

St James Priory is a Grade I listed building of exceptional historic and architectural interest and is the oldest standing building in use in Bristol today. Dating from 1129, the Church is the surviving west wing of a more extensive Church that was part of a Benedictine Priory.

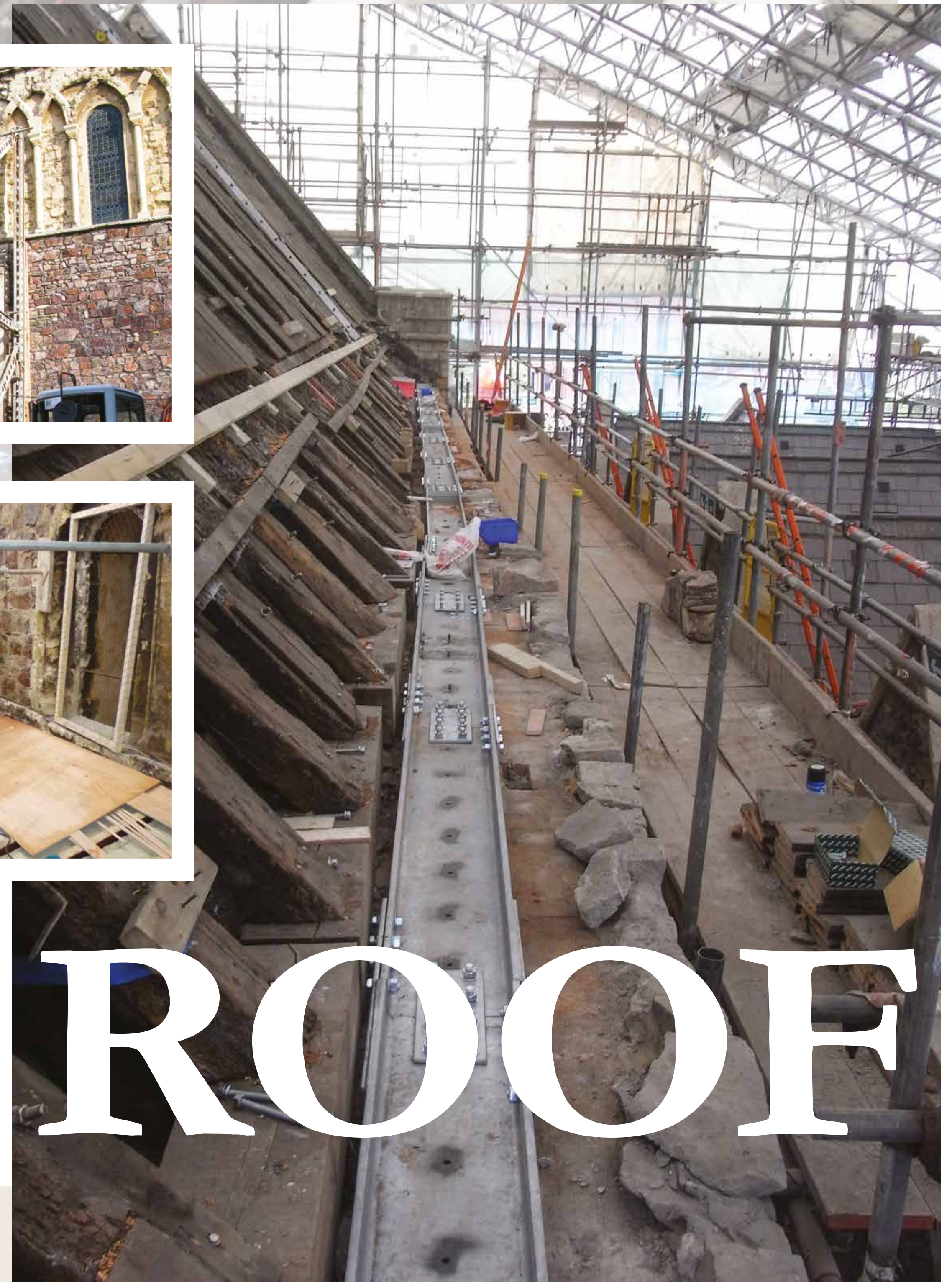
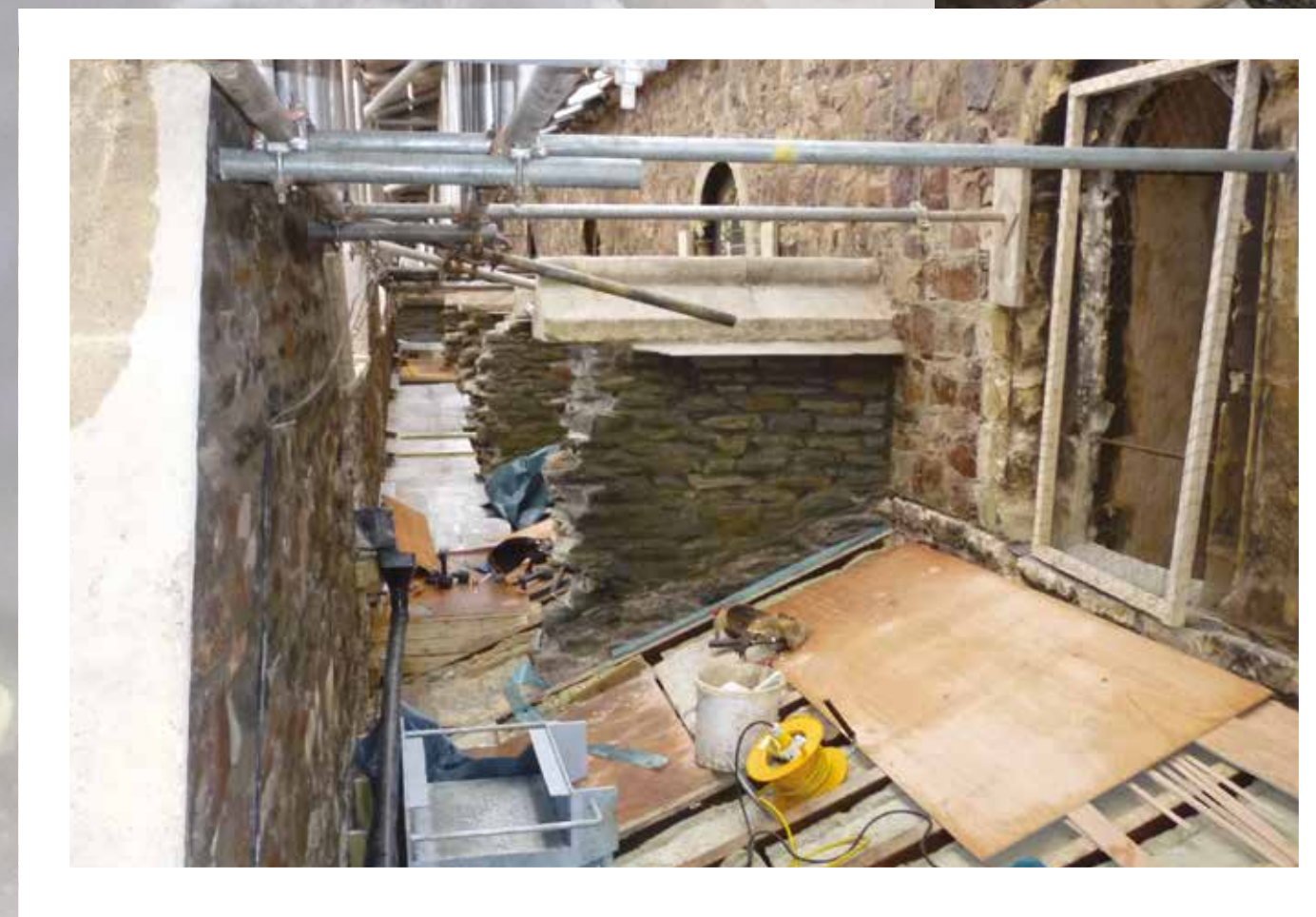
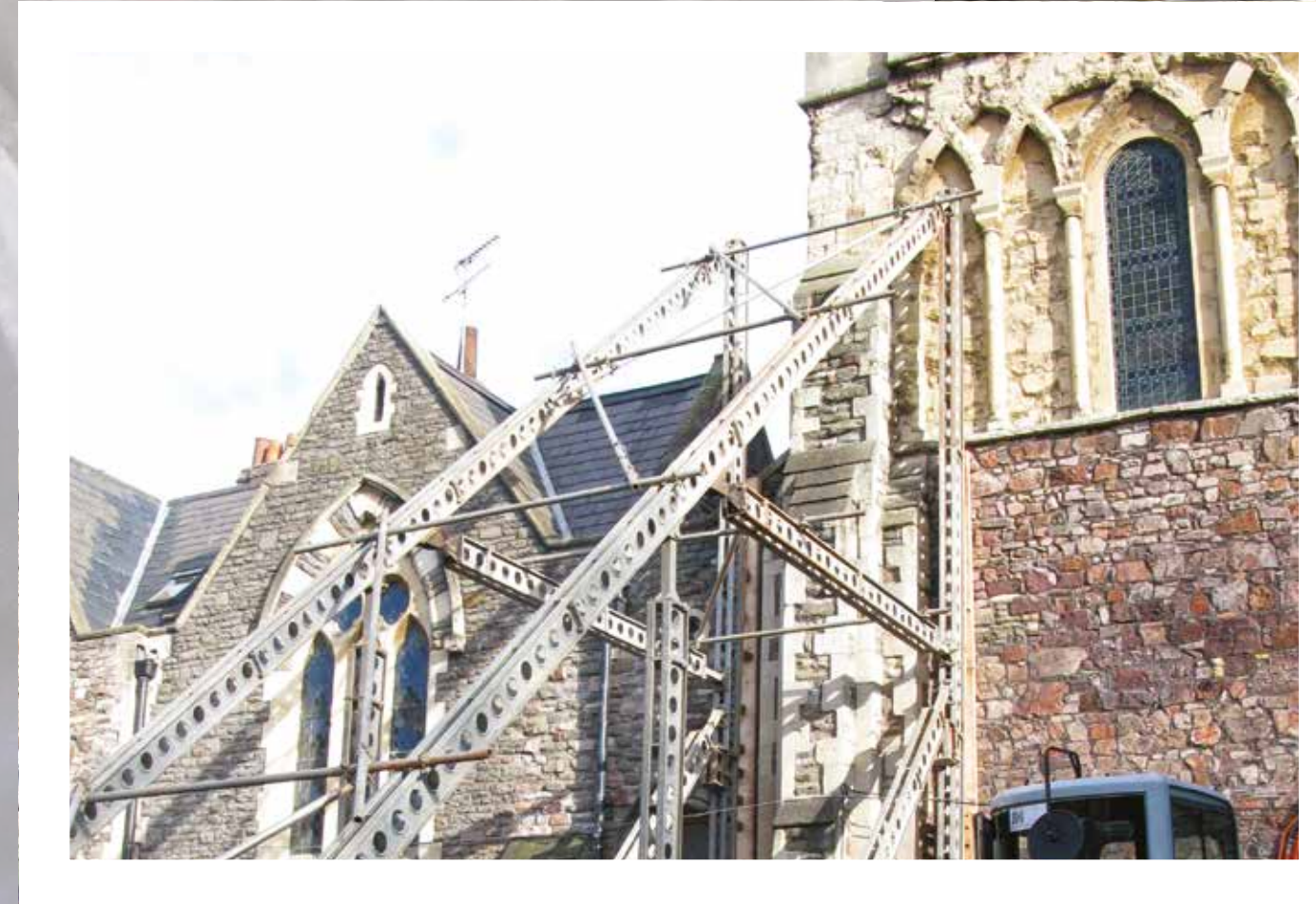
The existing Church is one of a group of buildings on the site that is home to the St James Priory Project (SJPP), a Charitable Trust that offers support and treatment for people recovering from drug and alcohol addictions. The Church was closed as an Anglican Parish Church in 1984 and had laid derelict until 1993 when the Trust (originally a small Roman Catholic monastic community) signed up a 99-year lease on the site to establish an addiction centre for the homeless, and to reopen the church for worship.

In 2004, Ferguson Mann Architects (FMA) were appointed by the Trust to help them create a fundable conservation and development project. The building was in very bad condition, the roof leaked and important Norman decorative details were being lost, consequently it had recently been added to the English Heritage Buildings at Risk Register. The objective of the project was to repair and conserve the building, to improve its understanding and appreciation by a wide range of people and to sustain the long-term maintenance of the building through beneficial use.

Following an arduous application process the Heritage Lottery Fund awarded St James Priory a £3.2m grant for the project in 2007 with a further £1.2 million of matched funding being raised by the Charity. Work began in 2009 and the works were completed in July 2011.

Summary of work carried out: **Alterations**

- Adaption of the North Aisle and East End Rooms to accommodate new meeting rooms and a café in the less significant areas of the Church (as defined in the CMP) in order to generate an income for future maintenance.
- Alterations to provide new facilities for visitors and users of the building including new WCs, new lighting & heating systems & hearing loop
- Improved access provided including alterations to provide level access to the majority of areas and a disabled platform lift where this has not been possible.
- New internal & external signage and interpretation



# Church ROOF

**Key conservation & repair work**

- Timber roof repairs & renewal of roof coverings including thermal upgrading
- Adaptive repairs and alterations to roof form and gutters in areas to improve drainage and facilitate maintenance access
- Internal & external stone repairs – including limited cleaning & stone replacement, re-pinning, cement pointing removal/ lime mortar repointing and shelter-coating
- Repair and renewal of external lime render and internal plaster wall & ceiling finishes
- Conservation & repair of historic leaded lights/stained glass
- Conservation & repair of internal monuments.

**Structural intervention** was kept to a minimum but included:

- Restraining roof thrust by use of steel angles connecting together sections of earlier and new sections of wallplates and the wall top and spanning between tie positions.
- Underpinning the Northwest buttress.
- Limited stitching with Cintec Anchors and timber repairs in accordance with good conservation practice.

Reference: Adaptive repairs to roofs at St James Priory Bristol. Corinne Fitzpatrick (FMA). SCA App: Reports 01 & 02