

ST PATRICK'S 10YEAR VISION & DEVELOPMENT PLAN

A SHORT SYNOPSIS

The plan grew from a meeting of St Patrick's Team when our future development was being discussed. It soon became evident that our 'wish list' was going to be well beyond our means without support from elsewhere. A sub-committee was formed which came to know as the Vision and Development Team. They came up with the following plan, which was approved at the last Parish A.G.M. The plan covers the next 10 years to coincide with the 150th anniversary of the opening of the present church in 2020. The cost however is still beyond our means but the team are making applications for Grant Aid, which will be essential to fulfil the full plan.

The Team:

Fr Phil Sumner: Parish priest (ex officio)

Colin Riley: Team Lead

Vincent Hall Administration and Finance

John Green: Engineer and Fabric Maintenance

Eddie Parkinson: Structure Engineer

Howard Aitkin: Adviser Grant Aid and Planning

The Plan falls into 4/5 categories:

Part 1: Secure the outside fabric of the building by replacement of plastic guttering and downspouts with cast iron, making the roof watertight and pursuing the urgent repair of the bell tower. The team have applied to English Heritage (EH) for Grant Aid for this work.

Part 2: Remove, fettle and replace the bell and at the same time install an electrically operated striking mechanism. At the present time no Grant Aid is available for this work from EH or the Heritage Lottery Fund (HLF), but the team are pursuing several other channels.

Part 3: Redecoration of the church. This cannot be done before the outside work is completed. The cost is estimated around £60000 – £80000 and there is no Grant Aid available, although we may be able to get assistance from HLF for work in the sanctuary, but only IF we decide to restore it to its Victorian 'splendour'.

Part 4: a) Installation of further stained glass windows to illustrate the cultural changes in the church from early Irish immigrants to our present multi-cultural situation. b) Restoration of the organ which at the moment is being maintained on a 'hope it last a bit longer' prayer. The team would apply to HLF for Grant Aid.

Part 5): This is an aspiration rather than a plan; to build a cultural/social/community room adjacent to the church. No real work has been done on this yet.

FINANCE: As a team we are working to raise as much as possible by way of Grant Aid from various sources. It will be necessary to raise as much as possible ourselves and there will be many fund raising events coming up. Please support these as much as you possibly can within your means.

Donations to the fund should be made in the Gift Aid envelopes available at the back of church. This enables the parish to claim back 25% from the government as reclaim from the taxes you have paid AND **at no cost in any way to you.**

If you do not pay tax simply tick the 'no taxpayer, box on the envelope

ST. PATRICKS RC CHURCH OLDHAM
Reaching Out – Our 10 Year Vision and Development Plan.
Adopted at AGM 27 June 2010

BACKGROUND



For the last 150 years Our Lady of Mount Carmel & St Patrick's RC Church has been at the centre of town centre, parish community and educational life in Oldham. Most recently since the Oldham riots of 2001 and the appointment of its parish priest, Father Phil Sumner, it has become a catalyst for change in fostering greater inter-faith cohesion and out-reach work with minority and disadvantaged sectors of the local community.

PARISH MISSION STATEMENT: [Go to Homepage – Mission Statement](#)

Key Historical Dates

1858 Founded in a former 'Bank Top' Mission (opposite main entrance to current church and where a proposed new public square is planned)

1869 Foundation stone laid for current church

1870 (June) first service and (August) formal opening

1871 Beginnings of St Patrick's School

1898 Presbytery built

1907 Major Church Restorations and Fund Raising Bazaar.

2001 Oldham Riots and The Ritchie Report.

2004/06 The Cattle Review of Community Cohesion and Oldham Beyond Regeneration Reports

2008 150 year Celebrations of St Patrick's Oldham

2020 150 year Celebrations of opening of current church building



Key Facts

Parish Priest - Rev. Philip. T. Sumner 2001 to present

Parish Web site : www.saintspatrickschurch-oldham.co.uk

Reg. Charity No 250037

Gem Church –open each day for private prayer and meditation (9.30 -3.30)
Service Times – Sunday 10.00, 12.30 (Polish), 6.00pm. Monday to Saturday
12.noon Mass / Eucharistic Service. Walsingham Association 12noon Mass
1st Tuesday of the month.

2001 – 2010 Major changes in the composition of the church congregation and range of church activities with regard to outreach and interfaith support work to embrace incoming communities from the Philippines India and Africa.

St Patrick's Community is made up of people from all walks of life and from more than 32 different ethnic origins (see Appendix 1). **Our Liturgy**, and the music we use at it reflect this.

3 Church Choirs - Parish Folk Group (formed 1998, sings at several of the different services throughout the year), African Choir (formed 2001, sings 10am last Sunday in the month), Filipino Choir (formed 2002, sings 2nd Sunday in the month). Our church organ is used at Sunday morning services and at special services.

Parish Team (chosen by the parishioners), Parish Finance Committee, Parish Social Committee.

Groups that Use St Patrick's - Parish Sacramental Programme Team (Start end Sept.), Oldham Interfaith Forum, Narcotics Anonymous (every Friday 7.30-9pm), Alcoholics Anonymous (every Saturday 7.30-9.00), Asylum Ministry (informal ministry).

Brief History of St. Patrick's

Mr John Bentley, on the instruction of Fr. Conway, bought a chapel at Banktop and fitted it out for the Catholic community. This chapel was able to seat 380 people and was dedicated to Our Lady of Mount Carmel and St. Patrick. The first Mass was celebrated in this chapel on 11 October 1858. Easter Monday, 1869, was the date when the foundation stone was laid for the present church and was formally opened on 4 June 1870.

Listed Building Description

GR. - SD90SW John St (East Side) Church of St. Patrick GV II

Roman Catholic Church 1869-70 with remodelling in 1907. By Mitchell of Oldham. Coursed and squared rubble in small blocks, bonded Welsh slate roof. Nave with western narthex, clerestory, lean-to aisles and chancel. Early English style. West front with gabled porch and triple lights to apex and trefoil windows each side. 3 stepped lancet above. Bell cote carried on corbels at gable apex. 4-bay nave with wide paired lancets in each bay, and projecting confessions expressed as gables. Lower western bay with paired windows over north door. Apsidal chancel with wide lancet windows. INTERIOR has organ reredos to chancel and stained glass in east windows.

(The Buildings of England: Pevsner. Nickolas. South Lancashire: Harmondsworth 1969)

Description of 1907 Church restorations taken from St Patrick's 2000 Jubilee Booklet

1907 church restorations – 3 confessionals built, church porch at entrance, two new windows in chancel and under the gallery, two new altars, new altar rails, a new terrazzo floor in front of main altar, 3 new vestibules, new stairs to gallery and new seating throughout.

The presbytery is not in the listing description

Project Vision Statement

The two 150 Year celebrations 2008-2020 provide major reference points around which to re-assess St Patrick's community role in the future Oldham. To update its own church facilities accordingly and to work with the Oldham Partnership to integrate our proposals into the new West End Town Centre Quarter.

The Oldham Beyond Town Centre Masterplan

In 2003 the Oldham Local Strategic Partnership together with the North West Development Agency commissioned a wide ranging visioning exercise for the whole of the Borough of Oldham. This led to the publication of 4 reports in April 2004 under the title Oldham Beyond including a vision for the Borough and a master plan for Oldham Town Centre. As part of the Town Centre Master plan St. Patrick's was identified within the new West End, an area that will as part of the 2020 vision for the town centre largely be made up of learning and cultural facilities. A key proposal at the time was the proposal to find a new home for the Coliseum Theatre in the new West End Quarter which will be much better served by public transport with the proposal to build a new Metrolink tram stop at the junction of Union St and Kings St.

West End Development Framework

The 2006 Oldham MBC West End Development Framework builds on the Oldham Beyond vision and sets down broad principles for reinvestment in the new West End area in order to reinforce, enhance and support its development as a vibrant, artistic and successful environment. In addition to developing a new knowledge based quarter the framework seeks to ensure the new West End becomes a well-connected place. This recognises the area's current poor environmental qualities and its rather marginalized position, adjacent to the Oldham Way bypass as evidenced by the vandalised glass footbridge over the bypass which many now consider to be a "hostile" area to walk through.

The development framework identifies St. Patrick's as being:

- The principle landmark building in the West End Quarter
- A grade 2 listed building
- At the time of consultation St Patrick's responded saying they had no development requirements but wished to see environmental improvements especially improving traffic conditions in front of the

church where the church wall has been knocked down several times and where there has been pedestrian fatalities.

- The route of the Metrolink tramline, which will emerge from a cutting at the new King St stop, takes a line across a part of St. Patrick's car park which will be affected during construction works. (NB Metrolink conversion work has now started and the new tramline will open in 4 phases: to Central Park (Failsworth) in Spring 2011, to Mumps in Autumn 2011 and to Rochdale Railway Station in Spring 2012. The line will then divert to run along Union Street in 2014. It is the final phase that will affect St. Patrick's

Proposals in the West End Development Framework reflect St Patrick's importance in that:

- The long view along Unions St is to be protected and enhanced with the new Metrolink Station in the foreground
- St Patrick's distinctive entrance and bell tower is to face onto the proposed new St Patrick's Square which will provide a major pedestrian connecting space between the town centre core and the cultural/learning quarter. St Patrick's have an aspiration to have the church frontage facing the new square floodlit which will help animate the proposed pedestrian square.

Development Strategy and Priorities

In responding to the measures required to foster greater community cohesion and the various physical master planning initiatives St Patrick's Parish Team has established a 5 step development strategy for the church to be implemented over the next 10 years as funds, voluntary effort and opportunities present themselves. Each step is briefly outlined below

(1) The External Fabric of the Building

A St. Patrick's (Quinquennial Review) property report, as required by the Diocese of Salford, was carried out by 'Greenhalgh and Williams', dated 16 October 2009. (copy available on request) This was a visual survey carried out from ground level. The report drew the general conclusion that the church is generally in good condition and well maintained. However, it recommends that within the next 18 months gutter and downspouts are replaced and that also further inspection is made of the bell cote area of the roof where there is evidence of slipped slates and loose flashings and where internally there are signs of water penetration to the ceiling above the organ loft adjacent to the bell tower. They also note that copings to the secondary gables appear to have moved some time ago and may need detailed inspection.

In terms of the urgency of the works, and since the report were produced, the situation has become more pressing with the 2009 bad winter where the level of snowfall has resulted in the failure of sections of the inappropriate plastic

guttering. In looking to replace the guttering and downspouts St Patrick's wish to reinstate with cast iron products.

The most recent property report needs to read in conjunction with earlier property inspection reports commissioned by the Church 2004 – 2009 and the recent April 2010 BEST report which concentrated on the bell-cote and broken bell mechanism (ref. M.Hird and Sons,, Duxbury Builders, Brooke Edgely Specialist Technical Services (BEST), John Taylor, Bell founders). All these reports have highlighted a long-standing problem with this important section of the roof, which gives St.Patrick's its distinctive external focal point.

Looking at the various reports there is clearly some discrepancy on the estimated values of the eventual works but taking them as a guide cost guide - for scaffold hire, repairs to loose slates and flashings, replacement of all plastic guttering and downspouts with cast iron and repointing of bell cote and re-instatement of bell the overall cost including vat and fees could be in the region of £60,000 - £80,000. Clearly further inspection leading to the drawing up of a detailed specification of work is required followed by competitive tendering. This process will establish a more accurate figure.

(2) “A Call to Church” – Repair of the Church Bell Cote and Bell.

As a symbolic “call to church” heralding a determination to be part of Oldham Partnership's Community Cohesion Forward Strategy the St Patrick's Parish Team have a strong wish to get its bell working again early in its development programme. The bell has not sounded now for over 30 years, silenced because of both uncertainties as to the structural stability of the bellcote and the need to find a solution to a less stressful way of sounding the bell ie electronic striking mechanism.

Appendix 2A provides a May 2004 assessment carried out by RB & RH of Derby of the bell's condition and the repair required.

More recently in the preparation of this Development Plan for St.Patrick's Brooke Edgely Specialist Technical Services Ltd (BEST Ltd) were commissioned in April 2010 to carry out a structural investigation of the tower in line with our recent Quinquennial review's recommendation. The results and recommendations are contained in Appendix 2B and the photographic evidence by consulting the original BEST report.

The ladder and rope inspection carried out by BEST Ltd confirms that the “exposed” bell-tower, tower base and upper gable around the central window has lost much of its mortar and extensive open stonework joints are now evident. The stonework on the exposed side of the tower is sitting only on its lead packers. In addition they draw attention to the fact that the tower is leaning in from vertical and that this calls for the installation of resin filled stainless steel dowels to secure tower stonework.

(3) Redecoration of the Church

The church decoration is now in very poor condition. It is over 15 years since the church was redecorated and since that time a major new heating system has been installed at a cost of £27,000, which has also contributed to the need for redecoration. Following the high level external repairs, the reinstatement of rainwater goods and any associated re-plastering the church is to be redecorated. Before re-decoration is commissioned further research will be carried out to test the feasibility and appropriateness of incorporating some of the original decoration design that formed part of the early church. The cost of redecoration is expected to be in the region of £60,000 - £80,000



(4) Church Community Projects – New Stained Glass Windows Refurbishment of Existing Stained Glass Windows and Organ Restoration.

Stained Glass Window Projects

Background. Currently St. Patrick's Church has 12 stained glass windows.

In the east elevation - 3 large double and 2 trefoil windows (circa 1870).

In the south elevation - there is a double Baptistry window (circa 1870), which was recently relocated along with the font itself from the narthex to bring baptism services into the main body of the church, and a recent double 'Polish Window' dedicated to the church in 2008 as part of the Jubilee Celebrations.

The 6 major stained glass windows behind the main altar, all of which form part of the early church, have as major themes Our Lady, St Patrick and various aspects of the Life of Jesus leading up to his Ascension into Heaven. The two trefoil windows depict the coat of arms of the local Ashworth and Lees families. (see Appendix 3 for a full description of all the windows) The 6 windows are protected externally by crude polycarbonate sheeting and mesh guard system totally unsuitable to displaying the artistry of the windows.

The four stained glass windows in the south elevation (Baptistry and Polish windows) as part of their recent commissioning and installation have had the external polycarbonate sheeting and guards replaced by a system recommended by the Historic Church Commission.

It is now the intention to replace the 6 main altar stained glass window protectors with a similar approved system and at the same time inspect the windows for any repairs necessary. As a cost guide when the protective guard for the Polish window was installed by Design Light (Bolton), which was a small window in comparison and more easily accessed, it cost £800. Before

this work is carried out a trial inspection survey of one of the existing window will be carried out to estimate the order of costs involved.

Baptistry Windows

Baptism and blessings depictions.
Dedicated to Margaret the beloved wife of
George A. Kingsley. died 3 Sept. 1869, 35 years.



Polish Windows

Pope John II and Our Lady of Czestochowa,
Krakow depictions,
Donated by Oldham Polish Community, 2008



New Window Projects : Learning From Recent Experience and Celebrating Diversity

As part of the 2008 church Jubilee celebrations the Parish Team worked closely with its Polish church community to install two new stained glass windows. These were paid for by the Polish community at a cost of £9,000 and manufactured in Poland. Producing these windows was an enriching learning experience for everyone involved and one which the Parish Team would wish to repeat in commissioning further stained glass windows, both in remembering its early church beginnings and in celebrating its increasingly diverse worldwide congregation (see Appendix 1).

In the south elevation - there are still 2 plain double windows in the same style as the Baptist and Polish windows (1 in the nave and 1 in the narthex)

In the north elevation - there are 4 plain double windows of the same style (3 in the nave and 1 in the narthex).

In the east elevation - 2 large single plain windows also remain (behind the main altar).

In the sacristy – there is 1 single, 1 double and 1 triple plain windows.

Formation of Project Groups.

It is hoped in the months ahead to make a start on forming project groups, in researching and drawing up stained glass window designs leading to the commissioning of at least 3 new stained glass “double” windows ahead of the 2020 Jubilee celebrations. It is thought at this stage that the locations for the new windows will be in the south elevation and the north elevation. The south elevation windows will be completed first as these are: more noticeable from a public viewpoint. They will also complete one full elevation of the church and because this elevation catches most sunlight will therefore give a very pleasing restful internal ambience for anyone visiting the gem church during its hours of opening.

Principal Themes to be translated in Project Briefs

1) The Early St Patrick’s Church Window – celebrating the history of the early St Patrick’s church in Oldham (**research areas** – e.g. benefactors, local tensions and conflicts, everyday life at the time in the town, the forging of a new Community that has remained in Oldham.)

(2) Worldwide Community Windows – recognising the town’s and St Patrick’s new diverse demographic. Early projects will concentrate on windows that celebrate the various cultural backgrounds represented in our church from the continents of Africa (double window) and Asia. (double window) (**Research areas** – e.g. Oldham is now very different in its cultural mix but in many ways very similar in embracing new worshippers attracted by employment opportunities and family bonds.

Both these thematic window projects will involve working with our school and church communities to research and “relive” the content of the eventual stained glass window design. This process will be done through engaging with a stained glass artist to come up with a finished design and booklet which will form part of the Church library and website. Other potential external community engagement might be with the adjacent Oldham Sixth Form College and other groups within the Oldham Partnership.

(5) Restoration of the Church Organ.

A significant aspect of St Patrick’s church services in recent years has been the re-introduction of music. In addition to the 3 choirs (Folk, African and Filipino), which use strings and drums accompaniment, the church organ is again a full part of our regular church services. Outside of regular church services the organ has also been used on special occasions such as in September 2007 when the Church played host to a BBC Radio 4 broadcast for Racial Justice and when Wayne Marshall, the Oldham son and internationally famous organist, recently played in the church. However, the organ is badly in need of restoration.

The organ was built by Wadsworth of Manchester around 1880 and is, as outlined in George Sixsmith’s 2005 report and estimate (see Appendix 4) a

good example of the firm's works. In the George Sixsmith report they present 3 recommended options (at 2005 prices).

Option 1 - full organ restoration at an estimated cost of £68,000 + vat.

Option 2 - a 5 phase restoration programme on a worst first basis adding up to £70,000 + vat because of some necessary duplication of work

Option 3 - minimum work to keep the organ working.

The report concluded by stating that to build a new instrument like the existing one would cost around £275,000 + vat. to restore the organ around a quarter of the cost.

And "If nothing is done the instrument will soldier on in a fashion for some time but become increasingly more and more unreliable and musicians will be reluctant to use it for important concerts".

Since 2005, because of the estimated costs involved and because of other competing priorities such as the church heating system Option 3 – Minimum Work to Keep the Organ Working has had to be adopted. However, in terms of putting this work into the overall Development Plan for the Church it is considered that now is the time to fully explore the other two more costly options in terms of fund raising to keep this important aspect of the church alive.

(5). Community Group Adaptations and Heritage – Feasibility Study

St Patrick's is a gem church (open each day 9.30 – 3.30) for private prayer, which makes any exercise challenging in looking for any possible adaptation solutions to host formal church, and wider outreach community group meetings in the main church. Some adaptations were carried out in 2005 when the Baptism font was relocated from the Narthex, which freed up space to construct a coffee bar and church shop for informal gatherings after a church service.

However, most formal group meetings are held in the Presbytery. Priority 5 therefore is to look comprehensively at the full range and size of the Groups that meet and to carry out a feasibility study to assess what improvements can be made in terms of further DDA improvements and in forming multi-purpose meeting rooms within the presbytery.

(3) Redecoration of the Church.

- No available grants for this work, which is seen by external funding agencies as a routine church maintenance issue. The best we can hope for is outlining that the timing is such that we are having to pay for decoration purely from our own funds at a time when we wish to

progress other priorities and therefore have less match funding available to put into these grant bids.

- This work should not be carried out until the external work to the building has been completed.

Direct Church Fund Raising Appeal (£80,000)

(4) Window and Organ Projects : Church Community Growth and Participation

HLF – Conservation, Community Learning and Participation Application.

- HLF applications can be made at any time for implementation within a 3- 5 year timescale. Guidance so far, based on the HLF site visit in September 2009, is to submit a bid for under £50,000 (easier to get through) and to concentrate on the window and organ projects which are central to St. Patrick's church community ambitions and have high learning and participation content in to them.
- The question is does St. Patrick's wish, or have the interest within its ranks as part of its overall Development Strategy, to identify Project Champions for this type of church community growth work and to continue with the useful dialogue that is being established with HLF and Oldham MBC officers contacted so far.

Organ Phase 1& 2 = £30k + 2 new windows @ £20k = £40k. Total £70k. HLF £50k, Church £20k)

(5).Community Adaptations and Feasibility Work

- Since there is little scope to make fundamental adaptations to the church itself and the presbytery is not listed there is little scope for unlocking any major funding to carry out any adaptation work in the short term.
- The starting point for a do it ourselves feasibility study to assess any required adaptations is a good set of plans and a clear feasibility study brief that closely matches the requirements of the present range of groups that meet.

Key Contacts

Rev.Philip. T. Sumner: Parish priest

Colin Riley: St Patrick's Church Vision and Development Project Lead

Vincent Hall. Administration and Finance

John K Green: C.Eng. F.I.Mech.E. Engineering and Fabric

Eddy F.Parkinson: Structure and Engineering

Howard Aitkin MRTPI : Planning and Grants Advisor to St.Patricks

APPENDIX 1 : ST. PATRICKS MULTI CULTURAL CONGREGATION

Angola
Austria
Burundi
Cameroon
Congo – Brazzaville
DR of the Congo
England
Eritrea
Ethiopia
Gambia
Germany
Ghana
Hungary
Ireland
Italy
India
Jamaica
Kenya
Liberia
Mexico
Nigeria
Pakistan
Palestine
Philippines
Poland
Romania
Rwanda
Scotland
Uganda
Wales
Zimbabwe

APPENDIX 2A : BELL COTE AND BELL

: INSPECTION REPORT and RECOMMENDATIONS

Inspection by RB & RH Smith 3.05.04

Registered Office : 45 Blanch Croft, Melbourne, Derby DE73 1GG
Works : Seymour House Chapel Street Melbourne, Derby DE73 1EH
Tel (01332) 864266 E-mail bells@eayandsmith.co.uk
Web Site www.eayeandsmith.co.uk

Introduction

The church has one bell which hangs in a gable-end turret above the west end of the building. The bell is not in working order, at present, and there is a desire to remedy that.

Murphy's of Dublin cast the bell in 1868. It is 699mm in diameter and weighs 242kg. It has a full set of cannons (the loops on the crown from which it is suspended). Originally it had a cast-in crown staple from which the clapper used to hang. However, the cast-in staple broke off many years ago and a "false" staple was fixed inside the crown of the bell and the clapper was suspended from that. At some time between then and now the clapper must have been loose again and either fell out or was removed to prevent it doing so, and there is at present no means of sounding the bell.

Insofar as may be observed the bell is sound (ie free from cracks) but the roots of the cast-in crown staple are still in the bell and there is a potential danger of the bell becoming cracked as long as they remain – (See leaflet about the dangers of cast-in crown staples causing old bells to become cracked)

The fittings of the bell consist (or consisted) of the following:

- a) A wooden headstock from which the bell is suspended and is connected to this headstock by wrought iron straps fitted through the cannons.
- b) Plain bearings set into the masonry turret. These could be made from brass, cast-iron or steel but cannot be observed at the ends of the headstock and the metal hoops round the wooden bosses obscure the view. However, we suspect that the bearings are cast iron or steel as the gudgeons (the spindles which project from each end of the headstock) on which the bell should rotate are seized. The seizure will be due to corrosion of the gudgeons and/or the bearings.
- c) Clapper/crown staple assembly (referred to above) The clapper is missing, the original crown staple sheared off inside the bell and only the "false" staples remain.
- d) Bell wheel of steel. This is a three quarter wheel, as the bell was never intended to be swung through a great angle in order to chime it – probably 10 degrees either side of its normal hanging position.

- e) Multi-strand steel cable 16mm diameter, which passes through a hole in the apex of the church roof so that the bell may be tolled from inside the church.

Conclusions and Recommendations

It is a pity the bell and its fittings have been allowed to fall into disrepair, but not surprising, given the exposure of these to the elements. Apart from surface corrosion bells do not deteriorate in the way that ferrous components do. We now know that corrosion of steel and wrought iron can seriously damage masonry and bells as expansion of these metals exerts great pressure on them. Nowadays we have the benefit of stainless steel which apart from very minor surface corrosion does not cause this problem.

Swing or fixed chiming.

There are disadvantages, both from safety and maintenance of hanging bells in exposed gable-end turrets on churches. In recent times there have been moves to hang bells stationary and move their clappers to them by electronic operation.

Safety

When bells swing out of gable-end churches there is a particular safety hazard. Clappers can (and do) fall out of bells, and occasionally gudgeons (the spindles on which the bell move) break either through fatigue or loss of strength through corrosion. A bell of the size of this one, if it were to fall onto the porch below, would be very likely to go straight through the roof. A swinging clapper may well swing far enough for it to reach the street at the west end of the church.

Maintenance

Access for checking the condition of the bell and its fittings is not as difficult at St Patrick's as at many other churches. However, somebody would need to go up (perhaps once per year) to check that a chiming rope was not becoming frayed or a swinging clapper becoming loose in the bell.

Fixed Chiming

Hanging bells for fixed, electronically operated chiming involves only one moving part. This is the clapper, which is operated by an electromagnet. The clapper moves only a small distance, about 25 – 50mm to give a similar impact force to swing chiming. The electrical connection gives much greater acceleration to the clapper than a swing-chiming clapper and, as the bell is not swinging the dynamic loading on the structure is much less.

For the foregoing we recommend that the bell be removed from its turret so that it may be re-hung for the fixed electrically operated chiming.

APPENDIX 2B : BELL TOWER INSPECTION

INSPECTION REPORT AND RECOMMENDATIONS

Inspection by Brooke Edgley Specialist Technical Services Ltd 24.05.10

Brooke House
Morton Street Middleton
Manchester M24 6AN
Tel 0161 655 3000 www.bestservices.co.uk
Contact d.smith@bestservices.co.uk

The bell tower was visually inspected on all elevations from ladders and rope access.

The gable wall below the bell tower and above the main entrance was visually inspected.

General

The tower is 4.8m tall with a 2.1m tall recess, which houses the bell.

Movement is present within the bell tower structure.

Vertical checks indicate that the tower is leaning in towards the roof.

The above cast doubt on the integrity of any internal dowels that may exist and the bond of the joints.

Summit.

The cross at the summit of the tower is secure.

No comment can be made on the fixing for the cross within the stonework.

Tower

No loose stone is present to the tower

Open joints and weathered mortar are present throughout the tower.

The left hand side of the tower (SW prevailing wind direction) is more weathered with no mortar present through the full width; the stone is sitting only on the lead packers. The cramps to the sloping sides of the upper five courses are exposed and loose

Tower Base.

No loose masonry is present to the stonework of the angled plinth at the base of the bell tower.

All mortar to this area is perished or missing.

Wide gaps are present to the joints

The stonework joints below the front and rear of the tower are generally intact.

Bell

The bell support consists of two steel arms attached to a wood block; the bell is bracketed to the wood block.

Corrosion to the support arms has caused fracturing of the housing stones.

The steel bell support brackets are heavily corroded.

Gable

The stonework to the statue recess contains open joints throughout

The stonework to the upper 2M of the central window surround contains open joints throughout.

The mortar below the copingstones of the upper and lower roofs is loose or missing to the left and right hand sides.

Recommendations

It is clear from the report and photographs that the tower is in need of repairs to return it to a sound condition. We would recommend that the following repairs be carried out:

Remove bell and supports

Repair the damaged stone around the bell support area.

Install resin fixed stainless steel dowels to secure tower stonework

Re secure existing ties using resin bonding.

Prepare, pack and point all joints to the tower.

Rake out and point all joints to the stone recess within the gable and the upper 2M of the window surround.

Remove loose mortar and pack and point all the copingstones to the upper and lower roof of the gable.

The quotation for the work given at 24.0510 was £13,310 + vat

APPENDIX 3:
ST PATRICK'S : STAINED GLASS WINDOW DESCRIPTIONS

SANCTUARY APSE: Three Windows Openings , each with 2 Windows.

1. LH Window Opening

LH Window – 3 panels:

1. The Visitation of the Blessed Virgin Mary to her cousin Elizabeth, entitled below '*Visitation BV*'.
2. The Nativity of Jesus, entitled below '*Nativity at Bethlehem*'.
3. Annunciation to Mary by Archangel Gabriel, entitled below '*Annunciation of BV*'.

RH Window – 3 panels:

1. The wedding at Cana in Galilee, entitled below '*Wedding at Cana*'.
2. The arrival of Holy Family in Egypt, entitled below '*Flight into Egypt*'.
3. The Holy Family in Nazareth, entitled below '*The Home at Nazareth*'.

The dedication inscription below the window:

Pray for the soul of John Lees Ashworth Esq. late of Bank Side Oldham benefactor of this church, who died March 28th 1871. RIP.

2. Centre Window Opening

LH Window – 2 panels:

1. Major depiction: Our Lady standing on a crescent moon (Rev. ch13), entitled below '*Santa Maria BV . ora pro nobis*' (Holy blessed virgin Mary, pray for us).
2. Minor depiction: Saint Susan seated with palm branch indicating her martyrdom, entitled below '*Santa . Susanna ora pro nobis*' (Saint Susan, pray for us).

RH Window – 2 panels:

1. Major depiction: St Patrick, entitled '*Sanctus Patricus ora pro nobis*' (Saint Patrick, pray for us).
2. Minor depiction: Saint Sophia seated with palm branch indicating her martyrdom, entitled below '*Santa Sophia, ora pro nobis*' (Saint Sophia, pray for us).

3.RH Window Opening

LH light Window – 3 panels:

1. The Ascension of the Lord, entitled below '*Ascension into heaven*'.
2. The Crucifixion entitled below '*The Crucifixion of Jesus*'.
3. The Good Shepherd, entitled below '*Jesus the Good Shepherd*'.

RH Window – 3 panels:

1. Decent of the Holy Spirit at Pentecost, entitled below '*Decent of H.Ghost*'.

2. The Resurrection entitled below *'The Resurrection of Jesus'*.
3. St. Peter receiving the keys of the Kingdom, entitled below *'Christ gives the keys to St Peter'*.

The dedication inscription below the window:

Pray for the good estate of Sophia Ainsworth who caused this altar to be erected AD 1873 in thanksgiving to God for the conversion of her beloved husband to the Catholic faith and in pious memory of his happy death.

HIGH ALTAR, SHRINE ALTARS AND WINDOWS

High Alter and rearados are of Caen stone and Devonshire marble. Noticeable are the four evangelists and their symbols, Matthew – a seraph with a man's face, Mark – a lion, Luke – a winged bull and John – an eagle. Carved in the reredos are fourteen depictions of the titles of Our Lady carried by angels.

Behind the shrine alters of Our Lady and of St Joseph, either side of the main alter, are two trefoil stained glass windows depicting the coats of arms of the local Ashworth and Lees families. Internally, both windows are partly obscured by the rearados to the altars.

Our Lady's altar depicts a knight in armour surmounting a vertically split shield with three battle axes on the LH side and two lions lying above each other on the RH side, all surrounded by Ash leaves. The motto reads: *'Tria invinca vno'* (Three overcomes one).

St Joseph's altar depicts a bull surmounting a horizontally split shield with a bulls head either side of a gold bull's eye on a gold background on the top part and red and white alternate horizontal waves below. The motto reads: *'Pro Patria'* (For country).

NAVE WINDOWS:

BAPTISTRY WINDOW OPENING : the closest window opening to the sanctuary, having two windows and located in the liturgical south transept of the nave.

LH Window:

Top depiction: Angel holding scroll depicting the proclamation: 'Thou art my beloved son in thee I am well pleased', below which, a depiction of the Baptism of the Lord by St John the Baptist.

RH Window:

Top depiction: A scroll depicting the words from St Luke's Gospel account: 'Suffer little children to come unto me', below which is a depiction of Jesus giving his blessing to a woman and her children.

The dedication inscription below the window:

Of your charity pray for the soul of Margaret the beloved wife of George A. Kingsley Esq. Who died September 11th MDCCCLXXI aged XXXV years RIP. (3rd September 1869 : 35 years).

POLISH WINDOW OPENING: 2 windows adjacent and to the left of the Baptistry Windows.

LH Window: A depiction of Pope John Paul II wearing red vestments surmounted by his Coat of Arms and a depiction of St Peter's Basilica in Rome. **The subscription** reads POPE JOHN PAUL II.

RH Window: A depiction of our Lady of Czestochowa over Krakow cathedral and the church in Wadowice where John Paul was born. The names of the churches are shown on a ribbon/scroll. The subscription reads: *'Donated by the Polish Community 2008'*.

The remaining nave windows are of plain or slightly tinted glass.

APPENDIX 4 : REPORT AND ESTIMATE : WADSWORTH PIPE ORGAN

Summary of report by George Sixsmith and Sons, Hillside Organ Works Mossley, February 2005.

General Overview

The organ built by Wadsworth of Manchester around 1880 is a good example of the firms work and the fact that it is still working after such a period of time with the vast majority of the instrument being original speaks highly of the builders work.

Report

With the service it has given many parts of the organ are in need of renewal and/or restoration. The organ has had some general replacements at some stage in its life, the pedal organ has been electrified, the swell shutter control has been converted from side kick to centre balance, the action has had minimal replacement parts by way of fitting new plastic buttons and felt cloths to the original timber trackers, etc...a new (economic) case has been provided using second hand pipes. Many of the original action parts have been repaired on a on-site repair makeshift basis.

The 2005 survey by George Sixsmith resulted in the presentation of 2 Options and cost estimates.

Options

Option 1 A full systematic restoration of the whole instrument - £68,000 +vat

Option 2 Phased restoration – split into a recommended 5 groups on a recommended worst first basis.

1. The swell main bar chest, slider action, upper boards, rack boards, departmental pipe work, shutter mechanism and enclosure.

2. The Great main chest, slider action upper boards, rack boards, departmental pipe work and off note conveyance.

3. The mechanical key actions coupler actions, roller board, back falls, registers, draw stops trundle actions, composition actions and all associated linkages.

4. The pedal organ department electro-pneumatic actions and switching and all associated mechanical couplings to the manual key actions.

5. The winding system including the re-leathering of the bellows.

On average the cost of each of the 5 phase was estimated at £14,000 +vat.. £70,000 in total because of some duplication of the phasing work.

Phase 3 was recommended as the 1st phase since it will provide the greatest mechanical reliability.

Option 3 Just do the Minimum Work Required to Keep the Organ Working.

Essential jobs

The replacement of the front display pipe hook £1400 +vat (safety reasons)

The re staying of the Great flute basses £186 + vat

The restoration of the metal flutes in the swell £1268 +vat

The patching of the bellow gussets £760 + vat

Improvements

If restoration is a viable proposition various improvements could be incorporated during the work, two major items being;

A full user programmable piston capture system could be incorporated into the instrument; this is a modern feature and highly desirable playing aid.

A Royal College of Organists standard pedal board could be fitted to the instrument. This would be a big improvement and could be combined during the phased work, (we note a pedal board has been stored under the bellow in the organ chamber, this looks like a standard radiating and concaved pedal board and can be checked out at some time)

Concluding Statement

“If you think a pipe organ is the right instrument to have in St Patrick’s Church then there has to be some commitment towards achieving this. To build a new instrument like the existing one would cost around £275,000 +vat. to restore, around a quarter of the cost. If nothing is done the instrument will soldier on in a fashion for some time but become more and more unreliable and musicians will be reluctant to use it for important concerts.”

Statement from the Vision and Redevelopment Team:

As a team we are working to raise as much as possible by way of Grant Aid from various sources.

We, of course are well aware that it will be necessary to raise as much as possible ourselves and there will be many fund raising events coming up.

Please support these as much as you possibly can within your means.

Donations to the fund should be made in the Gift Aid envelopes available at the back of church. This enables the parish to claim back 25% from the government as reclaim from the taxes you have paid AND **at no cost in any way to you, but at the same time adding 25% to the value of your gift.**

If you do not pay tax simply tick the 'no taxpayer, box on the envelope.