

7.1 Clynnog Fawr, St Beuno

7.1.1 Description and Statement of Significance

7.1.2 The listing description details;

A Grade I church.

History

The portionary and parish church of Clynnog-fawr is dedicated to St Beuno, the C6 abbot and saint, cousin of St Kentigern and scion of the Morgannwg royal house. Clynnog was the centre of a thriving cult which spread beyond his birthplace in E Powys to the west of Wales, becoming particularly strong in the C12. There are 10 parish dedications to him in Wales. He is said to have founded the community at Clynnog c616 AD and died, probably here c640-2 AD. The church became one of the two great clas communities of Arfon, and derived particular significance and wealth from being on the main pilgrimage route to Bardsey. The eastern crossing of the present building was erected in c1480-1486, the nave extended to the W some 20 years later, apparently part of a separate building programme, and the W tower and a 2-storey vestry added in the early C16, perhaps initiated by Dr William Glynnne, Chancellor and Archdeacon of the Diocese of Bangor. The church has been restored at various times, 1848-56, 1913, 1924, 1926-8 and 1940. The chapel of St Beuno was rebuilt c1500-10 perhaps like the church itself, an initiative of Bishop Skevington of Bangor (who had also carried out works to Bangor Cathedral), doubling the size of an earlier chapel on the same site, as an independent shrine chapel. It was linked to the church by a vaulted passage of Irish vernacular style in the early C17. In 1653 the puritan Ellis Rowland was transferred to Clynnog and established a long lasting dissenting tradition. In the early C18 Richard Nanney became vicar and fervently established an evangelical ministry and enthusiastically supported the Griffith Jones school movement. The chapel was used as a schoolroom from the late C18, and is where Eben Fardd spent the years 1827-1849 as the village schoolmaster.

Exterior

Built of large scale local roughly coursed gritstone rubble, with squared rubble as quoins, sandstone dressings and lead roofs concealed behind crenellated parapets. Chancel, N and S transepts with a N porch, and W tower, to which the chapel is linked by a covered way. A two-storey vestry was attached c1500 to the N side of the chancel. The walls have a hollow-moulded plinth and continuous sill string. Perpendicular windows to both nave and chancel, with sharply pointed heads and cusped panel tracery, the alternate lights ogee-headed, all with casement moulded jambs. At the E end, a huge 7-light window; 5-light gable windows to the transepts. A door in the N transept has a 4-centred head. The two-storey porch has a moulded outer open arch, the jambs splayed internally, and 2 chambers above lit from small 2-light windows, and an external door at first floor level on its E side. The inner door to the nave is moulded as the outer. The W door of the tower is deeply set and square headed; shields with quatrefoils in the spandrels. The label drops terminate in mitred heads. Three-light window over, also deeply set in casement mouldings and with a hood moulding. The tower has 2 upper stages, the top stage with 3-light bell openings with slate louvres on 3 sides. The crenellated parapets throughout, rebuilt during the restorations when the gargoyles were removed, have crocketed square pinnacles at the corners. The vestry, added to the N side of the chancel, is of 3 storeys, with an external stone stair on the W. A polygonal stair in the SE angle of the S transept provides access to the roofs. The tower has slate louvres to the bell openings and a cast lead roof covering.

The chapel of St Beuno lies S of the W tower, and angled slightly to the S of the axis of the church. Built of the same materials, but roofed with copper sheet. It is of 4 undifferentiated bays, with a moulded plinth and low wall string, and a further string at the base of the low-pitched crenellated gables. Large 5-light E window with sub-arcuate panel tracery, and similar 3-light side windows with supertransoms lighting the E end. Leaded glazing throughout. The W door has moulded jambs and head, set in a square opening interrupting the wall string, and has a label moulding with crouching beast terminals, and quatrefoil and mouchette spandrels. Small 2-light trefoil headed window at high level. Crocketed pinnacles on the square corner merlons. Lead downpipes and hoppers. The linking vaulted pentice has 1 narrow square-headed lancet placed centrally at each side, and an offset course at the springing of the vault.

Interior

The interior of the church is grandly spacious, with whitewashed walls and clear of fixed furniture. A later C15 roof of alternate hammer-beam trusses and moulded intermediate principal tie beams supporting the low-pitched roof supported by moulded purlins and ridge piece, with the intersection bosses carved with leaf and rosette motifs. The wall posts below the ties stand on stone corbels. Wide arches to the crossing, with triple roll impostes separated by hollow mouldings, rising to small circular capitals and the arch over with a bracket-moulded order. The crossing is stone paved, carried into the

transepts. Six C16-C17 trusses in Gothic style infilled with tracery above the tie beams, the end trusses arched over the heads of the transept windows. Two steps lead into the chancel, passing through a rood screen of 1531, much restored in 1940. The short chancel is of 2 roof bays, with further steps to the high altar. Whitewashed walls and stone paving. On the S side, a small arched piscina and triple sedilia with crocketed canopies.

The tower has a transverse oak bellframe with 3 bells. The tower roof contains some reused moulded timbers. Fittings: the chancel screen of 1531 has 3 bays either side of central doors. Bar-stop chamfered sill and moulded posts supporting the roof loft, mostly of 1940, with excellently carved bands of undercut oak swaying scrolls based on original evidence. The tower screen is a robust post and panel partition with the upper register of turned balusters. Three-plank studded door with a curved head.

Font: diminutive panelled step carrying a modern octagonal bowl of oak.

Organ: the gift of the Glynne family of Glynllifon, 1932, originally hand blown, with an end console.

Pulpit: c1700, octagonal and panelled, a scrolled beast on the top panel. In the chancel, fine choir stalls of c1500, 4 each side returning as 3 backing on to the rood screen. Small arms with carved head terminations and misericords supported on traceried brackets with leaf supporters. The book desks have linenfold panelled fronts between moulded muntins, poppy-head terminals, and facing into the axial passage, the Glynne double-headed eagle crests.

Glass: seven C19 roundels in the E window, the Glynllifon glass of 1540-1558 has been removed.

Monuments: in the chancel (a) Chest tomb in the NE corner. Shallow carved sides and capstone, carrying armorial bearings of William Glyn de Lleiar, knight, d.1609, the side panelling with quartered arms superimposed. Above, (b) William (Glynne de Lleuar) d.1609, kneeling in front of a reading desk, 7 children behind, set in a corniced panel, inscription between supporting consoles, and arms on a cartouche over; (c) White figured marble panel with pilasters supporting a broken cornice, putto on apron, to George Twistleton of Llyaer (m to the heir of William Glynne of Lleiar), d.1714, his sister added; (d) Black marble tablet by Spence of Liverpool, with white panel with cornice and acroteria, to the Rev Hugh Williams, vicar, d.1833. On the S wall (e) a black marble tablet with white marble inscribed panel and cornice, to Rev John Williams, d.1809. In the N transept, (f +g) two tablets of white marble on black slate, to John Williams, d.1877; (h) Solomon Williams, d.1848 a Methodist. Also various brasses of the Williams family of Brynaerau, and a Lleuar brass to William Glynne of Lleuar, d.1633 in a still medieval style. At the NW end of the transept (i) a ledger raised on square balusters, to George Twistleton of Lleuar, d.1667, carved with inscription and arms, another slightly raised ledger before it (j) to Rev Philip Twistleton BA, d.1700 with his sister, and (k) a further ledger slab on the floor under to a later William Glynne, d.1660, with his arms and inscription. In the S transept, set low on the wall, (l and m) 2 tablets to Elizabeth Williams of Nantcall, d.1760 and Thomas Williams, also of Nantcall, d.1794. Furniture: in a glass case, Cyff Beuno, the hollowed trunk chest of St Beuno, bound in iron in the C17 and provided with two locks. It was originally located at the E end of the chapel.

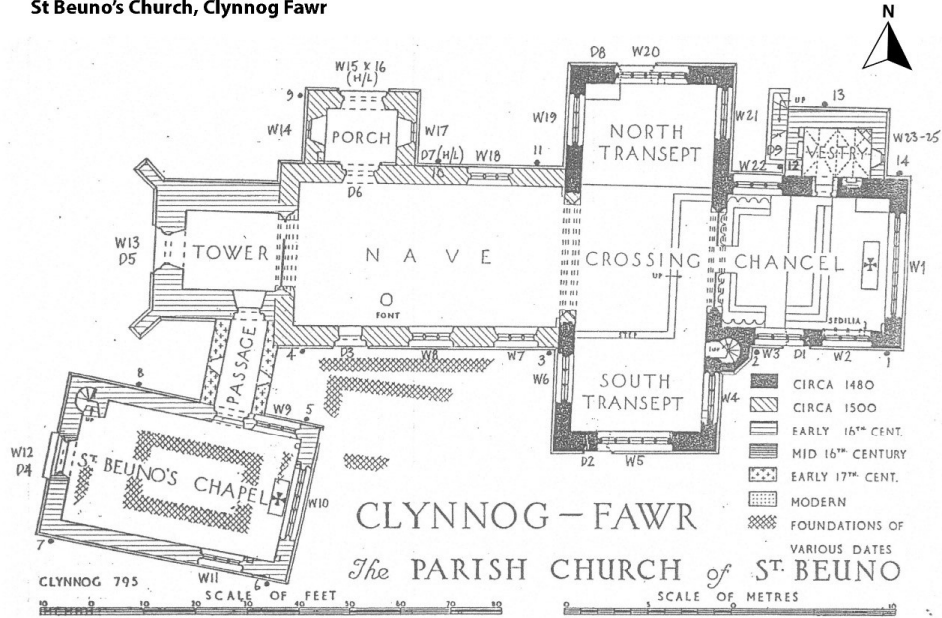
The Chapel of St Beuno is approached by an external passage from the tower, which was at one time used as the village lock-up. The plain walls corbel inwards to support the large slab ceiling, above which the vault is corbelled. Stone lintels at each end, and one small window each side. The chapel is of 4 roof bays, the trusses carried on wall posts on corbels. The walls are whitewashed and the floor stone paved. One step only differentiates the E end. A vice stair in the NW corner provides access to the roof. On the S wall at the E end a trefoil headed piscina, with an aumbrey in the E wall. Set in the floor the 'Maen Beuno' a boulder inscribed with a simple cross of C7-C9 date, found at Glan Beuno y Bont Newydd, where it had served as a boundary marker. The tomb of St Beuno was here until moved in 1793.

Reasons for Listing

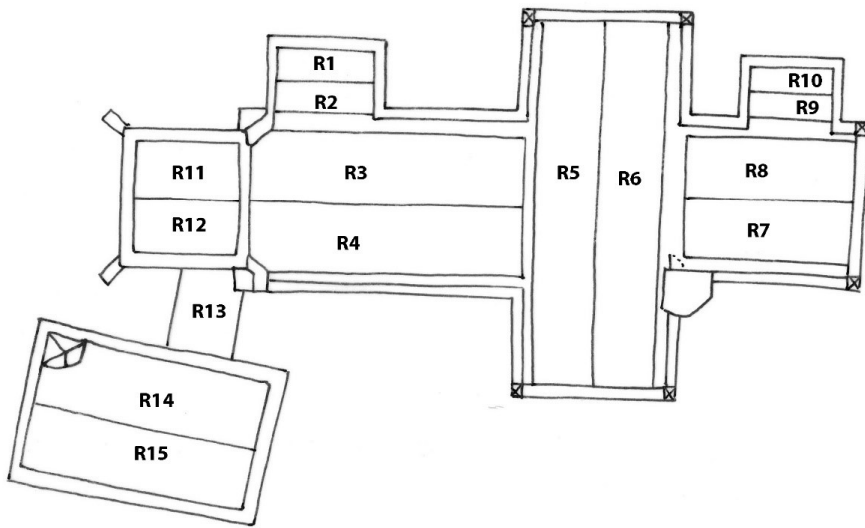
Included at Grade I as one of the outstanding late medieval churches of Wales, with its associated cult chapel. A building of highly sophisticated design, associated with high ecclesiastical patronage and wealth on account of it being the centre for a major pilgrimage route through N Wales.

7.1.3 Church Plan and Elevations

St Beuno's Church, Clynnog Fawr



Floor Plan



Roof Plan

7.1.4 Overview Photo (See further photos included at end of Quinquennial)



North view



East view



South view



West view

7.1.5 Detailed Comments

	Any repair works identified have been classified as follows:	
	<i>Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.</i>	A
	<i>Work to be prioritised over the next 5 years</i>	B
	<i>Significant Work between to be programmed in/budgeted for over the next 5-15 Years</i>	C
	<i>On-Going Maintenance Work</i>	D
	<i>Aesthetic/Decluttering Work</i>	E
	<i>Desirable but with no time frame. Works to improve accessibility, WC's, comfort.</i>	F
	<i>Costs provided are given purely as indicative, and in isolation of any enabling works required or associated access or scaffold costs required, for works to be completed, or any professional fees.</i>	
	External Inspection	
	Roofs	
	Configuration	
Chancel	Aluminum shallow pitched roof with folded upstand joints, which had been re-crimped 2012/13 (according to the last Quinquennial Inspection Report). Epoxy repairs have been applied in places to the folded arises along the edge of the roof, and this is a bit loose in areas. Turret tower leading to South Transept also aluminum.	
North-west porch	Pitched slated roof with clay ridge tiles and lead under cloaks, lapping with lead-lined parapet gutters.	
Northeast vestry	Pitched slated roof with clay ridge tiles and lead under cloaks, lapping with lead-lined parapet gutters.	
Nave, North & South Crossing	Roofed with lead and drains to a cast iron downpipe.	
St Beuno's chapel	Lead roof, and new lead roof to top of small chapel turret tower.	
Passageway	All rubble stonework with rounded, vaulted roof. Butter pointed in cementitious mortar.	
Tower	Low-pitched, lead roof is of some age with flat, welted joints.	
	Condition:	
Chancel	In the last QIR of 2013, it is noted rainwater is noisy on the aluminum roof and that it leaks inside the south wall. During our roof inspection on 25.04.22 we noted the condition of the roof here is reasonable, but with several repairs, and the details are very crude. The temporary repairs should be reviewed every year. There were number of concrete blocks placed on the south side of the chancel roof and we assume this is to help reduce noise. The abutment between the chancel (aluminum) and the nave (lead) is loose and there will always be unsatisfactory differential movement. This extends both sides to the north and south transept returns, and the turret tower leading to the south transept is also in aluminum.	
North West Porch	All appears in good condition generally, no slipped slates and bedding to ridge tiles and pointing to apron flashings to the abutment with the east wall eroding slightly but no concerns generally.	
North east Vestry	Slipped slates were visible on the north slope when viewed from north transept roof. Another slipped and broken slate on south slope of the vestry roof. Bedding to the clay ridge tiles is very eroded and are assumed to be loose. Lead flashings are of more substantial construction than elsewhere and have been repointed in places.	
South & North Transept, and Crossing	Understood to be recently repaired, upstands and parapets repointed, also repointed to the south transept above the	

	<p>windows. Overall, the leadwork to the north & south transept appears in good condition (including abutments and valleys/gutters).</p> <p>There is one area to the south-east corner of the transept where vegetation has become so significant, it has grown <u>under</u> the lead and is lifting it. Internally, there is water damage below in this area to structural timbers.</p> <p>The Georgian wired glass door at the head of the south transept turret has shattered and should be replaced for something with better longevity. The timber frame is decaying slowly and would benefit from decoration and repair. Cementitious pointing and render around the jambs and head. The aluminum roof is very poor in the corner adjacent to the turret, and the mortar has washed out to the full width of the wall with vegetation growth ongoing.</p>	
Nave	The lead roof is in good condition. Apron flashings and the backs of parapets have been well pointed in generally, but with some areas that need to be reviewed.	
St Beuno's chapel	Lead roof, more recently renewed and in excellent condition, as is the small lead roof to St Beuno chapel turret.	
Passageway	The stone roof to the chapel passage appears to be reasonably satisfactory, though the parish note that rainwater gets in when it rains hard. The stone surfaces supports soft vegetation and the pointing is beginning to crack. Abutments with the tower and St Beuno Chapel are heavily flounced with mortar. Cementitious mortar is beginning to fracture, and the roof fabric build up and assessment of water ingress should be given full detailed review following period of heavy downpours to assess best conservation approach to follow.	
Tower	Access to the top of the tower was not possible (the lock was fixed shut with rust) and so the notes relating condition need to be reviewed again. The previous Quinquennial Report of 2013 noted the leadwork is cracking at joints and folds and has been repaired with patches. Open flashings appear of similar age to the roof coverings and are fracturing, generally mid-length. The previous notes specially point that the existing roof / careful welded repairs should be retained to prolong the life of the roof, but these were 'very urgently required' in 2013. It is unknown as to whether these were carried out or not.	
	Recommendations:	
7.1.4.1	Chancel – Aluminum roof above the chancel should be replaced with lead , with longevity more befitting with the significance of the church. If this is not possible within the next year, the upstands and loose details should be reviewed every year (in poor weather) to check if there is water actively seeping in, and if temporary mastic repairs are effective. It is understood the roof has been repaired to the South parapet abutments in more recent years since the Quinquennial of 2013, however it is assumed these works were only temporary. This needs a full replacement.	B
7.1.4.2	North & South Transept, and Crossing: Redress the leadwork to the south-east corner of the transept and allow to re-dress the whole south parapet upstand. Remove all vegetation. Replace the aluminum roof to the turret, repoint all stonework below (with an allowance for grouting), and overhaul (or replace) the modern glazed door.	B
7.1.4.3	North west porch & north east vestry: Re-hang all slipped slates, rebed ridges and repoint abutments.	B
7.1.4.4	Passageway: Allocate a full condition review and appraisal of how any water ingress mechanisms work and assess the impact of how this can be controlled.	B
7.1.4.5	Tower: Allow for access to top of tower to further assess repairs required to leadwork. Assume a contingency for lead repairs and scaffold, until otherwise inspected to confirm.	A

Rainwater Goods, Gutters and Downpipes		
	Configuration:	
	Cast iron rainwater goods throughout the body of the church. Lead to base of St. Beuno's Chapel.	
	Condition:	
	These generally appear in good order and are well decorated with general maintenance and repainting required in areas / resealing / refixing.	
	Some rainwater pipes need attention, particularly to the north. There are some which have more significant vegetation growth, associated staining to masonry (and do obviously leak) - for example R13, R14.	
	Lead hoppers with overflow chutes appear in good condition. But the gulleys are generally all blocked.	
	Some lead downpipes replaced with aluminium shoes in areas (R5 – 8, and 10) and it is assumed this is to avoid lead theft. These perform well, but look odd.	
	The downpipe to the north-west corner of the north porch empties onto adjacent ground and runs back down towards the north-west corner of the tower and onto the gravel path. This should be remedied.	
	Tower roof – Not possible to access the tower roof, but the previous Quinquennial notes that the shallow stepped parapet gutters are ponding, and trap debris which should be cleared, to discourage rainwater from tracking behind. On the basis that no remedial work has been carried out, then improvements to these details should be further investigated. Apron flashings are secured with cementitious mortar fillets but these are beginning to decay and repointing was required at the time of inspection.	
	Recommendations:	
7.1.4.6	All northern elevation downpipes require overhauling and maintenance. The north-west gulley needs to be reformed or rebuilt to avoid water runoff.	B
7.1.4.7	Re-paint and re-seal all gutters and downpipes and include for clearing all high level lead lined gutters at roof level (including on the chancel and nave roof, and on the tower roof).	B
7.1.4.8	Access to Tower Roof to be provided to check condition.	A
Gulleys , Drainage		
	Configuration:	
	Concrete lined open channels to feet of walls, stoned / pebbled finish to surrounds. Generally laid to falls and run to pits / holes (but unsure where these terminate).	
	Condition:	
	Many areas of vegetation, especially to gutleys.	
	Below ground drainage channels to vestry and north returns blocked. Areas of significant vegetation growth and buildup of debris and soil here.	
	Significant vegetation growth to south of site, especially adjacent to passageway (either side). Although area below passageway itself appears to be clear to its underside, on inspection.	
	Drainage channel runs along south and east elevations of St. Beuno's Chapel. This is in good condition but the outlet at the south-west corner of the church has collapsed.	
	Retaining walls, where the churchyard is at higher level than the church wall feet, these areas are well pointed with cementitious mortar around St Beuno's Chapel. Retaining walls adjacent to the body of the church are formed of dry walled river pebbles. Stones are falling out and localized repair is required, along with removal of vegetation growth. Some stones to the heads of these walls are loose and should be checked. Check the areas between St. Beuno's Chapel for continuing loose copings in areas where ground unstable.	
	Recommendations:	
7.1.4.9	Clear all blocked gutleys and channels and areas of significant overgrowth and vegetation. Install new grilles where this can be	B

	done. Pebble lined, concrete, drainage channels are heavily silted to the west of the culvert. Unblock grilles and remove debris build up	
7.1.4.10	Improvements to drainage at and below ground level should be reviewed holistically, and in poor weather, especially in the area adjacent to the Passageway.	B
7.1.4.11	Allow a contingency for localized rebuilding and repointing to retaining walls and for stabilizing any loose stones to the tops of walls.	B
	Tower - Bell chamber	
	Configuration:	
	Not able to access. Rusty lock / catch.	
	Condition:	
	Not able to access without fear of damaging door permanently. It appears there is staining to the walls at the ground level to the tower, although it is understood the cause of this was a blocked gully, which we understand has been addressed and remedied very recently. Nonetheless, this area should be reviewed as part of this survey to confirm our recommendations.	
	Recommendations:	
7.1.4.12	For access purpose, the lock needs to be broken off and a new secure latch and lock to be secured for future access and inspections to maintain.	A
	External Walls	
	Configuration & Condition:	
	Generally, all pointing is raised, strap pointing, and it is very hard (to the east, north and south elevations particularly). However, this is superficial, and the mortar is soft underneath, generally loose, and the hard pointing was easy to remove on trialling with a small hand trowel. The west elevations are generally better, with exception to the base of St. Beuno chapel's wall which needs repointing.	
	The passageway is covered elsewhere and should be considered integral with any treatment for its masonry roof.	
	The pointing around area D2 in the south is hard and should be removed, to avoid damage to softer sandstone specifically here.	
	The turret to south transept has voids and areas of significant vegetation growth at high level.	
	Tower buttresses (especially to the west) have hard cementitious pointing. This is causing damage to the stone. This needs to be reviewed as an ongoing concern to see if the cracking is incremental.	
	Generally to all ground level perimeter areas of stonework, adjacent to pathways, and adjacent to areas of splash back from hard surfaces, there are areas of missing mortar and voids, that require repointing.	
	Repointing of chancel and nave generally, is of relatively low priority but there are focused areas that require attention. Mortar joints to the string course, and especially at parapet level should be prioritized where it is causing concern (covered elsewhere).	
	Recommendations:	
7.1.4.13	Plinth and string course mouldings should be repointed throughout the whole of the church. There is no great urgency for repointing all walls, as the cement pointing is mostly superficial. But consideration should be given to some areas, for example, the repointing of St. Beuno's Chapel, the passageway, turrets at high level, as well as adjacent to area D2, to the buttresses to the north and west, etc – a contingency should be allowed within this survey as a first phase of more urgent repointing works.	B
7.1.4.14	The east and north transept and north chancel walls require localized repair at high level and removal of vegetation in areas identified as concerns. St. Beuno's Chapel also has areas of vegetation growth which needs to be removed.	B

	High level stonework / parapets / dressed stonework	
	Configuration	
	Stone parapets with lead dressings to nave, chancel, transepts, porches, also to St. Beuno's chapel. Corner stone finials eroded.	
	Condition:	
	Stone parapets appear generally stable from ground level but were checked from roof level and found to be more compromised in areas. A schedule of repairs should be carried out specifically to address the consolidation of high-level finials / parapets, especially mindful of water ingress within the transepts and to roof timbers. Hard pointing employed during the latest phase of recent works, and these areas now have voids / have cracked, and need to be raked out and repointed. The mortar used may have been a hard NHL lime, but use of a softer hotmix should be considered. Only 2 parapets / finials need urgent review (to the porch above W17, and above W20 to the north transept). The finial above W20 needs to be taken down and rebuilt / the dowels to be checked, and advice may be required from a structural engineer.	
	Parapets look sound to the south, but with areas of cracking to the top of turret to the south transept, and to the south transept and nave, also the north east corner of the north transept. All parapets and finials should be checked with a stonemason for stability (applied with moment / force) as there are many cracks.	
	String course below parapet above W19 needs reprofiling, to help shed water / avoid damage to stone fabric below.	
	To the top-level east of St. Beuno's Chapel, vegetation needs to be removed and the area needs repointing. Check the parapet stability with a stonemason, the string course appear to have a lot of vegetation growth, and this looks to have destabilized the south course, and there appears to be many voids visible from ground level review to the external face. The finials to the south and west of the chapel are sound, but there is a crack / vertical joint which may require some masonry stitching. The parapets to the Chapel are pointed with a crude hard mastic, which is very poorly applied.	
	To the base of the tower, just above the passageway to the west, is a flat area of roof (quite easy to miss) and this is a real collection point for water within (staining visible internally, with threat of rot to the roof timbers visible from ground level review). This area needs to be locally reformed to steer water away from collecting here, built up locally with stone to falls and flaunching.	
	It was not possible to access the top of the tower, but some areas look frail and with lots of vegetation growth. These include to the top of the tower parapets to the west, also to the north and above the porch (W15/W16). These should all be further investigated, and access facilitated to review in further detail. The previous Quinquennial notes there are heavily eroded coping stones with cementitious mortar and saturated parapet walls. We understand that all repairs have been carried out to the top of the tower since the last Quinquennial Inspection, but regardless of this, we feel it essential that this be further investigated for purpose of concluding our review of significant risks on this site.	
	Recommendations:	
7.1.4.15	High level access to the top of the tower to be arranged priority to establish the condition of finials, parapets and coping stones.	A
7.1.4.16	All high-level parapets and finials above nave and chancel to be inspected in detail by a conservation architect with a mason to agree an appropriate repairs strategy. A schedule of works should be put to hand for repointing and stabilization. The prioritized areas to test include above south transept turret, area to southeast corner of the south transept, to the northeast corner of the north transept, to the southeast of the chancel and northwest corner. Also above W17 and W20. These areas have all been reviewed in outline on the roof, and need to be scheduled for repair in parallel with a scope of repointing to areas of voids. Ferrous iron fixings will need to be removed, together with some very localized and limited rebuilding, although justification may be difficult to establish where the fabric is ancient. Propping may be more suitable as a conservation approach, and it is recommended these works be reviewed with the Diocesan Advisory Committee.	A

Windows (External)	
<u>Configuration & Condition</u>	
Many of the sandstone window mouldings in the church have been repaired with cementitious mortar, and this is unfortunate.	
Many window mullions and mouldings have fractured as a result of rusting saddle bars expanding. Repair is urgently required in many places, to ensure that fractured stonework does not fail and in a small number of cases to stabilise mullions where fractures are visible internally and externally. All windows should be carefully inspected to establish the extent of fracturing. Some further detailed notes are covered below.	
Leaded lights generally appear in fair condition. There is buckling to the very large lights. Putty appears to be in fair condition but with some broken lights in places. Most windows have their cills protected by lead aprons. Inspection of all leadwork, reputtying and installation of condensation grooves should form part of works to each elevation, as and when repairs are carried out to adjacent stonework.	
W1 – Looks in good condition from ground level externally, with no major repairs required only a few areas of repointing to mullions. Internally, blown ferramenta bars to side of mullions and cracked glass.	
W2 - Internally, blown ferramenta bars, green staining to mullions and flaking plaster. Externally, a vertical crack visible to top of mullion running upwards but the window stonework is generally sound.	
W3 - Internally, blown ferramenta bars, and crack to glass pane. Externally, there are staining to top of mullions with some minor open joints. Crack to bottom mullion and vegetation to remove.	
W4 - Internally, blown ferramenta bars. Externally, a number of new mullion sets to top, but still some areas of delamination and voids to the base. There are a couple of open joints.	
W5 – Internally, green staining and flaking paint to window surround. Blown ferramenta bars to both cill and mullion upstands. Externally, some vegetation in open joints, but generally good.	
W6 – Internally, green staining to cill and central mullions. Blown ferramenta bars, flaking plaster and ferrous ferramenta bars and cracked glass panes. Externally, generally good, some repointing to mullions required.	
W7 & W8 - Internally, green and dark staining to window reveal. Blown ferramenta bars. Externally, all good but with hard cement mortar repairs to top of W8 which should be removed.	
W9 – This is an odd window, with tile repairs and previous plastic mortar repairs looking a little crude (although all soft).	
W10 – open joints to mullions. Leadwork buckling and vegetation to cill. Repoint areas of open joints.	
W11 – open joints to mullion and vegetation growing in joints. Check with mobile scaffold areas of timber subframes, and soft infill. Assume base rail to be replaced.	
W12 – From ground level, the window generally in good condition, mullion hood is weathered but looks in sound condition with no cracks visible from ground level. The hood could do with a lead dressing to help shed water. Check the timber subframe.	
W13 – Generally good, but leadwork ferrous. A number of new stone mullions to top of window, some open cracks to mullion.	
W14 - generally in good condition.	
W15 - generally in good condition.	
W16 - generally in good condition.	
W17 – generally in good condition.	
W18 - Internally, blown ferramenta bars and green staining, dark staining to window moulds and missing mortar to mullion. A few cracked panes.	
W19 – All joints in mullions with voids, but stonework all sound. Internally, blown ferramenta bars and cracked pane.	
W20 - Looks generally sound but with voids to pointing above and strong course. Internally, there is a crack running down vertically from cill to top of D8. Blown ferramenta bars.	

W21 – Lots of sandstone splitting and split reveals, with delaminating / broken mullions that need piecing in. Top hood moulding need repairs and repointing. Several large open joints. Internally 3 blown ferramenta bars, this has caused a vertical crack running down from cill. Cracks to glass panes, blown ferramenta bars to side of mullions and cill has green staining.	
W22 - Externally a vertical crack is running up from top of window to parapet. 3 blown ferramenta bars and open joints to mullion. This window needs a closer review.	
W23 – 25 - Window W24 (mid-height). Sub-casement looks very ferrous. W25 has plain glass replacements.	
W26 – 27 (Passage) Cement flounced to W27. Crack pane to both W26 & 27. This is unfortunate.	
Recommendations:	
A detailed schedule of repairs for the windows should be carried out, as the works are substantive and require review on a detailed window by window basis. Ferrous ferramenta bars are a problem internally, more so than the need for external repairs, although there are areas of concern, as noted.	B

7.1.4.17

Doors	
Configuration & Condition.	
D1 – Arched timber herringbone patterned door. Ironmongery latch is rusty and there are dark staining to top of mullion. Internally – Old oak wide paneled door with iron studs with ironmongery. Generally in good condition.	
D2 (South transept door) - painted timber. Externally - Arched door vertical timber paneled door with iron braces and studs painted. Paint is flaking. Internally – Historic wide oak horizontal paneled door with iron studs and ironmongery. Bottom rail needs replacing, allow to overhaul, strip all ironmongery and repaint.	
D3 - Timber – External door - vertical timber board with iron studs and iron door handle. Timber strip to base of door is fading, and this along with the ironmongery need refinishing. Stone mouldings are heavily eroded and the sandstone dressings are suffering from delamination. Plastic mortar repairs required.	
D4 – Door to St. Beuno's Chapel - Large wide timber panelled door with smaller door opening. Wrought iron braces and ironmongery. Some wear to base of door, just needs sanding down and refinishing. Sandstone directly above door cracked. The ironmongery is wrought and significant.	
D5 – Door to Tower - Large wide timber paneled door with previous splice repair to bottom, needs refinishing. Sandstone needs plastic mortar repairs and is very frail with open joints. The doorway and stonework needs careful review and an independent schedule of repair. The abse of the doorway needs repointing. Ironmongery – assumed this door is only opened from internally.	
D6 - North Porch - Moulded stonework to inner and outer doorways, mullion opening has a vertical crack but window surrounds and leaded lights to the whole of the porch and room appear sound (and are well protected). The main external door into the church is in good condition, although redecoration of ironmongery would benefit.	
D7 – Door to room above the porch – timber stair in very poor condition. The significance of the timbers should be checked, and then replaced / repaired. Previous steel repairs carried out.	
D8 - North transept door, which provides wheelchair access. The ironmongery is ferrous, and the base of the door needs to be refinished / rewaxed. Stonework needs repair and repointing, as they have been previously repaired with a hard mortar and it is delaminating to the base of the hood moulding on right hand side.	
Vicars Vestry D9 - external door is in good order, but would benefit from restaining within the quinquennium, especially as algae is beginning to grow on the outer surface.	
Door to timber screen to Tower – Oak paneled vertical door with iron braces and studs. In good condition.	
Door east to south transept to access gallery / turret – solid pine	

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	door in good condition. Green staining to stone base off this door.	
	Door to gallery – Old narrow pine paneled door with iron strap brace in good condition.	
	Tower passage door – Wide timber door with ornate iron strap braces in good condition.	
	Door from Chapel to passage – wide oak paneled door with iron strap braces and iron handle, generally in good condition.	
	Vestry door – Oak paneled door with iron strap braces in good condition.	
	Tower door – (accessed from nave roof) Timber door, in very poor condition. Timber worn, lock had rusted and unable to open.	
	Recommendations:	
7.1.4.18	Tower door –Need to replace lock. Covered elsewhere.	A
7.1.4.19	A detailed schedule of repairs for the doors and stonework associated to reveals and lintels should be carried out as the works are substantive and require review of works on a window-by-window basis.	B
	Church Yard and Environs	
	Configuration	
	churchyard is the responsibility of the Community Council. Paths inside the churchyard are of gravel and in fair condition. The great advantage to this finish is that a reasonable grip is provided, although the loose areas of gravel could be removed in areas to improve ambulant and non-ambulant disabled access.	
	The churchyard is completely bordered by rubblestone walls, and Pointed mostly in cementitious mortar.	
	Condition:	
	The churchyard is well tended, and work has been carried out to keep weeds and woody growth under control.	
	Headstones should be tested for stability on a one-by-one basis, although mostly they appear stable. The larger and various many table tombs are overgrown and collapsing in several areas.	
	The small slate roofed building to the far west of the churchyard is in poor condition but could be re-purposed for storage or investigated further for installing amenities such as toilets.	
	Recommendations:	
7.1.4.20	A long-term maintenance plan for control of vegetation, and for the maintenance of walls and pathways should be put to hand as an independent study.	B
7.1.4.21	We understand the Diocese are interested to further review re-use of the roofed buildings to the west of the Chapel and a suitable contingency should be included for this.	F
	Lychgate	
	Configuration:	
	Walls throughout are repointed in strong, cementitious mortar.	
	Condition:	
	Torching to the underside of slates is cracking, but all appears relatively stable, and no action is currently advised.	
	A fracture is noted in the centre of the north wall. Cobble stones at the junction with the perimeter walls are beginning to collapse locally also. This should be further reviewed over the next years by a structural engineer to control any ongoing issues.	
	Recommendations:	
7.1.4.22	We understand the parish is concerned specifically about the safety of the floor in this area and would like to review the lychgate, to consider how it could be made more comfortable for users and for consideration of the gates. A detailed schedule of works for stonework needs to be considered in line with a structural engineer's counsel.	A

	Internal	
	Roof Structure – Ceiling	
	Configuration:	
	Tudor low pitched hammer beam roof structures with moulded principal rafters purlins and intermediate rafters, and wide planked ceilings to the body of the church and chancel	
	Condition:	
	Appear in variable condition from ground level, and with some areas of concern listed below which should be accessed in closer proximity with a local / mobile tower scaffold or platform lift.	
	From ground level inside, the posts supporting the truss at the southwest corner of the nave should be investigated, where rainwater runs past the roof timbers, leaving staining which runs down the height of the nave walls. Staining may be historic, but these timbers should be investigated as a priority as there is a localized area of water pooling above here (covered elsewhere). The timber posts are showing signs of rot. This area needs to be inspected externally, and internally, to check and specify works.	
	There are cracks above the porch internally to the northwest corner of the nave, and these need to be reviewed in closer proximity. This is a peculiar construction, and we wonder is the wall above the porch area rebuilt (looks like 100mm concrete block?). Structural restraint should be investigated further.	
	Low pitched king post trusses with gable hammer beams to the crossing, north and south transepts appear in overall stable condition from ground level but inspection at high level is critical. There are cracks to the north transept at the northeast corner, also areas of staining to the south transept, which parallel areas where there are parapets and finials externally with voids and areas of localized rebuilding that need to be carried out.	
	Beuno chapel northwest corner is understood to be historic staining. Top of tower stair area still has vegetation growth, but the lead on the roof in this area is renewed recently, and it appears this is superficial internal staining, that should be cleaned after a period of drying-out has passed within this area.	
	Recommendations:	
7.1.4.23	Allow to inspect the roof ceiling timbers in parallel with areas of rot and degraded parapets as a matter of priority, especially focusing on the north transept, the south transept, and the southwest corner of the nave. All decorative timber mouldings to be inspected for security and a photographic record taken at the same time. All wall plates to be checked at the same time.	A
	Floors	
	Configuration	
	The church is covered with large, hard stone slabs, with steps leading up to the south transept and chancel, with further steps within the chancel itself. All are flush pointed with cementitious mortar but appear in sound condition.	
	Condition:	
	Flagstones understood to suffer from condensation and salts emerging through the hard joints. Flagstones are spalling in areas.	
	Recommendations:	
7.1.4.24	Repoint areas with voids and gaps in floors, replace cementitious mortar with a softer lime.	C
	Passageway	
	Configuration:	
	Stone slabs and rough stone vaulted ceiling and walls butter pointed with hard mortar and stained.	
	Condition:	

	Local flagstone floors understood to be damp and the parish advise this gets very wet in <u>heavy rainfall</u> . This needs to be reviewed under such conditions, to help establish reasons why.	
	One of the stone slabs supporting the ceiling at the south end of the passage has started to delaminate. The stone should be inspected to make sure it is stable, but the assumption that no works are required immediately.	
	Stonework to this doorway is covered with staining and salts which appears to have come down from the tower walls. Unable to confirm if this issue is historic, or still active without further access to the tower.	
	Recommendations:	
7.1.4.25	Cross-ventilation should be provided to the passageway by replacing all or part of the leaded lights with metal mesh. Continue to assess. See notes elsewhere relating drainage, and walls / tower access.	B
	Walls	
	Configuration:	
	The church interior is butter pointed at low level and plastered at high level to the transepts and crossing and chancel.	
	Condition:	
	St Beuno's Chapel, there are green staining locally to many areas, for example to top of W9 and to top of turret. On west gable wall, plaster flaking at high level and above door 4.	
	All walls and reveals appear in good general condition with localized areas of staining and damp related to external issues (covered elsewhere relating the roof and parapets). Areas of particular localized staining are: <ul style="list-style-type: none"> • The tops of walls adjacent to leaking parapets. Abutment flashings and parapets must be attended to in these locations before internal remedial works carried out. • The north-west and south-west corners of the nave. • The north and south transept walls at high level. • The base of the tower and junction to the passageway. • St. Beuno's Chapel walls. The first stage in addressing these problems is to attend to pointing and roof abutments, to the walls above.	
	Salts in many areas are forming on the wall surface rather than behind the limewash, indicating that the porous limewash is working well and not trapping moisture within the wall itself. It may be worth installing weep holes in the base of the south chancel wall and elsewhere, to assist in drying out, where water collects around the joints of the large boulders which form the wall bases.	
	It may be necessary to address these areas in more localized significant areas of decorative stonework, such as within the chancel, high-altar area, to the southeast arcades to control the saturation and care for the more friable stone fabric locally.	
	Recommendations:	
7.1.4.26	The first stage in addressing the above problems is to attend to pointing and roof abutments, to the walls above. This is covered elsewhere.	-
7.1.4.27	It may be necessary to address some more localized significant areas of decorative stonework to affected walls, such as within the chancel, high-altar area, to the southeast arcades to control the saturation and care for the more friable stone fabric locally. Poulting might be considered, to reduce potential damage to the carved stonework. This area should form a focused scope of conservation.	B
	Monuments	
	Configuration:	
	See Listing description. The church has an intruder alarm outside the west doorway. The vestry, base of the tower and St. Beuno's	

	Chapel are always kept locked.	
	Condition:	
	No detailed condition notes were taken as part of this inspection, but the following observations made in a general review;	
	Base to small font fractured. Potentially caused by rusting dowels.	
	The stone laid on the floor to the north-west corner of the north transept has fractured. The legs to the adjacent table monument are green with algae.	
	St Beuno's Chest lies within a glass case and appears in stable condition, albeit having suffered from wood boring insects attack in the past. Conditions inside the case appear unmonitored.	
	The arcade to the south of the chancel is damp and experiencing green algae, salts on the limewash and stonework. The adjacent wall monument appears in fair condition with no visible evidence of rusting fittings, although the wall appears damp.	
	Carved decoration to the tomb chest are deteriorating, and damage may be may be caused by damp in this area and previous hard mortar repairs.	
	Monuments fixed to the walls of the chancel suffer from damp and delamination.	
	Recommendations:	
7.1.4.28	Remedial works to high level parapets and roof will help issues and dry out fabric with time, but a conservator's report should be obtained, on the condition of all significant monuments within the church interior. All hard mortars should be removed and replaced with softer materials. The conservator's report should include for commentary on whether St.Beuno's chest should be monitored within the case.	B
	Fixtures and Fittings	
	Configuration:	
	See Listing description. The church interior is kept in clean and is uncluttered.	
	Condition:	
	No detailed condition notes were taken as part of this inspection, but the following observations made in a general review;	
	Furniture and fittings are in good general condition.	
	The screen at the base of the tower from the body of the church appears in fair condition and has been previously repaired with scarfed timber ends but the base is suffering from water damage and needs to be reviewed. Forming a gap with the floor may help.	
	The pulpit has suffered from damage from insect / chemical damage in the past but appears in fair condition.	
	The choir stalls, their pew platforms, and canopy all appear well cared for and in good condition.	
	We understand the organ was last inspected in July 2013. Some works were advised and are referred to within the last Quinquennial, but we do not know what these works were and do not hold a copy of this report.	
	Recommendations:	
7.1.4.29	A conservator's report should be obtained on the condition of all significant fixtures and fittings within the church interior.	
	Heating, Lighting & Electrical Installations.	
	Configuration:	
	No heating understood within the church. Portable gas heaters within St. Beuno's Chapel.	
	Electrical lighting and installation noted, no test certificate seen.	
	Natural lighting sufficient to most areas, except passageway which is quite dark (there is an electrical temporary setup).	
	Condition:	
	Lighting known to be last tested in July 2013, with	

	recommendations made / understood to have been carried out.	
	No heating installation in the church and few services held in church nave / chancel during winter. Gas heaters used in St. Beuno's Chapel. Fire and condensation risks.	
	Recommendations:	
7.1.4.30	Anticipating a domestic / single phase supply of electricity, and if additional lighting / heating is to be provided, the provision of a new mains supply may be required. Allow a contingency for consideration for improved comfort to be further assessed.	F
7.1.4.31	Electrical testing overdue.	A
	Fire Fighting Equipment	
	Configuration:	
	Water fire extinguisher noted in tower behind timber screen.	
	Recommendations:	
7.1.4.32	It is essential that the fire extinguishers are assessed by specialist providers and serviced every year. These need to be checked regularly for use or damaged, and to ensure they have not been moved from where they should be kept.	A
	Lightning Protection	
	Configuration:	
	We understand the lightning conductor may not have been tested in the last 20 years.	
	Recommendations:	
7.1.4.33	A lightning conductor test should be carried out to check for any recommendations.	A
	Access to Churchyard	
	Configuration:	
	Street parking to south-east of the church. Wheelchair access up to and through the churchyard is difficult.	
	The route from the south gate is steep as is from the lychgate, with areas of cobbles. Once inside the north gate, a short, wide, semi-bound gravel path to even gradients leads to the north transept doors, which has been altered to provide improved wheelchair access to the church. Paths that lead to the main north porch and west doors and the doors to St Beuno's chapel, are all stepped.	
	Once inside the church, new ramps at the north transept door and at the step into the crossing provide wheelchair access into the body of the church. A handrail has been installed to ease access up the two steps into the south transept. A ramp would be of further benefit.	
	Steps up to the north and south doors of the passage preclude access into St Beuno's chapel, as they do to the first floors above the vestry areas and porch.	
	Sound amplification and induction loop systems understood to be present in the church but not in the chapel.	
	Condition:	
	Variable, and dependent on the maintenance of the paths.	
	Recommendations:	
7.1.4.34	In the longer term, installation of a smoother access could be considered. It would be useful to carry out a more detailed access audit for full consideration and review of options as we understand the parish wish to improve access to the church.	F

7.1.6 Summary of Repairs and costs – St Beuno, Clynnog Fawr

Sum of Cost				
Priority	Church	Item	Recommendation	Total
A		7.1.4.5, 8, 12, 15, 18.	Tower: High level access to the top of the tower to be arranged as priority to establish the condition of finials, parapets and coping stones. Allow to further assess leadwork. Assume a contingency for repairs and scaffold, until inspected to confirm. Replace lock.	2,500.00
		7.1.4.16	Inspect all high-level parapets and finials above nave and chancel in detail. A schedule of works should be put to hand for repointing and stabilization. Prioritized areas to include above south transept turret, area to southeast corner of the south transept, to the northeast corner of the north transept, to the southeast of the chancel and northwest corner. Also, above W17 and W20. These areas have all been reviewed in outline on the roof and need to be scheduled for repair in parallel with a scope of repointing to areas of voids. Ferrous iron fixings need to be removed, together with some localized and limited rebuilding, although justification may be difficult to establish where the fabric is ancient. Long term fixed propping may be more suitable as a conservation approach (recommended these works be reviewed with the Diocesan Advisory Committee).	10,000.00
		7.1.4.22	Review the lychgate floor, to consider how it could be made more comfortable for users and for consideration of the gates. A detailed schedule of works for stonework to be considered in line with a structural engineer's counsel.	2,500.00
		7.1.4.23	Allow to inspect roof timbers in parallel with areas of degraded parapets. Inspect all significant decorative timber and a record taken at the same time. Check all wall plates. Allow contingency for mobile scaffold, for some minor repairs and a timber report.	12,500.00
		7.1.4.31	Electrical testing overdue.	250.00
		7.1.4.32	Fire extinguishers to be assessed.	250.00
		7.1.4.33	Carry out a lightning conductor test.	250.00
A Total				28,250.00
B		7.1.4.1	Chancel – Aluminum roof above the chancel should be replaced with lead. This needs a full replacement.	15,000.00
		7.1.4.2	North & South Transept, and Crossing: Redress the leadwork to the south-east corner of the transept and allow to re-dress the whole south parapet upstand. Remove all vegetation. Replace the aluminum roof to the turret, repoint all stonework below (with an allowance for grouting), overhaul (or replace) the modern door.	5,000.00
		7.1.4.3	North west porch & north east vestry: Re-hang all slipped slates, re-bed ridges and repoint abutments.	500.00
		7.1.4.4, 25.	Passageway: Allocate a full condition review and appraisal of how any water ingress mechanisms work and assess the impact of how this can be controlled. Allow a contingency for repairs and cross-ventilation by replacing leaded lights with metal mesh.	2,000.00
		7.1.4.6, 7, 9, 10.	Re-paint and re-seal all gutters and downpipes and include for clearing all high level lead lined gutters at roof level (including on the chancel and nave roof, and on the tower roof). The north-west gully needs to be reformed or rebuilt to avoid water runoff. Unblock grilles and remove debris build up. Install new grilles where possible.	1,500.00
		7.1.4.11	Allow contingency for localized rebuilding / repointing to retaining walls and for stabilizing any loose stones to the tops of walls.	500.00
		7.1.4.13, 14.	Plinth and string course mouldings should be repointed throughout the whole of the church. Consideration should be given to some other areas, for example, the repointing of St. Beuno's Chapel, the passageway, turrets at high level, as well as adjacent to area D2, to buttresses to north and west, etc – a contingency should be allowed within this survey as a first phase of more urgent repointing works. Allow for scaffold / access.	25,000.00
		7.1.4.17, 19.	Allow for developing a detailed schedule of repairs for the windows, doors and associated reveals and lintels. Ferrous ferramenta bars are a problem internally.	15,000.00

		7.1.4.20	A long-term maintenance plan for control of vegetation, and for the maintenance of walls and pathways should be put to hand.	500.00
		7.1.4.27	Allow for some more localized significant areas of decorative stonework internally, such as within the chancel, high-altar area, to the southeast arcades to control the saturation and care for the more friable stone fabric locally. Poulting might be considered, to reduce potential damage to the carved stonework.	1,000.00
		7.1.4.28, 29.	Remove all hard mortars to significant monuments and commission conservator's report, incl. St.Beuno's chest.	1,000.00
B Total				67,000.00
C		7.1.4.24	Repoint areas with voids and gaps in floors, replace cementitious mortar with a softer lime.	500.00
C Total				500.00
F		7.1.4.21	Review re-use of the roofed buildings to the west of the Chapel, allow a suitable contingency for general repairs and services.	25,000.00
		7.1.4.30	Allow for the provision of a new mains supply, with a contingency for an improved heating system to St. Beuno's Chapel.	15,000.00
		7.1.4.34	Allow a nominal contingency for installation of improved access to the church (to be discussed further, after a more detailed access audit has been carried out).	10,000.00
F Total				50,000.00
Grand Total				145,750.00