



Faculty Submission

Phase 1 – Ezra Priority A Repairs
at St. Beuno's Church, Clynnog Fawr.

Bro Beuno Sant
03.07.2024

This Report has been put to hand by:
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PegwA

On behalf of:
Bangor Diocese, &
the Ministry Area of Bro Beuno Sant
(co. Rev Rosie Dymond)

Submitted:
June 2024.



St. Beuno's Church, Clynnog Fawr.

Report 01: Faculty Submission (Phase 01 – Category A Repairs).

Dated 24th June 2024.

Background, Statement of Significance, and Brief Overview of works proposed.



Background & Statement of Need.

An Ezra Report was carried out on all churches in the Ministry Area (MA) of Bro Beuno Sant in 2021/2022. The purpose of the report was to outline the necessary work to continue use of the buildings of the MA over the next five years, with a general indication of more long-term issues.

The Ezra report outlined very little repair has been carried out on site at St. Beuno's church spanning the last 15 years, notwithstanding replacement of lead following theft to the roofs. The condition of fabric was comprised in areas due to lack of maintenance, and this would need investment over the next years to carry out a fuller scope of repair to avoid loss of significant fabric.

Some areas were identified as Category A prioritisation (Urgent) within the Ezra report, and this included investigating the roof timbers at ceiling level. We assumed this scheme of investigative work would in turn lead to a schedule of repair for the high-level parapets and roof fabric above the north and south transept, and nave roof.

Further review of the external high-level masonry from roof level internally to the parapets was carried out. And a high-level survey for the duration of 1 day was carried out in January 2023 utilising a mobile lift internally. In the time allowed, we prioritised the areas of greatest concern (those which had staining internally, or roof defects above externally). The survey could not include for all high-level areas.

The result of the above investigative work is included within this application in the notes on Ground Floor Plans 102 and 103, and the assumptions drawn for progressing repairs are included within Report 02 which forms the basis of this application. Appendix 2 includes larger photos from the internal investigations carried out by means of cherry picker access.

This Faculty submission covers Phase 1 repairs alone, which are those identified as Category A items within the Ezra. This Faculty submission does not cover works related to Category B / Phase 2. Those internal Category A repairs relate to highly significant internal fabric, including the need to address degradation of ancient timbers internally and repair high-level masonry. The report also makes some allowances for further evolving internal plaster repairs but does so on the basis that the walls would benefit from drying out to begin with.

These scopes need careful oversight and execution on site and include the need for further timber analysis internally and archaeological recording. It may be that the Diocesan Advisory Committee prefer that the results of the investigation into the existing condition of timbers internally and their contributing issues are reported back, before repairs can be specified for Faculty consent internally and taken to site.

Statements of Significance.

Summary of Overall Significance: The fabric at St. Beuno's is considered historically significant and the church is listed as Grade 1, with Cadw's description for the listing noting the church being of outstanding late medieval interest. A full Listing description is provided in Appendix 1.

Brief Overview of Works proposed in this Faculty submission.

The specific works proposed, which the MA request Faculty permission from Bangor Diocese to continue with developing proposals further beyond RIBA Stage 3, to take to site soon with a specialist Contractor under the supervision of the Conservation Architect, includes the following works (described and referred to as identified within the Ezra Report survey carried out in 2022):

Category A – H&S Issue / Structural Defect / Urgent

- Item 7.1.4.16: Repairs to all high-level parapets and finials above nave and chancel. Includes parapet coping stone position A.
- Items 7.1.4.5, 8, 12, 15, 18: Tower - High level access and repairs to finials, parapets and coping stones.
- Item 7.1.4.23: Investigation and treatment of roof timbers in parallel with areas of degraded parapets. (Allow contingency for minor repairs on submission of a timber report).
- New: Repairs to passageway Roof.

Existing Condition of fabric (overall).

The fuller Quinquennial Report of 2022 produced by Penseiri Elinor Gray-Williams Architects (by Conservation Architect Elinor Gray-Williams) for St. Beuno's church is included within the Appendix. It refers to the Items identified above and to the same Itemised chronology and numbering reference system for all fabric. This QIR document further provides an outline description of the configuration, a general description of the condition of all referred to fabric, as well as reference photos (those thought to be helpful to include).

The Information Submitted includes Sheets with photos of all elevations and all areas concerned within this application. A catalogue of over 200 photos is held on file, and further photos with notes can be provided for Faculty Committee's further consideration, to include any specific areas they may require further evidence or to review if required. Alternatively, a site visit can be arranged on site to review the existing fabric and configuration, with benefit to discussing the proposed works together and to agree issues, if this is considered more appropriate.

Proposed Approach to repairs (overall) and Assessment of Impact

The approach employed for all repairs during Phase 01 is to substantially alter *nothing* that would cause any change to or impact on the 'essentially late medieval character of the church' (as described within the Reasons for Listing by Cadw).

All repairs are proposed based strictly on as like-with-like replacement, and prioritising - always - retaining significant existing, or original C12 – C16 fabric first and foremost.

When it is unclear what the existing substrate or fabric build up is, or we are unsure of the underlying condition of the fabric; then under such circumstances it is impossible to specify repairs for Faculty approval and therefore the details proposed for approving consents within this submission is provided conditionally, or simply requesting approval for an early process of further investigation and trialling, to report and include for further stages of analysis and repair. It is always worth taking time and care to investigate some issues further before taking forward any repairs based on broad assumptions.

Works related to masonry and walls

Existing Condition: The stone finials at high-level are eroded in condition in some areas but should be retained for as long as manageable in their existing original condition, where safe to do so and providing they are stable. All finials and parapets currently appear mostly stable, but all stonework at high level needs to be physically tested for stability on site with a stonemason with scaffold access to the external side if this can be afforded. The tower walls appear dry at top level, but are beginning to streak internally to the base and in the southwest corner of the nave, which would indicate a (more recent or worsening) problem within the area identified as coping parapet position A, and to the north of the passageway below. Recent maintenance has been executed in this area direct by the parish with a localised scaffold bridging on the roof of the passageway. Checking of the leadwork and re-pointing was also carried out to all parapets at the lead abutment level at the same time. The internal arrangement of the rainwater goods within the tower is questionable and an item is included for further investigating this and for localised replacement of any potential leaking areas but this will need to be more fully re-considered in the future when Category B repairs are addressed.

It is not possible to access all the finials and parapets to review in detail from both sides, and therefore reviewing on site and arranging access with a stonemason forms part of this proposal. The stone finials are in variable states but are in general stable condition. It should be assumed that some of the iron fixings will be corroded within the stonework. The assumption is taken, in order to seek Faculty consent, that the masonry adjacent to finial F06 may need to be locally rebuilt as this is an area where the timbers are softer below. Should the scope grow further to that outlined within this document on reviewing further on site, then this will be reported to the Diocese to confirm and agree an appropriate way forward. The same applies for the southwest of the nave, where we suspect water may be penetrating either from the tower above, from the parapets, or from the coping stone position A. We are unsure if this is associated to or in addition to the recent water ingress coming in through the north of the passageway.

All sandstone parapets and finials need to be cleaned of existing moss (mostly to east), to help water run-off. This will allow for a more detailed review again and avoid ongoing fabric saturation.

Proposal for repairs to high-level stonework: Removal of moss should be done in the immediate term on site and arranging access to test the stability of all finials and parapets with a stonemason. Some plastic mortar repairs will be required to finials, and the parapets are beginning to spall and crack in some more exposed parts, and this needs to be addressed. There are areas which need to be pinned and pointed, and this list needs to be further reviewed once removal of all mosses and on securing access to both sides of the parapet with a stonemason to test the stability of all stonework.

Allow for some localised repointing of missing or loose mortar to stonework. Allow for re-bedding any parapet stones with new mortar, if found to be unstable on testing. Some repointing was carried out to the parapets when stolen leadwork was replaced to the nave roof c. 2016, and some further recent repointing has been carried out with a Natural Hydraulic lime mortar mostly with finer sands, with wide joints. This Faculty application seeks approval for trialling a different mortar mix to that previously agreed. The alternative mortar mix and application is proposed in the form of a softer lime mortar hot mixed on site, using kibbled Quicklime

(5-15mm pebbles, not powdered), and similar local Bryncir sands and aggregates again (but unwashed, dirtier). A nominal mix ratio of 1:3 quicklime and aggregate is proposed for trialling samples on site initially, but seeking to reduce the amount of finer sands to that previously specified for improved binding with wider joints, which will be trialled for approval through sample testing. The aim is to achieve a good (aesthetic and physical) match with any existing (historic) 16th century mortar which may still be present at high level.

A fuller mortar specification would be developed for RIBA Stage 04 to take works to tender, on confirmation of the above approach by Bangor Diocese. A fuller specification will confirm mixing and application methods, protection on site, storage of materials, and outlining the required health and safety measures to be employed by the Contractor when using a hot mix. (This can be provided to confirm to the Diocese prior to works commencing on site if required or following trials for approving mortar sample mixes which is recommended for record purposes and future Diocesan reference). A pure hot-mixed mortar used in a location that is not subject to significant wind-driven rain should work very well and the high absorption and vapour permeability characteristics can be used to help wick moisture from a wall in many situations, however as these high parapet areas, works are so exposed (even on their internal sides), the addition of an (NHL) pozzolan will be applied to some samples (as a gauged hot mix), which may be closer to any original historic mortar found on site at St. Beuno's (than a strictly pure lime hotmix).

Information submitted.

Bangor Diocese has confirmed Phase 1 works will require Faculty Consent as a comprehensive body of repairs.

The following documents are included for consideration and are to be read together as part of this submission to proceed to RIBA Stage 04 (Technical Development and Delivery) on site:

1. (This) Report 01 'St. Beuno's Church, Clynnog Fawr. Faculty Submission (Phase 01 Category A Repairs)'. Dated June 2024.
2. Report 02 'St. Beuno's Church, Clynnog Fawr, Outline Schedule of Work (RIBA Stage 03) – Category A Works'. Dated June 2024.
3. Appendix 1 – Cadw Listing (Grade 1).
4. Appendix 2 - PegWA Report 02 - St Beuno - Roof Investigation - Photos (Feb 2023)
5. Appendix 3 – Ezra Extract / QIR for St. Beuno's Church (2022)
6. Roof Plan 100 (Not to scale).
7. Ground Floor Plan 101 (Not to scale).
8. Ground Floor Plans 102 & 103 (Notes from internal inspection May 2023).
9. Full catalogue of Parapet References. (P01 – P82)
10. Full catalogue of Finials. (F01 – F06).
11. Elevations (incl. Passageway, Tower, and Parapet Coping Stone Position A).