

## SITE INSPECTION RECORD

Project Code: Bro.Cel 05  
Date: Friday 14<sup>th</sup> July 2023

### St Celynins Church, Llangelynin & St Peters Church, Llanbedr y Cennin

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Time from: 09:30	to: 12:30	by: Elgan J	To be seen by: All
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#### Present

Elgan Jones (EXJ)	Donald Insall Associates (Insall)
Ned Scharer (LP)	Building Owner
Michael Young (JM)	-
Christopher Roberts	-
J Shakespear	-

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#### Purpose of the visit

An inspection to assess the condition of the building and agree upon the scope of repairs to be implemented in an initial phase to address any urgent works and any future works to be undertaken.

#### Weather

Warm, approx. 10°C.

### St Celynins Church, Llangelynin

#### General Observations

- The external walls have been repointed in a cementitious pointing mortar.
- The ground levels to the northern, eastern and western sides of the church are higher than the internal floor levels.
- The church does not have any gutters or downpipes however, the ground suggested that water was being directed away from the walls and falling onto the grass below.
- Internally, the walls appeared damp and cold, and the decoration failed in many areas.
- The earth floor to the north transept has areas where the surface has failed making the earth substrate vulnerable, losing its binder and integrity.
- There is no heating and limited ventilation within the church.
- The wall paintings do not appear as prominent as viewed in previous images.

Ned Scharer to provide a quotation for the following scope of work which could be implemented as an initial phase of works:

#### External

- Undertake a small number of isolated slate repairs to address those which have slipped, broken or have fallen out of alignment.
- Assess all window guards and ensure that they are secure.
- To the east elevation gable, repoint the gap between the timber eaves board and the mortar to the underside of the slates to prevent driving rain into the masonry wall.

#### Internal

- To the north, south and west walls of the nave.
  - Undertake spot trials (approx 150x150mm) of sample patches to carefully remove the flaking and later decorative coatings to establish if there are any wall paintings.

- Carefully brush down the loose and friable decorative coating. Apply 2 coats of lime wash to the surface of the walls. This application of limewash is intended as a short-term decorative measure to address its current internal appearance. It was accepted that due to the damp condition of the walls the longevity of the limewash would be compromised however, it is envisaged that wider repairs and redecoration would be undertaken under future phases to address the long-term condition and decoration within the church.

Allowance to be made to protect the fixtures and adjacent surfaces.

- Remove the modern plaque applied to the north face of the nave wall.
- Ceiling – Carefully brush down all loose and friable decorative coating to the ceiling. Clean, Hoover debris and prepare ceiling. Reapply torching to the underside of the slates where missing. Apply a minimum of 2 coats of limewash.
- North Transept Window – carefully remove the existing plaster reveals to the window to assess masonry and expose the ends of the timber lintels. Undertake investigative works to determine if the timber to the soffit is a lintel or an applied batten. This timber was loose and not secured. If it is found that the timber is a lintel it should be replaced. If it is found that this is a batten, its condition should be checked and if it is not decayed, it could simply be refixed and secured. It would be beneficial to pack the masonry using gallets and mortar whilst the plaster and timber is removed. Carefully remove the horizontal ferramenta bars (including any embedded within the masonry). It is hoped that the fractured stone frame could be pined rather than replaced however we will need to explore how much of the fabric has fractured away once the bar is removed. The existing vertical ferramenta bar should be retained, cleaned down prepared and redecorated with a rust inhibitor coating and a top coat. Allow to repoint the fine joints of the masonry window.

## Trials

- Undertake a trial repair to the rammed earth floor.
- Should the temperatures permit, undertake lime-pointing trials to allow for a longer-term period of review prior to any wholesale repointing of the church in a future phase.
- Potential to undertake to exploratory trials to the outside of the nave (north wall) to establish if any drains have been installed in the past. Please note, GAT should be consulted on and may need to attend under a watching brief if we are excavating within the churchyard and adjacent to the building.

## Recording

- GAT to be contacted and to provide a quotation to record the wall painting given that it appears to be less prominent compared to previous photographs. GAT to advise on options for recording.

## Phase II

The wider-term repairs sought to address the long-term issues regarding moisture in the wall.

Initially, the following works should be implemented:

- Carefully rake out and repoint the church in its entirety.
- Introduce below-ground drainage around the church where the external ground levels are higher than the floor level within. The drainage should be designed in a manner to allow for the future connections of gulleys and rainwater goods to the church. It is possible that rainwater goods will not be required however, the drainage should be designed and laid in a manner to allow for ease of connection in the future to avoid abortive works.
- Remove the internal decoration and any gypsum or modern plaster applied to the internal face of the walls within the nave and any other areas where the plaster and decoration are failing. Allow a period for the walls to dry out before applying new lime plaster and limewash.
- Repair the earth floor within the north transept.

## Phase III

The condition of the walls should be reviewed after a period of time to understand if the moisture levels have improved. Other measures to help address the moisture levels within the wall could include:

- The introduction of rainwater goods
- Measures to improve ventilation within the building.

## St Peters Church, Llanbedr y Cennin

Ned to provide a quotation for the following urgent works to be undertaken in an initial phase:

- Undertake repairs to the roof to address any slipped, missing and broken slates. It is possible that the area of missing slates to the eastern side gable may also require the reapplication of the lime torching from below.
- To rake out and repoint the sandstone ridge tiles. Allow to replace 1 no. broken stone ridge tile. Include a provisional allowance for lifting and rebedding the ridge tiles (and making good adjacent slates) should the ridge tiles appear unsecured at close inspection.
- Repoint the verge of the east gable following the slate roofing repairs. Potential to introduce sections of slate to support the underside of the mortar which appears to be projecting beyond the line of the masonry elevation.
- Allow to repair the decayed timber boarding to the base of the eastern gable. The exact configuration of the timber is unknown, an allowance will need to be made at this time and the works inspected once the opening up works have been undertaken.
- The cementitious mortar along the vertical crack to the west gable should be carefully raked out and the crack repointed using an appropriate lime-based mortar.
- The cementitious pointing mortar around the carved masonry located below the bellcote should be carefully raked out and replaced by a softer lime mortar to reduce the rate of weathering to the carved detail. The carving should be photographed as a record whilst access is in place.
- Allow to undertake a small number of isolated lime pointing across the elevations to voids in the masonry which may be allowing moisture into the walls.
- Where access permits, allow to point any voids within the bellcote masonry to prevent moisture pooling and ingress.

Ned to also provide a quotation to rake out and repoint the entire church which could be undertaken at a future date when the weather and temperature are more appropriate (from late spring). The quotation should be broken down on an elevation-by-elevation basis. An appropriate allowance should be made to conserve the masonry bellcote.

The condition of the masonry to the east window will also need to be closely inspected and a programme of repairs implemented to the stained glass which has distorted under the tension caused by the movement of the masonry.

**Site Photographs from Visit**





































