

Warwick Bridge Corn Mill – Project Update September 2016



North of England Civic Trust acquired Warwick Bridge Corn Mill in 2015, following a successful bid to the Heritage Lottery fund and support from the Architectural Heritage Fund. We have been working hard over the past 12 months to raise the match funding required for the main phase of the project – which will see the mill brought back into use as a working corn mill, with both the fabric of the building and the historic milling machinery conserved and an artisan bakery operating on site. **Warwick Bridge Corn Mill is a Grade II* listed building** and has appeared on Historic England’s ‘At Risk’ register for over 15 years. The work that has been taking place on site over the summer has been funded by **Historic England**, in advance of the main Heritage Lottery Funded project which we anticipate starting in early 2017.



Warwick Bridge Corn Mill, Spring 2016 – the drying kiln roof protected only by plastic sheeting.

The Historic England grant has allowed us to tackle the most urgent repairs to the building with the aim of making it **water-tight and structurally sound**.

The drying kiln roof, which for many years only had plastic sheeting keeping the water out, was the most urgent area needing attention.

The roof structure has been stripped back, existing timbers repaired and **new timbers added to support the historic roof trusses**.

Repairs to an existing truss have been completed where the timber had fractured previously and former repairs were failing. This has been completed with a bolted metal plate that straddles the line of the fracture.

This bespoke detail was fabricated to accommodate an existing purlin that is supported on the truss.



A bespoke metal plate repair to an existing roof truss.

New sandstone pieces have been added along the wall head which the roof structure now rests on – prior to this many of the roof timbers were not in fact resting on anything!

A new oak Louvre has been reinstated on the ridge of the drying kiln roof- this feature would have provided ventilation for the drying kiln, letting the hot air out of the building but keeping the grain below protected from the rain. The Louvre was still in situ in the early 1990s so we have been able to reinstate this feature based upon photographs and descriptions of the building.



The new oak Louvre in place on the ridge of the drying kiln roof.

Other work to the drying kiln is less visible but is equally important. Once the scaffold went up we were able to look at the masonry in detail and found that there were quite a few areas where the stone was crumbling away and needed to be replaced. If you look closely you might be able to see where the new stones have replaced the eroded stones.



The cause of much of the erosion to the sandstone was the hard cement pointing which had been used in the past, but which increases the rate of deterioration to the soft sandstone and therefore needed to be removed.

This is not an easy or quick task!

The **cement pointing has been raked out by hand** on all the elevations of the drying kiln and the stonework has been repointed **with lime pointing; a softer, breathable mortar** which will not cause damage to the sandstone.

An area of cement pointing which has now been replaced with lime.

Other areas of repair to the drying kiln include **internal timbers and window lintels**.

During October repairs will be carried out to the roof of the granary range – the long roof to the right hand side of the drying kiln and internal timbers replaced where these are no longer structurally sound. All of this **essential work** will ensure that the building is **water-tight and in a sound condition**, ready for the winter, which we hope will be kind to Warwick Bridge this year.



The granary range – to the right of the drying kiln - which will be the focus of work during October including roof and structural timber repairs.

North of England Civic Trust are extremely grateful for the support of Historic England, the Architectural Heritage Fund, Mosedale Gillatt Architects, RNJ and MGM.

If you would like to find out more about the work we have been doing, or how you can support the next phase of the project please get in touch. Our office number is 0191 232 9279 or email admin@nect.org.uk

You can also follow us on Twitter –we are @nect1965 or like us on Facebook – www.facebook.com/NorthofEnglandCivicTrust

We have also set up a donation page which can be found at: <https://mydonate.bt.com/charities/northofenglandcivictrust>

Any donation, large or small, will help us secure the future of this remarkable building for future generations to enjoy!