

St Margaret's RC Memorial Church



Legacy Project Newsletter

Welcome to the first issue of our LEGACY PROJECT newsletter. The purpose of the newsletter is to inform and update our parishioners of the progress of a significant project we will be undertaking over the next 2 to 3 years.

The newsletter will be issued quarterly throughout the lifecycle of the project. The newsletter is prepared by members of the Parish Fabric Committee.

BACKGROUND

The LEGACY PROJECT, as it has been named, is the combination of:

- (a) A major Repair Programme that we must carry out to safeguard the external condition of our church and
- (b) Some other smaller projects that will improve the functionality, look and feel of the inside of our church.

St Margaret's RC Church is not only the focal point for our daily worship, but it is also the home of the only relic of St Margaret herself, here in Scotland. It is also a destination for many pilgrims from all over the World.

The church was built over 120 years ago and has experienced many ecclesiastical, cultural, political and organisational changes in that time. It has also stood strong in the face of all the many storms and weather events that have passed through Dunfermline over the years.

Ours is a beautiful architectural masterpiece of a church, of which we are justifiably proud. Its presence has created and continues to create so many special memories for all parishioners, past and present. It is our Legacy to maintain our church for future generations to come.

It is for all of these reasons that we need to complete this once in a lifetime project, not only to maintain our church to the highest possible standards, but to ensure it remains standing long into the future, hence why we call it our LEGACY PROJECT



HOW DID THE PROJECT START?

In February 2016 a major survey of the whole of the church was conducted by Steve Newsom; a highly respected Conservation Architect.

Steve produced a comprehensive report identifying 57 items that needed repair. The majority of these repairs were associated with the condition of the roof, guttering, downpipes, stonework and masonry pointing.

In his report Steve also recommended that a further 7 detailed investigations, surveys and assessments be carried out to supplement his own survey.

The Fabric Committee discussed the report in detail and requested Steve to provide estimated costs for the repairs. The anticipated repair cost is £425,000.

With Fr Chris' guidance, the Fabric Committee with assistance from Steve Newsom, submitted funding applications on two separate occasions to the Heritage Lottery Fund to financially support our repair programme. Disappointingly, on each occasion, we were unsuccessful. A great deal of effort was expended to compile each application and the unsuccessful outcome means we have no external funding support.

As each month passes the external condition of the church deteriorates even further. It is therefore becoming more critical that we complete the repairs, but we are now compelled to use our funds.

Whilst undertaking the list of critical repairs we also wish to carry out a number of other projects that will improve the

functionality, look and feel of the inside of the church. We propose to also carry out the following work-scopes as part of the LEGACY PROJECT;

- **Construct an accessible toilet facility in the Entrance Porch**
- **Improve the ramp and steps access to the front and side door entrances to the church**
- **Upgrade the Entrance Porch to provide an inviting and welcoming vestibule area**
- **Refurbish the Servers' Sacristy area**

Additionally, we will undertake some initial studies and explore options with a view to improving the Lady Chapel in order to create a worthy home for the relic of St Margaret, an inviting focal point for pilgrims' journeys, whilst remaining a quiet reflective place of worship for our parishioners.



PROJECT TIMEFRAME

We have conducted a bidding process to allow us to appoint a suitably qualified Conservation Architect and quantity surveyor to guide us through our Legacy Project.

Our Architect is Michael Gray and our Quantity Surveyor is Gus Simpson. A brief biography for each is shown overleaf.

We are now just kicking off the Project Development Phase. The Parish Fabric Committee has created a Legacy project Sub-group comprising;

Fr. Chris, Paddy Mallan, Mike Pendlowski, Tom Scott.

We are working closely with Michael and Gus to develop final drawings, plans, programs, work-scopes and tender documents. We anticipate the Development Phase to be completed by end of April next year. We intend to appoint a Main Contractor in May 2019, following a competitive tender process.

We are planning to commence the Delivery Phase of roof repair work, internal modifications and improvements in June 2019. We anticipate completion sometime in 2020, dependent upon prevailing weather conditions.

FINAL BUDGET

As we complete the Development Phase we will have finalised our Cost Estimate for the works. Currently, allowing for inflation and cost contingencies our Legacy Project budget estimate for all scopes is £546,000.

SUMMARY

Our LEGACY PROJECT is a major undertaking, it will inevitably cause disruption to our normal activities over the next 2 years. It is the single largest financial outlay the church has made over the last 120 years.

However in 2 to 3 years time we will have;

- **A church that will be capable of withstanding our challenging Scottish Weather for another 25 years at least. It will be wind, water and weather tight.**
- **An accessible toilet that is located on the same level as the main church**
- **A refurbished Sacristy for our servers and other groups**
- **Improved mobility access to the front and side entrances to the church**
- **A welcoming and functional entrance vestibule that complements the architectural beauty of our church**
- **We will have considered options for improving the Lady Chapel and may have implemented some of the ideas**

We hope you have found this first LEGACY PROJECT newsletter informative.

We appreciate your indulgence as we will attempt to minimise any disruption that may be caused during the delivery phase of the project. We will keep you updated on progress through this newsletter, however, please feel free to discuss any aspect of the Legacy Project with members of the Project Sub-group at any time.

Your prayers for a safe and successful Legacy project would be much appreciated.

**QUANTITY SURVEYOR –
GUS SIMPSON
(RALPH OGG AND PARTNERS)**

Ralph Ogg & Partners is a firm of Chartered Quantity Surveyors based in Perth. The firm is 65 years old this year, but far from retiring. Recently completed projects include the refurbishment of St Mary's Monastery in Perth, the external repair of Leuchars St Athernase Church and a number of other churches including St Paul's Kinross, Anstruther Easter and Auchterderran Parish Churches.



They are currently working on Springfield Parish Church, Carnoustie Church, St Mary's Monastery Clapham and Bishop Eton, Liverpool. They are delighted to have been appointed and very much looking forward to working with St Margaret's in Dunfermline.

RALPH OGG & PARTNERS
CHARTERED QUANTITY SURVEYORS

**CONSERVATION ARCHITECT –
MICHAEL GRAY
(GRAY MACPHERSON
ARCHITECTS)**

In 1993 Michael set up his architectural practice. The practice was involved in a wide range of projects and has worked successfully with various Parishes within the Archdiocese of St Andrews and Edinburgh including a small extension to the Presbytery at St Pauls Glenrothes; the restoration of St Mary of the Angels Camelon; a new sacristy extension to the Sacred Heart Penicuik; a new office reception building to Mount Vernon Cemetery Edinburgh and various repair projects at Gillis College in Edinburgh.

In 2013 the Practice was joined by Annie Macpherson to form Gray Macpherson Architects. Both architects work well as a team and bring a wealth of diverse experience together on all projects.

The practice has recently completed a new distillery, visitor's centre and shop in Hawick.

Michael and Annie are looking forward to working with the Parish on the new Legacy Project at St Margaret's Memorial Church.

