

# St Benedict Church, Gyffin

RIBA Stage 03 - Design Report and Statement of Significance

First Issue - February 2022

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## Introduction

The large circular churchyard of St Benedict's suggests a Celtic foundation but the present building dates from the 12<sup>th</sup> Century. St Benedict's church is Grade 1 Listed, with an exceptional 15<sup>th</sup> Century painted Chancel waggon roof and timber screens plus a 14<sup>th</sup> Century porch decorated with what may be the grave cover of Llywelyn Fawr. One of the translators of the New Testament into Welsh, Bishop Richard Davies, was baptised in St Benedict's 13<sup>th</sup> Century font. 'Y Gyffin' (precinct or boundary) stream marked the edge of Edward I's colonial walled town of Conwy so St Benedict's, on the riverbank was the nearest Welsh church. Today it is a numinous hidden gem, just outside the walls in the most populous part of Conwy but surprisingly little known by locals or visitors.

St Benedict's has always had a bilingual and unfussy rural Welsh Eucharistic tradition. Services moved to mid-week during the Covid-19 pandemic, attracting 25-30 people including a number of profoundly deaf sign language users. Over recent years a monthly evening congregation of 75-80 has been attracted to candle-lit contemporary worship in St Benedict's and as many as 170 to Carol Services and Gymanfa Ganu. It has also held a number of successful open days and events – including biodiversity 'bug hunts' in the churchyard.

The church has welcomed pilgrims, held a community cinema in the North transept and hosted school Art engagement projects. During the pandemic, an extensive lay-led pastoral ministry has supported large numbers of people by regular 'phone calls, visits and deliveries of cards or flowers.

## Aspirations of the Church and Statement of Need

There are no community centres in Gyffin, despite the size and diversity of its resident population. St Benedict's is the closest church building to our two Anglican Primary Schools. Yet an absence of any flexible space, lavatory or catering facilities continually thwarts St Benedict's folk in wanting to welcome people properly. The (humanly and physically) warm, intimate and hospitable qualities of St Benedict's offer something distinctive from St Mary's Conwy and it has already proved to be an effective location for creative mission ventures. There is also potential for a much greater wedding, baptism and funeral ministry.

The proposals included within this application seek to adapt the building to broaden its worship and non-worship use to meet the needs of the community and congregation to support the long term viability of the building.

However, without reordering it is difficult to see how these opportunities will be seized. A timely investment of the restricted reserves associated with this very special church would be more than justified and assure the long-term viability of its Mission.

### Summary of the Proposals

- To remove 7no. (plain Victorian) pews and the Organ from the north-west end of the Nave.
- Relocate the font beneath the window opposite the Porch doorway.
- Remove the Choir Stalls from the Nave, make good the floor covering and introduce a short ramp to improve the accessibility from the Nave to the Chancel.
- To remove 6no. (plain Victorian) pews and a modern 20<sup>th</sup>-century screen from the South Transept
- To introduce a small kitchen and an Accessible WC within the South Transept (inc. connections to the mains sewer).
- To regrade (and raise) the external tarmac footpath to form level access into the South Transept.

The reason for the alterations outlined are:

- To improve accessibility
- To create flexible spaces for congregational and community activity at the western end of the Nave.
- Relocate the font to a more prominent and practical position beneath the window opposite the Porch doorway.

## Assessment of the Impact of the Proposals

- To provide services (kitchen and a WC) to support the wider range of activities and groups planned for the church and community.
- To create flexible worship to the eastern end of the Nave.

This report includes an overview statement of significance for the church and an assessment of the individual changes or alterations and the impact.

Evidential value – Value deriving from the potential of a place to yield evidence about past human activity.

Historic Value – Value deriving from ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value – Value deriving from the way in which people draw sensory and intellectual stimulation from a place or object.

Communal Value – value deriving from the meaning of a place of the people who relate to it, or for whom it figures in their collective experience or memory.



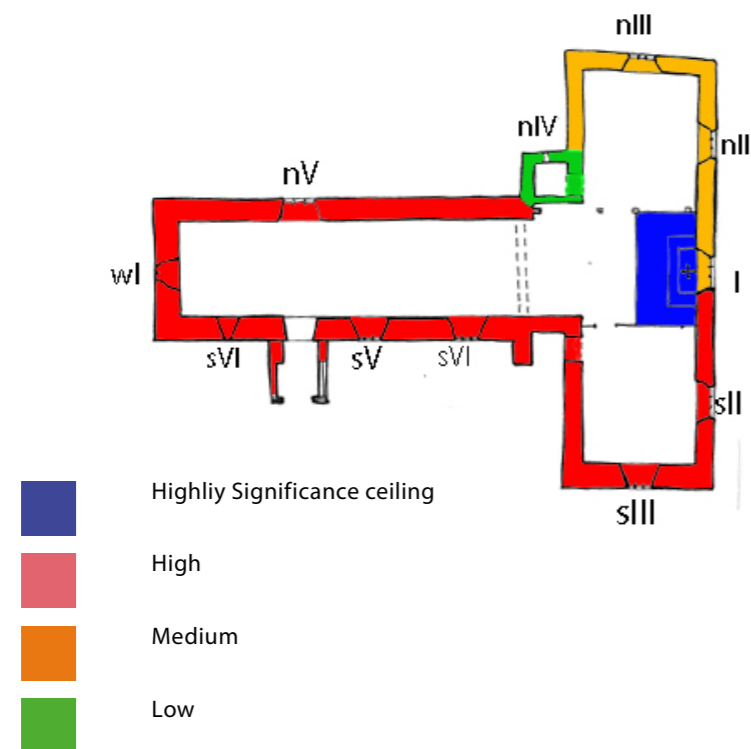
## Brief History and Statement of Significance

Gyffin Parish Church is dedicated to Saint Benedict of Monte Cassino, the leading influence on Western monasticism. It stands on the south bank of the River Gyffin which flows into the Conwy Estuary near the Conwy castle walls. The name Gyffin is a mutation of the Welsh word Cyffin (meaning boundary).

St Benedict's is a typical Welsh country church built around the 12<sup>th</sup> century in the traditional Celtic form of a simple double square divided by a rood screen into two equal parts, nave, and sanctuary. The present church contains this original structure.

The church is Grade I listed as a medieval church retaining exceptionally fine late-medieval interior detail. Within the churchyard are three separately grade II listed graves. The south boundary wall, along Henryd Road, is also grade II listed.

St Benedict's has very high aesthetic value due to the decorative wagon roof over the Chancel, additionally, the "Victorian-ification" of earlier medieval fabric is of interest. The communal significance of the Church, when taken into consideration with the independently listed grave markers, is very high. The organic evolution of the Church, evident in the standing fabric contributes to high levels of Evidential significance and, as with other Churches in the Ministry Area, the presence of the Church in the centre of the community imbues it with high historic value.



St Benedict - 15<sup>th</sup> Century Chancel ceiling



## Description of the Buildings Exterior

A simple Gothic style church comprising nave, lower chancel with N and S chapels, and N vestry. Of grey rubble stone with freestone light-brown dressings, and slate roof behind coped gables. The W bellcote has a single bell in a pointed opening beneath a stepped gable. The S porch is partly open on the E side with diamond wooden mullions. The arched entrance is timber-framed with collar beam and has iron gates. The nave has two 3-light square-headed windows on the R of the porch and a single-light window to its L. Buttress at the E end. Decorated W window of 3-lights with hood mould and head stops. On the N side of the nave is a central near full-height vertical joint indicating a break in the building. It has a 3-light square-headed window on the R side incorporating Decorated tracery.

The S and N chapels have tooled quoins and their E walls are aligned with the chancel E wall, forming an unusual T-shaped plan. The S chapel has a W segmental-headed doorway, in the angle with the chancel, which has a boarded door and strap hinges. The S window is 3-light Decorated and the E wall has a 3-light square-headed window incorporating Decorated tracery. The chancel has a 3-light window with reticulated tracery and hood mould with head stops. The N chapel has a 3-light square-headed E window with ogee lights. The lean-to N vestry has a reduced stone stack and N window in a dressed surround.



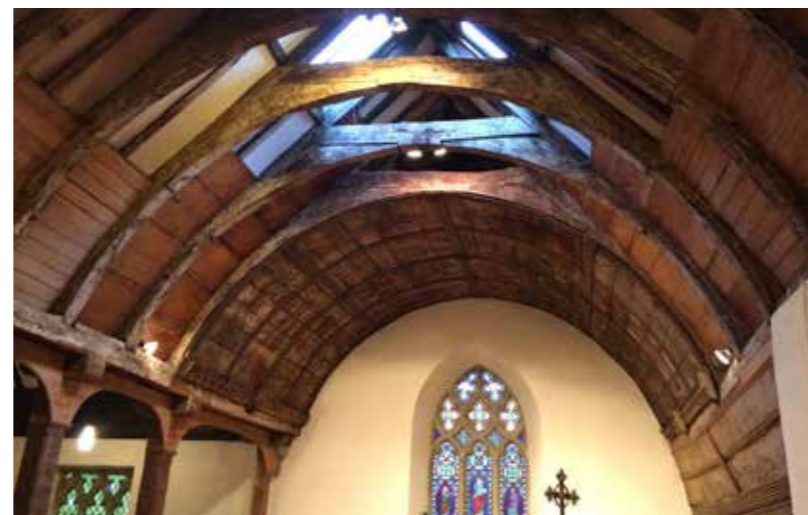
## Description of the Building's Interior

The porch has slate benches. The S doorway has a continuous chamfer, with late medieval ribbed door and strap hinges. The inner side of the door is strengthened with diamond lattice braces. The principal interior features are in the chancel. The chancel has a late medieval boarded wagon roof, once forming a companion of honour to the sanctuary. It has painted figures of Evangelists and saints, on a cornice incorporating large male heads, 2 surviving on the S side and 1 on the N side. A late medieval parclose screen to the S chapel has a reed-moulded post-and-panel dado, below open lights with delicate tracery, and 2-tier cornice. A doorway, with gabled head and delicate tracery patterns, is set back from the W end. The opening to the N chapel has a post-Reformation screen of 3 bays, narrower in the centre, with simple brackets supporting the chancel roof. It has plywood arches inserted.

Other details are mainly C19. The interior is plastered and painted white. The nave has a roof of closely spaced arched braces. The chancel arch is on foliage corbels and has a single order of chamfer. Chapels have 2-bay arched-brace roofs.

The font, probably C13 or C14, has a round bowl with low-relief foliage frieze and is lead lined. It stands on a later pedestal of 4 clustered shafts and a square base and plinth. Simple pews have moulded ends. The pulpit has fielded panels, as do the choir stalls. The C17 communion rail has turned balusters. Against the E wall of the chancel are re-set grave slabs, to David Lloyd (d 1691) and Katherine Lloyd (d 1710). In the chancel S wall a slate tablet with pilasters commemorates Brigadier-General F.M. Edwards (d 1929). In the N wall of the nave is a brass plaque to Thomas Ellis (d 1898) and slate tablet to John Prichard (d 1756).

The E window shows Christ as the Good Shepherd, flanked by figures of SS Peter and Paul, post 1858. One nave S window is by Jones & Willis, showing crucifixion and resurrection, 1922.



## Removal of the Pews from the north-west end of the Nave.

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
<p>To remove 7no. (plain Victorian) pews from the north-west end of the Nave</p>	<p>Between 1864 and 1865 the church was 'restored' and reordered by Kennedy (Henry) and Rogers. This work included the installation of the current pews to the Nave, North and South Transept.</p> <p>The timber pews are simple in their design with moulded ends.</p> <p>Historic Value – Medium</p> <p>Evidential Value – Low</p> <p>Aesthetic Value – Low / Medium</p> <p>Communal Value - Low</p>	<p>The removal of the pews identified will allow for the north-west end of the Nave to be opened to create a flexible space to better support the use of the church. This area, within the church, is considered most appropriate (for this 'flexible use space' as it is the furthest point away from the Chancel and has already been significantly altered in the introduction of the new organ in 1958.</p>	<p>The loss of pews dating from the 1864-1865 restoration by Kennedy (Henry) and Rogers.</p>	<p>To remove the pews and retain the remained as a record of the former pews. The retained pews will restore a sense of symmetry within the Nave and allow for the relocation of the font (as described and assessed elsewhere).</p>



## Removal of the Organ

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
<p>To remove the freestanding Organ from the north-west end of Nave</p>	<p>The Organ was built by Charles Whiteley of Chester for Victoria Road Chapel, Wrexham. At some point, the instrument was moved to Aberconwy School and subsequently moved to St Benedict's. A photograph dated 1948 shows an earlier, smaller organ that was partly recessed into the area currently identified as the Vestry. It is assumed that the current organ was brought to the church at the time of the new choir stalls (1958).</p> <p>The organ was originally foot blown but this has since been replaced by an electric blower.</p> <p>The condition of the organ was assessed by David Wells on the 14<sup>th</sup> of July 2021. He notes that the organ has not been maintained or tuned for a conservable time. Whilst in a playable condition there are ongoing problems with the original bar coverings becoming detached in places and slight runnings detected in the treble regions on both the Open and Principal.</p> <p>A quotation of £37,000+Vat was received for the restoration of the Organ.</p> <p>Historic Value – Medium</p> <p>Evidential Value – Low</p> <p>Aesthetic Value – Medium</p> <p>Communal Value - Low</p>	<p>The removal of the organ provides a number of benefits, these include:</p> <p>Opportunity to better use the north-west end of the church</p> <p>Increase daylight to the northwest end of the church is currently obstructed by the large organ which is oversized for the scale of the church.</p> <p>Replace the organ with a more practical instrument for the church which could be located closer to its earlier position rather than the organist being at the back of the church and facing away from the rest of the congregation.</p>	<p>Whilst the organ has little connection to the building, the organ itself is rare and significant. To protect its significance, the church will explore appropriate opportunities for relocating the organ (off-site).</p>	<p>To remove the organ and provide a new instrument, which shall be movable and of an appropriate scale located, close to the position of the previous organ.</p>





## Relocation of the Font.

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
<p>To relocate the font by approximately 3m so that it is positioned beneath the window opposite the porch doorway.</p>	<p>The font is a fine 13<sup>th</sup>-century font, which lays claim to the baptism of one of the translators of the New Testament into Welsh, which was published in 1567. The stone plinth supporting the pew appears to be a 19<sup>th</sup>-century replacement.</p> <p>A photograph dated 1948 shows the font located approximately 1 to 2m to the west of its current position (closer to the window). It was presumably moved eastwards (closer to the door) to accommodate the installation of the adjacent organ. This is of note as it lessens the significance of its current exact location. We also note that the floor around the font was previously tiled.</p> <p>Historic Value – High                      Evidential Value – High                      Aesthetic Value – High                      Communal Value - High</p>	<p>The proposals will enhance the arrival experience for visitors to the church from the Porch by framing the view towards the font and improving its immediate context to help its significance.</p> <p>The relocation of the font provides wider benefits to the church such as the opportunity to better utilise the western end of the Nave.</p>	<p>None. Impact the pews covered elsewhere.</p> <p>There is evidence to support that the font has been moved since 1948.</p> <p>The main risk to harm is predominantly associated with the undertaking of the work and moving of the font and risk of damage.</p> <p>There are no vulnerable surfaces or decorative coatings which could be adversely affected by its relocation adjacent to the north-facing window.</p>	<p>To relocate the font as shown on drawing 3200.</p> <p>To agree on a method statement with the Contractor to ensure that suitable protective provisions are in place to safeguard the condition of the font.</p>



## Removal of the Choir Stalls

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
<p>To remove the 1954 Thompson Choir Stall, pulpit, and Vicar's Stall.</p>	<p>These church furnishings are a relatively recent addition to the church and replaced the previous furnishes which stylistically matched the existing pews within the nave.</p> <p>Historic Value – Low</p> <p>Evidential Value – Low</p> <p>Aesthetic Value – Medium</p> <p>Communal Value - Low</p>	<p>1954 are considered out of scale with the building, disconnecting the current Nave congregation from the Chancel. The removal of these fittings would enable the church to adapt ways of worship around the Chancel and improve the connectivity between the Nave and Chancel.</p>	<p>The proposals will result in the loss of the 1954 Thompson furnishings. These are considered to be of low significance within the church.</p>	<p>To remove the choir stall, pulpit and vicars stall. New chairs around the altar and waggon ceiling will allow for a much more coherent and spiritually engaging setting for the Eucharist, other worship and wider community events.</p>



## Alterations to the Vestry.

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
<p>To remove the partition and door leading to the vestry. Raise the floor level within the vestry to the same height as the adjacent Chancel and North Transept.</p>	<p>The vestry, partition and door, are believed to be added during the 1864-1865 restoration of the church by Kennedy (Henry) and Rodgers.</p> <p>The design and character of the arched head timber boarded door and its ironmongery supports the understanding that it was added during this restoration period. The lower section of the floor within the Vestry is tiled using plain red and black clay tiles (no decorative embellishments).</p> <p>Historic Value – Medium</p> <p>Evidential Value – Low</p> <p>Aesthetic Value – Low</p> <p>Communal Value - Low</p>	<p>The removal of the partition and raising of the floor level will support the flexibility for worship around the Chancel and beneath the boarded medieval wagon roof. The change will also allow for the replacement organ/ electric piano to be positioned within this recess in the event of a more formal service/ event at the church.</p> <p>The removal of the plastered partition will also improve the visual and wider sense of connectivity between the congregation in the North Transept and those sitting towards the eastern end of the Nave.</p> <p>The current condition of the tiled floor within the vestry is poor with moisture and salts present between the tiles. The works to the floor will present an opportunity to address the technical issues associated with the floor.</p>	<p>The loss of a partition, door and floor covering.</p>	<p>To remove the partition and door. The distinction and hierarchy between the Chancel, transept and Vestry will be retained through the principal screen which subdivides the spaces. In the new work, the new flooring within the Vestry can subtly define this distinction in the tiling finish.</p>



## Alterations to the South Transept.

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed S
<p>To remove 8no. (plain Victorian) pews and timber screen from the South Transept.</p> <p>To install a WC and Kitchen within the South Transept</p>	<p>Between 1864 and 1865 the church was 'restored' and reordered by Kennedy (Henry) and Rogers. This work included the installation of the current pews to the Nave, North and South Transept.</p> <p>The timber pews are simple in their design with moulded ends.</p> <p>The timber screen did not form part of the original proposals and is crude in its construction and detailing. The screen is present in the photographs dating from 1948 and is installed to mask a small sink and the storage of various items.</p> <p>The screen currently blocks views towards the south window from the Chancel and reduces daylight into the building.</p> <p>Historic Value – Medium</p> <p>Evidential Value – Low</p> <p>Aesthetic Value – Low / Medium</p> <p>Communal Value - Low</p>	<p>The removal of the pews identified will allow for the south to accommodate the WC and a small kitchen. These facilities are considered critical for supporting the long term use of the church and for widening its community use.</p> <p>The southern end of the south transept was considered to be the most appropriate location for the WC and Kitchen as:</p> <p>(a) There is insufficient space to the western end of the Nave (between the window reveal and wall) for an accessible WC. This area of the church was also considered to be too visible from the Chancel and from the main arrival point into the church.</p> <p>(b) The ground levels and topography of the site constrain the introduction of services to the north transept due to the main sewage being in the public highway to the south.</p> <p>(c) The Victorian furnishings within the south transept has been altered previously whereas the North Transept remains relatively intact.</p> <p>(d) The removal of the existing screen will enhance the space by revealing the south window and increasing daylight to the church.</p>	<p>The loss of pews dating from the 1864-1865 restoration by Kennedy (Henry) and Rogers.</p> <p>The loss of the timber screen.</p> <p>The visual impact from the Chancel, North Transept and Nave has been considered in the design proposals. To mitigate any potential visual impact, we propose to retain the front two rows of the pews to the eastern side of the South Transept, as these are visible from the Nave, Chancel and North Transept.</p> <p>The design of the new WC and Kitchen area considers the context in which they are viewed and will be detailed in a contemporary yet subtle manner mirroring the material palette of the church's interior.</p>	<p>To remove the pews and timber screen within the South Transept.</p> <p>The design of the new WC and Kitchen has been carefully considered to be sensitive and appropriate within this historic context.</p> <p>The accessible WC is located on the western wall, the least visible point from the key points within the church. Details of the proposed WC and Kitchen are included in drawing 3202</p>

Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
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## New External Drainage.

<p>To install a new mains sewer connection from the south-west corner of the South Transept</p>	<p>Potential archaeology and burials within the churchyard.          Historic Value – Unknown          Evidential Value – Unknown          Aesthetic Value – Unknown          Communal Value - Unknown</p>	<p>To connect the new Accessible WC to the main sewer.</p>	<p>Unknown. Potential impact on archaeology and burials within the churchyard.</p>	<p>To appoint a suitably qualified Archaeologist to oversee and record the findings during the excavation of the route to connect to the church to the mains sewer in the public highway. The route shall follow the existing footpath.</p>
<p>Objective</p>	<p>Significance of Affected Fabric</p>	<p>Assessing Beneficial Impact</p>	<p>Assessing Harmful Impact</p>	<p>Proposed Solution</p>



## Alterations to External Path and levels between Nave and Chancel.

<p>To increase accessibility within the church.</p>	<p>Between the nave and chancel, we propose to lift and relay a 2no. flagstones to form a short ramp overcoming the current step and change in levels between the nave and chancel.</p> <p>Externally, we propose to regrade a section of the new tarmac ramp to overcome the short step at the door threshold.</p> <p>Historic Value – Low</p> <p>Evidential Value – Low</p> <p>Aesthetic Value – Low</p> <p>Communal Value – Low</p>	<p>The proposals will provide full accessibility within the church.</p>	<p>The stone flagstones will be raised from their current</p>	<p>To lift and relay a 2no. flagstones to form a short 1:12 ramp overcoming the current step and change in levels between the nave and chancel.</p> <p>The spiritual and liturgical significance and hierarchy associated with the change in level between the nave and chancel is maintained.</p> <p>Externally, we propose to regrade a section of the new tarmac ramp to overcome the short step at the door threshold.</p> <p>Please refer to drawing 2200.</p>
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The proposals contained within this application seek to safeguard the future of St Benedict's church by making internal alterations to enhance the opportunities and comfort of those worshipping at the building. The proposals also seek to broaden the use of the church through the introduction of a small kitchen, an accessible WC and the creation of flexible space which can be used by other Religious and non-Religious community groups.



## Conclusion

Architecturally, St Benedict's Church is a building that has evolved, been added to and adapted as the requirement and demands on the church have changed over time. Its significance is highlighted by its Grade I listed statutory protection. The proposals have carefully considered the significance of the building and in ensuring the character and fabric of the areas, features and views of highest significance are not adversely impacted by the proposals. Most of the impact to the historic fabric relates to the Victorian fittings and later modifications to the building which are of lesser significance and in some instances are detrimental to the character of the church.







# Gyffin, St Benedict

## Detailed Comment



Any repair works identified have been classified as follows:  
*H&S Issue or Structural Defect*

*Work to be prioritised over the next 5 years*

*Significant Work between to be programmed in/budgeted for over the next 5-15 Years*

*On-Going Maintenance Work*

*Aesthetic/Decluttering Work*



*Please note that any costs provided are given in isolation of any enabling works required or associated access costs required for works to be completed.*

### External Inspection

#### Roofs

The roof is slated in medium sized slates and have a plain angled blue-black ridge tiles. All verges except those on the porch have stone copings supported by stone kneelers stones at the bottom (with lead flashings above the kneelers). There are four lead valleys at the intersection of the Transept and Chancel. It is our understanding, from previous quinquennial inspections, that the slate roof was replaced in 1990 with "the previous slates reused over new underfelt". It is understood that the ridges were repaired or replaced in 2000.

The roof is generally in good condition. The lead valleys were clear and free from debris.

There is a missing slate on the west roof slope of the south transept. There are a number of slipped slates generally to the other roof slopes.

#### Rain Water Goods and Drainage

Black painted cast iron rainwater gutters fixed to timber fascia. Most are half round but to the vestry and north transept (west side) are ogee-section. One downpipe on the north elevation of the Nave has been replaced with black plastic.

There is a gravel trench around the perimeter of the church (except east wall and south transept). Most downpipes discharge directly into this trench. The plastic gutter discharges into a gully.

Most of gutters are in good condition. Some cast iron sections, particularly down pipes have lost their protective coating resulting in corrosion and holes/fractures. The downpipe on the north elevation has a hole causing water to spray onto the northern elevation of the Nave. It was difficult to establish if the gutters were blocked as the downpipes run directly into the ground and are well aligned. The cast iron gutter to the northern side of the Nave appeared blocked. Given the proximity of the trees it is possible that others are also blocked.



A  
B  
C  
D  
E

### Bellcote

A single bell in a pointed opening beneath a stepped gable, nineteenth century in character. An drawing within the church shows an earlier bellcote on the western end of the Nave prior to it being extended and the north transept added.

The stonework is generally in good condition however some sections (facing north east) have started to weather revealing the natural bedding and layers of the masonry. The leadwork along the abutment with the roof has lifted.

### Walls

The walls are constructed of grey rubble stone with freestone light-brown dressings. Within the rubble masonry it is possible to read the changes and development of the church. These include a vertical full-height joint on the northern elevation of the Nave and apertures of earlier windows beneath the nineteenth century remodelling.

There are various pointing mortars used at the church. This includes early hot mix mortars, with lime inclusions and pot ash, more recent lime pointing and cementitious pointing. On the western elevation there is evidence of the recent structural stabilisation work where anchors were introduced within the gable wall.

The east end of the Nave gable, above the Chancel roof, is rendered in a cementitious mortar.

On the north elevation of the Nave, there is evidence of limewash to the external walls. This extends across the vertical line and up to the nineteenth century windows suggesting it has been reapplied since the nineteenth century.

The masonry is generally in good condition with very little signs of weathering or cracking.

The pointing mortar varies in quality and condition. Generally, the pointing is in good condition however there are areas of recent repointing which are of poor quality and have hairline cracking. This includes; around window S6, south elevation of Chancel and the north elevation of the Nave at low level. The cementitious pointing mortar is technically and aesthetically inappropriate however it does not appear to be immediately affecting the surrounding masonry.

The masonry of the Nave's west gable is significantly out of 'plum' with considerable bowing at low level. Previous structural work have stabilised the wall in its current position. Despite the crack in the internal plaster there is no cracking to external the pointing mortar which suggests that the masonry has not moved since the work.

The render to the east elevation of the Nave, above the Chancel roof, has a number of cracks which may be allowing moisture to enter the church above the chancel arch. The point where the render meets the slate has been poorly detailed. Currently the render runs down directly onto the slate (we assume that the is no stepped lead flashing as the render doesn't appear to 'kick out'. This detail does not provide any flexibility for any movement in the roof or wall and will eventually fail.

On the north elevation of the north transept, 2no. grilles covering the void providing ventilation to the underside transept floor has are missing (present during visit in 2017).

### Windows

E1: Nineteenth century 3 light window with trefoil heads. External hood-mould and decorative stops. Protective guarding has been installed to the window.



SII: Nineteenth century 3 light window with trefoil heads within ogee arch and tracery above. All within a rectangular opening. Protective guarding has been installed to the window.

SIII: Nineteenth century 3 light window with cinquefoil heads with tracery above. Protective guarding has been installed to the window.

SIV: Nineteenth century 3 light window with cinquefoil heads in a rectangular opening. Protective guarding has been installed to the window.

SV: Nineteenth century 3 light window with cinquefoil heads in a rectangular opening. Protective guarding has been installed to the window.

SVI: Nineteenth century single light with trefoil head. Protective guarding has been installed to the window.

W1: Nineteenth century 2 light window with trefoil head and tracery above. External hood moulding and decorative stops. Protective guarding has been installed to the window.

WII: Nineteenth century 3 light window with trefoil heads within ogee arch and tracery above. All within a rectangular opening. Protective guarding has been installed to the window.

WIII: Nineteenth century 3 light window with cinquefoil heads with tracery above. Protective guarding has been installed to the window.

WIV: Nineteenth century single rectangular light. Protective guarding has been installed to the window.

WV: Nineteenth century 3 light window with trefoil head and tracery above. All within a rectangular opening. External hood moulding and decorative stops. Protective guarding has been installed to the window.

Rooflights: A rooflight has been installed to either side of the ridge of the Chancel. The rooflights appear to be a conservation style and set within the line of the slate. Each rooflight is split by a glazing bar running up the centre of the window, internally this mimics and follows the line of the roof rafter below. The glazing is safety glass with the wire visible from within.

The windows are generally in good condition.

#### Doors

External door to Porch: 15th century door with lattice frame and strap hinges.

External door to South Transept: Nineteenth century boarded timber door.

External door to Cellar: Decorated boarded timber door with arched head and holes introduced to provide ventilation within the space.

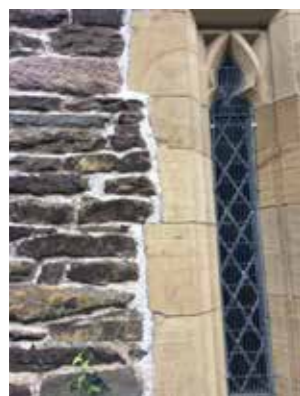
Internal door to Vestry: Nineteenth century arched head boarded door with decorative strap hinges.

External door to Porch: Good condition. The bottom right corner (when view from outside) has some loss of timber to the frame however this does not compromise the integrity of the door.

External door to South Transept: Good condition

External door to Cellar: During the visit the cellar floor, and base of the door, was flooded and submerged in water. The condition of the lower door is likely to deteriorate and decay in the presence of moisture.

Internal door to Vestry: Good condition



#### Porch

The south porch is partly open on the east side with diamond wooden mullions. The arched entrance has a 14<sup>th</sup> century timber-framed with collar beam and has iron gates. The porch has a stone flag floor with slate topped benches to either side. The underside of the timber roof structure is visible from below. Early stone coffin lids have been relocated to the west wall of the porch. Protective rails have been added to the external face of the diamond wooden mullions to secure the porch.

The porch is in good condition. The early timber truss collar, adjacent to the Nave wall, has severe historic decay however this now appears dry and stable. This collar has been covered by the later collar fixed to the truss facing the porch gates.

#### Cellar

The cellar is located underneath part of the north transept. The internal walls are masonry. The floor is covered in gravel. Externally, the ground levels slope steeply towards the doorway. Internally, the cellar floor was flooded with approximately 2 inches of water. The boiler, located within the cellar, is raised approximately 2-3 feet from the floor level.

#### Churchyard and Environs

The churchyard has a stone boundary wall to all four sides. Access to the church is via a metal double gate from Henryd road or via a foot path which crosses the river to the north east. A tarmacked path leads to the south porch and south transept doorway.

Some of the yew trees within the churchyard are reported to date back to the middle ages. A row of yew trees planted in the 19<sup>th</sup> century alongside the churchyard wall next to the road was known in past times as "the twelve apostles". The condition of the boundary walls was difficult to assess given the accessibility however it appeared to be in good/ fair condition.

A comparison of the churchyard to 2017 shows that a large effort has been undertaken to cut back and remove overgrown vegetation from the churchyard. The yew trees, formerly known as 'the twelve apostles' have grown into a hedge and lost their individual tree definition.

#### Internal Inspection

##### Ceilings

##### Nave

The Nave has an oak arched braced collar trusses with intermediate rafters between and plastered ceiling.

Generally in good condition.

##### Chancel

The chancel retains a late medieval roof. The east wall of the chancel was re built in 1858 when the church was extensively restored.

A chancel arch sat on foliage corbels separates the Chancel and Nave. The chancel has oak arched braced collar trusses with intermediate rafters between and plastered ceiling. At the eastern end the chancel is a painted late medieval boarded wagon roof, once forming a companion of honour to the sanctuary.



The ceiling is generally in good condition.

The medieval boarded wagon roof is set below the main roof line with a void above. We understand that the area above the boards were cleaned and consolidated during the works in 1991. A specialist report, prepared in 1991 includes a series of photographs of the figures. The condition assessment of this medieval ceiling should be undertaken by a specialist paint conservator who can



#### North Transept

The north transept was built in 1858 when the church was extensively restored. The design of the north transept appears to have mirrored the 16th century south transept. Three arched braced trusses supporting purlins on oak spars spanning between them. All painted black. The ceilings between are plastered.

The ceiling is generally in good condition.

#### South Transept

The south transept dates from the 16<sup>th</sup> century. Three arched braced trusses supporting purlins on oak spars spanning between them. All painted black. The ceilings between are plastered.

The ceiling is generally in good condition.



#### Vestry

The vestry was built in 1858 when the church was extensively restored.

Boarded timber ceiling.

The ceiling is generally in good condition.

#### Walls

##### Nave

Painted plaster. The western wall has been dry-lined.

On the north elevation, window reveal of WI and elsewhere, there are areas of dampness, blistering plaster and flaking paintwork. This may be a result of a non-breathable paint and plaster skim applied to the surface of the wall and the quality of the external pointing.

At the western end of the Nave there is a vertical crack in both corners (on the north and south wall). It is possible that this relates to the stabilisation of the western gable.

##### Chancel

Painted plaster. Dividing the Chancel and south transept is a late medieval parclose screen. The screen has a reed-moulded post-and-panel dado, below open lights with delicate tracery and 2-tier cornice. A doorway, with gabled head and delicate tracery patterns, is set back from the W end. Dividing the Chancel and north transept is a post-Reformation screen of 3 bays, narrower in the centre, with simple brackets supporting the chancel roof. It has plywood arches inserted.

On the south elevation there is an area of dampness, blistering plaster and flaking paintwork. This may be a result of a non-breathable paint and plaster skim applied to the surface of the wall and the quality of the external pointing or the void above.



The timber parclose screen is in fair and stable condition. A section of the reed moulding has split however this is visible in the 1948 RCAHMW photographic record and does not appear to have widened.

The 'wall plate' of the timber screen dividing the Chancel and North transept and the feet of the rafters bearing onto the screen has decayed and lost a large amount of its width. This appears historic as there are existing 'packers' insitu supporting the rafters. Despite the loss, the timber appears dry and retains its integrity



#### North Transept

Painted plaster.

The walls appear to be in fair condition. There is some hairline cracking but nothing of concern.

#### South Transept

Painted plaster. The south gable wall has a step at wall plate level suggesting this has been altered and dry lined. The walls appear to be in fair condition. There is some hairline cracking but nothing of concern.

#### Vestry

Painted plaster. The south wall is open to the Chancel. A curtain has been installed. The walls are in poor. The flaking paintwork and blistering plaster shows that the wall has been skimmed in a non-breathable gypsum plaster.

#### Floors

##### Nave

There is a stone flag floor running from the porch and along the centre of the Nave with a carpet laid over. To either side of the Nave, and underside of the pews, is a raised timber floor. At the western end of the Nave is a section of raised concrete floor, this may have been added when the organ was relocated to the back of the Nave.

The floor is in good condition. Part of the carpet is loose.

##### Chancel

There is new stone floor Chancel. The sanctuary area are tiled with red clay with a stone step to the alter and communion rails.

The floor is in good condition.

##### North Transept

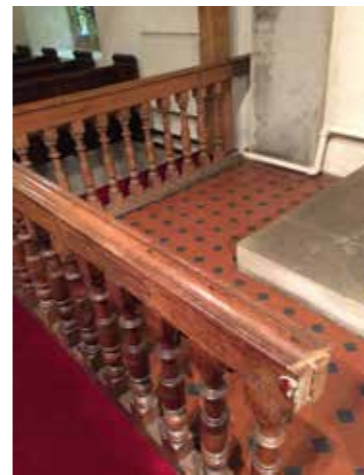
There is stone flag floor along the centre of the space with a level timber floor beneath the pews.

The floor is in good condition.

##### South Transept

There is new stone flag floor along the centre of the space and a level timber floor beneath the pews.

The floor is in good condition.





### Vestry

Tiled.

The fair condition however a number of the tiles have cracked and faded. The floor appears cold and damp.

Fixtures and fittings

### South Transept

A sink has been installed in the south east corner of the behind a screen.

The screen and sink are of poor quality and in poor condition.

Font

The font is located to the left of the principle entrance The font, probably 13<sup>th</sup> or 14<sup>th</sup> century, has a round bowl with low-relief foliage frieze and is lead lined. It stands on a later pedestal of 4 clustered shafts and a square base and plinth.

The font appears to be in good condition.

### 1.1.1 Summary of Costs

Category A – Conservation and Maintenance Works for completion within the next five years.		
Item	Element	Indicative Cost (£)
01	Refix the loose board to the west of the wagon ceiling.	£250.00
02	Refix loose carpet.	£250.00
TOTAL		£500.00
Category B – Conservation and Maintenance Works for completion within the next fifteen years.		
Item	Element	Indicative Cost (£)
01	Replace missing slate and refix all loose slates	£250.00
02	Replace cementitious render to east elevation of Nave, above chancel roof with a new lime render. Introduce lead flashing along the roof line and introduce a new.	£3,000.00
03	Replace missing ventilation grilles to north elevation of north transept.	£250.00
04	Unblock gutter to northern side of porch.	£250.00
05	It would be challenging to alter the external the ground levels without compromising the building or churchyard. In order to alleviate the amount of water within the cellar it may be possible to introduce drains (perforated pipes) within the cellar to drain water away from the building. Furthermore, to prevent ground water running directly into the building, it may be possible to integrate a raised step or a slot drain at the base of the door to help hold back the water.	£2,000.00

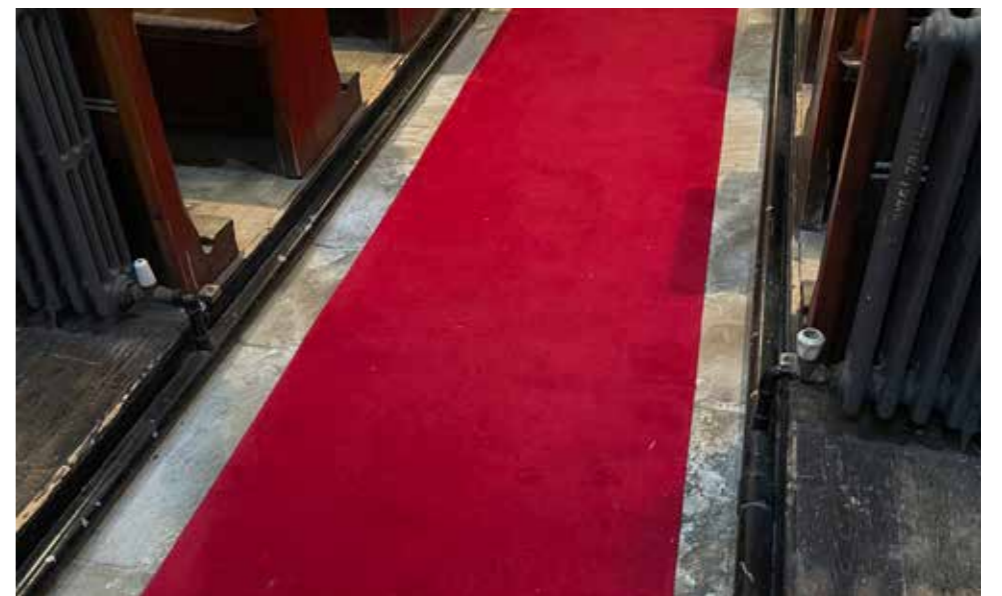
06	We would recommend monitoring the temperature and humidity levels with the church is monitored. This can be done by fitting battery operated humidity and temperature sensors which will record the findings every hour. This information will be critical in the long term conservation of the painted ceiling. The recordings will inform the specialist conservator if there have been any environmental changes which have contributed to any accelerated deterioration.	£250.00
07	Replace section of cast iron downpipe to northern elevation of Nave.	£250.00
08	Remove plaster to all walls. Allow sufficient time for drying out before replastering using a lime based plaster. Redecorate in an appropriate breathable paint.	£1,000.00
09	None. Rectification of dampness covered elsewhere, (Repointing walls, re-plastering and rain water goods).	£0.00
10	Prepare and redecorate all cast iron rainwater goods.	£1,000.00
11	Clear vegetation from gravel perimeter drain.	£250.00
12	Renew lead flashings.	£250.00
13	Infill high level open voids to south elevation of Chancel (adjacent to door to South transept) using masonry and lime mortar. In the same location, replace missing and loose sections of hung stone slates fixed to the face of the timber wall plate.	£250.00
TOTAL		£9,000.00
Category C – Works to improve access.		
Item	Element	Indicative Cost (£)
01	Allow to rake out cementitious mortar and recent poor quality lime mortar and repoint with appropriate lime based mortar.	£500.00
02	Remove new ivy growth from south and east elevation of church	£250.00
03	W1: Repoint open joints within window tracery and mullions.	£250.00
04	External door to Cellar: Undertake splice repair to bottom of boarded door and redecorate.	£500.00
05	External door to Cellar: Consider introducing additional ventilation to the door. Consider applying a thin gauze to the inner face of the door to prevent insects, mammals and birds entering the cellar.	£250.00
06	Cut back overgrown vegetation to the perimeter of the churchyard.	£250.00
07	Undertake isolated repairs to stone boundary wall.	£2,000.00
08	Following the external repointing, covered elsewhere within this report, the condition of the wall should be reassessed to see if this moisture levels have reduced thus avoiding the need to undertake immediate action internally. Should the dampness remain, we would recommend removing the non-breathable paint and plaster and replaster using a lime based plaster and a breathable (ideally limewash) coat.	£0.00
09	The vertical cracks were noted in the previous Quinquennial inspection. These should be monitored. If there is evidence of the cracks worsening, (widening or increasing in length) a conservation accredited (CARE) structural engineer should be consulted.	£250.00

10	Following the external repointing, covered elsewhere, the condition of the wall should be reassessed to see if this moisture levels have reduced thus avoiding the need to undertake immediate action internally. Should the dampness remain, we would recommend removing the non-breathable paint and plaster and replaster using a lime based plaster and a breathable (ideally limewash) coat.	£0.00
TOTAL		£4,250.00
Category D –Works to improve aesthetic presentation.		
Item	Element	Indicative Cost (£)
01	As the painted ceiling has not been inspected by a specialist since 1991, we would recommend that a report on the current condition is undertaken.	£500.00
02	It is worth considering replacing the lower sections of the cast iron downpipes and introduce a 'shoe' and ground gully. This would allow ease of maintenance and will better inform if there are any blockages.	£750.00
03	Monitor condition of stonework.	£250.00
TOTAL		£1,500.00
Category E –Possible New Interventions.		
Item	Element	Indicative Cost (£)
01	Consider reinstating the limewash to the church. This would provide a breathable protective coating to the masonry to better control moisture within the masonry walls. Furthermore, it would help raise the presence and visibility of the church from the roadside.	£20,000.00
02	Roof lights: Consider replacing the wire glazing with one of a more appropriate finish.	£750.00
03	Consider replacing the external light with one of a more sympathetic design.	£250.00
04	Consider introducing low level lighting to guide visitor along the path within the churchyard.	£750.00
05	Consider trimming back the yew trees, formerly known as 'the twelve apostles', along the boundary wall to increase visibility of the church and better define the individual trees.	£500.00
06	Consider replacing the screen and sink with new of a more appropriate design/arrangement.	£10,000.00
TOTAL		£32,250.00
GROSS TOTAL		£47,500.00



External Photographs







Porch



North Transept





Chancel



South Transept



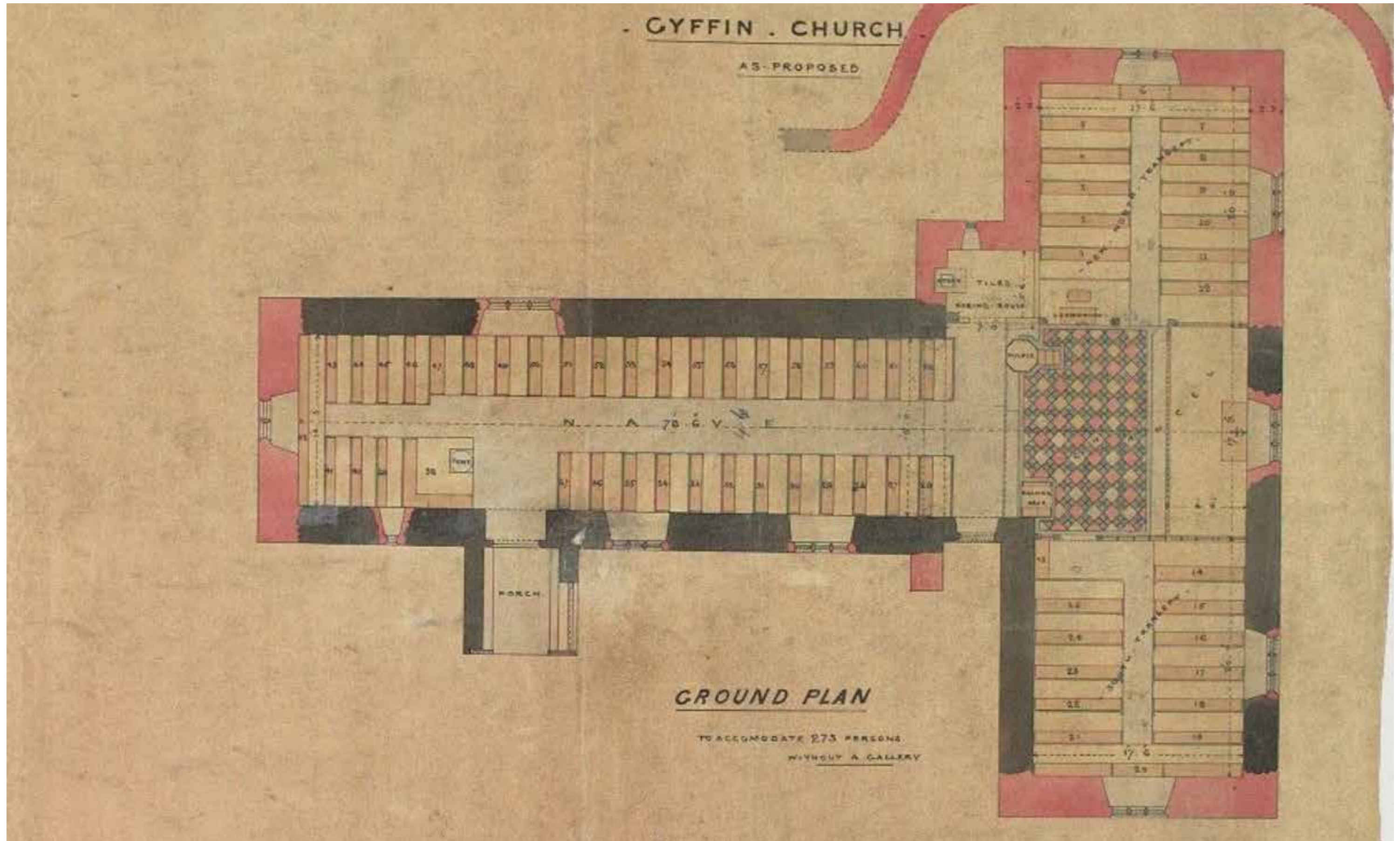




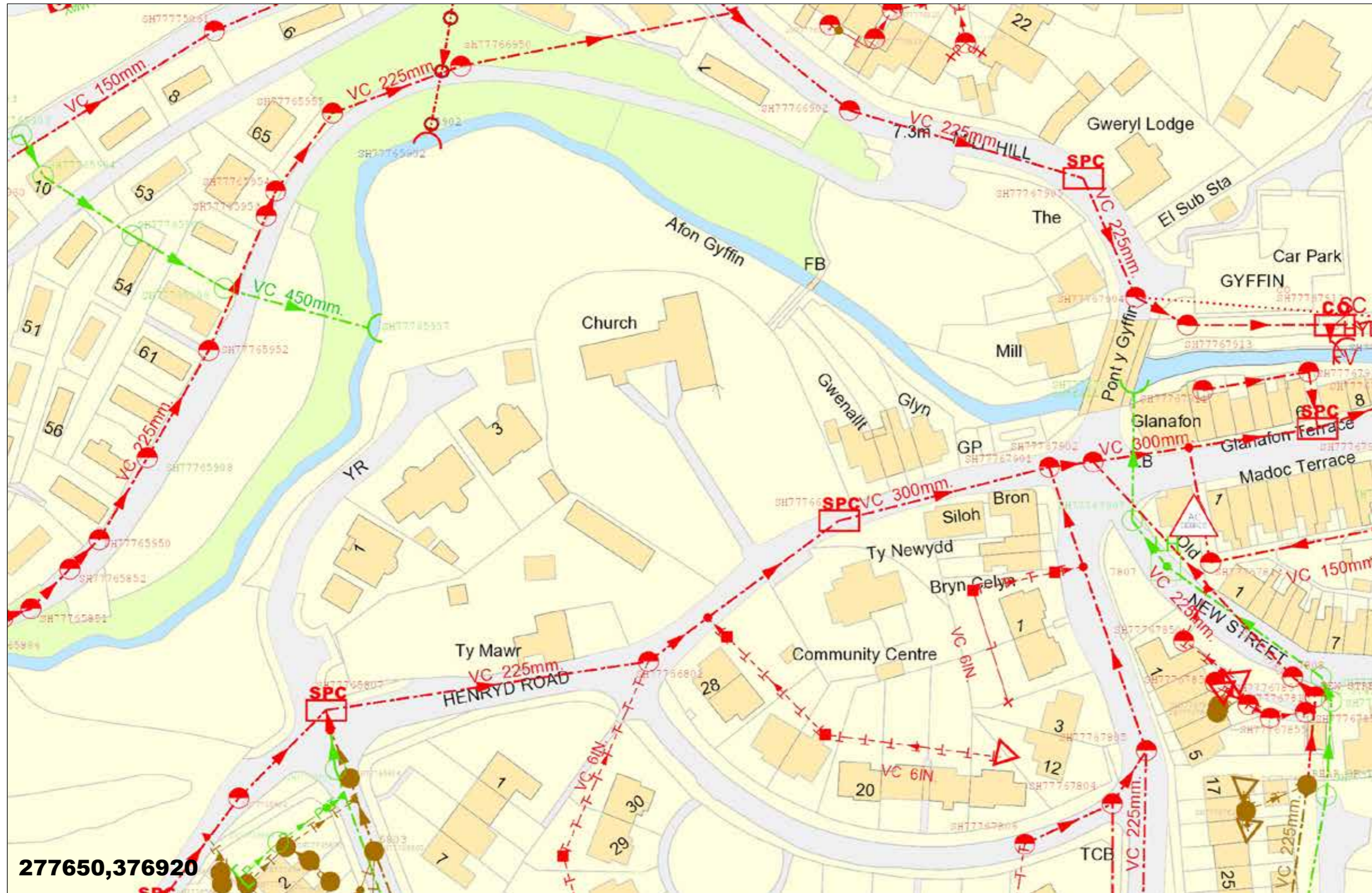




Historic Plan of St Benedicts Church, Gyffin, dated 1864-1865, prepared by Kennedy (Henry) & Rogers.







- LEGEND**
- Clean Water**
- Sluice Val
  - Air Val, SINGLE
  - Tap
  - Pressure Reducing Valve
  - Meter
  - BULK Meter
  - FH
  - Cap
  - Existing Main
  - NON COMPANY
- Sewerage External**
- Foul
  - Surface Water
  - Combined
  - Rising Main
  - Private
  - Treatment Works
  - Pumping Station
  - Special Purpose
  - Unknown End
  - Change, Combined Overflow
  - Outfall, FOUL
  - Lamp Hole, Foul
  - Private Sewer Transfer
  - Lateral Drain
  - Inspection Chamber

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**EXACT LOCATION OF ALL APPARATUS TO BE DETERMINED ON SITE**

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Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be Asbestos Cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation