

# Bro Celynnin

## Ezra Report

Management and Maintenance Plan for Period 2024 - 2029



Image: St Celynnin Church, Henryd.

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# 1. Introduction

The purpose of this report is to outline the necessary work to continue use of the buildings of the Ministry Area over the next five years with a general indication of more long-term issues. It is the intention of this report to be clear and concise, and to be understandable to the lay person. The report does not include a specification for repairs or for materials within and it is not intended as such. The report should inform those involved in the running of the Ministry Area as to the overall condition of their assets, together with a clear idea of the future and ongoing liabilities and risks. The report, along with the complimentary Property Develop Plan, Ministry Area Finance Plan and Mission Plan should form the basis of decision making by the Ministry Area Council (MAC). Nothing in this report is criticism of or evidence against any person, nor criticism of any organisation or parish efforts.

The report is restricted to the general condition of the buildings and their defects. The bases for this report are the inspections undertaken from the ground, mostly without ladder and include inaccessible roof areas. No opening up works were undertaken, and all inspections were visual. It is not possible to comment on parts of the structure which are covered unexposed or inaccessible, but where there is reason to believe there are issues that warrant further concern, then recommendations are made for further inspection by a structural engineer, or other specialists, to best establish and signpost a way forward.

The recommendations within this report provide a direction for moving forward, based on the information known at present and available to review at the time of the Quinquennial inspections.

Outline costs are provided to sign-post further development and investigation, and in isolation of enabling works, or associated access or scaffold to further investigate, or to cover any professional fees. All estimates for costs provided should be verified with contractors or Quantity Surveyors, as they are strictly provided for indicative purposes only.

The MAC should note that all works including repairs and other than routine maintenance, but including electrical and decoration works, may be subject to Faculty Consent. The implementation of recommendations within is subject to separate commission by the Ministry Area Council for further investigating, and to develop more detailed and appropriate specifications, before the works may be reviewed for Faculty approval. These should then be taken on board on site, via a competitive tendering process and overseen on site where works are deemed sufficiently complex, and if advised appropriate to do so and gain support and further advice by Bangor Diocese.

Assessment and recommendations contained within this report have been developed in line with current best conservation practice. Policies outlined in BS 7913:2013 for condition reporting and assessments of defects have been followed along with recommendations outlined in English Heritage's 'Practical Building Conservation' series. Assessments of significance have taken note of Cadw's 'Conservation Principles', Planning Policy Wales Technical Advice Note 24 and Cadw's current raft of best practice guidelines including – 'Heritage Impact Assessments in Wales', 'Managing Change in Listed Buildings in Wales', and 'Setting of Historic Assets in Wales'.

The classification of priorities for repairs are as set out and agreed with Bangor Diocese. Repair works identified have been classified as follows:

**Category A:** Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.

**Category B:** Work to be prioritized over the next 5 years

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

Category D: On-Going Maintenance Work

**Category E:** Aesthetic/Decluttering Work

**Category F:** Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.

## 2. Executive Summary

First, may I thank the Church Wardens and volunteers for their time to open the Churches, and for providing me with information during my surveying. I have enjoyed all Church visits.

Bro Celynnin is located North West of the River Conwy, and comprises of 5 Church, 4 of which is Grade I listed and other grade II\*.

All churches have medieval origins, and each has its own unique architectural character and historic value.

Conwy Church Hall is a 20th century building situated in the heart of the medieval town of Conwy, south of St Mary's & All Saints Church.

### Summary and works required for each Church.

#### St Celynnin.

Located high above the Conwy valley and westerly of the small village of Henryd, this 12 century Church with its breathtaking views is a favourite stop on the Pilgrims way to Ynys Enlli (Bardsey Island). With its remote location the church is open to all elements, in this report items which were highlighted as priority over the next 5 years were for patch repair of slates and external lime repoint and removal of cementitious plaster and nonbreathable paint and repaint with breathable lime. Cost for works priority A & B is £22,170.

#### St Mary's Conwy.

Located within the medieval town of Conwy, this historic Church has 4 entrances to all cardinal of its boundary walls, although minutes from the hustle and bustle of the High Street, the Churchyard is always a peaceful space to sit and reflect. The main element for repair and which large part of the costs are the works to the tower. A tower structural report was commissioned last year and is attached in Appendix A. Within the next 5 years, priority A & B have listed that £243,530 needs to be spent.

#### St Benedict

Serves the community of Gyffin, a mile from Conwy. The community here is large than Conwy town and has a good congregation which attends service every Wednesday and on the third Sunday of the month (November to March), St Benedict's hosts the winter season of Celtic Praise, before it returns to Llangelynnin spring and summer. The Chancel retains its late medieval boarded timber wagon roof with painted figures of evangelists and saints, but the Nave has been plastered and has lost its medieval fabric. The Church is hidden from road by its mature trees and parking is restricted due to high density of new homes being built. Costing for the next 5 years have been calculated at £26,560, majority of this is for the removal of modern plaster between the Nave and Chancel.

#### St Mary's, Caerhun

Situated overlooking the river Conwy, the Church lies north-east on ancient roman site. The Church is open for visitors, and it was good to see people visiting during my visit. The Church and churchyard are in good condition and has an added benefit of a compost toilet which is only open during events. With the nearby Caerhun Hall under new ownership, there are good opportunities to conduct more wedding ceremonies here. The only structural works listed are to the window and floor inspection to South Transept, priority B calculated at £12,000. Situated in the South Transept are history information boards and a broken interactive machine tucked away in the corner. Once works have been carried out in this location, I would recommend a scheme to be designed to better display the wealth of history the Church and site has to offer.

#### St Pedr, Llanbedr-y-Cennin

St Pedr lies in the foothills on the western side of the Conwy valley., with far-reaching views down the valley and the Conwy River below. Like many Churches, cementitious pointing and modern plaster and paint are the main causes of fabric deterioration. Recommended works for St Pedr, priority A & B has been calculated at £22,780, which include bellcote, roof and internal plaster repairs. Structural movements are seen to east gable wall which has distorted the lead to east window, have recommend to monitor this gable by fitting a tell-tale for a cost of £5 each. If the east window worsens, cost can reach to £20,000 including scaffolding, this is something to note for future survey. The Church was open for visitors on the day, I'm sure many visitors are walkers during the spring and summer months. There is no designated parking here, the Bull Inn is situated nearby where I'm sure arrangements could be made to use their carpark.

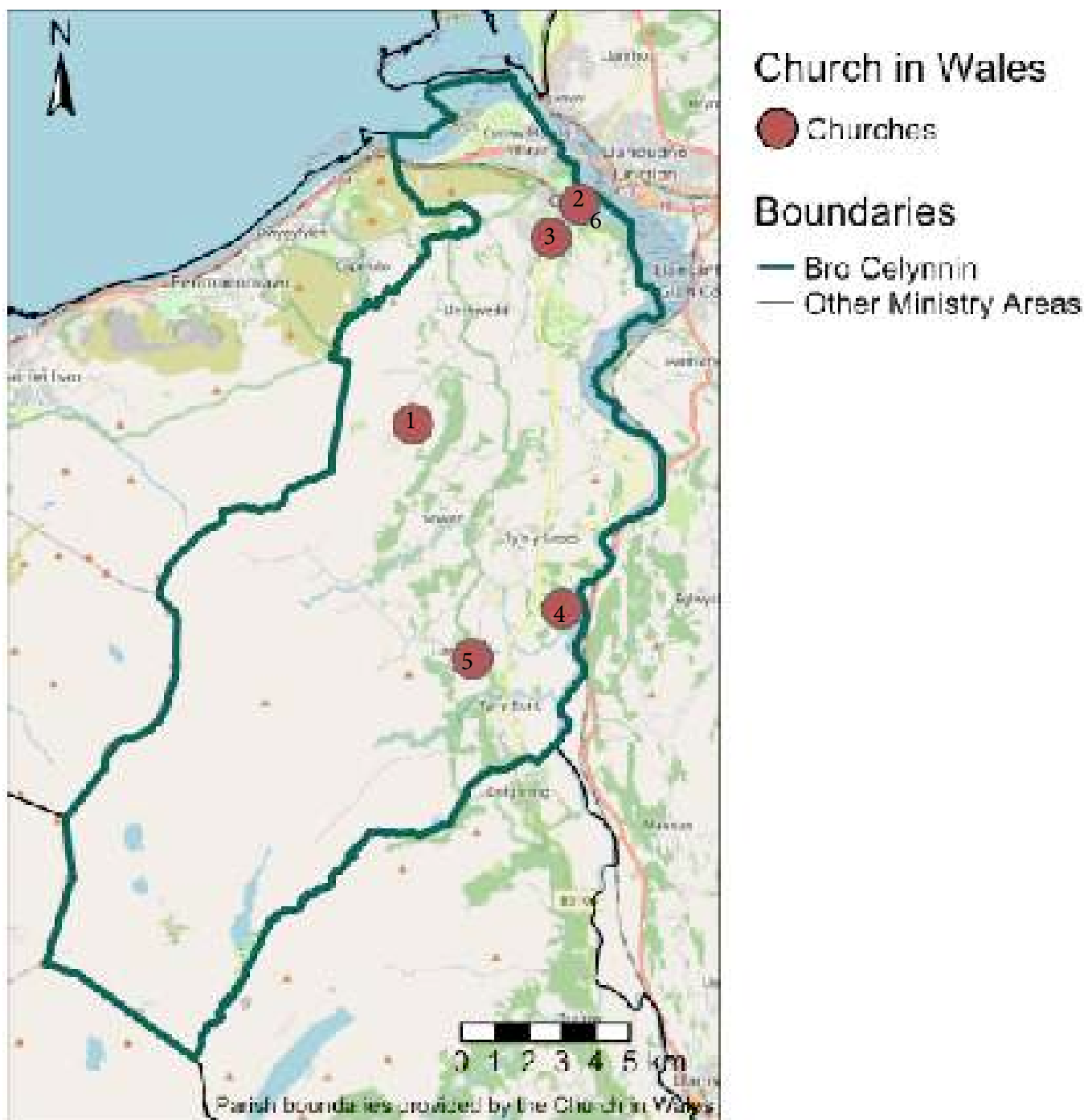
#### Conwy Church Hall

The Church Hall lies north of rose Hill Street in Conwy, opposite a carpark. It is in a good prime location and has opened its doors to many event over the years and currently serves as a food bank distribution centre. Priority A & B works for the next 5 years are calculated at £32,350, but note that this does not include structural and drainage works that has been highlighted after a ground investigation report was conducted in August 2023 with a calculated costs of £xxxx. The hall has been awarded a grant to create a multi-used space, kitchen to be updated to reach safety standards.....

With its prime location, it would be advantageous to look into how to display information on all the Churches in the ministry area, so visitors can explore others which are off the beaten track.

**Note:** In 2021, County of Conwy where Bro Celynnin lies attracted 7.8 million visitors. Conwy, a small market town and an UNESCO World Heritage site is a popular destination and good base to explore the rest of North Wales. This is mind, it would be advantageous to use St Mary and Church Hall Conwy to display local history and highlight the other churches in the ministry area where people can explore up the Conwy River.

### 3. Ministry Area Map



The 5 Churches covered within this Ezra report are covered and ordered for the purpose of this ezra as below;

- 1 - St Celynnin Church, Henryd
- 2 - St Benedicts Church, Gyffin
- 3 - St Mary's Church, Conwy
- 4 - St Mary's Church, Caerhun
- 5 - St Pedr's Church, Llanbedr-y-Cennin
- 6 - Church Hall, Conwy

#### 4. Summary of priorities and costs

Priority	Church	Total (£)
A	St Celynnin, Henryd,	£500
	St Mary & All Saints, Conwy	£61,600
	St Benedict, Gyffin	£1,000
	St Mary, Caerhun	-
	St Pedr, Llanbedr-y-Cennin	£1,400
	Church Hall, Conwy	£5,500
	B	St Celynnin, Henryd,
St Mary & All Saints, Conwy		£183,430
St Benedict, Gyffin		£25,560
St Mary, Caerhun		£12,000
St Pedr, Llanbedr-y-Cennin		£21,380
Church Hall, Conwy		£26,950
C		St Celynnin, Henryd,
	St Mary & All Saints, Conwy	£47,150
	St Benedict, Gyffin	£36,900
	St Mary, Caerhun	£37,610
	St Pedr, Llanbedr-y-Cennin	£26,000
	Church Hall, Conwy	£45,075
	D	St Celynnin, Henryd,
St Mary & All Saints, Conwy		£20,375
St Benedict, Gyffin		£5,640
St Mary, Caerhun		£1,950
St Pedr, Llanbedr-y-Cennin		£1,300
Church Hall, Conwy		£9,850
E		St Celynnin, Henryd,
	St Mary & All Saints, Conwy	-
	St Benedict, Gyffin	-
	St Mary, Caerhun	-
	St Pedr, Llanbedr-y-Cennin	-
	Church Hall, Conwy	£1,260
	F	St Celynnin, Henryd,
St Mary & All Saints, Conwy		£10,000
St Benedict, Gyffin		£22,200
St Mary, Caerhun		£11,050
St Pedr, Llanbedr-y-Cennin		£6,000
Church Hall, Conwy		£5,000

## 5. Churches

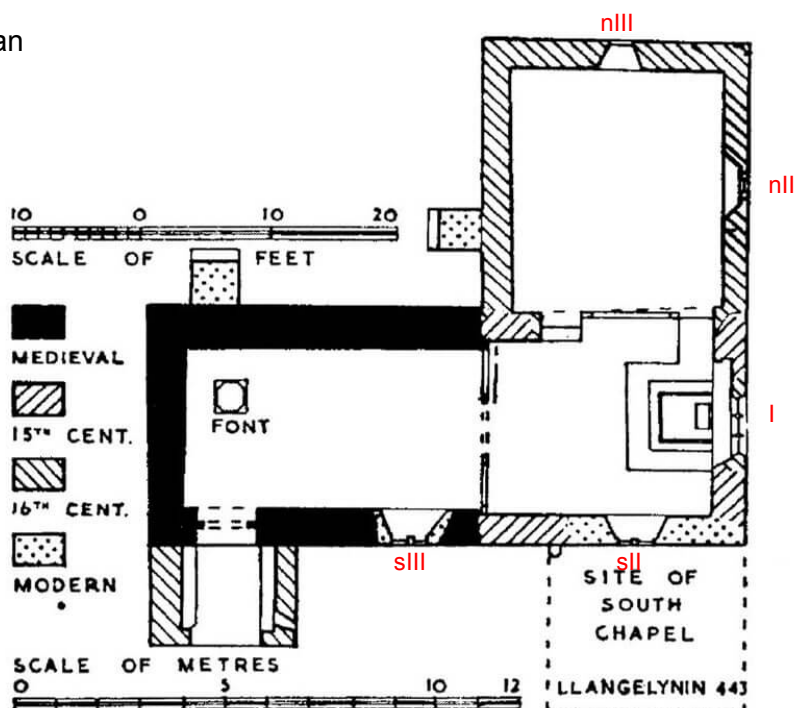
### 5.1 St Celynnin, Henryd

#### Description and Statement of Significant

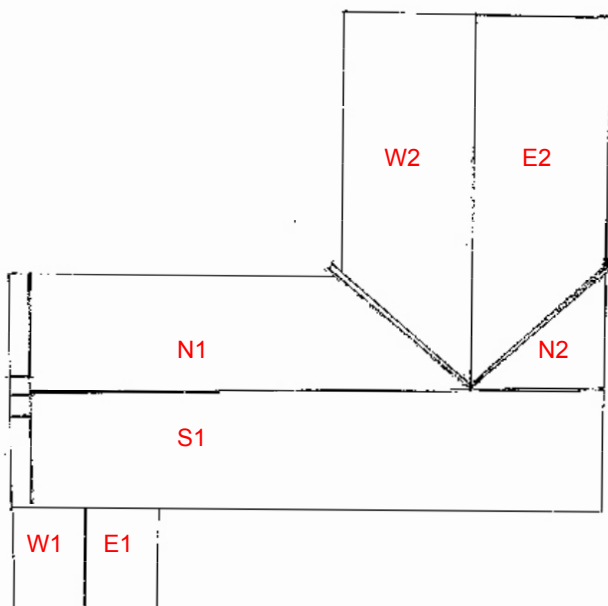
St Celynnin is a Grade I upland parish Church located on a high plateau in the rocky uplands at the W extremity of the community, near the Cerrig-y-Ddinas hillfort and some 3km W of Henryd village. Accessed via a long and steeply-climbing metalled lane leading from the church, ultimately to Henryd. Set within rubble-walled churchyard which includes, to SW, the remains of Ffynnon Gelynin. The present building consists of a continuous nave and chancel with a N chapel at the E end, giving an L-plan; this was formerly balanced by an opposing S chapel, apparently demolished by c.1800. The nave is the earliest section and is generically Medieval, though with a C16, post-Reformation roof. The chancel, although subsequently overlaid, is essentially of second-half C14 date and the southern-most section of the surviving N chapel, together with the (now lost) S chapel were also constructed at this date during a general re-justification of the E end. The N chapel was extended northwards probably in the late C15 or early C16 when it was re-roofed. New windows appear to have been inserted in the later C16, at the time when the present nave roof was constructed. The porch is probably late C15 or early C16.

#### Church Significance Plan

#### Floor Plan



#### Roof Plan



Overview Photos



North elevation



East elevation



South elevation



West elevation



Any repair works identified have been classified as follows:

- Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.* A
- Work to be prioritized over the next 5 years* B
- Significant Work between to be programmed in/ budgeted for over the next 5-15 Year* C
- On-Going Maintenance Work* D
- Aesthetic/Decluttering Work* E
- Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.* F

### External Inspection

#### Roofs

##### *Configuration*

A slate diminishing course roof to Nave, chancel and north chapel with clay ridge tiles and swept slate valley with lead spitters. Lower three courses to north chapel east roof slope are not contemporary with remainder of roof.

##### *Condition*

Generally in fair condition, there are slipped and cracked slates in places. Number of loose slate course – east corner of porch and North-east of north Chapel. There is missing slate to centre of NW roof slope of North chapel (internally there is evident of water ingress).

Valley are in good condition, new lead spitters have been installed to take the water away from the building.

##### *Recommendation*

Allow to fix all loose and cracked slates. B





## Rainwater Goods

### Gutters and Downpipes

#### *Configuration*

Church has dripping eaves to perimeter of the roof, although slate projection is not significant. Minimal evidence of water staining to elevation bar beneath window sill. Grass in taken up to base of walls with no hard surfaces present.

#### *Condition*

The spitters appear to be functioning well to valley between Nave and north chapel and chancel and north chapel. North-west valley the ground gradually slopes away from the church, but the ground where the water collects is saturated.

#### *Recommendation*

None.



### Gullies and Drainage

#### *Configuration*

None.

#### *Condition*

As condition above.

#### *Recommendation*

None, due to its historically sensitive site, it is not advisable to introduce drainage.



### Bellcote

#### *Configuration*

Plain random rubble bellcote to west gable with single aperture containing bell.

#### *Condition*

Generally in good condition.

#### *Recommendation*

None.

### High level stonework / parapets and dressed stonework

#### *Configuration*

None.



## External Walls

### Configuration

Random rubble masonry walls, generally still pointed in lime mortar. North chapel - Significant lean to north gable wall appears to have settled itself with no obvious evidence of fresh movement.

2 no. stub buttresses present, one to north wall of Nave and one to west wall of north chapel. On recommendations from last Ezra report, remedial works to buttresses were conducted in August 2020, and adding new slate caps installed on both buttresses.



### Condition

Walls generally in good condition with no obvious evidence of movement. There is evidence that buttress to Nave is trapping moisture in Nave wall.

Slate caps to both buttresses have come loose, only mortar fixing the top.

Condition of west gable wall is in poor condition. Although it wasn't raining during inspection, previous day of heavy rain was visible on the west gable. The wall was wet to the touch, especially to bottom of South-west corner. Cementitious pointing is visible in areas of west wall and section of mortar has cracked in this corner.



### Recommendation

Allow to continue monitoring movement and small cracks to external walls by tell-tale monitor. B

Rake out cementitious pointing to west wall and repoint with lime mortar. B

Refix slate caps to both buttresses. B



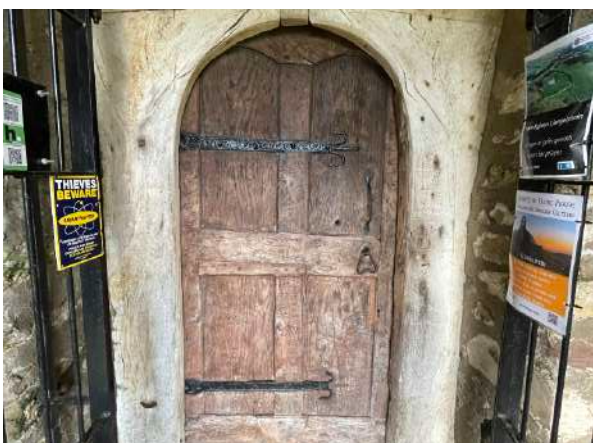
nlll



sll



slll



12

## Windows

### Configuration

5 No. windows with leaded lancet lights. Ventilation lancet to window sill, no other opening lights or hoppers evident.

### Condition

Windows generally are in fair condition. Mesh guards have been replaced since last Ezra report, but ferrous staining still exists to window sill.

nlll – in very poor condition. There are green staining and peeling paint /plaster to window surround. Timber lintol is rotten and there is a crack to centre of cill.

nll – In fair condition, crack to one glass pane. Crack to plaster within.

l – In fair condition, 2no new mullion. 2 hairline cracks running vertically from top of window, and one vertically to window surround, but this may be cementitious plaster related not structurally.

sll – Although glass in good condition, generally the window is in poor condition, with blistering paint to mullion and plaster cracking. Externally one mesh guard has been removed and is placed internally on the west wall of Nave. Stone delaminating.

slll – In very poor condition. Delamination in cill. Timber lintol rotten. Crack in plaster window surround.

### Recommendation

Refix mesh guard to sll. D

Consult with a timber specialist to repair rotten timber lintols to sll and nlll. B

Remove non-breathable paint to stone mullions and repair cracked mullions. B

## Doors

### Configuration

18<sup>th</sup> century timber door with reused early wrought iron strap hinges.

### Condition

Generally in good condition.

### Recommendation

None.

## Church Yard and Environs

### *Configuration*

Church sited within a stone walled church yard which includes to the west corner the remains of Ffynnon Celynnin. Walls are constructed with dry-stone but copping have been cemented down. The church yard is entirely grassed with uneven surfaces throughout.

### *Condition*

Walls are generally in satisfactory condition although area immediately adjacent to the well requires attention as coping of wall has been disturbed.

### *Recommendation*

Allow to consolidate walls head adjacent to Holy Well to south west corner of church yard. A





## Internal

### Roof Structure – Ceiling

#### *Configuration*

Four bay Nave with plain collar and tie beam roof trusses with trenched purlins. Remains of a west end gallery between bays 1 and 2 and chamfered tie beam. Torching present to underside of slate between trusses.

#### *Condition*

All generally in fair condition, large number of areas where plaster has come loose. Cracking to plaster to corner of north-west valley, probably historically prior to works on north-west valley.

#### *Recommendation*

Allow to patch repair roof with lime mortar torching using appropriate mortar mix. B



### Walls

#### *Configuration*

Painted plaster on random rubble mass masonry walls. In past restoration works, walls have been plastered over and painted.

#### *Condition*

The plaster work to all walls is in poor condition and showing signs of inappropriate cement plaster and non-breathable paint applied in past alterations. Evidence of damp to finishes particularly within window reveals. North wall of nave and east wall of North chapel are particularly poor, with plaster to lower walls to chapel breaking away in large sections.

West wall, - green staining and wet. There is a worrying sign of damp to the SW corner by the door frame where the plaster is light brown. Timber lintol to door (west corner) showing signs of rot.

#### *Recommendation*

Allow to remove all plaster to walls and make good. B





## Floors

### *Configuration*

Old stone flag floor within Nave and chancel with part beaten earth floor to north chapel.

### *Condition*

Flag floor generally in satisfactory condition. Although uneven in places. The north chapel has part beaten earth floor which is deteriorating to north east half.

### *Recommendation*

Allow to consolidate part beaten earth floor to north chapel.

B



## Fixtures and Fittings

### *Configuration*

Plain mediaeval octagonal font on square base to west end of Nave. Modern pews present although lacking in consistency. Late 17<sup>th</sup> early 18<sup>th</sup> century alter rail and barley twist banisters and contemporary panelled reredos. Pulpit constructed out of sections of panelled boxed pew. The chancel is separated from the north chapel by open oak screen.

### *Condition*

All generally in reasonable condition but slightly unsecure due to the uneven floors.

### *Recommendation*

None.



## Heating, Lighting & Electrical Installations.

### *Configuration*

None present due to its historical site location.

## Fire Fighting Equipment

### *Configuration*

None present.

## Lightning Protection

### *Configuration*

None present.





## Access to Churchyard

### *Configuration*

Due to its upland position, access up to the church yard is through field or up a steep grassed path, and so access is uneven and difficult. A timber threshold as part of the door frame prevents level access into the church, and two steps from Chancel provides access to north chapel.

### *Condition*

n/a



### *Recommendation*

None - Due to the historic significance and sensitivities, the potential for damage that interventions to improve access represents make it difficult to justify improving access for this isolated upland church.

## Access to the Disabled and other provisions to assist

### *Configuration*

As above.



## Bats and Protected Species

### *Configuration*

No obvious evidence of bats or birds within body of the church.

### *Condition*

n/a

### *Recommendation*

Allow to undertake ecological protected species survey. B

## Aesthetic improvements

### *Recommendation*

Consolidation of storage and display by entrance store.

Note: The ministry area could consider setting up a Crowd Funding Page solely for the works on restoring the historically church to its original state. A display showing people the proposed works would benefit.



**Summary of  
Cost**

**St Celynnin**

<b>Priority</b>	<b>Item</b>	<b>Recommendation</b>	<b>Total</b>
A	Church-yard & Environs	Allow to consolidate walls head adjacent to Holy Well to south west corner of church yard.	£500
<b>A Total</b>			<b>£500</b>
B	Roof/s	Allow to fix all loose and cracked slates to east corner of porch, NE and NW roof Chapel	£900
	Ex Wall/s	Allow to continue monitoring movement and small cracks to external walls by tell-tale monitor. (allowance for 4 visits)	£1,400
	Ex Wall/s	Rake out cementitious pointing to west wall and repoint with lime mortar.	£3,120
	Ex Wall/s	Refix slate caps to both buttresses.	£500
	Window	Consult with a timber specialist to repair rotten timber lintols to sIII and nIII.	£3,000
	Window	Remove non-breathable paint to stone mullions and repair cracked mullions.	£350.00
	Roof structure / Ceiling	Allow to patch repair roof with lime mortar torching using appropriate mortar mix.	£1,150
	In Walls	Allow to remove all plaster to walls and make good. Remove plaster / make good wall. £9k allowance included equates to approx. £100/m2. Required works unknown until plaster is removed. Allowance is for patch repair, not full repointing.	£9,000
	Floors	Allow to consolidate part beaten earth floor to north chapel.	£750
	Bats and protected species	Allow to undertake ecological protected species survey.	£1,500
<b>B Total</b>			<b>£21,670</b>
D	Window	Refix mesh guard to sII.	£25
<b>D Total</b>			<b>£25</b>
F	Aesthetic	Consolidation of storage and display by entrance store.	£1,000
<b>F Total</b>			<b>£1,000</b>
<b>Grand Total</b>			<b>£23,195</b>

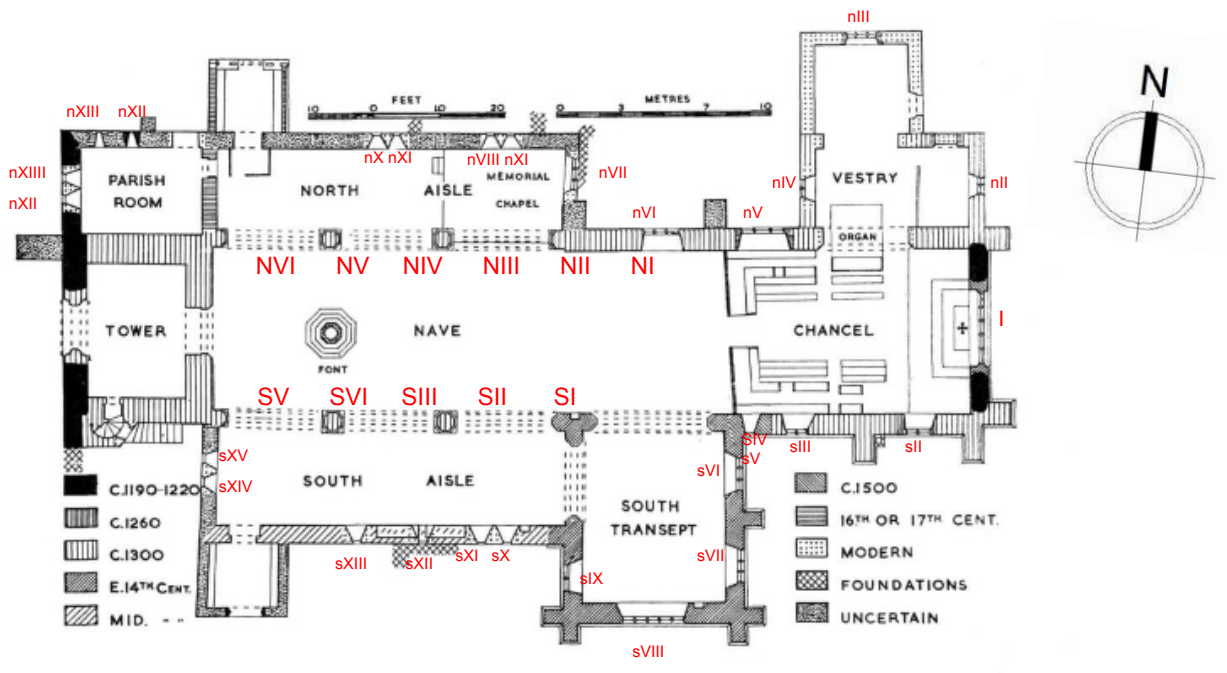
## 5.2 Conwy, St Mary's and Allsaint's Church

### Description and Statement of Significant

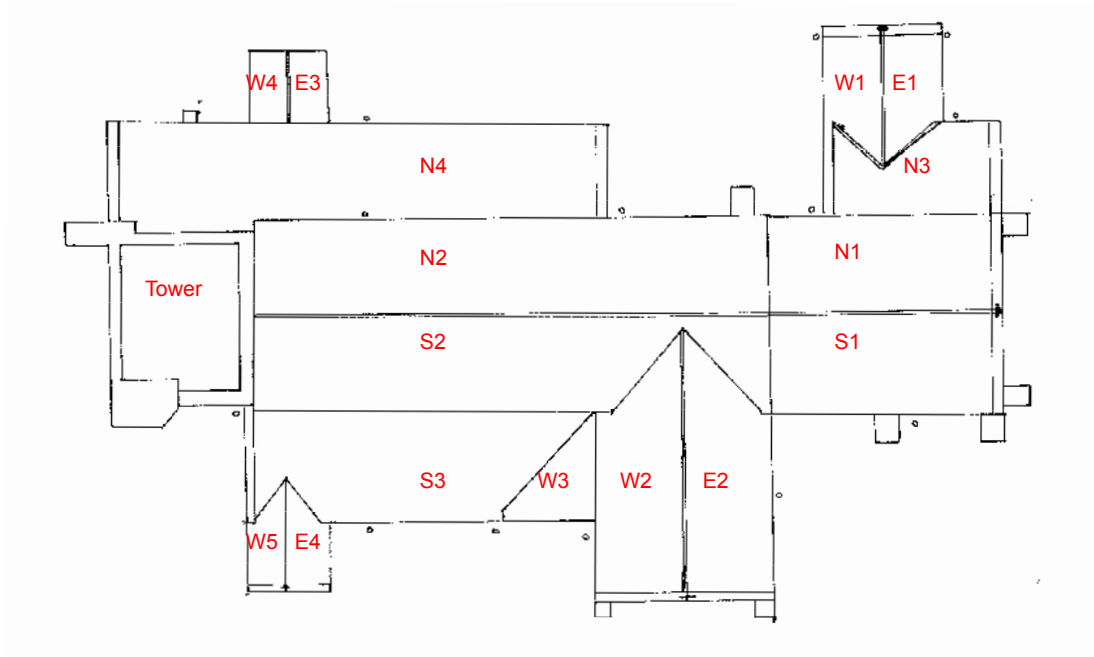
St Mary's and All Saints Garde I Church is located in a large churchyard enclosed by buildings to Castle Street, High Street, Church Street and Rose Hill Street. Established as a Cistercian monastery in 1197. The church was damaged during the conquest of 1282, and then changed to parish status when the new borough of Conwy was created in 1284. C13 fabric is confined to part of the W front. The remainder of the church is mainly early C14 fabric, with alteration in C15 and C16, and restoration in the C19. It comprised an aisled nave, W tower, chancel and N vestry. In the mid C14 the S transept was added. In the C15 or early C16 the tower was heightened and the N porch was added. The S porch appears C17 in character. Extensive restoration was carried out in 1872 by Sir Gilbert Scott, architect of London. Scott added the clerestory in the nave, new roofs and many new and restored windows. The vestry was extended in 1925.

### Church Significant Plan

#### Floor Plan



#### Roof Plan



# Overview Photos



North elevation



East elevation



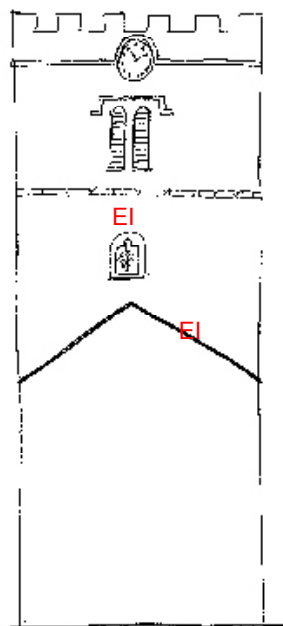
South elevation



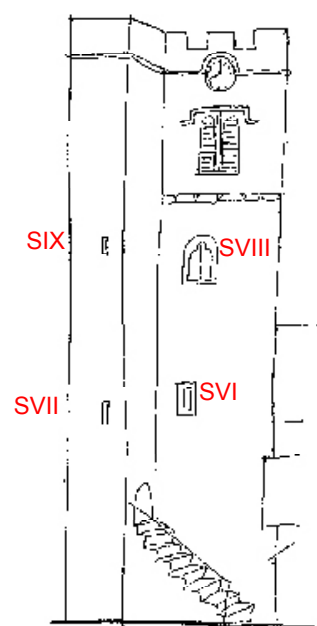
West elevation



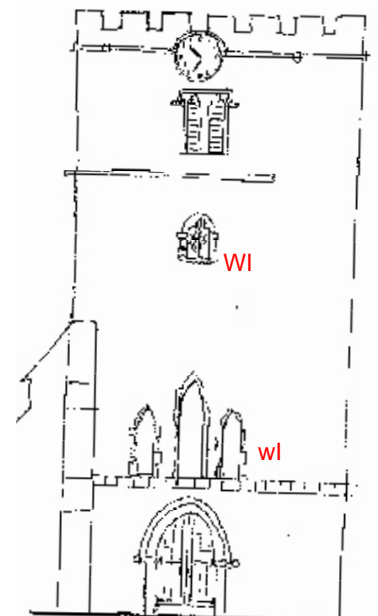
North



East



South



West

## Detailed Comments



Any repair works identified have been classified as follows:

*Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.*

A

*Work to be prioritized over the next 5 years*

B

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

C

*On-Going Maintenance Work*

D

*Aesthetic/Decluttering Work*

E

*Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.*

F

## External Inspection

### Roofs

#### Configuration

The pitched roofs are slated with small / medium-sized slates laid in regular courses. There are plain dark bedded ridge tiles.

There is a bedded verge on the eastern gable where there is a change in ridge levels between the Nave and chancel. Below the bedded verge is a lead flashing with vertical hung slates. The roof slope on the southern side appears straight however the verge on the northern slope suggests that the roof is slightly curved with the upper section being slightly steeper.

Along the roof abutment with the tower (roof slope N2 & S2) there is a projecting squared edged stone flashing with lead turned up on the underside.

There is a lead valley on the south side at the intersection with the 'transept' roof (Roof slope E2 and W2).

#### Condition

The condition of the slate roof and lead work is generally in good. The ridge lines are level. There are a small number of broken slates to both roof slopes, S2 and W2.

Valleys - south west lead valley, between roof slope S2 and W2, is in good condition, and clear of debris. There are slipped slates and debris in valley between E2 and S2 and vegetation at end of valley and between S1 and E2.

As stated in previous report, a small section of the flashing projecting stone, to roof slope S2, has fractured and broken away. At present this does not appear to be compromising the flashing detail.

There is vegetation approximately midway to the underside of this projecting stone.





The lead flashing to the lower north west corner of the northern roof slope, roof slope N2, has lifted.

There are large area of organic growth on roof slope N2, but in particular to west side of the north roof slope. Is possible that this is due to the volume of water running off the east face of the tower and that this section of the roof slope is exposed to little direct sunlight resulting in the roof covering remaining wet for longer periods.

The pointing to the verge on the eastern end appear to be in fair condition. The leadwork and hung slates to the gable also appear to be in fair condition.

*Recommendation*

Clear vegetation and debris collected along south east lead valley, between roof slope S2 and E2 and refix slates which have fallen out of alignment. Consider altering (widening) the lead detail to the base of the valley to improve the discharge of rain-water and reduce the risk of blocking.

B

Clear vegetation to underside of projecting flashing stone on south roof slope (between S1 and E2).

D

Dress down lead flashing to north west corner of the flashing on roof slope N2.

B



**Chancel Roof**

*Configuration*

The pitched roofs is slated with small / medium - sized slates laid in regular courses. There are plain dark bedded ridge tiles.

There is a stone coping along the east elevation. The keystone retaining carved floral detail remains in situ.

*Condition*

The condition of the slate roof is generally in good. The ridge lines are level. There are a small number of broken slate to both roof slopes and vegetation growing between roof and coping stones. To S1 roof slope, a piece of coping stone is missing.

*Recommendation*

Chancel roof - Replace coping stone to top S1.

B

Clear vegetation and debris collected along east coping stones of Chancel roof.

D

Renew lime mortar pointing to underside and between stone copings of Chancel roof..

B





## North aisle roof, roof slope N4

### Configuration

The north aisle pitched roofs is slated with small / medium-sized slates laid in regular courses. There is a raised stone coping along the west and east verge. Along the base of the tower the lead flashing appears to be turned up into the underside of coursed stone work which does not project beyond the face of the masonry wall. Along the abutment with the Nave there is a course of projecting stone with the roof flashing chased into the underside.

A down pipe, collecting rain water from the Nave roof, roof slope N2, runs along the roof slope and is raised on brackets through the slates.



### Condition

The condition of the slate roof is generally in good. There are a small number of isolated and broken slates.

Lead flashing has come loose between tower and nave wall.

There is a large area of organic growth west side of the roof slope, adjacent to the base of the tower. And also on east and west coping stones.

The leadwork and coping stone along the western verge have been recently repaired and repointed. The stonework of the coping stones on the eastern verge appears to be in fair condition. There is vegetation on the slate roof to west of north porch.



### Recommendation

- Roof slope N4 - Replace broken slates. B
- Clear vegetation along coping stones on east and west elevation of N4. D
- Renew lead flashing between tower and nave wall (N4). B

## North Porch roof, roof slope E3 and W4

### Configuration

North Porch roof, roof slope E3 and W4.

The north porch roof is slated with evenly coursed medium-sized slates and plain dark bedded ridge tiles. There is cementitious mortar flashing along the abutment with the aisle.

### Condition

The slate roof and mortar flashing's are in good. The ridge lines are level.

### Recommendation

- The mortar flashing has been poorly finished and would benefit from renewal in a lime mortar. B





## North Vestry, Roof slope N3, E1 and W1

### Configuration

The pitched roofs are slated medium sized slates laid in regular courses. There are plain dark bedded ridge tiles along the ridge between roof slope E1 and W1. There is a raised stone coping to the east and west of roof slope N3 and to the north of roof slope E1 and W1. A carved Celtic cross is located at the apex of the north gable.

Along the abutment of roof slope N3 and the masonry wall of the Nave is a projecting stone flashing with upturned lead. There is also a lead valleys on the intersection of roofs E1 and W1 with N3.



### Condition

The condition of the slate roof is generally in good. There are a small number of broken slate to both roof slopes to N3. The ridge line is level.

There is vegetation along the coping stones to the east and west of roof slope N3.

The stepped lead soakers to the southern side of roof slope E1 are in poor condition.

There is missing mortar to the underside and between the stone copings generally thus allowing vegetation to grow.



### Recommendation

- |  |   |
|--|---|
| Replace broken slates.   | B |
| Remove vegetation from copings stones to east and west of roof slope N3. | D |
| Replace stepped lead soakers along the southern side of roof slope E1.   | B |
| Repoint voids between masonry coping stones.                             | B |





## South transept, roof slopes E2 and W2

### Configuration

The pitched roofs are slated small - medium sized slates laid in regular courses. There are plain dark bedded ridge tiles along the ridge between roof slope E2 and W2. There is a raised stone coping to the southern which includes the remains of a carved finial or cross. The stone copings have a lead tray to the full length which turns down and overlaps the masonry on the south elevation.

### Condition

The condition of the slate roof is generally in good. The ridge line is level. There is vegetation along the coping stones. Areas of cracked copings and there is missing mortar to the underside and between the stone copings generally.

### Recommendation

Remove vegetation from copings stones. D

Replace cracked copings and repoint voids between masonry coping stones. B



## South aisle, Roof slopes W3 and S3.

### Configuration

The pitched roofs are slated small - medium sized slates laid in regular courses. There is a section of raised stone coping to the south elevation of roof slope W3. There is an additional raised coping stone on the west elevation of roof slope S3. The stone copings have a lead tray to the full length which turns down and overlaps the masonry on the south elevation.

There is a lead valley at the intersection roof slope W3 and S3. There are additional lead valleys on the intersection of roof slope S3 and the south porch roof slopes (E4 and W5).

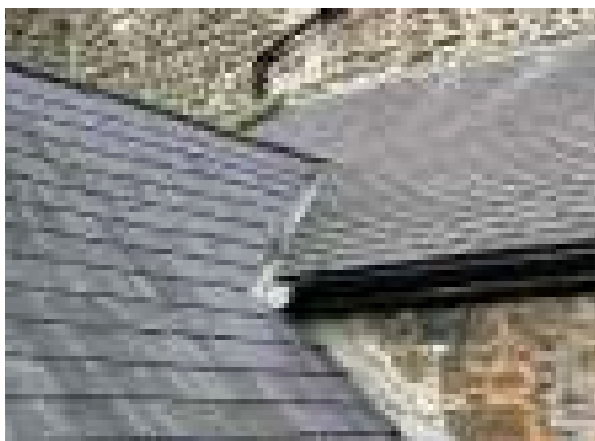
There is a projecting masonry course with lead flashings turned into the underside at the abutment of roof slope S3 and W3 with the Nave and transept.

### Condition

The slate roof is generally in good condition. There are a small number of broken slates to roof slope S3.

The lead valleys are in a good condition. The width of the valleys seem appropriate and where clear of debris.

Three coping stones on the western side have been recently re-bedded and repointed. The coping stones to W3 are out of alignment and have open joints where vegetation is growing. The lead-work to the base and underside of the coping is in poor condition.







There is missing mortar to the underside and between the stone copings generally.

The condition of the lead flashing to the underside of the projecting stone was difficult to assess due to access. We understand that the condition has deteriorated however there is no water ingress at this point.

*Recommendation*

Replace broken slates. B

Lift existing coping stones, consolidate head of masonry wall, replace leadwork, re-bed existing coping stones and repoint. B

Replace lead flashing at abutment with the underside of the projecting stones. B



**South Porch (W5 and E4)**

*Configuration*

The pitched roofs are slated medium sized slates laid in regular courses. There are raised stone coping to the south elevation. At the apex of the coping is a decorative stone carved plinth, the stone cross is missing.

*Condition*

The slate roof is generally in good condition. There are a no cracked or slipped slates.

The coping stones are in poor condition, crack coping stone to west face and many are out of alignment. Open joints and vegetation growing between coping stone and roof on east face. The leadwork to the base and underside of is also in poor condition.

*Recommendation*

Lift existing coping stones, consolidate head of masonry wall, replace leadwork, re-bed existing coping stones and add new coping and repoint. B





## Tower

*General note: Structural Report on Church Tower conducted by Grace & Howe January 2024 attached in Appendix A*

### Configuration

The tower roof is access via the turret stair. There is an asphalt roof covering to the tower discharging into a shallow perimeter drain. There is a slatted capped crenelated parapet wall to all sides, with render on the internal face.

### Condition

The roof covering is very poor condition. There are cracks in the covering allowing water to penetrate within. The perimeter drain is blocked with debris and vegetation preventing water discharging away. There is an outward lean to the parapet. Modern render has deteriorate and there are missing patches of top coat to internal face. Horizontal crack to stair turret over-run and timber door has weathered, sill green and rotting in places.

### Recommendation

Renew roof covering and weather details overhauled, including to the over-run for the stair turret. Consider a lead roof. A

When renewing the roof, opportunity should be taken to improve restraint to the parapets by incorporating diagonal ties between the back face castellations and the roof, ensuring a water-tight detail where the restraints join the roof. A

Kill off and remove vegetation around the parapet and roof level. A

Rake out all joints and repoint with non-hydraulic lime mortar. A

Remove cement to the back face of the parapet and replace with non-hydraulic lime render to ensure water can freely evaporate from the masonry through the render. A

Reinstate chutes to all 3no sides of tower to throw water away from the building. B

Consider installing a downpipe to the tower to prevent all water being discharged along the masonry elevations. C

The fixings of all slate copings should be checked and secured if loose. A



All lead flashings to be replaced.

B

## Rainwater Goods

### Gutters and Downpipes

#### North Aisle

##### *Configuration*

Half Round Cast Iron gutter fixed to decorated fascia board. 2no downpipes discharging to gully and to perimeter surface drain. A cast iron downpipe from the Nave above is fixed above the slate roof line of the north aisle, discharging into a hopper and downpipe on the north aisle elevation.

##### *Condition*

Rainwater good in fair condition. Flaking paintwork. Some moss has collected blocking part of the gully cover to the north-west elevation.



#### North Porch

##### *Configuration*

No gutter to west side of porch, evidence of former gutter, gully in existence. Half Round Cast Iron gutter fixed to rafters on eastern side discharging into a square section downpipe which into discharges to perimeter surface drain.

##### *Condition*

Downpipe in fair condition, flaking paintwork but the east gutter is rusty and with standing water indicating blockage to downpipe.



#### Nave

##### *Configuration*

North elevation: Half Round Cast Iron gutter fixed to decorated fascia board. 2no downpipes discharging to perimeter surface drain and onto aisle roof (as covered elsewhere). South elevation -Half Round Cast Iron gutter fixed to decorated fascia board. 1no downpipes discharging to perimeter surface drain to the west of the south aisle underneath landing to stair tower.

##### *Condition*

Rainwater good in fair condition with flaking paintwork, south-west downpipe in particular.



## Chancel

### Configuration

North elevation: Half Round Cast Iron gutter fixed to decorated fascia board. 1no downpipes discharging to perimeter surface drain. South elevation: Half Round Cast Iron gutter fixed to decorated fascia board. 1no downpipes discharging to gully.

### Condition

Rainwater in fair condition. Flaking paintwork.



## Vestry

### Configuration

To the west elevation a half Round Cast Iron gutter fixed rafter feet. 1no downpipes discharging to perimeter surface drain and onto aisle roof (as covered elsewhere). To the east and north elevation is a half Round Cast Iron gutter fixed to decorated fascia boards and a downpipes discharging to gully.

### Condition

Rainwater good in fair condition. Flaking paintwork. The west gutter has fallen out of alignment and vegetation in gutters.



## South Transept

### Configuration

To the east elevation is a half Round Cast Iron gutter fixed to a decorated fascia board. There is 1no. downpipes discharging to perimeter surface drain. To the west elevation is a half Round Cast Iron gutter fixed to a decorated fascia board. There is 1no. downpipes discharging to perimeter surface drain.

### Condition

Rainwater good in fair condition. Flaking paintwork. Some debris has blocked the northern side of the east elevation gutter adjacent to the lead valley. The down pipe on east elevation has fallen out of alignment with 1no. downpipe bracket not fixed to the masonry wall.



## South Aisle

### Configuration

Half Round Cast Iron gutter fixed to decorated fascia board. 2no downpipes discharging to perimeter surface drain.

### Condition

Rainwater goods are in fair condition with flaking paintwork. The lower section of the downpipe to the eastern end is heavily corroded.



## South Porch

### Configuration

To the west and east elevation there is a half Round Cast Iron gutter discharging into a square section downpipes discharging to perimeter surface drain.

### Condition

Both gutters have corroded, 2 stop ends on east gutter missing causing water to discharge onto the ground and has caused green staining on aisle wall. One end gutter missing to west elevation (near the porch door). The west bracket is also loose.



### Recommendations

All rainwater goods to be cleared. Allow to prepare and redecorate downpipes, gutters, fixings and associated fascia boards. Check bracket to gutters and downpipes are securely fixed. D

Reinstate half round gutter and downpipe to western side of north porch. B

Refix downpipe to east elevation of transept. B

Replace corroded downpipe to south aisle. B

Replace both gutters to east and west elevation of south porch. B

Realign downpipes and gutters B



## Gullies and Drainage

### Configuration

There are gullies situated to perimeter of the church, some discharge straight to ground. On north elevation there are grills placed to ground level as the downpipes discharges approx. 2meter below ground level.

### Condition

Debris and vegetation are collected in many places.

### Recommendation

Clear debris and vegetation. D





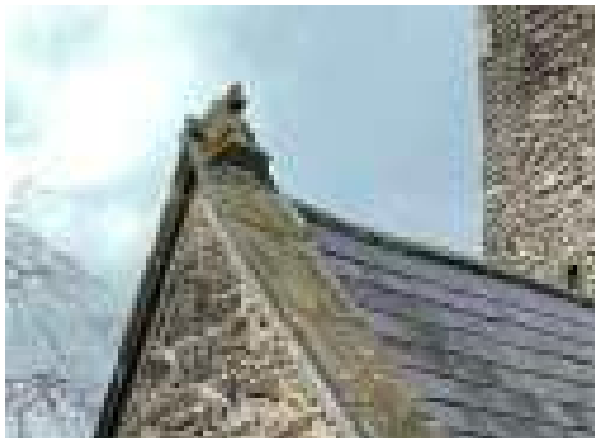
## High level stonework / parapets and dressed stonework

### Configuration

Celtic stone carved cross to north gable of vestry. Stone finial to south porch and transept and Chancel.

### Condition

Vestry gable cross in good condition. Chancel east gable finial is missing and finial to south porch has broken. South transept carved cross to apex broken.



### Recommendation

Reinstate stone carved finial / cross to south porch, south transept and Chancel gable to match historic photographs.

C

## External Walls

### North Aisle

#### Configuration

The aisle is of rubble masonry construction and is a lean-to form connecting to the Nave. The aisle is shorter in length to the Nave. There is a buttress on the western end of the aisle and another incorporated into the east aisle elevation supporting the Nave.



#### Condition

The west elevation has been recently repointed using a lime based mortar and is in good condition. Generally, the masonry appears to be in good condition however there are a small number of areas where the surface of the masonry has delaminated away, these stones appear to be face bedded. At present, these do not appear to be affecting the structural integrity of the masonry.

The quality of the mortar pointing varies across the elevation with areas of voids, recessed (weathered back) pointing, patches of cementitious repairs and recent lime pointing. To the east of the north porch there appears to be a vertical area of heavy pointing which we assume is a repair to a former crack. There are open voids under gutter near downpipe on north elevation.

#### Recommendation

Repoint voids to the north and east elevation using an appropriate lime mortar.

C

Replace patch repairs undertaken using cementitious mortar with an appropriate lime based mortar.

C





## North Porch

### Configuration

The porch is of half-cruck construction, a rubble masonry wall on the west and C19th century timber-framing on the eastern side. Its gable end has cusped barge boards and its entrance has a pointed timber arch and iron gates.

### Condition

The masonry, timber framing and pointing is generally in good condition. The masonry at low level on the west elevation is damp due to the missing gutter. There is missing mortar within the timber frame on the east.

### Recommendation

Repoint with lime mortar.

B



## Nave

### Configuration

The Nave is of rubble masonry construction and includes a later clerestory with quatrefoil lights in roundels. There is a projecting stone course above the slate roof of the aisles to north and south elevation. There is a buttress to the north east corner.

### Condition

The masonry generally appears to be in good condition.

The slate capping's of the buttresses are in poor condition with vegetation growing at high level.

The projecting stone course on the north elevation, above the aisle roof, appears to be in fair condition. The western stone has severely weathered back. There are approximately 4no. additional projecting stones which appear to have weathered back. On the south elevation, the projecting stones appear to be in better condition. There are approximately 5no. which have lost some of the detail to the underside of the stones. There appears to be a number of voids to the underside of this stone course where the pointing mortar has been lost.

The north and south elevation appears to have been recently repointed above the aisle roof. The mortar appears flat in colour and does not appear to contain well graded aggregates.

To north buttress, there are a number of cracked and loose slates and evidence of former ivy growth on the east face of the buttress. The condition of the pointing mortar is poor.

Vegetation growing under window SI, and corner between south nave and south transept.





*Recommendation*

*As stated in last Ezra report.*

Carefully remove vegetation and slate capping to western buttress. Undertake mortar repairs to head of buttress prior to relaying slates. Replace mortar flaunching. Undertake 3m2 of repointing to the buttresses. B

To the north elevation: Replace weathered projecting stone to western end above the slate roof. Repair 4no. additional projecting stones. Renew lead flashing to these areas. Undertake close assessment of other projecting stones whilst access to undertake repairs is available. B

To the south elevation: Replace mortar to entire length of the underside of the projecting stone course. Ensure lead flashings are suitably dressed to the underside of the stonework. B

Carefully remove slate capping to western buttress. Undertake mortar repairs to head of buttress prior to relaying slates. Replace cracked slates with new. Replace mortar flaunching. Undertake 10m2 of repointing to the buttresses. B

**Chancel**

*Configuration*

The 2.no bay Chancel is built of rubble masonry construction. There is a stone string course to the underside of the east window sill. Above the east window is a stone relieving arch exposed within the masonry. On the south elevation is a blocked former door opening. There are 2no. buttresses on the east elevation of rubble masonry construction with dressed quoins. There are 2no. dressed ashlar buttresses on the south elevation.

*Condition*

The masonry to all 3no. elevation generally appears to be in good condition.

Vegetation growing in open voids of south buttress, void to base of south-east buttress. And crack to north-east buttress.

Green staining to top of gable.

The string course to the underside of the east window is in poor condition with only approximately 2no. masonry units complete and free from defects. The remainder of the stone string course has either partly weathered with horizontal fissures (following the bedding), fully weathered or broken away.

On the north elevation. There are runoff staining from the sandstone mullion onto the face of the masonry on the north elevation. There is also runoff staining from the window guards on east window.

The projecting stone course on the north elevation, above the vestry roof, appears to be in fair condition.





The quality of the pointing varies in condition. On the north and south elevation the pointing mortar has generally recessed (weathered back) and there are isolated areas of voids particularly at high level on south elevation. There are also areas of poor quality cementitious pointing at high level and the eastern end of north elevation.

The pointing of the east elevation has been renewed however the finish is poor resulting in small voids around the masonry units which could allow moisture into the wall.

The buttresses are generally in fair condition, there is moss to the coping which may be retaining moisture. There are voids, small cracks and cementitious pointing to the masonry.



*Recommendation*

Repoint all voids, north, east and south elevation, using an appropriate lime based mortar. B

Rake out approximately 4m<sup>2</sup> of poor quality cementitious mortar with lime based mortar to the north elevation. B

Remove ivy from north elevation (approximately 6m<sup>2</sup>). D

Monitor the alignment of the projecting stones supporting the bottom east gable coping stones. Currently the vertical void is approximately a 10mm wide B

Repair sections of broken string course. Replace sections where the stonework has fully weathered or broken away. C

Rake out and repoint approximately 5m<sup>2</sup> using an appropriate lime mortar the buttresses on east elevation. B

Rake out cementitious mortar at wall plate level of the south elevation. Repoint using an appropriate lime mortar. B

Repoint voids of south elevation using an appropriate lime based mortar. B





## Vestry

### Configuration

The lean-to vestry abutting the chancel dates from the fourteenth century, with a gabled projection added in 1925. The vestry is of rubble masonry construction with dressed freestone quoins to the 1925 addition. The aperture of a former doorway, including the stone returns and arched voussoirs are exposed on the north elevation.

### Condition

Generally, the masonry wall appears to be in good condition. The dressed projecting stone (west elevation), supporting the coping above, has moved out of alignment and has caused vertical void between it and the adjacent rubble masonry.

There is green staining to top of north gable.

The quality of the pointing varies in condition. Generally the pointing mortar is buttered over the face of the masonry and is in good condition. There are isolated areas of recessed (weathered back) pointing and some voids where the mortar is missing. The pointing to the ashlar quoins of the 1925 gable is missing. There are a number of voids along the wall plate of the north elevation to the earlier vestry (above the blocked door).

There is ivy growing at low level north-west corner of the north gable, by downpipe.

### Recommendation

Allow to repair and re-bed loose masonry and the projecting stone supporting the copings on the west elevation where vestry was extended. Repair leadwork following masonry work.

B

Repoint all voids, including ashlar quoins of gable, using an appropriate lime based mortar.

B

Remove ivy from north gable.

D



## South Transept

### Configuration

A mid fourteenth century south transept. The structure is predominantly of rubble masonry construction with 2no courses of dressed ashlar above ground level. There are 2no. buttress on the east elevation, 2no. buttresses on the south elevation and 1no. buttress on the west elevation.

### Condition

On the east elevation the masonry above the top of the buttresses differs from the smaller coursed rubble masonry below. The condition of this upper masonry appears to be more weathered than the masonry below. The condition and quality of the pointing varies, the area above the buttresses is a wider buttered pointing and of poorer condition than the weathered pointing below.

On the south elevation the masonry is in poor condition with a large number of the masonry weathered back from the pointing mortar. There are large voids to the upper right side of the gable under the coping stones and to lower left hand side of coping stone. The pointing mortar appears inappropriate and too strong for the masonry it surrounds thus there is a vertical crack between end corbel stone and pointing. The finish is also very poor with little aggregate visible which could affect the porosity of the mortar. Staining from mesh guard also.

Weathered stone to base of south-west buttress.



### Recommendation

East elevation: Repoint all voids using an appropriate lime based mortar. B

East elevation: Rake out cementitious mortar along wall plate level and replace with new lime based mortar. B

To south elevation: Rake out and repoint entire elevation from underside of window sill upwards using an appropriate lime mortar. B

To south elevation: Rebuild area of missing masonry to the underside of the copings and repoint area around corbel stone with appropriate lime mortar. B

To south elevation: De-frass friable face of stone work prior to repointing. Replace masonry where there is insufficient sound material with new. B

West elevation: Repoint all voids using an appropriate lime based mortar. B

West elevation: Rake out cementitious mortar along wall plate level and replace with new lime based mortar. B

West elevation: Repoint entire area above the projected stone course using an appropriate lime mortar. B

Buttresses: Remove vegetation and repoint approximately 5m<sup>2</sup> of lime pointing to each buttress should be undertaken. Replace sections of fractured stones to base of the buttresses. B



## South Aisle

### Configuration

The lean-to south aisle is of rubble construction and abuts the Nave, transept, south porch and the south east corner of the tower.

### Condition

The condition of the masonry and mortar varies across the elevation. There are voids to the underside of the coping on the eastern end and open void to side of window sXV The pointing below the ground level (to the perimeter drain level) is very poor. A vertical mortar repair to a crack has been undertaken adjacent to the south porch using an inappropriate mortar.

### Recommendation

- Repoint voids within masonry using an appropriate lime mortar. B
- Rake out all mortar below the churchyard level (to the perimeter drain) and repoint using an appropriate lime mortar. B
- Rake out and repoint mortar repair to crack adjacent to the porch and repoint using an appropriate lime mortar. B
- Reinstate missing ventilation grille to west elevation. B



## South Porch

### Configuration

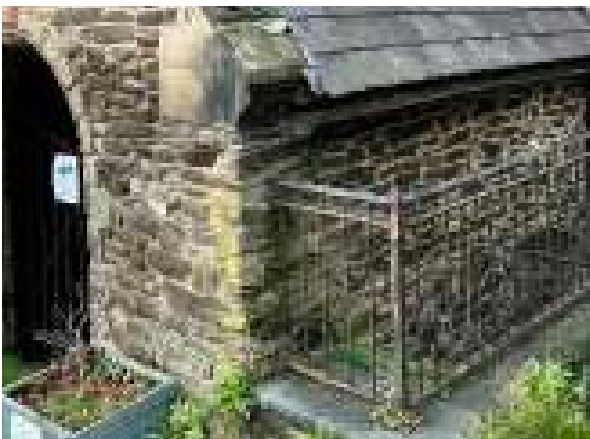
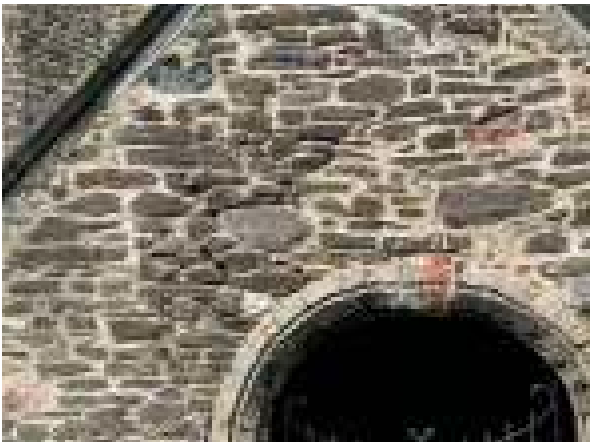
Projecting south from the aisle is a post-Reformation gabled porch with an elliptical arch and iron gates. The construction is rubble masonry.

### Condition

The masonry and pointing is generally in fair condition. Ivy is growing on the east elevation. There are areas of missing pointing and weathered sandstone on the south elevation

### Recommendation

- Remove ivy from east elevation. D
- Repoint voids within masonry using an appropriate lime mortar. B
- All grilles embedded at low level of the masonry walls, providing ventilation to underside of floors, to be cleared to aid air flow. D



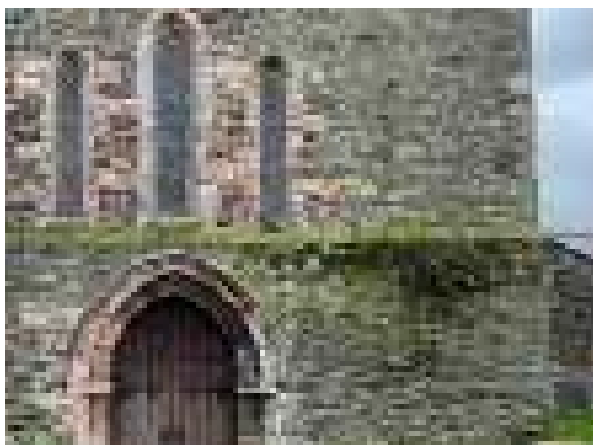


## Tower

*Note: Structural report undertaken by Grace & Howe is found in Appendix A of the Ezra which details the condition of the tower in more detail.*

### Configuration

The broad 3-stage West tower has angle buttresses in the lower stage to the West, partly obscured by the SW turret and parish room attached to the North side. The pointed West doorway, said to have been re-used from the abbey chapter house, is C13 and has polygonal responds with weathered foliage capitals, a similarly weathered arch of 4 orders, with hood mould and head stops. An offset above the West doorway has relief foliage in the centre, above which the West window is comprised of 3 stepped C13 lights. On the South side openings are offset to the right because of the turret. In the lower stage is a renewed window. Below it stone steps lead to the faceted East side of the turret, where there is a studded door. The turret has small superimposed lights. The 2nd stage of the tower has a cusped light in each face. A string course is between 2nd and 3rd stages, but it does not continue across the turret. Two-light belfry openings have 4-centred heads and hood moulds, with louvres. Below the parapet each face has a round clock face painted blue, by Fairer of London, in a freestone surround with hood mould continuous with a string course at the base of the embattled parapet.



### Condition

The first stage: The condition of the rubble masonry appears to be in fair condition however the condition of the mortar varies with some sound, some friable and areas of voids where the pointing mortar is missing. Below string course, south of west door, there is vegetation and green staining indicating retained moisture. There are also small areas of vegetation around the buttress.

The second stage: deterioration of dressed stone to lancet window. The condition of the rubble masonry appears to be in fair condition. The string course, separating the second and third stage, appears to be in poor condition with delaminating stone. The condition of the mortar varies with some sound, some friable and areas of voids where the pointing mortar is missing. There are areas of vegetation around the buttress, and considerable amount of vegetation at belfry and parapet level indicating damp conditions. South wall stairs turret there is a crack running vertically from window SVII alongside quoins.





The third stage: vegetation to all elevations, but in particular to north side of west elevation. Shallow vegetation around the line of the existing roof indicating damp conditions.

Louvres in good condition.

*Recommendation*

Note: *taken out from the Structural report undertaken by Grace & Howe.*

Existing mortar should be raked out and re-pointed with a suitable non-hydraulic lime which is sacrificial to the stonework and allow free evaporation from the joints.

B

The cracked areas on the west elevation should be checked behind the pointing to see if the magnitude of the cracks is reflected in the substrate below.

B

Allowance to be made for deep pointing behind the surface pointing, especially in areas where the wall is evidently more persistently damp.

B

Missing stonework over the west window of the belfry should be replaced.

C





## Windows

### Window I

#### Configuration

The 5-light Perpendicular window is C19 in red-sandstone surround, below an earlier relieving arch

#### Condition

The pale tracery appears to be in fair condition however there is black staining particularly around the fixing points for the metal guards.

The outer moulding of the stone arch has fractured away in 3no. sections (especially to top of arch) and friable sections elsewhere. This will impact the discharge of water.

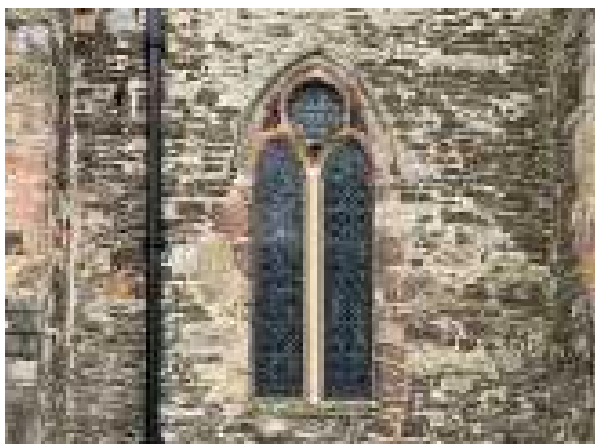
Sections of the masonry sill are delaminating and friable.

#### Recommendation

Refix metal guard at high level that has lost its fixing at the top. B

Undertake masonry repairs to outer moulding of the stone arch. C

Consolidate masonry sill. C



### Window sII

#### Configuration

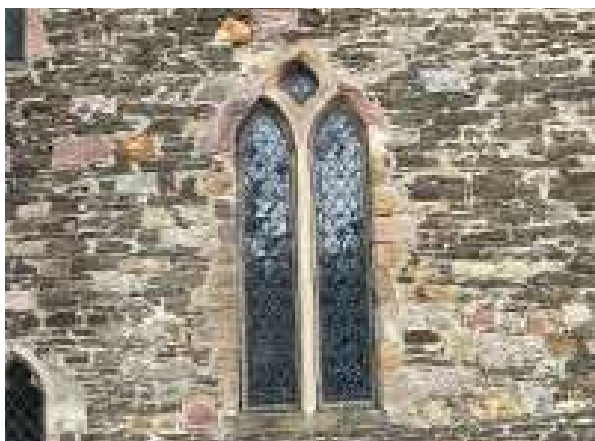
2-light geometrical window and hood mould

#### Condition

The hood mould and sections of the tracery appear to be very weathered. New mullion.

#### Recommendation

Consolidate weathered masonry. C



### Window sIII

#### Configuration

2-light window with lozenge tracery light.

#### Condition

The window appears to be in good condition. New mullion. Internally, patch render repairs around upper light.

#### Recommendation

None



**Window sIV (high level window to S. Chancel)**

*Configuration*

Cusped light, diamond leaded glass.

*Condition*

The masonry appears to be in good condition. There is a broken pane of glass towards the base.

*Recommendation*

Replace broken glass.

C



**Window sV (low level window to S. Chancel)**

*Configuration*

Cusped light, diamond leaded glass.

*Condition*

The masonry appears to be in good condition.

*Recommendation*

None



**Window sVI (East wall of S. Transept)**

*Configuration*

3 light window with reticulated tracery under hood mould with foliage stops.

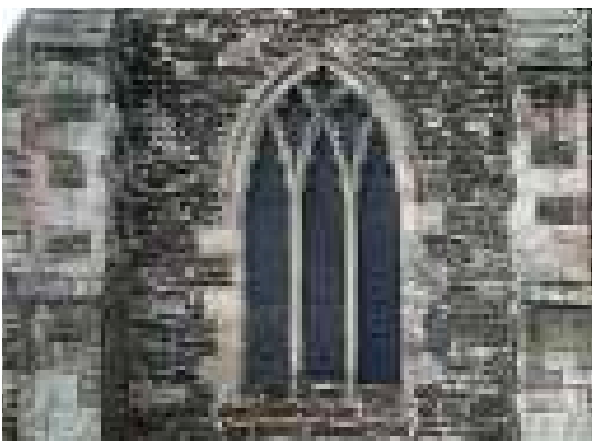
*Condition*

The masonry and glazing appears to be in satisfactory condition. Hoodmould on right hand side has weathered. 2 new mullions and part tracery new. Crack to two sills.

*Recommendation*

Make good to cracks to sill.

C



**Window sVII (East wall of S. Transept)**

*Configuration*

3 light window with intersecting tracery and hood mould

*Condition*

The masonry and glazing appears to be in fair condition. Hoodmould has weather to top of arch. And ferrous staining to stonework under sill. Two crack to sill.

*Recommendation*

Make good to cracks to cill.

C





### Window sVIII

#### Configuration

A 5-light geometrical S window has a hood mould and foliage stops

#### Condition

The masonry appears to be in fair condition. Hood-moulds are in good condition. But there are sections of fractured and weathered stone and missing pointing mortar to sills. There are black staining to mullions where mesh guards have been fixed, and there are holes in mullions where guards fixings once fixed. The lead has failed in places and window is bowing in numerous places.

#### Recommendation

Consolidate fractured and friable masonry. Repoint voids using an appropriate lime mortar.

B

Allow for a window repair schedule.

B



### Window sIX (West wall S. transept)

#### Configuration

2-light window with Y-tracery

#### Condition

New mullion. Glazing appears to be in good condition, but crack to one sill and ferrous staining.

#### Recommendation

Repair cill.

C



### Window sX

#### Configuration

19th century lancet windows with pale freestone surrounds. Stained glass.

#### Condition

The masonry and glazing appears to be in good condition.

#### Recommendation

Remove ivy.

D



### **Window sXI**

#### *Configuration*

19th century lancet windows with pale freestone surrounds. Stained glass.

#### *Condition*

The masonry and glazing appears to be in good condition

#### *Recommendation*

None.



### **Window sXII**

#### *Configuration*

19th century lancet windows with pale freestone surrounds. Diamond leaded glazing.

#### *Condition*

The masonry and glazing appears to be in good condition

#### *Recommendation*

Remove ivy.

D



### **Window sXIII**

#### *Configuration*

19th century lancet windows with pale freestone surrounds. Diamond leaded glazing.

#### *Condition*

The masonry and glazing appears to be in good condition

#### *Recommendation*

None.



### **Window sXIV**

#### *Configuration*

19th century lancet windows with pale freestone surrounds. Stained glass.

#### *Condition*

The masonry and glazing appears to be in good condition. Staining to sill. Open void, missing mortar between wall and freestone surround (right hand side)

#### *Recommendation*

Repoint missing void with lime mortar.

B



### **Window sXV**

#### *Configuration*

19th century lancet windows with pale freestone surrounds. Stained glass.

#### *Condition*

The masonry and glazing appears to be in good condition

#### *Recommendation*

None.



### **Window SI – SV (Nave – high level)**

#### *Configuration*

5no. Quatrefoil lights in roundels with fixed diamond leaded lights to high-level windows, south of Nave.

#### *Condition*

The windows are generally in fair condition with some dark staining to the masonry. SI is stained green externally, and flaking plaster internally which we understand to be historical water ingress.

#### *Recommendation*

Clean green staining to window SI.

D



### **Window SVI (S. Tower)**

#### *Configuration*

Narrow light to the rood stair. Diamond leaded light.

#### *Condition*

The masonry appears to be in good condition.

#### *Recommendation*

None.



### **Window SVII (S. Tower)**

#### *Configuration*

Narrower light to the rood stair. Diamond leaded light.

#### *Condition*

The masonry appears to be in good condition.

#### *Recommendation*

None.



### **Window SVIII (S. Tower)**

#### *Configuration*

Trefoil rounded square leaded light.

#### *Condition*

Window in fair condition, masonry weathered and crack to top of trefoil.

#### *Recommendation*

Repair crack to masonry.

B



### **Window SIX (S. Tower)**

#### *Configuration*

Narrower light to the rood stair. Diamond leaded light.

#### *Condition*

Masonry in fair condition.

#### *Recommendation*

None.



### **Window nII**

#### *Configuration*

2-light window under a curved triangular head

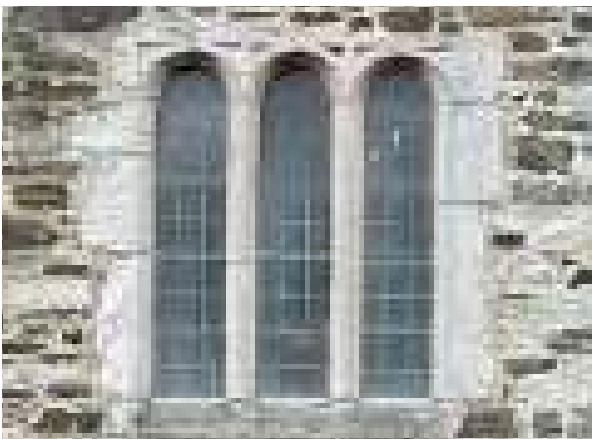
#### *Condition*

There are sections of masonry which have fractured and weathered back. This includes the head and sill. The new metal window guard has been fixed directly into the masonry instead of the mortar joints.

#### *Recommendation*

Consolidate fractured and weathered masonry. Repoint tracery where the mortar is missing.

C



### **Window nIII**

#### *Configuration*

Triple round-headed lights.

#### *Condition*

The masonry has been pointed using a cementitious mortar however the masonry appears to be in good condition.

#### *Recommendation*

Replace cementitious mortar with new lime based mortar.

C



**Window nIV**

*Configuration*

2 cusped lights under a relieving arch

*Condition*

The window is generally in fair condition .

*Recommendation*

None.



**Window nV**

*Configuration*

3-light window with simple bar tracery.

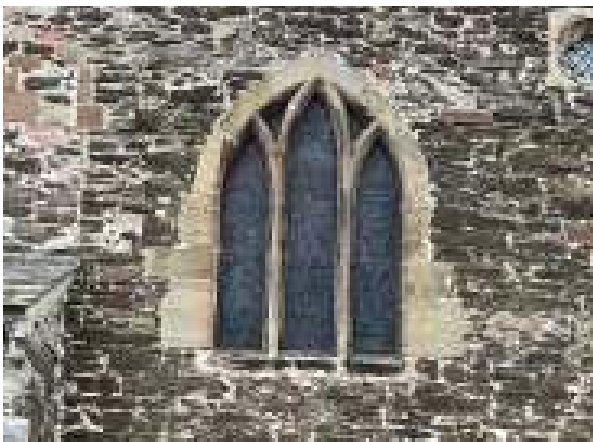
*Condition*

The window is generally in fair condition with some dark staining to the masonry. There are open joints to mullions and sandstone is weathered in places. Broken and holes in glass.

*Recommendation*

Repoint tracery and mullions using a lime based mortar. C

Repair broken glass. C



**Window nVI**

*Configuration*

3-light window with simple bar tracery.

*Condition*

The window is generally in fair condition with some dark staining to the masonry and stone sill is weathered. Open joints to window surround and some holes in glass.

*Recommendation*

Repoint tracery and mullions using a lime based mortar. C

Repair broken glass. C



**Window nVII**

*Configuration*

Perpendicular style window with red-sandstone dressings.

*Condition*

The window is generally in fair condition with some dark staining to mullions and sill stained green. Internally, plaster under lintol has come away. Mesh guard to centre loose.

*Recommendation*

Clean green stain and refix mesh guard.

D



**Window nVIII & nIX**

*Configuration*

2no. 19th century lancet windows with pale free-stone surrounds. Diamond leaded glazing.

*Condition*

The window is generally in fair condition with some dark staining to sills.

*Recommendation*

None.



**Window nX & nXI**

*Configuration*

2no. 19th century lancet windows with pale free-stone surrounds. Diamond leaded glazing.

*Condition*

The window is generally in fair condition with some dark staining to sills.

*Recommendation*

None.



**Window nXII**

*Configuration*

Lancet window with diamond leaded lights and bottom hung opening light.

*Condition*

The masonry is weathered but in good condition.

*Recommendation*

None.



**Window nXIII**

*Configuration*

Rectangular slot window with fixed diamond leaded lights.

*Condition*

The masonry is weathered but in good condition. Lime pointing to window has cracked to one area.

*Recommendation*

Repair pointing with lime mortar.

C



### **Window nXIV & nXV**

#### *Configuration*

2no. Lancet window with diamond leaded lights and bottom hung opening light.

#### *Condition*

The masonry is in good condition and has been recently repointed. Green staining to sill.

#### *Recommendation*

Remove green staining.

D



### **Window NI – NVI (Nave high level)**

#### *Configuration*

6no. Quatrefoil lights in roundels with fixed diamond leaded lights to high-level windows, north of Nave.

#### *Condition*

The windows are generally in fair condition with some dark staining to the masonry.

#### *Recommendation*

None.



### **Window NVII (N. Tower)**

#### *Configuration*

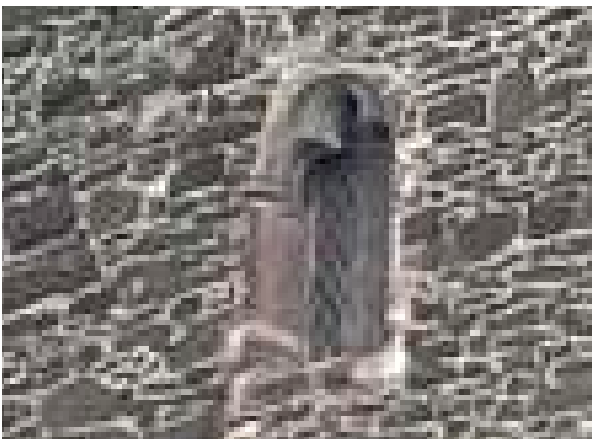
Trefoil rounded diamond leaded light.

#### *Condition*

In fair condition, masonry weather.

#### *Recommendation*

None.



### **Window EI (E. Tower)**

#### *Configuration*

Trefoil rounded diamond leaded light.

#### *Condition*

In fair condition, masonry weather.

#### *Recommendation*

None.



### Window WI (W. Tower)

#### Configuration

Trefoil rounded diamond leaded light.

#### Condition

In fair condition, broken glass.

#### Recommendation

Repair broken glass.

C



### Window wI (W. Tower)

#### Configuration

3no. lancet window, within sandstone surrounds.  
Stain glass windows

#### Condition

In fair condition, sandstone weathered, vegetation to 1no sill.

#### Recommendation

Remove vegetation.

D



### North Porch

#### Configuration

Arched double timber boarded oak with decorative cast-iron hinges and ring handle.

#### Condition

In good condition.

#### Recommendation

None.



### South Porch

#### Configuration

Arched timber boarded oak, stained black, with long cast-iron hinges and ring handle.

#### Condition

In good condition.

#### Recommendation

None.





### Parish Room

#### Configuration

Timber boarded with door latch.

#### Condition

Base of timber rotten and paint flaking.

#### Recommendation

Strip paint and redecorate with linseed oil base paint. C



### Vestry

#### Configuration

Studded timber with cast-iron hinge and ring handle. Modern thumb turn number code.

#### Condition

In good condition.

#### Recommendation

None.

### Tower

#### Configuration

Arched double decorative panel oak door with decorative cast-iron hinges and ring handle.

#### Condition

Internally, timber weather strip is missing.

#### Recommendation

Replace timber weather strip. B



### Doors (Internal)

#### Configuration

Arched double door with decorative hinges and brass handles to tower into Nave. Arched boarded door to Parish room and timber boarded door from Vestry into Chancel.

#### Condition

In good condition.

#### Recommendation

None.





## Church Yard and Environs

### Configuration

The churchyard has a rubble stone boundary wall to all four sides.

The principle access to the church is from west (church street). The gate piers are of coursed rock-faced stone, with wider freestone copings. The double arched cast iron gates have dog bars with X-shape bracing, spear finials and rosettes below the top rail. Outer pedestrian gates have similar detail but with a flat top rail. This nineteenth century gateway is separately listed grade II.

There are additional access from the north, south and east. These are of uncertain date, but the original precinct of the late C12 monastery was probably bounded by Rose Hill Street, Church Street, High Street and Castle Street. The present walls, probably piecemeal in construction, bound the back yards of the buildings fronting those streets. The boundary wall and accesses is separately listed grade II.

A tarmacked path leads to the west door, north porch and south porch and extends around the church. There are some trees with the churchyard.

There are a large number of graves within the churchyard.

'We are seven' a grave associated with poem by Wordsworth situated south of churchyard, with QR code.

There is a small brick building 'bier house' situated on the north-west boundary wall which is currently being used to store grass-cutting equipment.

### Condition

The condition of the boundary wall varies with some sections in poor condition.

North-west section of the boundary wall was taken down by neighbouring property. Faculty has been granted to rebuild (Faculty no.2020-005962) and quotes for rebuild has been received.

Some sections of the churchyard along the boundary appear overgrown with vegetation.

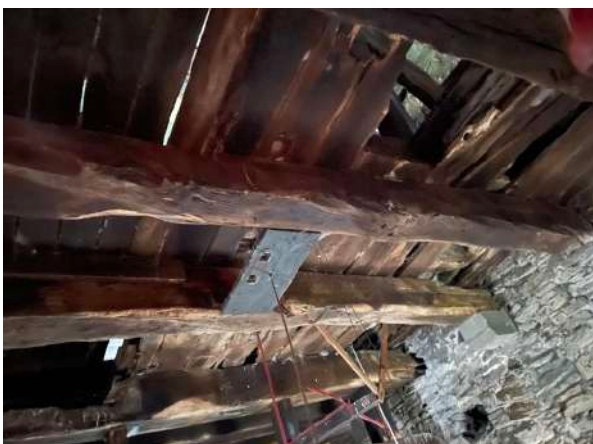
'Bier house' - The south-east corner of the wall is leaning outward, vertical cracks running down.

### Recommendation

Undertake isolated masonry repairs to the boundary walls. C

Overgrown vegetation to be cut back. D

A scheme of repair to be made to ensure the structure of the Bier house is made safe. B



## Internal

### Roof Structure – Ceiling

#### Tower Porch

##### Configuration

Earlier first floor stone corbels support now support a curved timber bracket which supports the heavily framed timber ceiling.

##### Condition

The ceiling appears to be in good condition.

##### Recommendation

None.

#### Tower Staircase

##### Configuration

Underside of stone spiral stair visible. The top of the tower has been constructed with brick masonry walls and a 'flat' shuttered concrete roof with the underside exposed.

##### Condition

The underside of the stone treads vary in condition. Most are sound however some have delaminated or have fractures.

There are salts visible on the underside of the concrete ceiling.

##### Recommendation

Covered under 'floors'.

#### Former ringing chamber.

##### Configuration

Timber beams with underside of timber floor above. Some beams are resting on new stone corbels and some beams embedded..

##### Condition

Many timber beams showed signs of decay and loss of timber to the ends. This appears to be historic as the timbers did not appear damp. There are open voids between the floor boards, where timber boards have rotten.

##### Recommendation

Make floor area safe and introduce lighting to assist maintenance and future inspections.

B

Embedded beam ends first and second floor should be checked by timber survey for decay.

B



## Belfry

### Configuration

Shuttered concrete.

### Condition

There is moisture staining to the underside of the concrete ceiling.

### Recommendation

Introduce lighting to assist maintenance and future inspections.

B



## Nave

### Configuration

The Nave has a 7-bay corbelled arched-brace roof with wind braces, and subsidiary trusses behind the purlins.

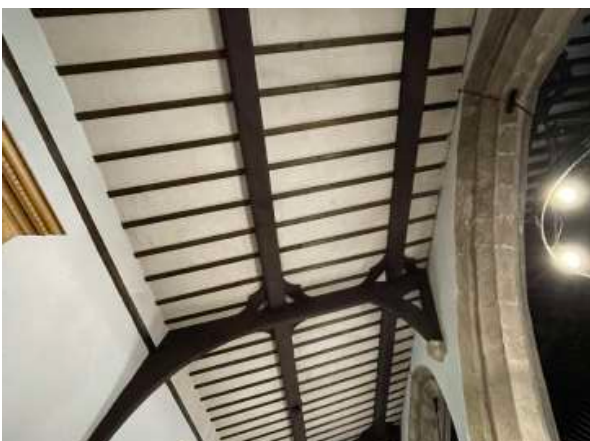
The font: The Perpendicular font is on a stepped plinth. The plinth was probably re-used from elsewhere, although it is illustrated in its present position in 1835. It has a lead-lined octagonal bowl with quatrefoils and rosettes. An octagonal pedestal is surrounded by an detached arcade of cusped arches, and buttresses.

### Condition

The ceiling generally appears to be in good condition. There does not appear to be any movement to the timbers.

There are historic water staining to timber under valley between south aisle and south transept.

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.



## North Aisle

### Configuration

2no. purlins and underside of timber rafters are visible. There is painted 'boarding' visible between the rafters.

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

### Condition

The ceiling generally appears to be in good condition. There does not appear to be any movement to the timbers.

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

Small section of sheet is missing between aisle and chapel, and some water staining.



## South Aisle

### *Configuration*

2no. purlins and underside of timber rafters are visible. There is painted 'boarding' visible between the rafters.

### *Condition*

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

The timbers are in good condition, no movement indicated. But the plaster between rafters are in fair condition, there are water stains caused by historic water ingress under valley W3 and S3, There is also water staining to south west corner S3.



## Memorial Chapel

### *Configuration*

2no. purlins and underside of timber rafters are visible. There is painted 'boarding' visible between the rafters.

### *Condition*

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

The ceiling generally appears to be in good condition. There does not appear to be any movement to the timbers. Some discolouration to some sheets.



## Parish Room

### *Configuration*

The purlin and underside of the rafters are exposed. Trusses supported on stone corbels. Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

### *Condition*

In good condition.



### South Transept

#### Configuration

Corbelled arched braced roof with wind braces and subsidiary trusses behind purlins. Trusses supported on stone corbels.

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

#### Condition

In good condition.



### Chancel

#### Configuration

2no. bay corbelled arched braced roof with wind braces and subsidiary trusses behind purlins. Trusses supported on stone corbels.

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

#### Condition

Ceiling structure appears to be in fair condition.



### Vestry

#### Configuration

Black painted timber roof structure exposed with plaster between rafters.

Past alterations, the plaster between rafters have been replaced by possibly sheet containing asbestos.

#### Condition

There is some cracking to the boarding and plaster between the rafters and condensation visible.

#### Recommendation

Repair cracks to boarding between rafters and make good decoration. C

All Church ceilings - determine if Asbestos is present to sheets. If Asbestos Management Report has not been conducted, allow for an inspection by Asbestos surveyor. A

Nave, Chancel, North & South Aisle, Vestry, Memorial Chapel, Parish room and South transept-redecorate. C



## Walls

### Tower Porch

#### Configuration

Plaster and decorated. All walls appear to have been plastered (or skimmed) using a hard non-breathable gypsum plaster.

#### Condition

The plasterwork of the east and north wall are in good condition, however, there are signs of moisture to the south wall, flaking paintwork and a crack between the plaster and doorway of the spiral staircase.

The west wall is damp with large areas of flaking paintwork and failing plaster. The window reveals are in particularly poor condition with an area of cracking and fragile plaster to the head of the central window.

The stone arch of the west door is suffering from the moisture ingress causing voids and masonry to become friable.

#### Recommendation

Carefully remove the modern plaster to east and south elevation it would be preferable if the plaster was removed to all 4no. internal walls despite the east and north being in fair condition at present. Replaster using an appropriate lime based plaster. The replastering works should alleviate the moisture content to the stone arch. Repoint voids using an appropriate lime mortar.

B

Redecorate all walls.

C

### Tower Staircase

#### Configuration

Pointed Rubble masonry.

#### Condition

The condition of the wall varies along the height of the tower staircase. Generally, the walls appear dry however there are areas of white deposits in some areas. Vertical cracks in areas also.

The condition of the masonry varies; the rubble masonry of the outer wall is generally in good condition however the bedding and pointing mortar has failed in large expanses crumbling to a fine grade and collecting on the surface of the stone treads. The pointing to the central stone column is also crumbling in places.

NOTE: A structural report of the tower was conducted January 2024 and attached in Appendix A, recommendations are based from those highlighted in the survey report.(Item 7.3)

*Recommendation*

The internal plaster around the heads of the lancet windows should be removed to confirm whether there is cracking in the masonry substrate.

B

The existing mortar should be raked out and re-pointed with a suitable non-hydraulic lime which is sacrificial to the stonework and allow free evaporation from the joints.

B



**Former ringing chamber.**

*Configuration*

Painted rubble masonry.

*Condition*

Due to the structural condition of the floor and lack of light, it was deemed unsafe to enter the room. Inspection was taken from chamber doorway with a torch, but due to access constraints, this limited the inspection.

Paintwork flaking from the walls. No cracks were noted. There was some daylight coming the blocked window on the north elevation.

*Recommendation*

Redecorate.

C

Infill void within former window on north elevation with rubble masonry and repoint.

B



**Clock room floor.**

*Configuration*

Pointed rubble masonry. There are corbels and 'pockets' within the walls which suggest that the ceiling was previously at a lower level. The window on the north elevation has a brick lined reveal pointed in a cementitious mortar.

*Condition*

Access limited to due extent of guano and debris on floor and lack of daylight.

The pointing has recessed on the south wall. There is a vertical crack to the masonry in the SW corner.

*Recommendation*

Infill void within former window on north elevation with rubble masonry and repoint.

B

Monitor crack to SW corner.

B







## Belfry

### *Configuration*

Pointed rubble masonry.

### *Condition*

Access limited to due extent of guano and debris on floor and lack of light. The pointing has recessed on the south wall. There is a vertical crack to the masonry in the SW corner.

### *Recommendation*

Infill void within former window on north elevation with rubble masonry and repoint. B

Monitor crack to SW corner. B



## Nave

### *Configuration*

The Nave has 3-bay early C14 arcades of octagonal piers on square bases, with simple capitals, pointed arches with 2 orders of hollow chamfer, and hood moulds with large head stops. Walls are predominantly finished in a painted plaster.

### *Condition*

The walls generally appear to be in good condition. There are some areas of discolouring and possible dampness to the plaster around windows reveals, especially around window SI due historic water ingress. The stone arches appear to be in good condition. To west wall of Nave there is a high-level vertical crack.

### *Recommendation*

Undertake isolated repairs and redecoration to the plasterwork. C

Monitor cracking. Consult conservation accredited structural engineer if the cracking appears to worsen. B



### North Aisle

#### Configuration

Walls are predominantly finished in a painted plaster.

#### Condition

The walls generally appear to be in good condition. There are some areas of discolouring and possible dampness to the plaster around windows reveals. There is a section of missing plaster to low level on west wall.

#### Recommendation

Undertake isolated repairs to plaster and redecoration to the plasterwork.

C



### South Aisle

#### Configuration

Walls are predominantly finished in a painted plaster.

#### Condition

The walls generally appear to be in good condition. There are some areas of discolouring and possible dampness to the plaster around windows reveals and there is a water stain to south-west corner above south porch door.

#### Recommendation

Undertake isolated repairs and redecoration to the plasterwork.



### Memorial Chapel

#### Configuration

Walls are predominantly finished in a painted plaster. There is an open timber screen enclosing the west and south sides. There are a number of memorials to the walls.

#### Condition

The walls generally appear to be in good condition. There are some areas of discolouring and possible dampness to the plaster around windows reveals. Small section of plaster above window nVII is missing.

#### Recommendation

Undertake isolated repairs and redecoration to the plasterwork.

C

Replaster section of missing plaster (above window nVII) with lime based plaster and redecorate with breathable paint.

B



## South Transept

### Configuration

The walls are predominantly white painted plaster with bare dressed masonry windows surrounds. There are a number of memorials fixed to the walls of the south transept.

### Condition

The walls are in very poor condition with large areas of dampness, flaking painting and water staining from the windowsills, especially to window sIX and sVIII. The plaster to the walls appears to be cementitious and trapping moisture behind.

### Recommendation

Note: Following the external repair work, loose mortar should be carefully removed and all voids re-pointed using a lime based mortar. After a period of drying, the surface of the masonry could be lightly cleaned to remove any damp staining.

Carefully remove cementitious plaster to all 3no. internal elevations. Allow sufficient time to 'breath' prior to replastering using a lime based plaster. Re-decorate entire wall.

B



## Parish Room

### Configuration

The plaster to the north elevation wall has been removed exposing the pointed rubble masonry.

The other walls are decorated plastered and have timber panelling along the base. There is a picture rail at high level.

### Condition

The north wall is drying out very well. The other walls (east, south and west) appeared to be in fair condition however it is possible that the modern thick gypsum plaster is preventing moisture within the wall to escape.

### Recommendation

Replaster north wall using an appropriate lime based plaster once the wall has sufficiently dried.

The thick gypsum plaster to the remaining 3no. walls should be removed and replastered using an appropriate lime based plaster.

C

C





## Chancel

### Configuration

Plaster and decorated. On the North side is an arch to the organ recess and vestry. There is a wooden reredos behind the altar. Within the south wall there are salvaged medieval floor tiles which have been assembled to form a large wall panel.

### Condition

The walls are generally in fair condition. There is a vertical crack to either side of the east window arch which correlates with the alignment covered under 'external work' section. There is additional cracking on the north wall between the arch and monument. This does not raise any immediate structural concerns.

### Recommendation

Monitor cracking. Consult conservation accredited structural engineer if the cracking appears to worsen.

B

Renew decoration to walls.

C



## Vestry

### Configuration

Plaster and painted.

### Condition

Some damp staining at high level, this may be historic.

There is a vertical crack above external door and also a large vertical crack running from floor level to ceiling to the north-west corner. This possible could be subsidence.

Condensation and damp patches and plaster bubbling in places.

### Recommendation

Monitor cracking. Consult conservation accredited structural engineer if the cracking appears to worsen.

B





## Floors

### Clock room floor.

#### Configuration

Timber beams supported by a concrete and stone corbels. The underside of timber belfry floor above.

#### Condition

The timber beams showed signs of decay and loss of timber to the corners. This appears to be historic as the timbers did not appear damp. Timber boards covered in guano.

#### Recommendation

Note: Recommendation to beams covered under roof structure.

Introduce lighting to assist maintenance and future inspections. B



### Tower Porch

#### Configuration

19th century tiled floor. There is a modern removal ramp which leads up to the stone threshold of the west doorway.

#### Condition

The tiles are generally in good condition with only 2no. loose tiles. These are located to the sides and do not form a trip hazard. The surface of the tiles show some signs of wear which is to be expected given their age. There is a small patch of moisture rising between the tiles leading to the staircase tower.

#### Recommendation

Fix loose tiles.(2no). Clean debris from tiled floor. B



### Tower Staircase

#### Configuration

Stone treads of spiral staircase

#### Condition

Note: See section 5.2.1 Staircase, in the tower survey report. The staircase has a circular internal wall face with a stone spiral stairs running the full height of the turret. There are no landings, access door directly off the stairs at each floor level. Each tread comprises a single stone unit.

The masonry at the base of the staircase is in poor condition, where extensive debris on the treads from deterioration of the mortar in the wall. Some treads have cracked near the central pillar, a steel plate has been inserted under one cracked tread in past repair. Further cracks can be seen on first floor level too.

There is efflorescence on the surface of the concrete treads at the top of the staircase.

The access from the stair tower onto the roof level is very precarious and hazardous.

*Recommendation*

Cracked treads should be repaired wither by supplementary support below by way of plate or angle, or they should be pinned across the fractures. Pining should only be applied once external walls have been stabilised and movement ceased, otherwise further cracking could be induced.

B

Brush down efflorescence (dry cleaning only do not introduce further moisture using wet cleaning systems).

B

**Former Ringing chamber**

*Configuration*

Timber boarded with new bell trap door aligning with those above.

*Condition*

The floor was covered with bird (and possibly bat) guano. The trap door did not appear fully closed.

*Recommendation*

The floor should be carefully cleaned following HSE guidelines. All precautions must be undertaken given the confined space and risk associated with guano.

B

The bell trap door should be secured.

B

**Clock room floor.**

*Configuration*

Timber boarded with new bell trap door aligning with those above.

*Condition*

The floor has bird (and possibly bat) guano and other debris collected on the floor.

*Recommendation*

The floor should be carefully cleaned following HSE guidelines. All precautions must be undertaken given the confined space and risk associated with guano.

B





## Belfry

### Configuration

Timber boarded floor.

### Condition

The floor has bird (and possibly bat) guano and other debris collected on the floor. Areas of rotted and missing timber boards.

### Recommendation

The floor should be carefully cleaned following HSE guidelines. All precautions must be undertaken given the confined space and risk associated with guano.

B

Replace damaged floor boards.

B



## Nave

### Configuration

Tile floor. There is a raised timber boarded floor to the underside of the pews.

A ramp situated to eastern end of the Nave, take you to a carpeted area adjacent to the rood screen.

### Condition

Reported in last Ezra, that a large extent of the floor tiles to the western end (between font and tower porch) had lifted with some cracking, (caused by hot weather and no expansion joints). They were replaced with timber boarding decorated to match existing tiles.

And number of loose tiles down the centre of the aisle. Carpet in good condition.

### Recommendation

Repair section of lifted tiled floor.

B



## North Aisle

### Configuration

A mixture of tiles and grave stones.

### Condition

Some of the floor tiles to the western end have lifted with minor cracking.

### Recommendation

Repair section of lifted tiled floor.

B



## South Aisle

### Configuration

Tiled floor. There is a raised timber boarded floor to the underside of the pews. Red carpet over tiles to south-west corner where children play area situated.

### Condition

A large extent of the tiled floor at the western end has lifted and cracks to west end of aisle. The remainder appears to be in fair condition. Unsure if the modern carpet is breathable, unsure of the conditions of the tiles beneath.

### Recommendation

Repair section of lifted and cracked tiles. B

Lift carpet and check if it's breathable and the condition of the tiles beneath. D



## Memorial Chapel

### Configuration

Raised timber parquet floor with carpet. 2 tomb stone slabs laid.

### Condition

The floor is in good condition.

### Recommendation

None.

## Parish Room

### Configuration

Suspended Timber boarded floor.

### Condition

The floor was in poor condition with a 'spring' to the north side. It is possible that some of the joists ends may have decayed if they were supported by the north wall which was previously damp

### Recommendation

Investigate extent of decay. Repair damaged joists and timber boards. B







## South Transept

### *Configuration*

Tiled floor. There is a raised timber boarded floor to the underside of the pews.

### *Condition*

The tiled floor appears to be in fair condition.

### *Recommendation*

None.



## Chancel

### *Configuration*

In the chancel is a floor of re-set grave slabs and C19 decorative geometrical-pattern tiles. The sanctuary has richer tile work. A modern carpet runs from the centre of the rood screen to the sanctuary.

### *Condition*

Good condition. One tile loose by vestry door.

### *Recommendation*

Refix tile.

B



## Vestry

### *Configuration*

Wooden block parquet floor in herringbone style.

### *Condition*

Good. No loose or raised boards were found.

### *Recommendation*

None.



## Fixtures and Fittings

### Tower Staircase

#### Configuration

It is advisable that an internal railing is fitted to reduce the risk of falling down the staircase whilst accessing the tower roof.

#### Condition

The clock mechanism is enclosed within the centre of the space.

#### Recommendation

Employ a horologist to inspect the clock mechanism. D



### Belfry

#### Configuration

A timber bell frame is located within the space.

#### Condition

Belfry not inspected.

#### Recommendation

Specialist bell frame company to survey. D



### Nave

#### Configuration

C19 pews with shaped ends. Grand piano, Octagonal 15<sup>th</sup>C font and an oak carved structure / storage situated on the west wall near tower entrance.

#### Condition

The font is badly weathered but its intricate carving can still be appreciated. A detailed condition survey has been undertaken by a third party on the font. The condition is understood to be stable. Other fixtures in good condition.

#### Recommendation

Implement recommendation of specialist report on the font. D





## Chancel

### Configuration

A stone arched tomb situated south-east corner of the altar. A number of memorial stone and marble plaques on the wall.

Rood Screen: The major interior fixture is the imposing 5-bay rood screen, erected in the period 1488-1504 and well restored in the C19. It features the badge of Sir Richard Pole (eagle's claw grabbing a fish), who was constable of Conwy Castle 1488-1504. Each outer bay has a panelled dado under quatrefoil friezes, and 4 lights with delicate tracery. The central bay has double wooden gates, with an upper tier of linenfold panelling. Main uprights have thin shafts with capitals, below deep ribbed coving and pendants. On the chancel side the coving is given additional support by 2 later posts. The cornice has 2 orders of foliage trails, incorporating various motifs including the badge of Sir Richard Pole. The choir stalls are contemporary with the screen.

### Condition

All in good condition.

### Recommendation

None.



## North Aisle

### Configuration

Decorative oak carved entrance doorway structure. Stone tomb on north wall.

### Condition

All in good condition.

### Recommendation

None.



## South Aisle

### Configuration

There are 2 stone tombs set within the south wall. Timber pews.

### Condition

All in good condition.

### Recommendation

None.





## **Vestry**

### *Configuration*

Organ housed on south wall of vestry. Timber screen with storage and safe.

### *Condition*

All in good condition.

### *Recommendation*

None.



## **South transept**

### *Configuration*

Tomb to south-west corner, memorial slate and marble plaques.

### *Condition*

Historic crack to tomb and condensation/ damp visible to number of plaques, especially around the windows.

### *Recommendation*

Covered under walls section.



## **Memorial Chapel**

### *Configuration*

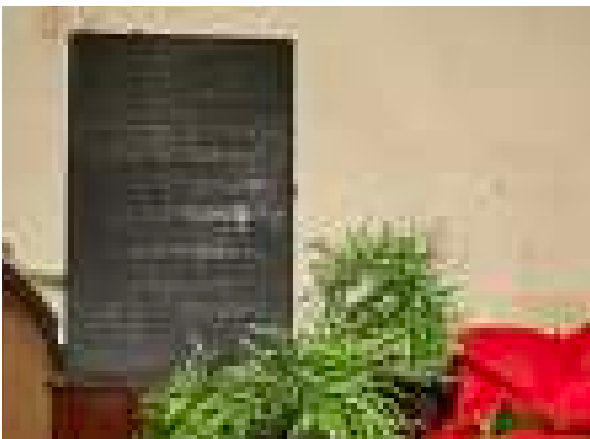
Mouse man carved timber wall panels to north and east wall. timber rood screen to south and west side. Timber altar. Marble memorial plaques.

### *Condition*

All in good condition.

### *Recommendation*

None.



## **Parish Room**

### *Configuration*

Wooden plaque on wall near doorway to north aisle.

### *Condition*

All in good condition.

### *Recommendation*

None.



## Heating, Lighting & Electrical Installations.

### *Configuration*

Metal circular band chandeliers to South transept and Nave. Brass chandelier in Chancel. Single pendant lights to tower porch and chapel. Cast iron radiators.

### *Condition*

Lighting in good condition. Radiators in fair condition, flaking paint.

### *Recommendation*

Re-decorate radiators.

D



## Fire Fighting Equipment

### *Configuration*

Water fire extinguishers located by north porch door (north aisle) Vestry and Chancel.

### *Condition*

Serviced annually, next one due April 2024.

### *Recommendation*

Continue with annual service.

D



## Lightning Protection

### *Configuration*

None.

### *Condition*

n/a



## Access to Churchyard

### Configuration

The principle access to the church is from west (church street), where there is a double iron gate wide enough for a vehicle to enter. 3 other access are pathways which are located north (High Street), south (Rose Street) and east (Castle Street). Paths are mainly tarmac albeit to north where main path forks to two narrower gravel paths.

### Condition

In good condition.

### Recommendation

None.

## Access to the Disabled and other provisions to assist

### Configuration

There is a hearing assisted loop situated in the Church. North porch, there is a step down, South porch is not being used. West entrance, ramp provided to access church and there is a ramp from Nave to Chancel.

### Condition

Ramps in good condition.

### Recommendation

None.

## Bats and Protected Species

### Configuration

No bat or bird species found within the church.

### Condition

n/a

### Recommendation

Allow to take ecological protected species survey.

B

## Aesthetic improvement

### Recommendation

Consider designing and installing a more gradual ramp to the west porch.

F

To north aisle entrance, consider redesigning the entrance layout, move the oak entrance 'lobby style' furniture.

F



Summary of St Mary's and All Saints, Conwy costs

Sum of Cost			
Priority	Item	Recommendation	Total
A	Tower roof	Renew roof covering and weather details overhauled, including to the over-run for the stair turret. Consider a lead roof. (cost for asphalt - £17,500)  (cost for lead roof - £35,000)	£35,000
	Tower roof	When renewing the roof, opportunity should be taken to improve restraint to the parapets by incorporating diagonal ties between the back face castellations and the roof, ensuring a water-tight detail where the restraints join the roof.	£10,000
	Tower roof	Kill off and remove vegetation around the parapet and roof level.	£500
	Tower roof	Rake out all joints and repoint with non-hydraulic lime mortar.	£4,000
	Tower roof	Remove cement to the back face of the parapet and replace with non-hydraulic lime render to ensure water can freely evaporate from the masonry through the render.	£9,350
	Tower roof	The fixings of all slate copings should be checked and secured if loose.	£1,250
	Internal roof / ceilings	Nave, Chancel, North & South Aisle, Vestry, Memorial Chapel, Parish room and South transept - Sheets to be inspected by Asbestos surveyor.	£1,500
A Total			<b>£61,600</b>
B	Roofs	Clear vegetation and debris collected along south east lead valley, between roof slope S2 and E2 and refix slates which have fallen out of alignment. Consider altering (widening) the lead detail to the base of the valley to improve the discharge of rainwater and reduce the risk of blocking.	£2,160
	Roofs	Dress down lead flashing to north west corner of the flashing on roof slope N2.	£75
	Roofs	Chancel roof - Replace coping stone to top S1.	£600
	Roofs	Renew lime mortar pointing to underside and between stone copings of Chancel roof..	£900
	Roofs	Roof slope N4 - Replace broken slates.	£300
	Roofs	Renew lead flashing between tower and nave wall (N4).	£1,270
	Roofs	The mortar flashing has been poorly finished and would benefit from renewal in a lime mortar. (E3 & W4)	£400
	Roofs	Replace broken slates (N3,E1 & W1)	£300
	Roofs	Replace stepped lead soakers along the southern side of roof slope E1.	£400
	Roofs	Repoint voids between masonry coping stones. (N3,E1 & W1)	£250
	Roofs	Replace cracked copings and repoint voids between masonry coping stones. (E2 & W2)	£3,300
	Roofs	Replace broken slates. (S3)	£300
	Roofs	Lift existing coping stones, consolidate head of masonry wall, replace leadwork, re-bed existing coping stones and repoint. (W3)	£3,000
	Roofs	Replace lead flashing at abutment with the underside of the projecting stones. (W3)	£600
	Roofs	Lift existing coping stones, consolidate head of masonry wall, replace leadwork, re-bed existing coping stones and add new coping and repoint (W5 & E4).	£3,700

	Tower roof	Reinstate chutes to all 3no sides of tower to throw water away from the building.	£2,250
	Tower roof	All lead flashings to be replaced.	£2,400
	RWG	Reinstate half round gutter and downpipe to western side of north porch.	£1,000
	RWG	Refix downpipe to east elevation of transept.	£200
	RWG	Replace corroded downpipe to south aisle.	£1,500
	RWG	Replace both gutters to east and west elevation of south porch.	£1,600
	RWG	Realign downpipes and gutters (Vestry & south Transept)	£1,000
	Ex Walls	To North porch - repoint missing section of mortar with lime mortar within the timber frame (east side).	£360
	Ex Walls	To Nave, Carefully remove vegetation and slate capping to western buttress. Undertake mortar repairs to head of buttress prior to relaying slates. Replace mortar flaunching. Undertake 3m2 of repointing to the buttresses.	£1,560
	Ex Walls	To the north elevation of Nave: Replace weathered projecting stone to western end above the slate roof. Repair 4no. additional projecting stones. Renew lead flashing to these areas. Undertake close assessment of other projecting stones whilst access to undertake repairs is available.	£5,500
	Ex Walls	To the south elevation of Nave: Replace mortar to entire length of the underside of the projecting stone course. Ensure lead flashings are suitably dressed to the underside of the stonework.	£750
	Ex Walls	Carefully remove slate capping to western buttress of Nave. Undertake mortar repairs to head of buttress prior to relaying slates. Replace cracked slates with new. Replace mortar flaunching. Undertake 10m2 of repointing to the buttresses.	£8,200
	Ex Walls	To Chancel, Repoint all voids, north, east and south elevation, using an appropriate lime based mortar.	£750
	Ex Walls	To Chancel, Rake out approximately 4m2 of poor quality cementitious mortar with lime based mortar to the north elevation.	£480
	Ex Walls	To Chancel, monitor the alignment of the projecting stones supporting the bottom east gable coping stones. Currently the vertical void is approximately a 10mm wide.	£250
	Ex Walls	To Chancel, rake out and repoint approximately 5m2 using an appropriate lime mortar the buttresses on east elevation.	£600
	Ex Walls	To Chancel, rake out cementitious mortar at wall plate level of the south elevation. Repoint using an appropriate lime mortar.	£400
	Ex Walls	To Chancel, repoint voids of south elevation using an appropriate lime based mortar.	£500
	Ex Walls	To Vestry, Allow to repair and rebed loose masonry and the projecting stone supporting the copings on the west elevation where vestry was extended. Repair leadwork following masonry work.	£1,400
	Ex Walls	To Vestry, repoint all voids, including ashlar quoins of gable using an appropriate lime based mortar.	£750
	Ex Walls	To South transept - East elevation: Repoint all voids using an appropriate lime based mortar.	£500
	Ex Walls	To South transept -East elevation: Rake out cementitious mortar along wall plate level and replace with new lime based mortar.	£240
	Ex Walls	To South transept -To south elevation: Rake out and repoint entire elevation from underside of window cill upwards using an appropriate lime mortar.	£5,760
	Ex Walls	To South transept -To south elevation: Rebuild area of missing masonry to the underside of the copings and repoint area around corbel stone with appropriate lime mortar.	£770



	Ex Walls	To South transept -To south elevation: De-frass friable face of stone work prior to repointing. Replace masonry where there is insufficient sound material with new.	£2,250
	Ex Walls	To South transept -West elevation: Repoint all voids using an appropriate lime based mortar.	£500
	Ex Walls	To South transept -West elevation: Rake out cementitious mortar along wall plate level and replace with new lime based mortar.	£240
	Ex Walls	To South transept -West elevation: Repoint entire area above the projected stone course using an appropriate lime mortar.	£960
	Ex Walls	To South transept -Buttresses: Remove vegetation and repoint approximately 5m2 of lime pointing to each buttress should be undertaken. Replace sections of fractured stones to base of the buttresses.	£1,300
	Ex Walls	To South aisle - Repoint voids within masonry using an appropriate lime mortar.	£750
	Ex Walls	To South aisle -Rake out all mortar below the churchyard level (to the perimeter drain) and repoint using an appropriate lime mortar.	£1,080
	Ex Walls	To South aisle -Rake out and repoint mortar repair to crack adjacent to the porch and repoint using an appropriate ime mortar.	£300
	Ex Walls	To South aisle -Reinstate missing ventilation grille to west elevation.	£250
	Ex Walls	To South porch - Repoint voids within masonry using an appropriate lime mortar.	£300
	Tower ex walls	Existing mortar should be raked out and re-pointed with a suitable non-hydraulic limewhich ls sacrificial to the stonework and allow free evaporation from the joints.	£67,500
	Tower ex walls	The cracked areas on the west elevationshould be checked behind the pointing to see if the magnitude of the cracks is reflected in the substrate below.	£500
	Tower ex walls	Allowance to be made for deep pointing behind the surface pointing, especially in areaswhere the wall is evidently more persistentlydamp.	£2,500
	Window I	Refix metal guard at high level that has lost its fixing at the top.	£75
	Window sVIII	Consolidate fractured and friable masonry. Repoint voids using an appropriate lime mortar.	£1,500
	Window sVIII	Allow for a window repair schedule.	£750
	Window sXIV	Repoint missing void with lime mortar.	£100
	Window SVIII	Repair crack to masonry.	£250
	Door - Tower	Replace timber weather strip.	£100
	Churchyard & Environs	A scheme of repair to be made to ensure the structure of the Bier house is made safe.	£2,500
	Internal - former ringing chamber	Make floor area safe and introduce lighting to assist maintenance and future inspections.	£1,500
	Internal - former ringing chamber	Embedded beam ends first and second floor should be checked by timber survey for decay.	£500
	In - Belfry & clock room	Introduce lighting to assist maintenance andfuture inspections.	£750

	In Walls	Tower porch - Carefully remove the modern plaster to east and south elevation it would be preferable if the plaster was removed to all 4no. internal walls despite the east and north being in fair condition at present. Replaster using and appropriate lime based plaster. The replastering works should alleviate the moisture content to the stone arch. Repoint voids using an appropriate lime mortar. East & South walls only)	£11,600
	Tower staircase	The internal plaster around the heads of the lancet windows should be removed to confirm whether there is cracking in the masonry substrate.	£200
	Tower staircase	The existing mortar should be raked out and re-pointed with a suitable non-hydraulic lime which is sacrificial to the stonework and allow free evaporation from the joints.	£1,800
	Former ringing chamber walls	Infill void within former window on north elevation with rubble masonry and repoint.	£400
	Clock room	Infill void within former window on north elevation with rubble masonry and repoint.	£250
	Former ringing chamber	Infill void within former window on north elevation with rubble masonry and repoint.	£750
	Clock room	Monitor crack to masonry SW corner.	£250
	Tower - SW corner	Monitor crack to SW corner with tell-tales.	£250
	In. Nave walls	West wall -monitor cracking. Consult conservation accredited structural engineer if the cracking appears to worsen.	£250
	In walls.	Memorial chapel, Replaster section of missing plaster with lime based plaster and redecorate with breathable paint.	£200
	In. walls	South transept - Carefully remove cementitious plaster to all 3no. internal elevations. Allow sufficient time to 'breath' prior to replastering using a lime based plaster. Redecorate all walls.	15,000
	In walls	Chancel & Vestry - Monitor cracking. Consult conservation accredited structural engineer if the cracking appears to worsen.	£500
	Clock room	Introduce lighting to assist maintenance and future inspections.	£750
	Tower porch floor	Fix loose tiles.(2no). Clean debris from tiled floor.	£100
	Tower staircase	Cracked treads should be repaired wither by supplementary support below by way of plate or angle, or they should be pinned across the fractures.Pining should only be applied once external walls have been stabilised and movement ceased, otherwise further cracking could be induced.	£2,500
	Tower staircase	Brush down and efflorescence (dry cleaning only do not introduce further moisture using wet cleaning systems).	£100
	Floors	To Belfry, former ringing chamber and clock room, the floors should be carefully cleaned following HSE guidelines. All precautions must be undertaken given the confined space and risk associated with guano.	£1,500
	Floor - former ringing chamber	The bell trap door should be secured.	£50
	Floor	Replace damaged floor boards to Belfry.	£250
	Floor	Repair section of lifted tiled floor to Nave, N Aisle, repair cracked tiles to S Aisle and refix 1no. tile to Chancel.	£1,500
	Floor	Parish room - Investigate extent of decay. Repair damaged joists and timber boards.	£1,000
	Bats & protected species	Allow to take ecological protected species survey.	£1,500
	<b>B Total</b>		<b>£183.430</b>

C	Roofs	Reinstate stone cross to apex of south porch.	£2,500
	Tower roof	Consider installing a downpipe to the tower to prevent all water being discharged along the masonry elevations. (Cast iron inc. hopper)	£3,400
	High level stonework	Reinstate stone carved finial / cross to south porch, south transept and Chancel gable to match historic photographs.	£5,000
	Ex Walls	To North aisle Repoint voids to the north and east elevation using an appropriate lime mortar.	£500
	Ex Walls	To North aisle Replace patch repairs undertaken using cementitious mortar with an appropriate lime based mortar.	£750
	Ex Walls	To Chancel, repair sections of broken string course. Replace sections where the stonework has fully weathered or broken away.	£2,400
	Tower ex walls	Missing stonework over the west window of the belfry should be replaced.	£500
	Window I	Undertake masonry repairs to outer moulding of the stone arch.	£1,800
	Window I	Consolidate masonry cill.	£500
	Window sII	Consolidate weathered masonry.	£750
	Window sIV	Replace broken glass.	£150
	Window sVI	Make good to cracks to cill.	£500
	Window sVII	Make good to cracks to cill.	£500
	Window sIX	Repair cill.	£250
	Window nII	Consolidate fractured and weathered masonry. Repoint tracery where the mortar is missing.	£500
	Window nIII	Replace cementitious mortar with new lime based mortar.	£250
	Window nV	Repoint tracery and mullions using a lime based mortar.	£500
	Window nV	Repair broken glass.	£1,000
	Window nVI	Repoint tracery and mullions using a lime based mortar.	£500
	Window nVI	Repair broken glass.	£1,000
	Window nXIII	Repair pointing with lime mortar.	£200
	Window WI	Repair broken glass.	£150
	Door - Parish room	Strip paint and redecorate with linseed oil base paint.	£400
	Churchyard & Environs	Undertake isolated masonry repairs to the boundary walls.	£1,500
	Internal roof / ceilings	Nave, Chancel, North & South Aisle, Vestry, Memorial Chapel, Parish room and South transept- redecorate.	£6,750
	Internal roof / ceilings	Vestry - Repair cracks to boarding between rafters and make good decoration.	£100
	In. walls	Redecorate all tower and former ringing chamber walls.	£1,200
	In. walls	To Nave, N & S Aisle, Memorial chapel, Undertake isolated repairs and redecoration to the plasterwork.	£2,000
	In walls.	Parish room - Replaster north wall using an appropriate lime based plaster once the wall has sufficiently dried.	£2,400
	In walls.	Parish room - The thick gypsum plaster to the remaining 3no. walls should be removed and replastered using an appropriate lime based plaster.	£7,000
	In walls.	Chancel - Renew decoration to walls.	£2,200
<b>C Total</b>			<b>£47,150</b>

D	Roofs	Clear vegetation to underside of projecting flashing stone on south roof slope (between S1 and E2).	£50
	Roofs	Clear vegetation and debris collected along east coping stones of Chancel roof.	£250
	Roofs	Clear vegetation along coping stones on east and west elevation of N4.	£150
	Roofs	Remove vegetation from copings stones to east and west of roof slope N3.	£150
	Roofs	Remove vegetation from copings stones. (E2 & W2)	£300
	RWG & Gullies	All rainwater goods to be cleared. Allow to prepare and redecorate downpipes, gutters, fixings and associated fascia boards. Check bracket to gutters and downpipes are securely fixed.	£11,000
	RWG & Gullies	Remove debris from gullies and ensure water freely drains away.	£1,000
	Ex Walls	Remove ivy from north elevation of Chancel (approximately 6m2)	£150
	Ex Walls	Remove ivy from north gable of Vestry.	£75
	Ex Walls	To South porch - Remove ivy from east elevation.	£75
	Ex Walls	To South porch - All grilles embedded at low level of the masonry walls, providing ventilation to underside of floors, to be cleared to aid air flow.	£100
	Window sX & sXII	Remove ivy.	£150
	Window SI, nXIV & nXV	Externally, clean green staining.	£300
	Window nVII	Clean green stain and refix mesh guard.	£225
	Window wI	Remove vegetation.	£100
	Churchyard & Environs	Overgrown vegetation to be cut back.	£1,000
	S.Ailse floor	Lift carpet and check if it's breathable and the condition of the tiles beneath.	£50
	Fixtures & Fittings	Employ a horologist to inspect the clock mechanism.	£750
	Fixtures & Fittings	Belfry -Specialist bell frame company to survey.	£750
	Fixtures & Fittings	In the Nave, Implement recommendation of specialist report on the font.	£2,000
	Fixtures & Fittings	Re-decorate radiators.	£1,500
	Fixtures & Fittings	Continue with annual service of fire extinguishers.	£250
<b>D Total</b>			<b>£20,375</b>
F	<b>Aesthetic improvement</b>	Consider designing and installing a more gradual ramp to the west porch.	£5,000
	<b>Aesthetic improvement</b>	To north aisle entrance, consider redesigning the entrance layout, move the oak entrance 'lobby style' furniture.	£5,000
<b>F Total</b>			<b>£10,000</b>
<b>Grand total</b>			<b>£322,555</b>

## 5.3 Gyffin, St Benedict

### Description and Statement of Significant

St Benedict is situated in a walled churchyard near the main road junction in the village, and immediately south of Afon Gyffin. Listed grade I as a medieval church retaining exceptionally fine late-medieval interior detail.

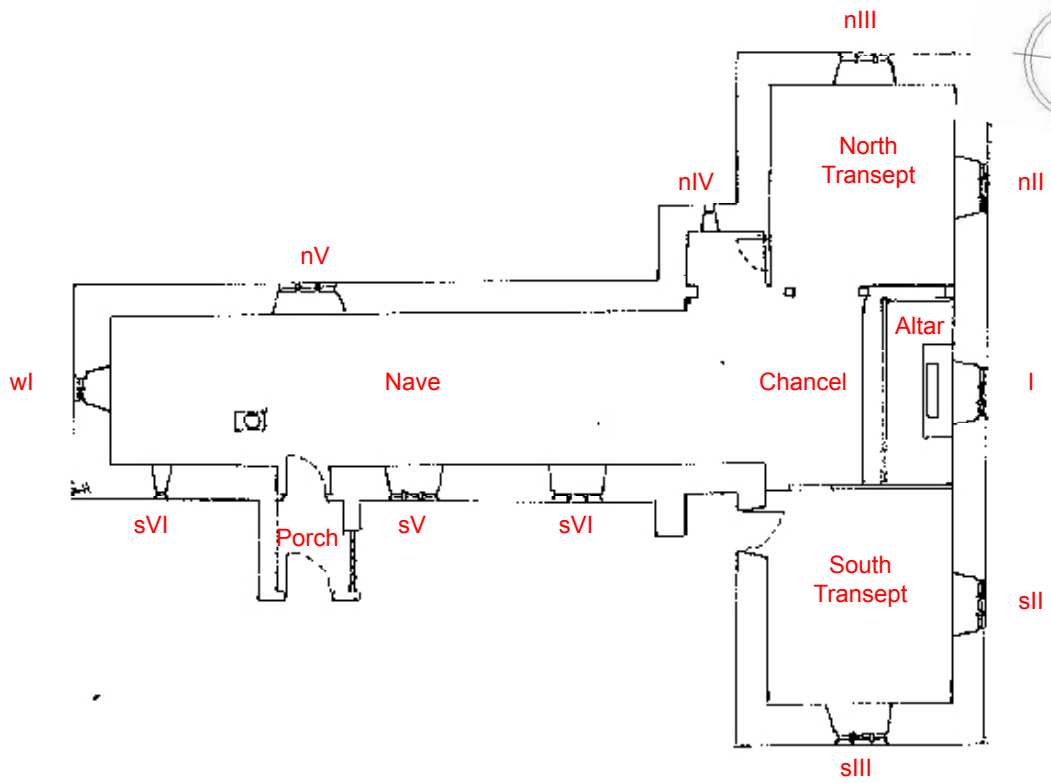
A church of at least C13 origin. The nave is substantially medieval fabric, the S chapel C16. The chancel retains a late medieval roof, but the E wall of the chancel and the N chapel were built in 1858 when the church was extensively restored. Windows in the earlier parts of the building were also replaced at this time, giving the church a C19 external character.

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.

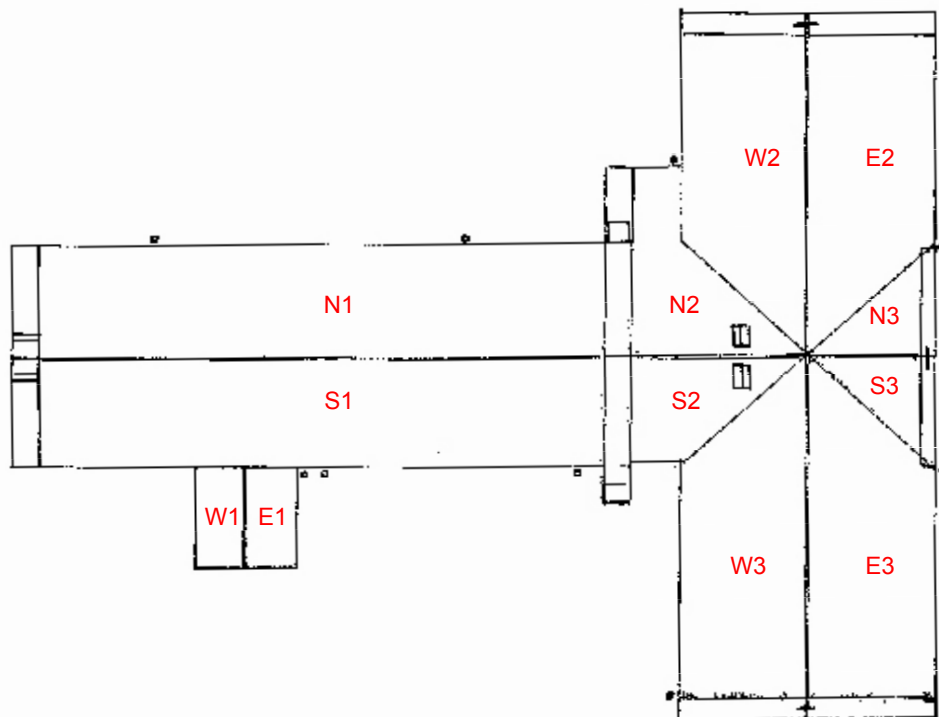
The pulpit has fielded panels, as do the choir stalls. The C17 communion rail has turned balusters. Against the E wall of the chancel are re-set grave slabs, to David Lloyd (d 1691) and Katherine Lloyd (d 1710). In the chancel S wall, a slate tablet with pilasters commemorates Brigadier-General F.M. 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.

# Church Significant Plan

Floor plan



Roof plan



## Overview Photos



North elevation



East elevation



South elevation



West elevation

Any repair works identified have been classified as follows:

- Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.* A
- Work to be prioritized over the next 5 years* B
- Significant Work between to be programmed in/ budgeted for over the next 5-15 Year* C
- On-Going Maintenance Work* D
- Aesthetic/Decluttering Work* E
- Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.* F

**External Inspection**

**Roofs**

*Configuration*

The roof is slated in medium sized slates and have a plain angled blue-black ridge tile. All verges expect those on the porch have stone copings supported by stone kneelers 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 under-felt". It is understood that the ridges were repaired or replaced in 2000.

*Condition*

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

The missing slate on the west slope of the south transept highlighted in the last Ezra report is still missing.

It was also highlighted that a number of slipped slates generally on other roof slopes. But since numerous storms we have had Winter 2024 it has caused more slates to lift and slip on all roof slopes.

East valley of South transept there are small slate debris caused by slipped slates.

Barge boards -flaking paint to east elevation.

*Recommendation*

- Replace missing slate and refix all loose slates B
- Redecorate bargeboards on east elevation. D





## Rainwater Goods

### Gutters and Downpipes

#### Configuration

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.

Downpipes run directly into the ground, bedded in cement.

#### Condition

2no. North elevation cast-iron downpipes have been replaced since last Ezra and are working well.

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.

As stated in the last Ezra report, it was difficult to establish if gutters were blocked as some downpipes run directly into the ground.

On the east downpipe of South transept mortar has come loose from works above and is sitting on the bracket collar.

North transept, east elevation, water running down the downpipe.

Vegetation – north of porch,

#### Recommendation

Consider 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. Allow for 8no. 'shoe'.

C

Prepare and redecorate all cast iron rainwater goods to south and east elevation.

D

North transept, east elevation, realign gutter so it discharges into the hopper.

D

### Gullies and Drainage

#### Configuration

There is a gravel trench (French drain) to south and north of Nave. Most downpipes discharge directly into this trench.

#### Condition

Vegetation present.

#### Recommendation

Clear vegetation.

D

Consider running French drain to the whole perimeter of the church to alleviate water logging.

C





## Bellcote

### Configuration

A single bell in a pointed opening beneath a stepped gable, nineteenth century in character. A 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.

### Condition

The stonework is generally in good condition however some sections (facing east) have started to weather revealing the natural bedding and layers of the masonry. The leadwork along the abutment with the roof has lifted, and missing mortar in places. No vegetation present.

### Recommendation

Renew lead flashings.

B

Note: Monitor condition of east facing stonework.



## High level stonework / parapets and dressed stonework

### Configuration

Copping stones to all roofs. Stone cross to north transept and stone and stone finial to south transept. Stone cross to east gable.

### Condition

Stone crosses and finials in good condition. There is open joint to bottom coping stone west side of south transept. Also mortar flashing missing to west elevation of south transept.

Section of coping stone has fractured to the north-west.

### Recommendation

Repair flashing to west elevation of south transept.

B

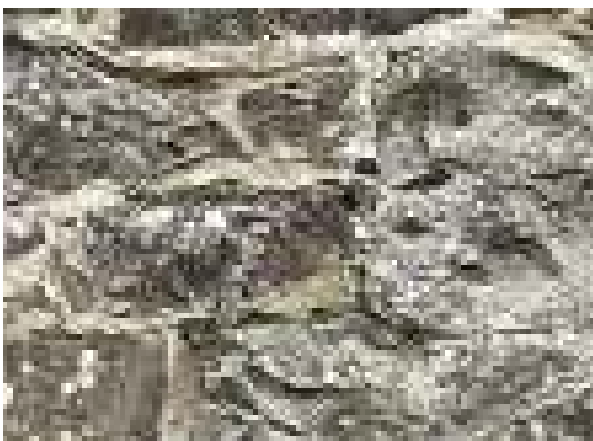


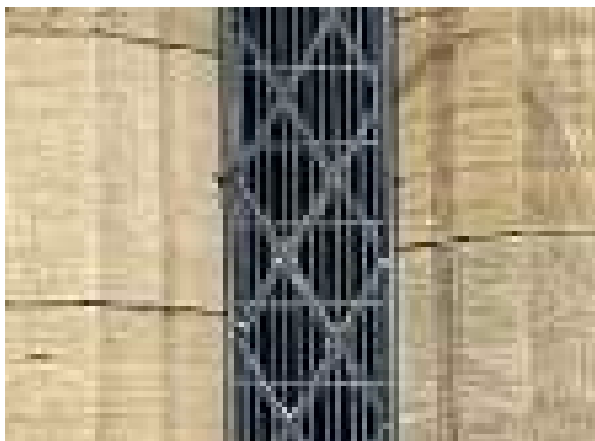
## External Walls

### Configuration

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.

*Condition*

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 sVI, 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 had stabilised the wall in its current position. It was stated in the last Ezra report that no external cracking was visible. On my visit, an external vertical crack was visible to north-west corner below gable end stone.

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 there 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.

North gable, west side of cellar door, there are missing pointing to low level stonework.



*Recommendation*

As recommended in previous report, infill high level open voids to south elevation of Chancel (adjacent to door to South transept) using lime mortar. In the same location, replace missing and loose sections of hung stone slates fixed to the face of the timber wall plate. B

Replace cementitious render to east elevation of Nave, above chancel roof with a new lime render. Introduce lead flashing along the roof line. C

Allow to rake out cementitious mortar and recent poor quality lime mortar and repoint with appropriate lime-based mortar. (around window sVI, south elevation of Chancel and the north elevation of the Nave at low level). C

Remove new ivy growth south of Nave and east wall of South transept. D

Repoint low level of north gable wall near cellar door. B



## Windows

### Configuration

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

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

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

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

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

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

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

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

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

NV: Nineteenth century 3 light window with trefoil head and tracery above. All within a rectangular opening. External hood moulding and decorative stops. Protective guarding 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 these mimics and follows the line of the roof rafter below. The glazing is safety glass with the wire visible from within.

### Condition

The windows are generally in good condition.

Window I -there are slight movement to lead causing small gaps.

nII - some minor cracks to glass panes.

Open joints to window W1, internally plaster is failing, water stains.

### Recommendation

General note: Ensure all opening lights are working to aid ventilation during dryer and warmer periods.

W1: Repoint open joints within window tracery and mullions. **B**

Roof lights: Consider replacing the wire glazing with one of a more appropriate finish. **F**





## Doors

### Configuration

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.

### Condition

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: The timber has weathered to bottom half and decorative cast iron door hinge has missing rose and arrow ends.

External door to Cellar: Due to the cellar being below the water table, the cellar constantly is submerged in water. On my visit there was approx. 1 feet of water. The condition of the lower door is likely to deteriorate and decay in the presence of moisture.

Internal door to Vestry: Good condition



### Recommendation

External door to Cellar: Undertake splice repair to bottom of boarded door and redecorate. Once done, fix gauze mesh to prevent small animals entering. C

External door to Cellar: Consider introducing additional ventilation to the bottom half of the door by applying a thin gauze mesh to the inner face of the door to prevent insects, mammals and birds entering the cellar. C





## Porch

### *Configuration*

The south porch is partly open on the east side with diamond wooden mullions. The arched entrance has a 14th 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.

### *Condition*

With heavy rain, the porch and floor were dry. 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.

### *Recommendation*

None, covered under Churchyard and environs.



## Cellar

### *Configuration*

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. The cellar is below the water table.

### *Condition*

Internally, the cellar floor was flooded with approximately 1 feet of water. The boiler, located within the cellar, is raised approximately 2-3 feet from the floor level.

### *Recommendation*

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. It was recommended in the last Ezra report that 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.

F



## Church Yard and Environs

### Configuration

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 northeast. 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 19th century alongside the churchyard wall next to the road was known in past times as “the twelve apostles”.

### Condition

It was difficult to assess the condition of all the boundary walls, some areas have ivy / vegetation growing especially on the south and south-west boundary wall. The tarmac path is in good condition. The well-trodden foot path to the north-east of the churchyard was extremely muddy and slippery due to the heavy rain and existing ground being saturated.

The yew trees, formerly known as ‘the twelve apostles’ have grown into a hedge and lost their individual tree definition.

A large section of cypress tree located southwest of the path in the churchyard came down in storm on January 21<sup>st</sup> 2024. (the fallen tree has been cleared since my visit on 22<sup>nd</sup> January 24’) This caused damage to gravestones on the other side of the pathway. (south-east)

There are a number of headstones east of churchyard on a 45deg angle.

### Recommendation

Cut back overgrown vegetation to the north, south and south-west boundary wall of the churchyard and allow to undertake isolated repairs to stone wall once vegetation removed.

A faculty has been granted to introduce low level lighting to guide visitor along the path within the churchyard. (Faculty no. 2021-006612 & 2020-005820)

A report on storm damage Gravestone to be conducted in line with H&S.

D

B

A





## Internal

### Roof Structure – Ceiling

#### Nave

##### *Configuration*

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

##### *Condition*

Generally in good condition.

##### *Recommendation*

None



#### Chancel

##### *Configuration*

The chancel retains a late medieval roof. The east wall of the chancel was rebuilt 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.

##### *Condition*

The medieval boarded wagon roof is set below the main roof line with a void above. The ceiling is generally in good condition.

The south plastered arch (between nave and chancel) has blistering plaster and water ingress staining indicating there are external issues in the junction between roof and wall. (this is covered under external roofs).

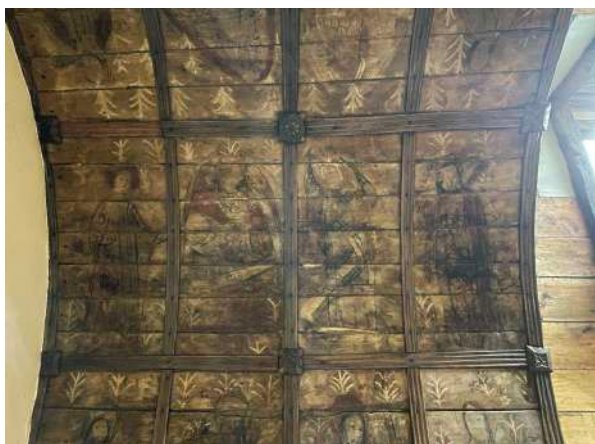
##### *Recommendation*

As the painted timber wagon ceiling has not been inspected by a specialist since 1991, we would recommend that a report on the current condition is undertaken.

C

As recommended in the last Ezra report, recommend monitoring the temperature and humidity levels within 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.

B







Allow for a timber specialist to get high level access to oversee the condition of the timbers.

B

### North transept

#### Configuration

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.

#### Condition

The ceiling is generally in good condition.

#### Recommendation

Allow for a timber specialist to get high level access to oversee the condition of the timbers. (covered elsewhere)



### South transept

#### Configuration

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

#### Condition

The ceiling is generally in good condition. A small section of plaster has fallen, (lath and plaster) between chancel and transept on east side.

The small section of void in the timber truss nearer the Chancel is missing.

Piece of timber on truss is missing, to be inspected by timber specialist.

#### Recommendation

Allow for a timber specialist to get high level access to oversee the condition of the timbers. (covered elsewhere)

Repair section of missing plaster with lime plaster.

B



### Vestry

#### Configuration

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

#### Condition

A large section of timber boarding (east of the vestry – below the valley) has been removed, possibly due to water ingress.

#### Recommendation

Once water ingress issue resolved, redecorate.

C



## Walls

### Nave

#### Configuration

Painted plaster. The nave has a step thus indicating it has been dry limed in past alterations.

#### Condition

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. Noted under external walls that there is a vertical crack at high level to north-west corner of the west gable.

There are damp stains on both south and north elevations, but considerably more on the north elevation. In window reveal of WI, 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. Please see recommendations under Aesthetic improvement.

Condensation on the walls.

Crack to base of north wall near central heating pipe / pulpit.

#### Recommendation

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.

The vertical cracks were noted in both previous Quinquennial inspection and Ezra report of 2018. These cracks 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.

C

B





**Chancel**

*Configuration*

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.

*Condition*

It was noted in the last Ezra report that on the south elevation there was 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. During inspection this area has considerably deteriorate, which coincide with the external issues, there is also evidence of slug trails on the timber wall plate.

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 is existing 'packers' in situ supporting the rafters. Despite the loss, the timber appears dry and retains its integrity

*Recommendation*

On south wall of chancel once external works have been addressed, remove the non-breathable paint and plaster, and replaster using a lime-based plaster and a breathable (ideally limewash) coat.

B



**North transept**

*Configuration*

Painted plaster.

*Condition*

The walls appear to be in fair condition. Damp and peeling plaster to north gable wall. There is some hairline cracking to the gable wall, running above window nIII and to northwest corner of gable, but nothing noticeable externally.

*Recommendation*

None.





## South transept

### Configuration

Painted plaster. The south gable wall has a step at wall plate level suggesting this has been altered and dry lined.

### Condition

The walls appear to be in fair condition. On east wall near the chancel screen, plaster has cracked. There is some hairline cracking. But nothing too concerning.

### Recommendation

None.



## Vestry

### Configuration

Painted plaster. The south wall is open to the Chancel. A curtain has been installed.

### Condition

The walls are in poor. A large section of plaster is missing above door area. The flaking paintwork and blistering plaster shows that the wall has been skimmed in a non-breathable gypsum plaster.

### Recommendation

Remove plaster to all walls. Allow sufficient time for drying out before replastering using a lime-based plaster. Redecorate in an appropriate breathable paint.

B



## Floors

### Nave

#### Configuration

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.

#### Condition

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

#### Recommendation

Refix carpet.

B





## Chancel

### Configuration

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

### Condition

The floor is in good condition.

### Recommendation

None.



## North transept

### Configuration

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

### Condition

The floor is in good condition albeit to one stone flag loose (second one from threshold).

### Recommendation

Refix stone slab.

B



## South transept

### Configuration

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

### Condition

The floor is in good condition.

### Recommendation

None.

## Vestry

### Configuration

Tiled.

### Condition

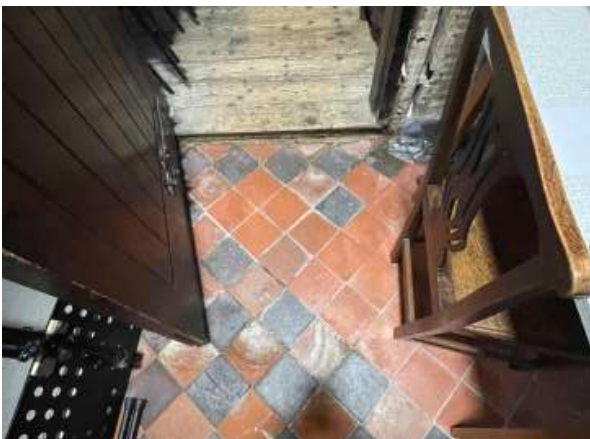
In fair condition, however a number of the tiles have cracked and faded. The floor appears cold and damp.

### Recommendation

Note: Rectification of dampness covered elsewhere, (Repointing walls, re-plastering, and rainwater goods).

Repair broken tiles.

B





## Fixtures and Fittings

### Configuration

The font is located to the left of the principal entrance, probably 13th or 14th 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 organ is situated west of the font.

A sink is located behind a screen in the southeast corner of South transept.

Two large oak rectangular pews designed by mouse man situated east of nave

### Condition

The screen and sink are in fair condition. The organ and font appear to be in good condition.

### Recommendation

Consider replacing the screen and sink with a more appropriate design/arrangement.

F



## Heating, Lighting & Electrical Installations.

### Configuration

Gas central heating. It was 3c during the inspection, and the heating was on. I was told by Church warden that the heating is set to come on once weather conditions is below 4c.

### Condition

Radiators working well.

### Recommendation

None.



## Fire Fighting Equipment

### Configuration

2 no. water situated, by pulpit and entrance, 1no cO2 by organ.

### Condition

Due for inspection April 2024.

### Recommendation

Continue with maintenance.

D





## Lightning Protection

### Configuration

None.

### Condition

n/a



## Access to Churchyard

### Configuration

The main access to the church is off Henryrd Road via a double opening wrought-iron gate situated on south side of church boundary. A tarmac path leads you to the south main porch and to the south transept entrance door.

There is also access via public footpath to north of the church. Grassed area.

### Condition

Gate is in fair condition, albeit some corrosion to ironworks.

Tarmac in good condition. Grassed area with heavy foot traffic very muddy and slippery.



### Recommendation

It would be a shame to spoil the aesthetic of the east side of the churchyard by continuing the tarmac path to connect to the public footpath. Maybe consider extending the path to cover the south transept gable with introducing ground membrane and gravel-based material.

F

Consider trimming back the yew trees, formally known as the 'the twelve apostles' along the boundary wall, south of the church to better define the individual trees.

D





## Access to the Disabled and other provisions to assist

### Configuration

Hearing loop is fitted.

There is a step between Nave and chancel.

### Condition

Covered in recommendation.

### Recommendation

Note: Faculty 2022-007083

Noted that floor between nave and chancel, new internal ramp using the existing stone flags to form level access between the Nave and remainder of the church.



## Bats and Protected Species

### Configuration

A bat box is situated on the west gable wall (internally)

### Condition

Was told by churchwarden that no bats or birds have been present within the church. But with close proximity to trees, it's high likely that there are flying visitors.

### Recommendation

Allow to take ecological protected species survey.

B



## Aesthetic improvements

### Recommendation

Consider removing modern dry-lined plaster in both Nave and South Transept down to its original medieval fabric.

F

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 road-side.

F





Summary of Repairs and costs – St Benedict's, Gyffin.

<b>Sum of Cost</b>			
<b>Priority</b>	<b>Item</b>	<b>Recommendation</b>	<b>Total</b>
A	Churchyard & Environs	A report on storm damage Gravestone to be conducted inline with H&S.	£1,000
A Total			<b>£1,000</b>
B	Roofs	Replace missing slate and refix all loose slates	£800
	Bellcote	Renew lead flashings.	£600
	High level stonework..	Repair flaunching to west elevation of south transept.	£100
	Ex walls	As recommended in previous report, infill high level open voids to south elevation of Chancel (adjacent to door to South transept) using lime mortar. In the same location, replace missing and loose sections of hung stone slates fixed to the face of the timber wall plate.	£400
	Ex walls	Repoint low level of north gable wall near cellar door.	£360
	Window	W1: Repoint open joints within window tracery and mullions.	£250
	Churchyard & Environs	A faculty has been grated to introduce low level lighting to guide visitor along the path within the churchyard. (Faculty no. 2021-006612 & 2020-005820)	£5,000
	Ceiling - Chancel	As recommended in the last Ezra report, recommend monitoring the temperature and humidity levels within the church is monitored	£500
	Ceiling - Chancel, N & S Transept	Allow for a timber specialist to get high level access to oversee the condition of the timbers.	£2,250
	Ceiling - S Transept	Repair section of missing plaster with lime plaster.	£500
	In. wall Nave	The vertical cracks were noted in both previous Quinquennial inspection and Ezra report of 2018. These cracks 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.	£500
	In. wall Chancel	On south wall of chancel once external works have been addressed, remove the non-breathable paint and plaster and replaster using a lime based plaster and a breathable (ideally limewash) coat.	£3,600
	In. wall Vestry	Remove plaster to all walls. Allow sufficient time for drying out before replastering using a lime based plaster. Redecorate in an appropriate breathable paint.	£5,500
	Floor	Refix carpet to Nave.	£100
	Floor	Refix stone slab to North transept.	£100
	Floor	Repair broken tiles. to Vestry.	£1,000
	Bats and Protected Species	Allow to take ecological protected species survey.	£1,500
B Total			<b>£25,560</b>
C	Chancel timber ceiling	As the painted timber wagon ceiling has not been inspected by a specialist since 1991, we would recommend that a report on the current condition is undertaken.  (Cost for specialist paint conservator)	£2,500
	In. wall Nave	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.	£21,500

	RWG	Consider 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. Allow for 8no. 'shoe'.	£1,600
	Gullies & drainage	Consider running French drain to the whole perimeter of the church to alleviate water logging.	£6,000
	Ex walls	Replace cementitious render to east elevation of Nave, above chancel roof with a new lime render. Introduce lead flashing along the roof line.	£2,150
	Ex walls	Allow to rake out cementitious mortar and recent poor quality lime mortar and repoint with appropriate lime based mortar. (around window sVI, south elevation of Chancel and the north elevation of the Nave at low level).	£600
	Door	External door to Cellar: Consider introducing additional ventilation to the bottom half of the door by applying a thin gauze mesh to the inner face of the door to prevent insects, mammals and birds entering the cellar.	£750
	Door	External door to Cellar: Undertake splice repair to bottom of boarded door and redecorate. Once done, fix gauzesh to prevent small animals entering.	£300
	Ceiling - Vestry	Once water ingress issue resolved, redecorate.	£1,500
<b>C Total</b>			<b>£36,900</b>
<b>D</b>	<b>Roofs</b>	<b>Redecorate bargeboards on east elevation.</b>	<b>£460</b>
	RWG	Prepare and redecorate all cast iron rainwater goods to south and east elevation.	£1,180
	RWG	North transept, east elevation, realign gutter so it discharges into the hopper.	£150
	Gullies & drainage	Clear vegetation.	£200
	Ex walls	Remove new ivy growth south of Nave and east wall of South transept.	£150
	Churchyard & Environs	Cut back overgrown vegetation to the north, south and south-west boundary wall of the churchyard and allow to undertake isolated repairs to stone wall once vegetation removed.	£3,000
	Fire Fighting Equipment	Continue with maintenance of fire extinguishers	-
	Access to Churchyard	Consider trimming back the yew trees , formally known as the 'the twelve apostles' along the boundary wall, south of the church to better define the individual trees.	£500
<b>D Total</b>			<b>£5,640</b>
<b>F</b>	<b>Cellar</b>	<b>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. It was recommended in the last Ezra report that 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.</b>	<b>£5,000</b>
	Rooflight	Roof lights: Consider replacing the wire glazing with one of a more appropriate finish.	£700
	Fixtures & fittings	Consider replacing the screen and sink with a more appropriate design/arrangement.	£2,250

	Access to Churchyard	It would be a shame to spoil the aesthetic of the east side of the churchyard by continuing the tarmac path to connect to the public footpath. Maybe consider extending the path to cover the south transept gable with introducing ground membrane and gravel based material.	£2,000
	<b>Aesthetic improvements</b>	Consider removing modern dry-lined plaster in both Nave and South Transept down to it's original medieval fabric.	£2,000
	<b>Aesthetic improvements</b>	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.	£10,000
F Total			<b>£22,200</b>
<b>Grand Total</b>			<b>£91,300</b>

## 5.4 Caerhun, St Mary

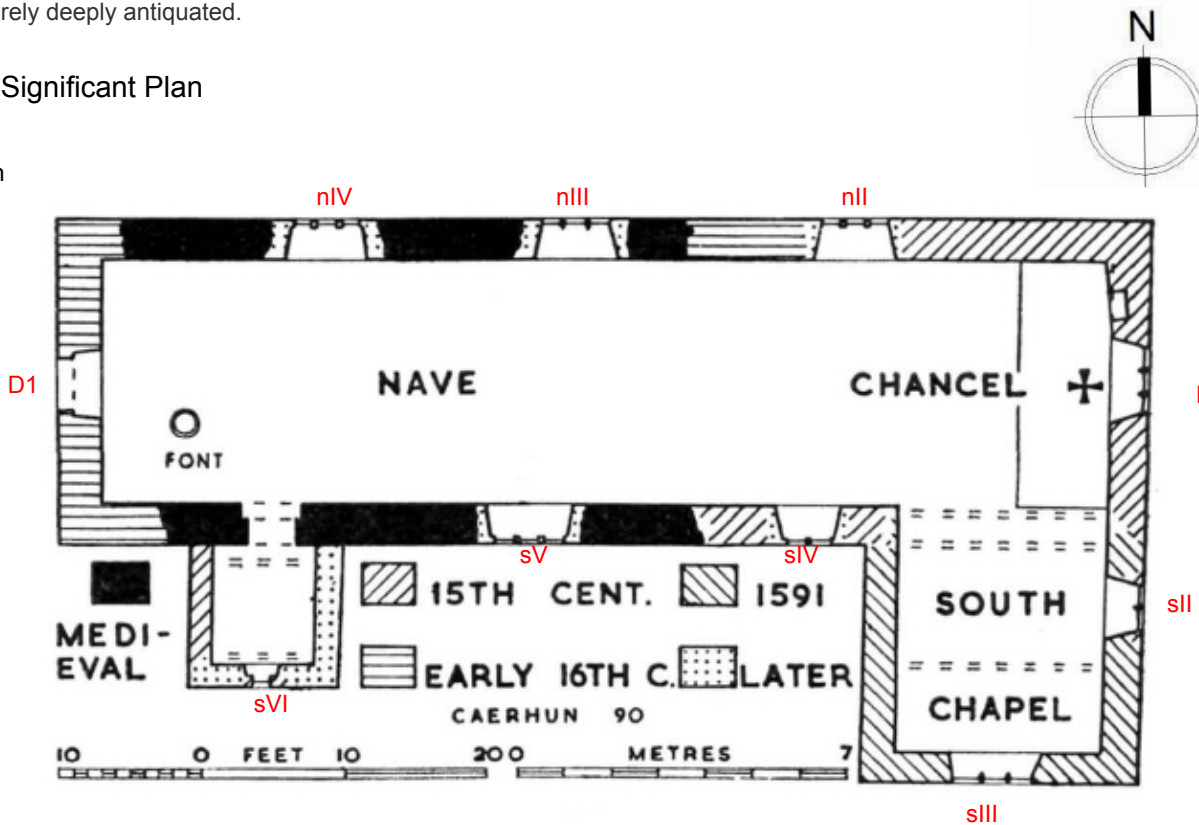
### Description and Statement of Significant

St Mary's is a Grade I Church is strikingly situated on a rise overlooking the river Conwy on the W bank and occupying the NE corner of the former Roman fort of Canovium; accessed via a lane running E from the B5106 Bettws-y-Coed to Conwy road. Listed as Grade I due to its fine medieval architecture and historical significance. A grade II lychgate is situated on the west within a stone wall that encloses the churchyard.

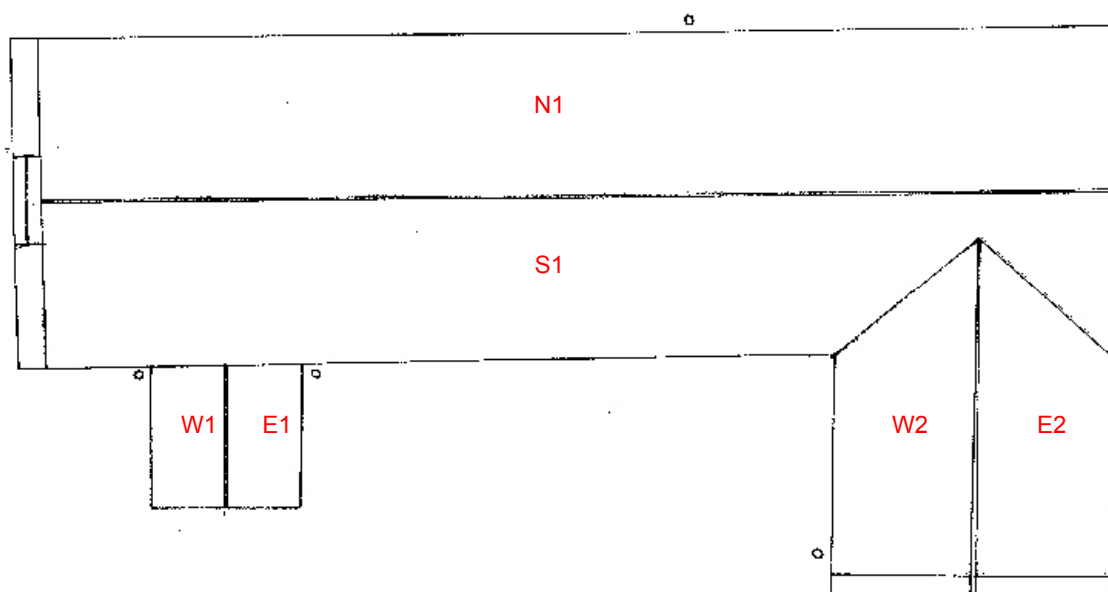
The site originated in the second-half C1 AD as a Roman auxiliary camp, probably established by Agricola; archaeological evidence shows civilian occupation here continued into at least the 5th century. The present church is early Medieval with early C15 and C16 additions and alterations. The former consist of rebuilt E and W gable ends, a re-roofing of the continuous nave and chancel, and an added S porch. A south chapel was added apparently in 1591, by Captain Edward Williams (of Maes-y-Castell), and an ex-situ dedication board bearing this date survives within; in addition, a (now very weathered) sandstone plaque above the chapel's S window is recorded as showing the arms of Edward Williams, together with the date as before. Despite this apparently unequivocal dating evidence, both the roof structure and the S and E windows of the chapel are of C15 character; the implication therefore is that either earlier elements have been re-used/re-set, or a pre-existing space has been remodelled, or that alternatively the style and construction is merely deeply antiquated.

### Church Significant Plan

Floor plan



Roof plan



Overview Photos



North elevation



East elevation



South elevation



West elevation

Any repair works identified have been classified as follows:

- Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.* A
- Work to be prioritized over the next 5 years* B
- Significant Work between to be programmed in/ budgeted for over the next 5-15 Year* C
- On-Going Maintenance Work* D
- Aesthetic/Decluttering Work* E
- Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.* F

## External Inspection

### Roofs

#### Configuration

Slate roof with clay ridge tiles and swept slate valleys.

#### Condition

Slate work to roof slope and valleys generally in good condition, clay ridge tiles also in good condition.

#### Recommendation

None.

### Rainwater Goods

#### Gutters and Downpipes

##### Configuration

4inch cast iron rainwater gutters on rise and fall brackets to perimeter of roof. 4inch round cast iron down pipes with shoe ends discharge to open gullies. West downpipe to south vestry discharges to plastic rainwater butt.

##### Condition

Cast iron good in fair condition, east gutter on vestry is rusty.

##### Recommendation

Remove rust and re-paint. D

North elevation has only one downpipe for the perimeter of the roof. It would be worth considering installing additional downpipe to the north-west side to even distribute the roof surface water. F





## Gullies and Drainage

### *Configuration*

Open gullies.

### *Condition*

There is water pooling to south-west gully (west of vestry)

### *Recommendation*

Clear blocked gully.

D



## Bellcote

### *Configuration*

Large double bellcote projects slightly beyond line of west wall over carved stone crucifix in shallow cusp arched niche. Compressed headed bell openings with only one bell present to south aperture.

### *Condition*

Generally in good condition although evidence that cementitious mortar was used during the 1970s restoration.

### *Recommendation*

Allow to rake out cementitious mortar and replace with more appropriate lime mortar.

C



## High level stonework / parapets and dressed stonework

### *Configuration*

Copping stone to west and south gable ends.

### *Condition*

Missing mortar to end of coping stone to south of west gable.

### *Recommendation*

Rake out cementitious mortar and make good with lime mortar.

C



## External Walls

### Configuration

Random rubble masonry utilising a quantity of squared red sandstone blocks, likely to be reused Roman material from site. Cementitious pointing present throughout.

There is a stone arch visible on the north elevation.

### Condition

Walls generally in good condition, although cementitious pointing is inappropriate for a building of traditional construction.

### Recommendation

Allow to rake out cementitious mortar and replace with more appropriate lime mortar.

C



## Windows

### Configuration

There are a number of different window configurations within the church with some utilising reused sandstone in their surrounds and mullions. Some with new 19th century pale sandstone mullions. Some of simple slate construction. One timber window (sIV) present to south wall of Nave. Lead-ed lancet lights present to all windows bar nIV which has decorative stained glass.

### Condition

Generally windows all in good condition although there is evidence of water ingress to head of window sIII, and plastic mastic has been used to window sIV. The timber to the bottom east corner of window sIV is in poor condition and may be allowing water ingress.

### Recommendation

Allow to undertake simple repair to timber frame of sIV.

B

Allow to point head of windows internally to windows sIII and sIV.

B







## Doors

### *Configuration*

18th century studded plank timber door to west elevation.

Internally – the door to vestry predates the west door. This door has been shortened in the past, probably the time where the stone floor was laid.

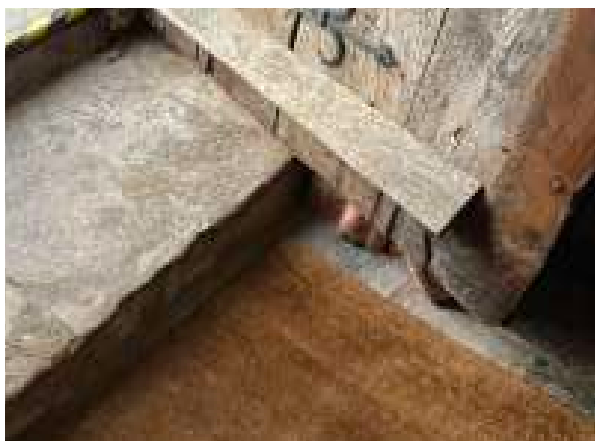
### *Condition*

West door in fair condition, the bottom right corner (opposite side of the hinge) is showing signs of water ingress.

### *Recommendation*

Allow for splice repair to bottom of door.

B



## Church Yard and Environs

### *Configuration*

Large church yard is accessed through west lychgate. Enclosed with masonry walls. There is a bier house to the northwest corner of the church yard which in 2017 was renovated to become a composting toilet and store. There is a small structure to the southeast corner. Pathways are tarmac through the church yard.

### *Condition*

Church grounds are well maintained. It was good to report that the works to repair the west wall of the church was conducted in March 2019.

Lychgate - Some hairline cracks visible in mortar internally, but not structurally.

The bottom slate step (external side of the boundary wall) is loose, recommendation is covered under access to churchyard.

There are areas of open voids in boundary wall, west near the toilet building. Ivy on both north and south boundary walls in areas. Cementitious pointing.

A stone grave slab by south chapel wall has a large crack running the length, but not causing any health and safety concerns.

### *Recommendation*

Rake out cementitious pointing and make good with lime pointing.

B





## Internal

### Roof Structure – Ceiling

#### Configuration

Long continuous Nave and chancel with simple arched braced collar roof consisting of 31 clustered trusses, dating from the 14th or 15th century. Diagonal stainless steel cable bracing has been introduced, assumed 1998, to counteract eastwards toppling motion of trusses.

#### Condition

Generally roof structure and ceiling in good condition some evidence of failed torching present but otherwise roof in good condition considering its age.

Evident of guano on beam between chancel and south transept, only in small areas, no concerns raised.

#### Recommendation

Remove guano from beam between chancel and south transept. D



## Walls

#### Configuration

Walls consist of painted palm coat plaster to random rubble mass masonry walls.

#### Condition

Generally fair condition, damp staining, and peeling plaster present, especially to west wall, to window reveals, south transept, north wall of Chancel and south wall of Nave. Water ingress evident adjacent to window sIII and sIV.

nIV – west side there is a vertical crack between the wall and window frame.

#### Recommendation

Allow to take off non-breathable paint and redecorate using appropriate breathable lime paint system to entirety of Nave chancel and south transept. C

Note: it was noted by Simon the church warden that the Church has asked Ned Scharer from The Natural Building Centre to quote to do a section of the above works (south-west corner-font side). Ned and his team are due to visit.

Allow for a structural report to check the cause of crack near window nIV. B





## Floors

### Configuration

Slate flagged floor to Nave and chancel with raised timber pew plinths to the north and south side of Nave. Timber suspended floor to south transept and carpet to south porch.

### Condition

All generally in satisfactory condition, although suspended timber floor is springing towards south end of the south transept.

### Recommendation

Allow to open up and investigate floor void in south transept. B

Allow to undertake any remedial works required and introduce ventilation to floor void of south transept. B



## Fixtures and Fittings

### Configuration

Plain bowl font on column, present to west end of early medieval Nave, circa 1830 Gothic furnishings with simple pews moulded brows and slat bench ends. Sunk panelled octagonal pulpit on moulded base. Stool with open decorated tracery.

### Condition

All generally in good condition, and decorative order.

### Recommendation

None



## Heating, Lighting & Electrical Installations.

### Configuration

The original oil tank of 2000 was replaced in 2022, located externally to east of south porch. Water fed closed system with low level radiators and surface fixed copper pipe work controlled by thermostat and timer.

### Condition

All generally in good condition. 5 years certificate for electrical inspection due 2023, inspection for updated certificate has been booked.

### Recommendation

None.





## Fire Fighting Equipment

### *Configuration*

c02 in Vestry, Water and c02 in Nave, all up to date.

### *Recommendation*

Continue with yearly maintenance.

D

## Lightning Protection

### *Configuration*

Understood to be no lightning protection in place.



## Access to Churchyard

### *Configuration*

You access the Church through a Grade II Lychgate. There are 3 slate slabs set in the wall (south of lychgate) creating steps which you can enter the church grounds.

### *Condition*

The bottom slate slab is loose (outside the boundary wall)

### *Recommendation*

Re-fix bottom slate slab.

A





## Access to the Disabled and other provisions to assist

### Configuration

A level tarmac pathway leads you to the west entrance doorway. However, there are 2 steps down to the nave

### Condition

Pathway in good condition.

It was noted that a heavy ramp was stolen from the church couple of years ago.



### Recommendation

Allow to undertake feasibility study into provision of level access into Nave. A lighter but sturdy ramp which is easy to move and store.

F

## Bats and Protected Species

### Configuration

A bat box is situated in the roof space above the Chancel. There is also evidence of bird life within church (guano on beam between Chancel and south chapel).

### Recommendation

Allow to take ecological protected species survey.

B



## Aesthetic improvements

### Recommendation

Consider relocate the external plug sockets on the north wall to a lower level.

F

Consider installing rainwater harvesting system in more discrete location.

F

Allow to remove surplus heating fixings internally in relation to previous lighting, heating and sound systems.

F

Allow to undertake feasibility study into provision of consolidated services within the south transept. Storage, interpretation etc.

F

## Summary of Repairs and costs – St Mary, Caerhun

Sum of Cost			
Priority	Item	Recommendation	Total
A			
	Churchyard boundary wall	Re-fix bottom slate slab. (steps south of lychgate)	work has been done
A Total			
B	Window	Allow to undertake simple repair to timber frame of sIV.	£300
	Window	Allow to point head of windows internally to windows sIII and sIV.	£200
	Door - main west	Allow for splice repair to bottom of door.	£250
	Churchyard & environs	Rake out cementitious pointing and make good with lime pointing.	£5,000
	Walls	Allow for a structural report to check the cause of crack near window nIV.	£1,500
	Floors	Allow to open up and investigate floor void in south transept.	£750
	Floors	Allow to undertake any remedial works required and introduce ventilation to floor void of south transept.	£2,500
	Bats & Protected species	Allow to take ecological protected species survey.	£1,500
B Total			<b>£12,000</b>
C	Bellcote	Allow to rake out cementitious mortar and replace with more appropriate lime mortar.	£860
	High level stonework	South & west gable - Rake out cementitious mortar and make good with lime mortar.	£1,000
	Ex walls	Allow to rake out cementitious mortar and replace with more appropriate lime mortar.	£28,000
	In walls	Allow to take off non-breathable paint and redecorate using appropriate breathable lime paint system to entirety of Nave chancel and south transept.	£7,750
C Total			<b>£37,610</b>
D	RWG	Remove rust and re-paint.	£1,650
	Gullies & drainage	Clear blocked gully.	£50
	Ceiling	Remove guano from beam between chancel and south transept.	£250
	Fire Extinguishers	Continue with yearly maintenance.	-
D Total			<b>£1,950</b>
F	RWG	North elevation has only one downpipe for the perimeter of the roof. It would be worth considering installing additional downpipe to the north-west side to even distribute the roof surface water.	£800
	Access to the Disabled and other provisions to assist	Allow to undertake feasibility study into provision of level access into Nave. A lighter but sturdy ramp which is easy to move and store.	£1,000
	Aesthetic improvements	Consider relocate the external plug sockets on the north wall to a lower level.	£250

	Aesthetic improvements	Consider installing rain water harvesting system in more discrete location.	£5,000
	Aesthetic improvements	Allow to remove surplus heating fixings internally in relation to previous lighting, heating and sound systems.	£1,500
	Aesthetic improvements	Allow to undertake feasibility study into provision of consolidated services within the south transept. Storage, interpretation etc.	£2,500
F Total			<b>£11,050</b>
<b>Grand Total</b>			<b>£73,660</b>

## 5.5 Llanbedr-y-Cennin, St Pedr

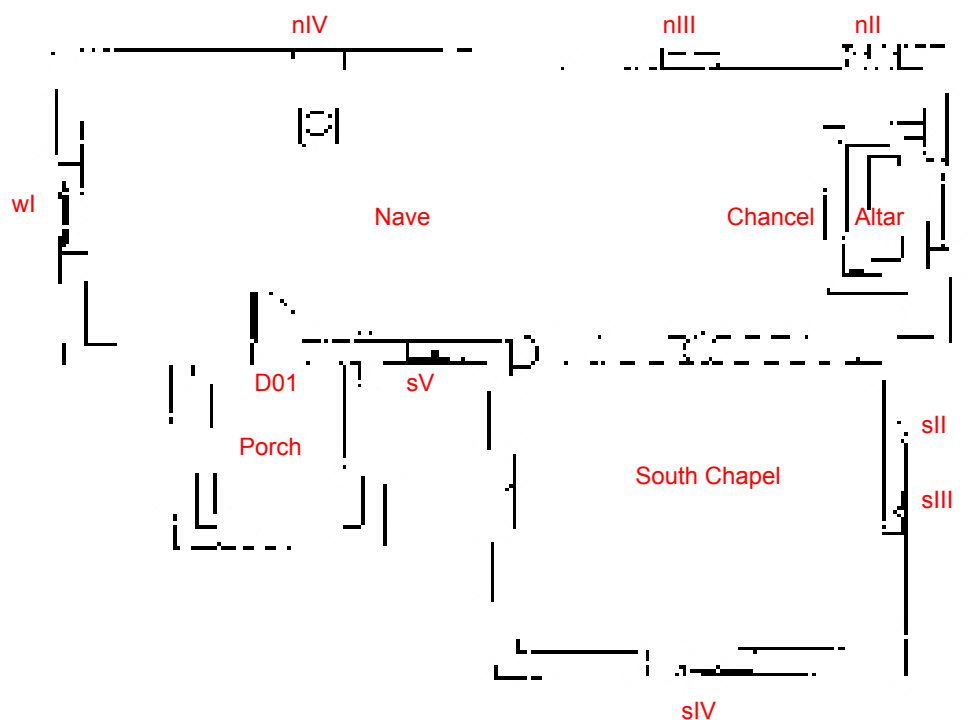
### Description and Statement of Significant

St Pedr is located in the centre of Llanbedr-y-Cennin village, set within a circular rubble-walled churchyard. It is listed as Grade II\* for its special interest as a Medieval parish church retaining much of its historic and architectural character.

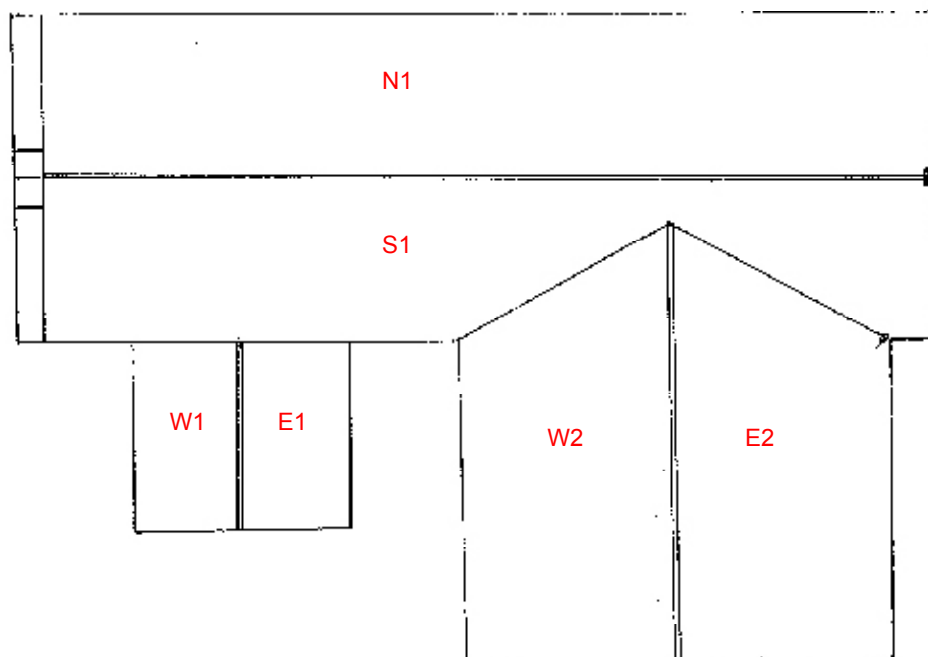
Early religious site, in use since at least the early Medieval period and probably earlier. The present church consists of a continuous nave and chancel with S chapel and S porch additions. The nave is likely to be C13 or C14, though nothing diagnostic survives to allow more accurate dating; the chancel was added or rebuilt in the C15 and the S chapel in the early C16. The wide porch is probably contemporary with this, despite its earlier appearance; the roof includes some recycled timbers. Extensive restoration was carried out in 1842 and included re-roofing in slate (presumably replacing thatch), as well as the replacement, in a bizarre mixture of neo-Norman and Perpendicular styles, of all the windows with the exception of that at the N end of the S chapel's E wall.

### Church Significant Plan

#### Floor Plan



#### Roof Plan





Overview Photos



North elevation



East elevation



South elevation



West elevation

Any repair works identified have been classified as follows:

- Urgent Works. H&S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.* **A**
- Work to be prioritized over the next 5 years* **B**
- Significant Work between to be programmed in/ budgeted for over the next 5-15 Year* **C**
- On-Going Maintenance Work* **D**
- Aesthetic/Decluttering Work* **E**
- Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.* **F**

## External Inspection

### Roofs

#### *Configuration*

Nave, sanctuary and porch roofs are slated with diminishing courses and swept slate valleys. Clay ridge tiles present throughout. Lichens and moss present to north rear slope of Nave. Slates to east gable verge.

#### *Condition*

The slate work all generally appears to be sound. Retention of diminishing courses is key for the aesthetic significance of the church.

Porch roof – there is missing mortar to the ridge tile closest to the nave wall.

Nave - To the south and north slopes there is a course of slate work with an open joint which should be monitored, currently this will not be causing problems. Centre of north slope, slates missing (possibly caused by storm damage), vegetation growing within the void. Some ridge tiles have been repointed, but not all.

Valleys are in good condition.

New boxed eave made out of ply has been fitted east of chancel roof.

Timber fasciae in good condition.

#### *Recommendation*

Finish repointing ridge tiles on Nave roof, remove vegetation to centre of north roofslope and reslate. Fill void to ridge tile on Porch roof. **A**



## Rainwater Goods

### Gutters and Downpipes

#### *Configuration*

The roof is configured with dripping eaves, so no rainwater goods are present. There is a minimal overhang to porch roof whilst moderate overhangs present to south chapel and Nave and chancel.

#### *Condition*

n/a

#### *Recommendation*

Note: Extending the rafters to create more overhang would take away the aesthetic of the church.

### Gullies and Drainage

#### *Configuration*

There is a French drain that runs to the base of the north wall of the Nave.

#### *Condition*

The French drain is in good condition. The bottom of the wall to south-west of the south chapel is green showing signs that the ground here is saturated.

#### *Recommendation*

Consideration should be given to introducing French drain to remainder of church perimeter.

C

### Bellcote

#### *Configuration*

Bellcote present to west end of Nave, square profile with coping to summit and decorative finial, single aperture with round arch for bell. Was notified by the warden that the bell is in use.

#### *Condition*

Stonework all generally in good condition although there are vegetation present in open voids and pointing is suspect in places and cementitious in areas.

#### *Recommendation*

Allow to rake out and consolidate and repoint using appropriate lime mortar.

B



## High level stonework / parapets and dressed stonework

### Configuration

Stone cross finial on east gable.

### Condition

In good condition.

### Recommendation

None.



## External Walls

### Configuration

Walls are random rubble masonry with sandstone surrounds to majority of windows. Palm coat mortar buttered over face of the stone in places present throughout. Cementitious mortar has been used in repairs over the recent past including to the entirety of the south gable of the south chapel as well as areas to the north elevation of the Nave. Softer earlier mortar is present to west elevation of south chapel, south elevation of Nave and to west gable.

### Condition

Pointing generally in fairly poor condition to perimeter of church bar south gable of south chapel. Damage has been done to stonework to west gable of Nave due to hardness of pointing used in previous repairs.

Porch – end of the wall where the roof trust sits, cementitious pointing is loose on both sides.

East gable is leaning outwards.

West gable - A small section has recently been filled with lime mortar.

North elevation – chancel wall, from corner of nll window there are open voids.

### Recommendation

Allow to undertake exercise of patch pointing in the short term to elevations of Nave and porch. B

Allow to undertake full repointing exercise to external elevation of church using appropriate lime mortar. C

Allow a tell-tail to be installed on the Voussoir. B



## Windows

### Configuration

Most windows date from 1842 bar window sII which is timber. The remaining windows have sandstone surrounds and decorative tracery in places. Evidence of inappropriate putty to perimeter of majority of windows. Central opening hopper to window sIV and nII present.

Plain leaded windows to all except to sII and I.

### Condition

Windows generally in fair condition. Both hoppers are rusty and in poor condition.

Internally -wI, sII, nII, nIII and nIV have timber fixed boxed sill plinths painted white, not possible to determine the condition under these.

I – the structure of the stone arch has become weaker due to stones at centre top have moved / dislodged. The lead is showing its age and has caused the window to bow in numerous places. Ferrous metal mesh.

sII – stain glass in good condition. Ferrous mesh. Bottom of central timber mullion showing signs of decay, cementitious mortar has been used in past to fill. Bottom frame (right hand side looking externally) starting to rot.

sIII – right hand corner of stone window frame (looking externally) stone has blown. Missing lime mortar to window.

sIV - Leaded lancet above is missing to sIV and mortar.

sV – In good condition.

wI - has Perspex fixed externally. Internally small section of stone mullion has fractured and mortar to window loose.

nII – hopper rusty, and crack to stone sill.

nIII – some areas of lead are failing and hairline cracks to some glass panes visible. Hairline crack to stone arch above stone mullion (right hand side looking onwards)

nIV – missing mortar to bottom of window (right hand side) hairline cracks in some glass panes. Missing mortar in stone mullion joints.

### Recommendation

Allow to remove all evidence of putty and replace with more appropriate lime mortar to majority of windows. B

Allow to overhaul opening hopper to window sIV and replace missing lancet. B

Allow to replace security grills to windows I and sII with more appropriate non-ferrous security grills. B

Allow to overhaul opening hopper to window nII and to undertake stone repair to sill below. B

Allow for timber splice repair to window sII. B

Remove Perspex to window wI. B





## Doors

### *Configuration*

Late 18th early 19th century boarded and studded timber door.

### *Condition*

Generally in good condition.

### *Recommendation*

None.



## Church Yard and Environs

### *Configuration*

Church yard roughly circular and surrounded by stone walling with retaining wall over public highway to east. Church yard is grassed and contains a number of yew trees. Pair of wrought iron gates give access to the church via a steep tarmac path. Grass in church yard is taken up to the base of the walls to the perimeter of the church bar, threshold with porch and North wall of Nave.

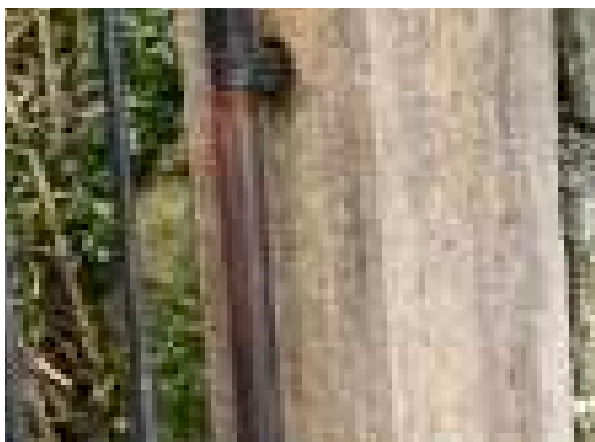
### *Condition*

Church yard in generally good condition, although small shrub and vegetation between porch and south chapel could be holding moisture against external walls.

Small section of ivy on west boundary walls and large area of east facing the road.

Cementitious pointing missing in numerous places on the east wall.

The gates are in fair condition, rusty in areas.



### *Recommendation*

Allow to thin out vegetation between porch and south chapel. D

Remove rust to gates by hard brush and repaint. D

Carefully remove ivy from boundary walls, this might cause structural movement to the retaining east wall facing public highway, allow for structural report. D





## Internal

### Roof Structure – Ceiling

#### Configuration

Exposed structural trusses to length of Nave with primary and secondary rafters with plaster in-between rafters (lath and plaster). Roof to south chapel consists of two bay arched braced collar truss roof with wind bracing.

#### Condition

Roof structure generally in satisfactory condition. Plaster is flaking to Nave roof, especially to the north. Day light and vegetation visible (north side) caused by slipped slate.

Modern timber boards have been fixed between the west wall and rafter.

South chapel - upper sections of plaster below ridge beam (north-west roof slope) and below ridge beam on south-east are missing. Peeling plaster visible here too.

Truss above altar has failed torching.

Porch – one small area of no plaster.

#### Recommendation

Nave roof – once exterior works is complete, repair and replaster ceiling with lime mortar.

B

Replaster areas where plaster is missing.

B



## Walls

#### Configuration

Plastered walls on mass masonry painted white.

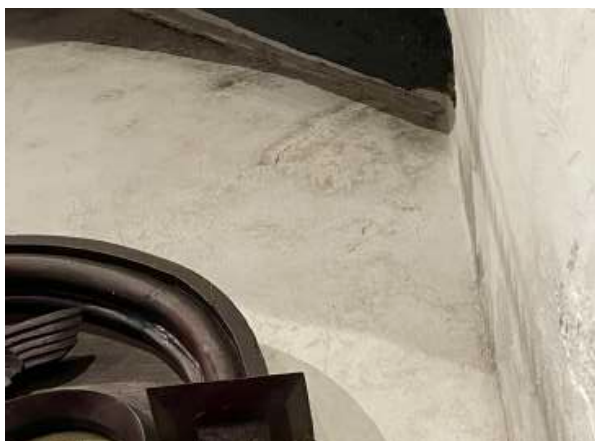
#### Condition

Walls generally in satisfactory condition although evidence of damp to low and high level to entire perimeter of the church bar southeast corner of south chapel. Woodlice have taken residence to north-east corner. Evidence of failing plaster to south and north walls of Nave. Decorative finish to north wall of Nave, east wall of south chapel near sII, and west and south wall near sV is generally poor.

Large damp to high level south-east gable wall. Externally, the new boxed eave might alleviate the historic damp issue.

South gable wall of south chapel showing signs of damp.

East gable wall is leaning outwards, cracks visible.





*Recommendation*

Allow to remove failing plaster and lime wash exposed substrate below to encourage drying out. B

Allow to remove non-porous paint finish to lower half of walls throughout church and redecorate using breathable paint system following period of drying out. B

**Floors**

Note: Internal floor level is only above external ground level to the southeast corner of the south chapel.

*Configuration*

Slate flagged floor to continuous Nave and chancel, suspended timber floor to south chapel, carpeted beneath pews and to central walkway. Carpet runner to central walkway of Nave. Timber pew plinths beneath boxed pews to Nave.

*Condition*

Slate flagged floor generally in satisfactory condition, although some pointing has failed leaving open joints.

Delamination of slate to south-east of the nave (by sV) is another sign that there is a need to investigate ground saturation, recommendation covered under church yard and environs.

Carpet generally in satisfactory condition, although unclear whether carpet is breathable and could be storing up issues with the slate flags and timber boards in the Nave.

The northern pew plinths to the Nave are springy in sections suggesting failure of floor joists below as well as to floor centrally to south chapel. Upper terrace of raked seating to west end of Nave is also springy which suggests issues with joists.

*Recommendation*

Allow to open up and inspect floor void to south chapel C

Allow to undertake repairs to south chapel floor, north pew plinth to Nave and upper terrace of raked seating to west end of Nave, introducing ventilation, at the same time to prevent return of issue. C







## Fixtures and Fittings

### Configuration

Plain 19th century boxed pews, raked towards west end. 18th century wooden box pulpit with step access bearing inscribed initials LBR. Plain handrail and balusters, reading desk in front of pulpit with three raised panels flanked by octagonal pilasters bearing the initials JER and the date 1724. Early mediaeval cylindrical stone font with retooled round base and modern pedestal. 18th century turned oak communion rail and relocated sections of panelling to chancel.

### Condition

All fixtures and furniture generally in good condition although displaying evidence of historic insect damage.

### Recommendation

None.



## Heating, Lighting & Electrical Installations.

### Configuration

Heating is by way of infrared radiant heating panels at high level to Nave with surface fixed wiring. 2 storage heaters in nave, by organ and one by nIV. Electric incoming supply located at floor level of south chapel. Generally surface fixed conduits throughout. Electric organ.

### Condition

Generally in satisfactory condition although use of plug adapters and extension cables to plug sockets in organ area presents fire risk.

### Recommendation

Allow to undertake feasibility study into replacing heating to church with more aesthetically appropriate system. F

Allow to install additional sockets adjacent to organ to mitigate fire risk. A

Allow to undertake inspection of electrical system. A





## Fire Fighting Equipment

### *Configuration*

2 fire blankets, one by entrance and pulpit. 1no c02 by pulpit and 1no. water by entrance.

### *Recommendation*

Continue with ongoing maintenance.

D

## Lightning Protection

### *Configuration*

Understood to be no lightning protection in place.



## Access to Churchyard

### *Configuration*

Through double wrought-iron gates, tarmac path leads to entrance porch.

### *Condition*

Gates rusty.

### *Recommendation*

*None - Path covered under access to disabled and other provisions to assist.*

*None - Gates covered under churchyard and environs.*



## Access to the Disabled and other provisions to assist

### *Configuration*

The path from the public highway up to the porch is very steep and difficult to negotiate there is a small 50 to 75mm step up into the Nave from the porch.

### *Condition*

In good condition but not accessible for all.

### *Recommendation*

Allow to undertake feasibility study to improve level access from public highway to church.

F



## Bats and Protected Species

### *Configuration*

No obvious evidence of bats or protected species in body of church.

### *Condition*

n/a

### *Recommendation*

Allow to take ecological protected species survey. B

## Aesthetic improvements

### *Recommendation*

Services to south chapel to be consolidated and enclosed within appropriate cabinet. F

If the carpet is found non-breathable, Allow to remove carpet within Nave, chancel and south chapel, and replace with breathable carpet. F



Summary of Repairs and costs – St Pedr, Llanbedr-y-Cennin

Sum of Cost			
Priority	Item	Recommendation	Total
A	Roofs	Finish repointing ridge tiles on Nave roof, remove vegetation to centre of north roofslope and reslate.Fill void to ridge tile on Porch roof.	£550
	Heating, Lighting & Electrical Installations.	Allow to install additional sockets adjacent to organ to mitigate fire risk.	£500
	Heating, Lighting & Electrical Installations.	Allow to undertake inspection of electrical system.	£350
A Total			<b>£1,400</b>
B	Bellcote	Allow to rake out and consolidate and repoint using appropriate lime mortar.	£1,600
	Ex walls	Allow to undertake exercise of patch pointing in the short term to elevations of Nave and porch.	£1,750
	Ex walls	Allow a tell-tail to be installed on the Voussoir. Note: approx £5/each to buy, and relatively simple to install.	£5
	Windows	Allow to remove all evidence of putty and replace with more appropriate lime mortar to majority of windows.	£1,000
	Windows	Allow to overhaul opening hopper to window sIV and replace missing lancet.	£1,000
	Windows	Allow to replace security grills to windows I and sII with more appropriate non-ferrous security grills.	£750
	Windows	Allow to overhaul opening hopper to window nII and to undertake stone repair to cill below.	£800
	Windows	Allow for timber splice repair to window sII.	£300
	Windows	Remove Perspex to window wI.	£75
	Ceiling	Nave roof – once exterior works is complete, repair and replaster ceiling with lime mortar.	£1,000
	Ceiling	Replaster areas where plaster is missing. (South chapel and Porch)	£1,000
	Walls	Allow to remove failing plaster and lime wash exposed substrate below to encourage drying out.	£5,000
	Walls	Allow to remove non-porous paint finish to lower half of walls throughout church, and redecorate using breathable paint system following period of drying out.	£3,600
	Bats and Protected Species	Allow to take ecological protected species survey.	£1,500
B Total			<b>£21,380</b>
C	Gullies & Drainage	Consideration should be given to introducing French drain to remainder of church perimeter.	£4,000
	Ex walls	Allow to undertake full repointing exercise to external elevation of church using appropriate lime mortar.	£18,000
	Floors	Allow to open up and inspect floor void to south chapel	£500
	Floors	Allow to undertake repairs to south chapel floor, north pew plinth to Nave and upper terrace of raked seating to west end of Nave, introducing ventilation, at the same time to prevent return of issue.	£3,500
C Total			<b>£26,000</b>

D	Churchyard & Environs	Allow to thin out vegetation between porch and south chapel.	£250
	Churchyard & Environs	Remove rust to gates by hard brush and repaint.	£550
	Churchyard & Environs	Carefully remove ivy from boundary walls, this might cause structural movement to the retaining east wall facing public highway, allow for structural report.	£500
	Fire Extinguishers	Continue with ongoing maintenance.	-
D Total			<b>£1,300</b>
F	Heating, Lighting & Electrical Installations.	Allow to undertake feasibility study into replacing heating to church with more aesthetically appropriate system.	£3,000
	Access to the Disabled and other provisions to assist	Allow to undertake feasibility study to improve level access from public highway to church.	£1,500
	Aesthetic improvements	Services to south chapel to be consolidated and enclosed within appropriate cabinet.	£1,500
	Aesthetic improvements	If the carpet is found non-breathable, Allow to remove carpet within Nave, chancel and south chapel, and replace with breathable carpet.	£500
F Total			<b>£6,000</b>
<b>Grand Total</b>			<b>£56,080</b>

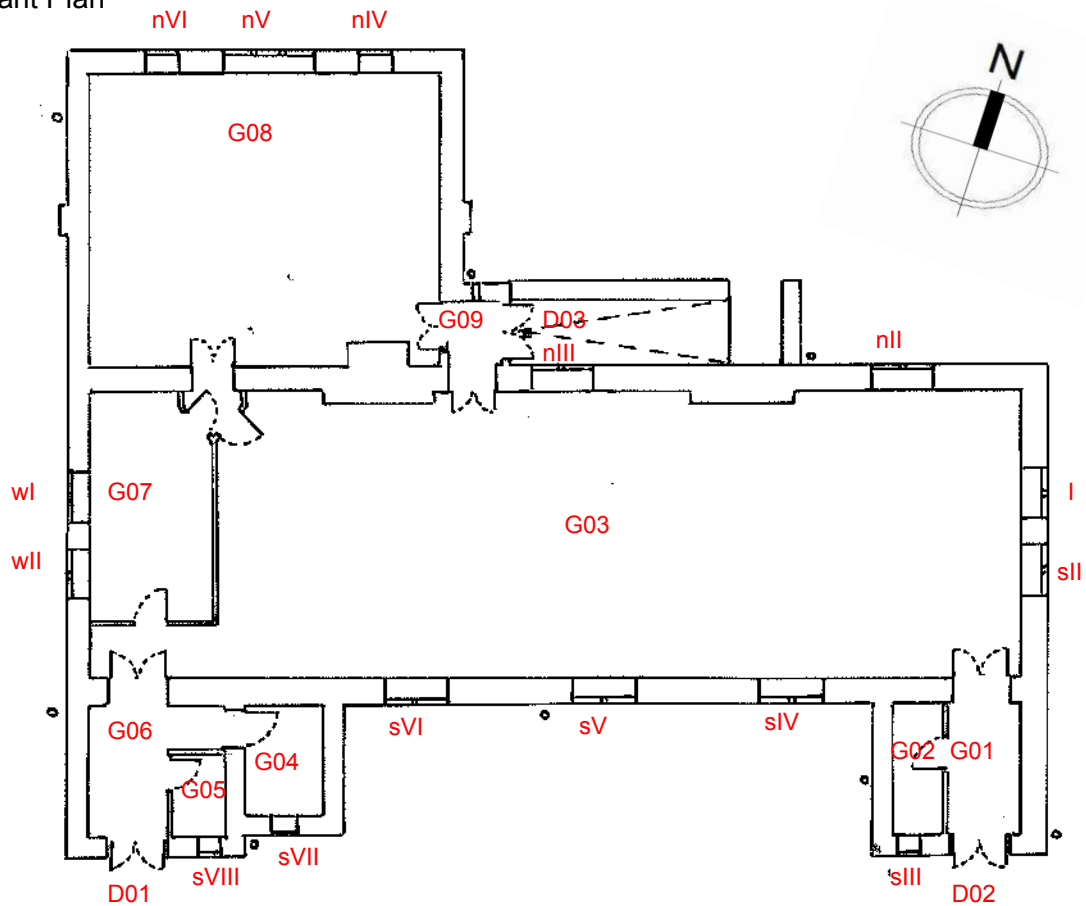
## 5.6 Conwy, Church Hall

### Description and Statement of Significant

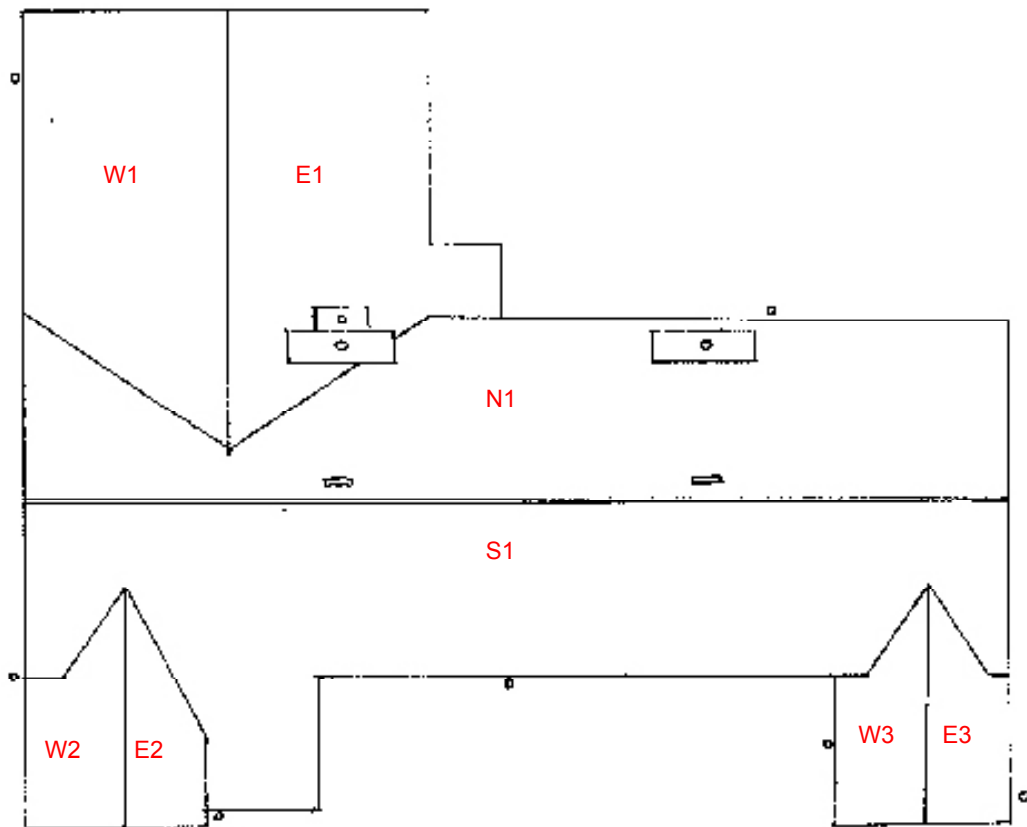
The church hall is a single-storey, brick built twentieth century building with two gabled entrances on the front elevation. Alterations were made in the 70s after money donated by local sisters. The Church Hall sits south of St Mary's church with access from Rose Street.

### Church Significant Plan

Floor Plan



Roof Plan



## Overview Photos



North elevation



East elevation



South elevation



West elevation

Any repair works identified have been classified as follows:

<i>Urgent Works. H&amp;S Issues, Structural Defects, Urgent works to arrest damage to highly significant fabric.</i>	<b>A</b>
<i>Work to be prioritized over the next 5 years</i>	<b>B</b>
<i>Significant Work between to be programmed in/ budgeted for over the next 5-15 Year</i>	<b>C</b>
<i>On-Going Maintenance Work</i>	<b>D</b>
<i>Aesthetic/Decluttering Work</i>	<b>E</b>
<i>Desirable but with no time frame. For ex. works to improve accessibility, WC's, comfort.</i>	<b>F</b>

## External Inspection

### Roofs

#### Configuration

Plain clay tiled roof to the entire building. The roof has clay ridges with finials on each of the gables. The fascia boards are decorated timber. Verges are pointed. There are 2no. Cat slide ventilators located on the north and south elevation (above the hall within).

#### Condition

The clay tiled roof is in fair condition. They are generally well aligned with only isolated locations where areas have risen or fallen out of alignment. There are a number of slipped and broken tiles. The north roof slope has more moss growing between the tiles.

The ventilators are in very poor condition and may be allowing water into the loft space above the church hall. The lead flashings appear to be in poor condition and there are a number of broken and missing tiles.

A number of the ball finials are missing.

All fascia boards have flaking paint.

#### Recommendation

Undertake isolated repairs to the roof to replace broken tiles and repair slipped tiles. **B**

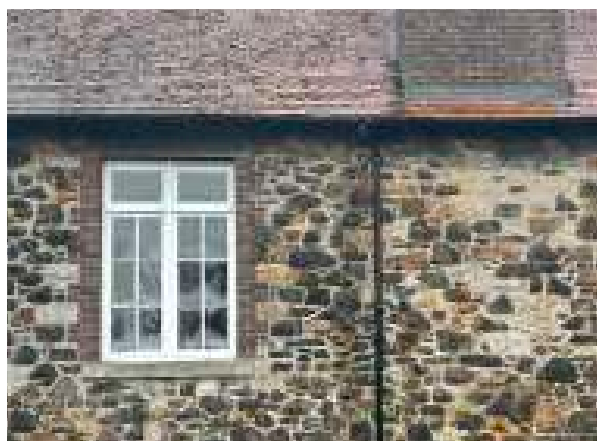
Ventilators to tiles be reroofed allowing to replace lead flashings with new and redecorate timber louvers. **C**

Reinstate finials to gable ends. Detail to match existing finials which remain on the western end of the church hall. **C**

Remove vegetation / moss to north roof slope. **D**

Reinstate ball finials. **C**

Strip down all fascia boards and repaint with exterior timber Weathershield paint. **D**







## Rainwater Goods

### Gutters and Downpipes

#### Configuration

Half round cast iron gutters. Cast iron downpipes discharging to gullies on south elevation and directly onto the concrete hardstanding at the rear (north elevation).

#### Condition

The cast iron rainwater goods appear to be in fair condition however a number of downpipes have fallen out of alignment and are partly blocked. A large number of the gutters are blocked causing water to spill over onto the face of the masonry and the ground below.

#### Recommendation

Clear vegetation from gutters. Unblock downpipes and correct alignment. D



## Gullies and Drainage

#### Configuration

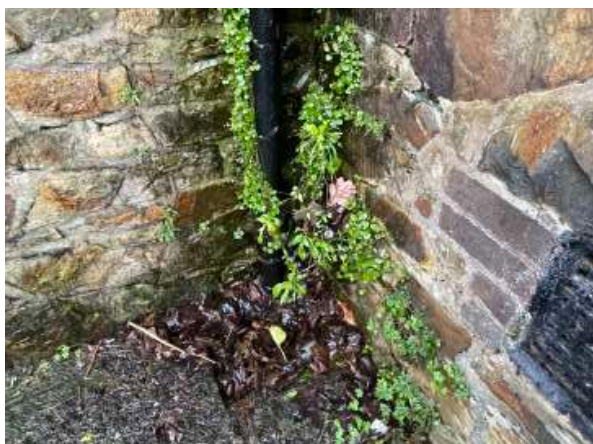
There appears to be a French perimeter drain to the south elevation of the church hall.

#### Condition

North elevation central downpipe to church hall discharges onto cement ground. Many gullies blocked with vegetation.

#### Recommendation

Clear vegetation from gullies and allow to improve drainage to the perimeter of the church. D



## Chimney

#### Configuration

There are two substantial brick chimney stacks located on the north roof slope (with fireplaces below in the hall).

#### Condition

The chimneys appear structurally sound however there is missing pointing mortar and vegetation growing over the face of the masonry. The lead flashings also appear to be failing as there is evidence of water ingress on the internal ceiling beneath the chimneys.

#### Recommendation

Remove vegetation. Point brickwork. Replace capping with new. Repair lead flashing. B



## External Walls

### *Configuration*

The south elevation (facing the highway) walls are constructed of ashlar masonry randomly coursed. There are dressed ashlar quoins to all corners of the building. The side and rear elevations are constructed of random rubble masonry with brickwork jambs to the windows. The rear lobby is constructed of brick. The building has been repointed using a cementitious mortar.

### *Condition*

There are two noticeable subsidence cracks in the building. One on west wall in conjunction between G07 and G08 and the other between G06 and G04.

The stonework itself is in good condition however the north, east and west walls appear damp. This is likely to be a combination of the cementitious mortar and condition of the rainwater goods above.

Ivy growing on west wall. Vegetation growing around downpipes and low-level perimeter of the building.

### *Recommendation*

Remove ivy and vegetation to perimeter of the building. D

Undertake isolated repairs to mortar. Repoint loose, friable or missing mortar. B

Localised replacement of cementitious mortar with an appropriate lime-based mortar. B

**Note:** A Ground investigation report was conducted by Egniol in August 2023. The findings of this report should be taken into account prior of any works done on external fabric of the building.





## Windows

### Configuration

All single glazed windows are timber framed with opening top lights. To the east, north and west elevation is a large timber framed window with opening within a larger aperture. The proportions of the glazing are continued onto the larger window.

### Condition

The windows are in poor condition. These do not appear to have been regularly maintained or redecorated resulting in the decay of the timber frames and cracked panes of glass. The majority of decay appears to be to the sill and transoms. The windows on the north gable are in a particularly poor condition with large section of glass pane missing / broken to G08.

Internally the window openings have been bolted down.

### Recommendation

Undertake timber repair to windows to replace sections of decayed timber with new. Ensure all windows can be easily opened and locked. Redecorate following repairs.

B

In order to improve the thermal efficiency of the windows, consider the use of secondary glazing. This can be located internally within the window reveals. This will also provide additional security to the building.

C



## Doors

### Configuration

2no. double boarded timber doors to the south elevation. Double boarded timber door to rear (east elevation).

### Condition

The doors are in fair condition, the staining has worn away and should be renewed to provide suitable protection to the timber.

The timber doors and decoration are in fair condition. A small section to the bottom of the frame to door G09 has decayed, (bottom right).

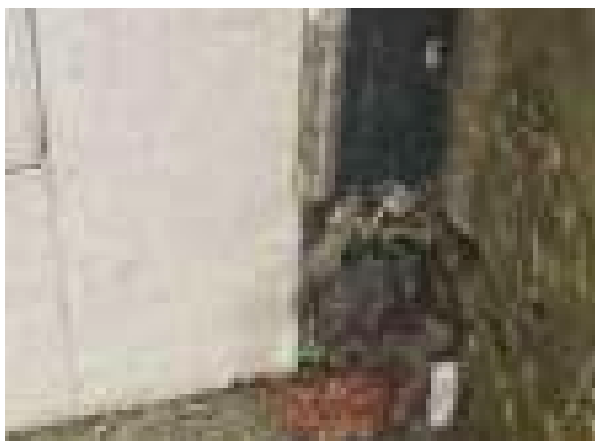
### Recommendation

Redecorate / stain 2no. timber boarded doors.

B

Undertake splice timber repair to the frame before redecorating frame and door in its entirety.

B





## Church Yard and Environs

### Configuration

The church hall is entered from Rose Hill Street to the south, via a decorative iron gate set between two stone piers and railings. To the south is a tarmacked area spanning the entire width of the site. The rear of the site is accessed through a narrow passage between the east elevation and the stone boundary wall. At the rear is a large concrete finished yard.

The rear double door is accessed via a concrete ramp and two steps. To the side of the ramp is a stone wall with rounded copings.



### Condition

The covered timber section of the ramp directly adjacent to the timber door was very slippery and also had wet leaves collected adjacent to the wall.

Vegetation growing through open cracks and in general very slippery.

A length of coping of the stone wall adjacent to the ramp was missing.

The concrete yard to the rear is in a very poor state with vegetation growing everywhere and open cracks making whole area and health and safety issue.



### Recommendation

Reconfigure ramp to G08. Extend the ramp to remove 2 steps and lay appropriate surface grip. Introduce a handrail along the stone wall. A

Replace coping with new to match existing. C

Clear concrete slab. Ensure that the surface is suitably cleaned down and made safe. A

## Internal

### Roof Structure – Ceiling

#### Porch 1 and 2

##### Configuration

The ceiling is plastered and partly follows the pitched roof line.

##### Condition

The plaster appeared to be in good condition albeit water stain to east corner of G01.

##### Recommendation

Redecorate plaster. C



## **WC G02, 4, & 5**

### *Configuration*

Painted plaster ceilings.

### *Condition*

Fair condition. Ceiling to G02 has historic plaster works which is visible, possible historic external water ingress.

### *Recommendation*

Covered under roof section (reinstate slipped and broken tiles).



## **Church Hall**

### *Configuration*

The ceiling is plastered and partly follows the pitched roof line. It is possible that the flat ceiling level was lowered during alteration works in the 70s.

### *Condition*

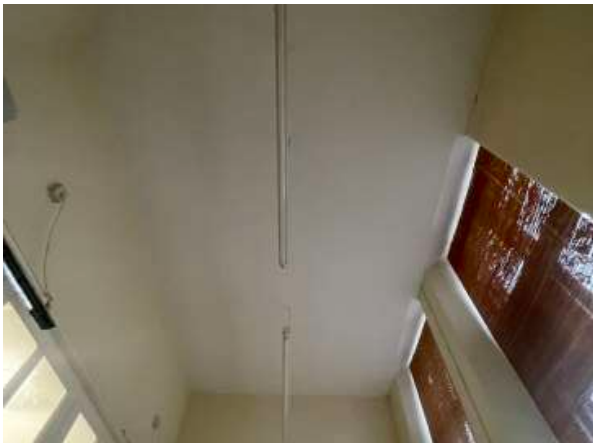
Ceiling joists visible through plaster. The ceiling above the chimney breast (west) has two cracks and has water stains highlighting there are water ingress issues to chimney. There is also water damage to ceiling centrally.

### *Recommendation*

Once external recommendations to the roof and chimney are conducted. Redecorate ceilings and paint with breathable paint.

C





## **Kitchen**

### *Configuration*

Painted plaster ceilings.

### *Condition*

The plaster is generally in good condition.

### *Recommendation*

Redecorate ceilings with breathable paint.

C



## **Meeting space**

### *Configuration*

The ceiling is plastered and partly follows the pitched roof line. Part of the timber truss and metal brace are exposed within the space. The flat ceiling level has been lowered and cuts off the upper portion of the central window.

### *Condition*

The plaster is generally in good condition. There are isolated areas which have hairline cracking particularly around the trusses. Condensation is visible on all walls.

### *Recommendation*

Redecorate ceilings with breathable paint.

C



## **Lobby G09**

### *Configuration*

The ceiling is painted plaster.

### *Condition*

In fair condition.

### *Recommendation*

Redecorate ceilings with breathable paint.

C



## Walls

### Porch G01 & G06

#### Configuration

The walls are painted plaster. There is a simple chamfered skirting board, and dado rail.

#### Condition

The plaster appeared to be in fair condition, signs of damp. Vertical crack in east wall.

#### Recommendation

Once exterior works have been completed, redecorate plaster walls with breathable paint. C



### WC G02, 4 & 5

#### Configuration

Painted plaster walls. There is a simple chamfered skirting board, and dado rail to G02 and G05.

#### Condition

Good condition.

#### Recommendation

None.



### Church Hall

#### Configuration

The walls are painted plaster. There is a simple chamfered skirting board, and dado rail. The plaster of the chimney breasts has been removed exposing the masonry. There is a modern partition forming the enclosure to the kitchen area. This has clerestory windows, a servery and a section of T&G horizontal timber boards.

#### Condition

The plaster is generally in good condition. There are isolated areas which appear damp, condensation marks and hairline cracking around chimney breast. The masonry of the chimney breast appears damp. Bare plaster (previous removal of radiator) on south wall.

#### Recommendation

Note. Rectification of the moisture ingress to the chimney breast covered in external work.

Redecorate walls with breathable paint. C





## Kitchen

### Configuration

Painted plaster walls.

### Condition

Vertical crack to west wall, top right of window.

### Recommendation

Note - structural work covered in external walls section.

Once exterior works done, redecorate walls with breathable paint. C



## Meeting space

### Configuration

The walls are painted plaster. There is a simple chamfered skirting board, and dado rail. The plaster of the chimney breasts has been removed exposing the masonry. There is a modern partition forming the enclosure to the kitchen area. This has clerestory windows, a servery and a section of T&G horizontal timber boards.

### Condition

The plaster is generally in good condition. There are isolated areas which have hairline cracking particularly around the truss on the west wall. There is also dampness and condensation marks to majority of the walls and around the chimney breast.

### Recommendation

Once exterior works done, redecorate walls with breathable paint. C



## Lobby

### Configuration

Painted plaster walls.

### Condition

The plaster and paintwork around the window have blistered. Damp stains from ground to mid-level of walls.

### Recommendation

Brush off loose and flaking paintwork and redecorate using breathable paint. C







## Floors

### Porch G01 & G06

#### *Configuration*

Cream coloured floor tiles and adhesive.

#### *Condition*

The floors are in good condition. It was noted in Asbestos report April 2023 that bitumen adhesive containing asbestos is considered a very-low risk asbestos product.

#### *Recommendation*

None.



### WC 1,2 & 3

#### *Configuration*

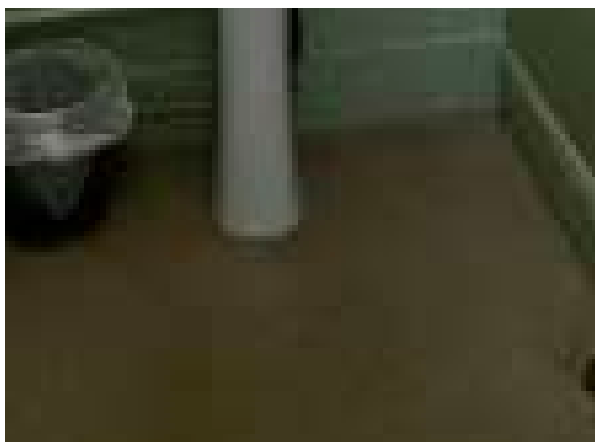
Skirting board, lino.

#### *Condition*

In good condition.

#### *Recommendation*

None.



### Church Hall

#### *Configuration*

Suspended floor with timber boards spanning north to south. There are two hearths at the base of each fireplace.

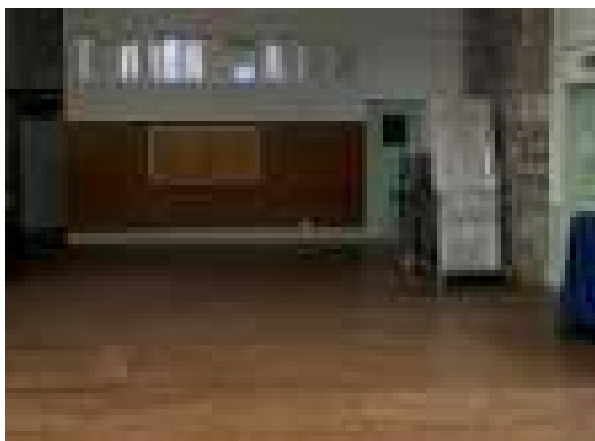
#### *Condition*

The floor was in fair condition. The floor around the base of the fireplace was quite 'springy'. It's possible that the ends of the joists have decayed due to the water ingress from the chimney above. The does not present any immediate danger.

#### *Recommendation*

The floor would benefit from cleaning and polishing. E

The floor and extent of 'spring' should be monitored. B  
Should the condition worsen then an inspection should be undertaken immediately by a structural engineer.





## **Kitchen**

### *Configuration*

Skirting board. Modern Tiled floor covering.

### *Condition*

In good condition.

### *Recommendation*

None.



## **Meeting space**

### *Configuration*

Suspended floor with carpet over assumed timber boards.

### *Condition*

The carpet is in fair condition with no trip hazards.

### *Recommendation*

None.



## **Lobby**

### *Configuration*

Blue floor tiles and adhesive.

### *Condition*

The floor tiles are in good condition. In the Asbestos survey April 2023, no asbestos was identified.

### *Recommendation*

None.



## **Internal Doors**

### *Configuration*

3no. Solid double timber doors in church hall. Timber to G07 and G08. Honeycomb doors to WCs.

### *Condition*

All doors in good condition.

### *Recommendation*

None.



## Fixtures and Fittings

### Configuration

WC's have modern sanitary ware. Modern kitchen units.

### Condition

Sanitary ware in fair condition. Kitchen in good condition.

### Recommendation

None.



## Heating, Lighting & Electrical Installations.

### Configuration

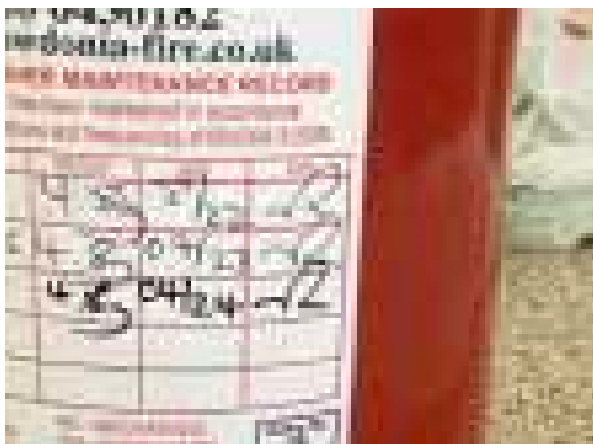
Fluorescent tube lighting throughout.

### Condition

Fair condition.

### Recommendation

Consider replacing with more sympathetic design and low energy. F



## Fire Fighting Equipment

### Configuration

1no water in G08, c02 in kitchen and fire blanket.

### Condition

Due to be serviced April 2024.

### Recommendation

Continue with regular maintenance. D



## Lightning Protection

### Configuration

None.

### Condition

n/a

### Recommendation

n/a



## Access to Churchyard

### *Configuration*

Access is via wrought iron double gates off Rose Hill Street on south elevation. Low stone wall with iron-works upper.

### *Condition*

In satisfactory condition. Iron works rusty in places.

### *Recommendation*

Brush off rust and redecorate.

B



## Access to the Disabled and other provisions to assist

### *Configuration*

Level access to south of the church hall and no steps within. On the north-east there is a ramp to back entrance, but there are also 2 steps to the door. There is a disabled WC.

### *Condition*

Ramp has vegetation and slippery.

### *Recommendation*

North-east ramp - Covered under churchyard and environs.

## Bats and Protected Species

### *Configuration*

None within the building.

### *Condition*

n/a

### *Recommendation*

n/a

## Aesthetic improvements

### *Recommendation*

Note: The Church Hall have been successful in receiving a grant from the UK Shared Prosperity Fund Conwy community Regeneration Key Fund to renovate the church hall.

Summary of Repairs and costs - Church Hall, Conwy

<b>Sum of Cost</b>			
<b>Priority</b>	<b>Item</b>	<b>Recommendation</b>	<b>Total</b>
A	Churchyard & environs	Reconfigure ramp to G08. Extend the ramp to remove 2 steps and lay appropriate surface grip. Introduce a handrail along the stone wall.	£3,500
	Churchyard & environs	Clear concrete slab. Ensure that the surface is suitably cleaned down and made safe.	£2,000
A Total			<b>£5,500</b>
B	Roofs	Undertake isolated repairs to the roof to replace broken tiles and repair slipped tiles.	£850
	Chimney	Remove vegetation. Point brickwork. Replace capping with new. Repair lead flashing.	£5,000
	Ex walls	Undertake isolated repairs to mortar. Repoint loose, friable or missing mortar.	£1,500
	Ex walls	Localised replacement of cementitious mortar with an appropriate lime based mortar.	£1,500
	Windows	Undertake timber repair to windows to replace sections of decayed timber with new. Ensure all windows can be easily opened and locked. Redecorate following repairs.	£16,000
	Door D01 & 02	Redecorate / stain 2no. timber boarded doors.	£500
	Door D03	Undertake splice timber repair to the frame before redecorating frame and door in its entirety.	£600
	Church hall - Floor	The floor and extent of 'spring' should be monitored. Should the condition worsen then an inspection should be undertaken immediately by a structural engineer.	£750
	Access to Churchyard	Gate - Brush off rust and redecorate.	£250
B Total			<b>£26,950</b>
C	Roofs	Ventilators to tiles be reroofed allowing to replace lead flashings with new and redecorate timber louvers.	£6,000
	Roofs	Reinstate finials to gable ends. Detail to match existing finials which remain on the western end of the church hall.	£3,000
	Roofs	Reinstate ball finials.	£1,500
	Windows	In order to improve the thermal efficiency of the windows, consider the use of secondary glazing. This can be located internally within the window reveals. This will also provide additional security to the building.	£20,000
	Churchyard & environs	Replace coping with new to match existing. (ramp wall)	£800
	Ceiling, Porch 1 & 2	Redecorate plaster.	£450
	Ceiling, Church hall	Once external recommendations to the roof and chimney is conducted. Redecorate ceilings and paint with breathable paint.	£3,600
	Ceiling, Lobby, kitchen, - Meeting space	Redecorate ceilings with breathable paint.	£1,500
	In walls, - Meeting space & Kitchen, Porch 1 & 2, Church hall	Once exterior works done, redecorate walls with breathable paint.	£8,000

	In walls, Lobby	Brush off loose and flaking paintwork and redecorate using breathable paint.	£225
C Total			<b>£45,075</b>
D	Roofs	Remove vegetation / moss to north roof slope.	£500
	Roofs	Strip down all fascia boards and repaint with exterior timber weathershield paint.	£2,000
	RWG	Clear vegetation from gutters. Unblock downpipes and correct alignment.	£1,600
	Gullies & drainage	Clear vegetation from gullies and allow to improve drainage to the perimeter of the church.	£5,000
	Ex walls	Remove ivy and vegetation to perimeter of the building.	£750
	Fire extinguishers	Continue with regular maintenance.	-
D Total			<b>£9,850</b>
E	Church hall - Floor	The floor would benefit from cleaning and polishing.	£1,260
E Total			<b>£1,260</b>
F	<b>Heating, Lighting &amp; Electrical Installations.</b>	Consider replacing fluorescent tube lighting with more sympathetic design and low energy.	£5,000
F Total			<b>£5,000</b>
<b>Grand Total</b>			<b>£93,635</b>

## **Appendix A**

Grace & Howe St Mary's Conwy Tower Structural Report