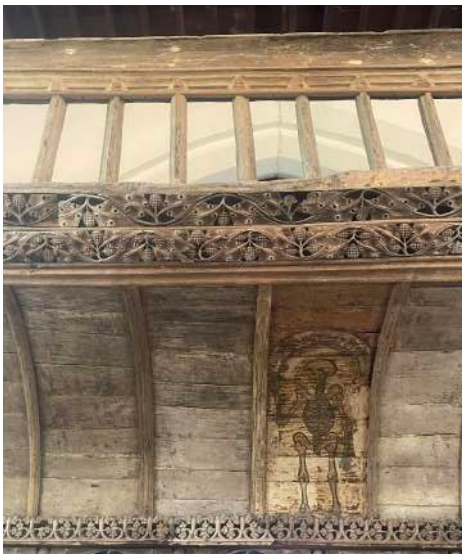
Bro Eleth

Ezra Report

Management and Maintenance Plan for Period 2024 - 2029





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August & September 2024

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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. (within 6 months)
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 Eleth is located North-East of Anglesey, and comprises of 6 Church, 1 of which is Garde I, 3 grade II*, 2 Grade II, and 1 church hall situated in Moelfre. Each church has its own unique architectural character and historic value.

Summary and works required for each Church.

St Eilian, Llaneilian (I)
Listed grade I as an exceptionally fine, well preserved late medieval parish church, incorporating a highly unusual 12th century tower with pyramidal spire, and a rare survival of an originally detached chapel. The late medieval architectural character of the church survives virtually intact, and includes a particularly fine screen and rood loft. Faculty 2021-006621 was granted in 2021 (prepared by PegwA) and works to re-slate passageway roof, slate work on the tower and stonework south of nave has been conducted end of 2024, completion early 2025. Phase 2 works to rainwater goods and windows was also included in the faculty and are calculated in the costing of priority A & B; of £48,585.

St Eleth, Amlwch (II*)
Earlier church buildings are recorded within the present churchyard, but the building of the existing church reflects local prosperity after the opening of the Parys Mountain copper mines in 1768. Most of the funds for the new church, which was consecrated in 1800, came from the Copper Mines Company. Deemed to be in need of improvement by 1867 (perhaps not least because the Neo-classical preaching-box form of the original did not suit High Victorian theology), the church was lightly remodelled by Henry Kennedy: galleries were removed, arcades and a chancel arch inserted, and gothic tracery installed in the existing windows. The church was restored and some internal re-ordering was carried out to the designs of Adam Voelcker, in 1999-2000. The reordering works has in part contributed to the failure of the west gable window stonework and internal wall repair works has been prioritised in category B. Priority A & B have listed that £29,635.

St Allgo, Llanallgo (II)
The oldest fabric of the present church is the late C15 chancel and transepts; both with C15 windows. The church was thoroughly repaired in 1831 and further restored in 1892, when the W walls of the transepts were rebuilt and the nave was rebuilt and lengthened; old stones re-used in N doorway. Externally modernised. The roofs are mainly modern, with some medieval timbers The church is associated with the 1859 wreck of the Royal Charter off Anglesey; it was used as a temporary mortuary, and 140 of the victims are buried in the churchyard. Costing for the next 5 years have been calculated at £16,800, costs include re-pointing of coping stones, windows repairs and internal redecoration.

St Gwenllwyfo, Llangwenllwyfo (II*)
A 19th century parish church, near village of Dulas, built between 1854 and 1856 to replace an earlier church in the parish. In 1876, Sir Arundell Neave (who had married into the family that owned Llys Dulas) donated 27 panels of 15th and 16th-century stained glass that had once belonged to a Flemish monastery. The church conduct tours of the stained glass panels. The church is in good condition, but the tower requires work to be done to alleviate water ingress. Priority A & B calculated at £26,685.

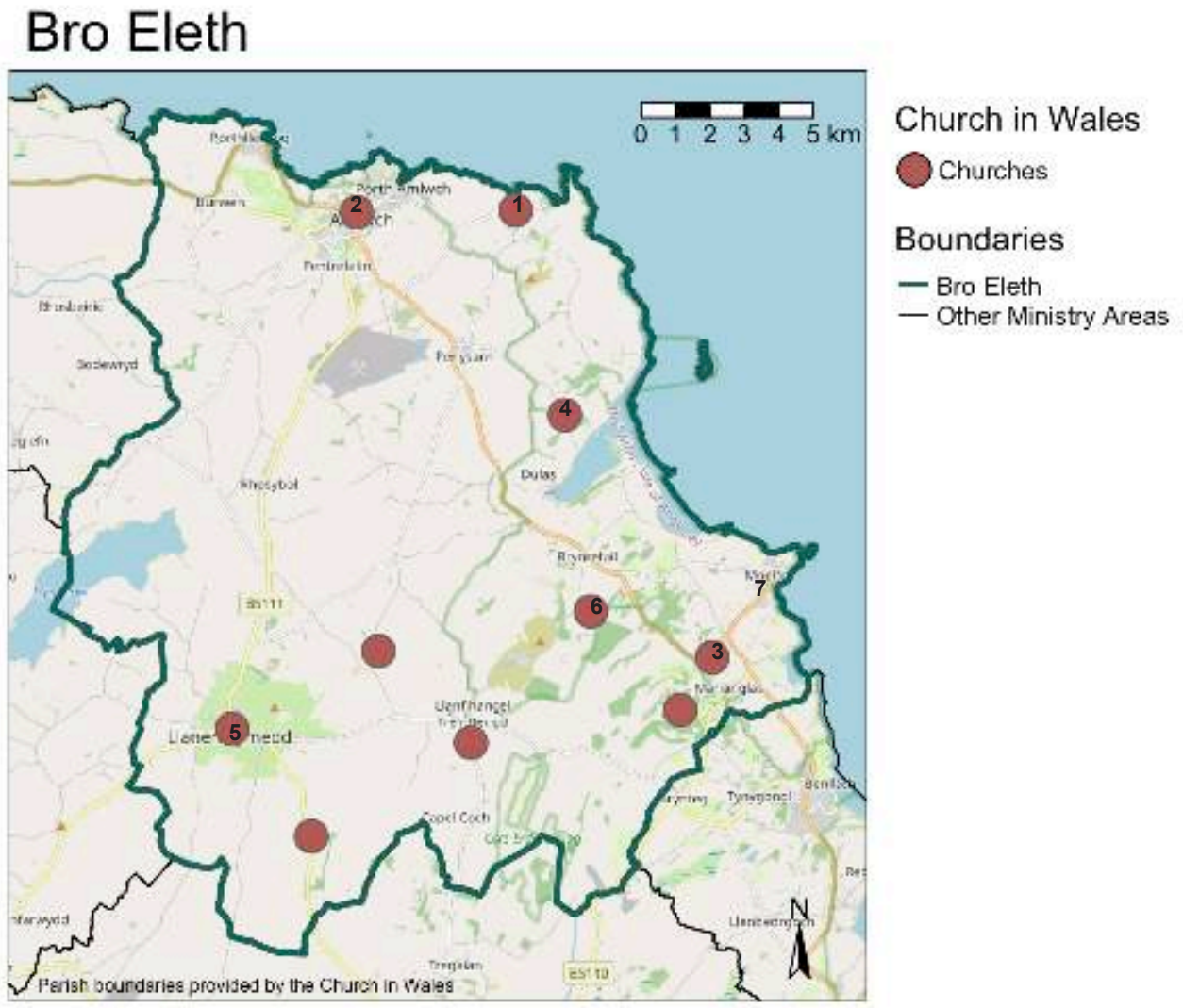
St Mary, Llanerych-Y-Medd (II)
The church lies in the centre of the populated village of Llanerych-y-medd. A grade II lychgate with clock lies in the old market square is the main entrance to the church. The church is in reasonable condition, but condition of external walls and tower highlighted in the survey would require majority of the work to save the fabric. Church priority A & B has been calculated at £27,405.

St Michael, Penrhoslligwy (II*)
In an enlarged llan dating from c1400, the church was restored by Henry Kennedy in 1865 when the north porch and vestry were added. A simple church of nave and chancel with a steep west bellcote with a C19 gabled porch having a steeply-pitched low-swept roof. Grade II*. The church is accessed via a farmers field, the church is in a beautiful setting. You enter the church via the north porch and it is well kept, the south elevation has large slate tombs and is overgrown. The churchyard is still used for burials and on my visit, there were visiting relatives. With it's location consideration of creating a friends group to help maintain the churchyard. Most of the cost lies with repointing works and works to the vestry roof. Priority A & B calculated at £25,805.

Moelfre Church Hall
The hall is located in a popular village of Moelfre. A modern construction-built hall which has benefitted of new windows and refurbished in recent years. No major works prioritied, only small repointing works, anticipated cost of £325 within the next 5 years.

Conclusion;
With works highlighted above, Grant application may well be considered, and match funding. Criteria for many grants is that the church is to be open to the public at least 100 days a year, other than worship. So please as a parish can you consider opening the churches for all. Many churches are in populated areas, the ones located off the beaten track would be a walkers rest bite. Donation box/card reader in these churches would help fund repairs / maintenance. Ask yourself the question, what is your 5 year plan for the buildings, 10 years etc, how can you preserve these historic buildings for the future generation? Think of creating friends groups that could be involved, open your doors.

3. Ministry Area Map



1 - St Eilian, Llaneilian
2 - St Eleth, Amlwch
3 - St Allgo, Llanallgo
4 - St Gwenllwyfo, Llangwenllwyfo
5 - St Mary, Llanerch-Y-Medd
6 - St Michael, Penrhosllilgwy
7 - Church Hall, Moelfre

4. Summary of priorities and costs

Priority	Church	Totral (£)
A	Llaneilian, St Eilian	£705
	Amlwch, St Eleth	£980
	Llangallgo, St Gallgo	£245
	Llangwenllwyfo, St Gwenllwyfo	£205
	Llannerch-y-Medd, St Mary	£205
	Penrhoslligwy, St Michael	£205
	Moelfre, Church Hall	-
B	Llaneilian, St Eilian	£48,085
	Amlwch, St Eleth	£28,655
	Llangallgo, St Gallgo	£16,555
	Llangwenllwyfo, St Gwenllwyfo	£26,480
	Llannerch-y-Medd, St Mary	£27,200
	Penrhoslligwy, St Michael	£25,600
	Moelfre, Church Hall	
C	Llaneilian, St Eilian	£7,100
	Amlwch, St Eleth	-
	Llangallgo, St Gallgo	-
	Llangwenllwyfo, St Gwenllwyfo	£3,250
	Llannerch-y-Medd, St Mary	-
	Penrhoslligwy, St Michael	-
	Moelfre, Church Hall	-
D	Llaneilian, St Eilian	£4,205
	Amlwch, St Eleth	£21,265
	Llangallgo, St Gallgo	£6,585
	Llangwenllwyfo, St Gwenllwyfo	£3,040
	Llannerch-y-Medd, St Mary	£5,640
	Penrhoslligwy, St Michael	£9,075
	Moelfre, Church Hall	£2,425
E	Llaneilian, St Eilian	-
	Amlwch, St Eleth	500
	Llangallgo, St Gallgo	-
	Llangwenllwyfo, St Gwenllwyfo	-
	Llannerch-y-Medd, St Mary	-
	Penrhoslligwy, St Michael	-
	Moelfre, Church Hall	-

F	Llaneilian, St Eilian	-
	Amlwch, St Eleth	2,000
	Llangallgo, St Gallgo	-
	Llangwenllwyfo, St Gwenllwyfo	-
	Llannerch-y-Medd, St Mary	£3,000
	Penrhoslligwy, St Michael	£750
	Moelfre, Church Hall	-

Recommendation to all Churches - Priority A

Buildings (Churches and Halls etc) to have a current **Asbestos Management Survey** and, where present, Management Plan, in place, and available on site for all contractors to see prior to carrying out any work (whether that be decorating, wiring, plumbing, building, roofing, etc) has been UK law for quite a few years. No one should be carrying out work without confirming that the area in which they are to work is free from asbestos-containing materials - or, if not, that they are able to make appropriate arrangements to ensure that they are not put at risk (or indeed that they do not disturb asbestos containing material to put others using the building at risk). Prior to any major refurbishment or demolition works it is a legal requirement to carry out a Refurbishment or Demolition Survey prior.

The cost of the preparation of the surveys is, rather like boiler servicing, etc, the responsibility of the MAC.

5 Churches

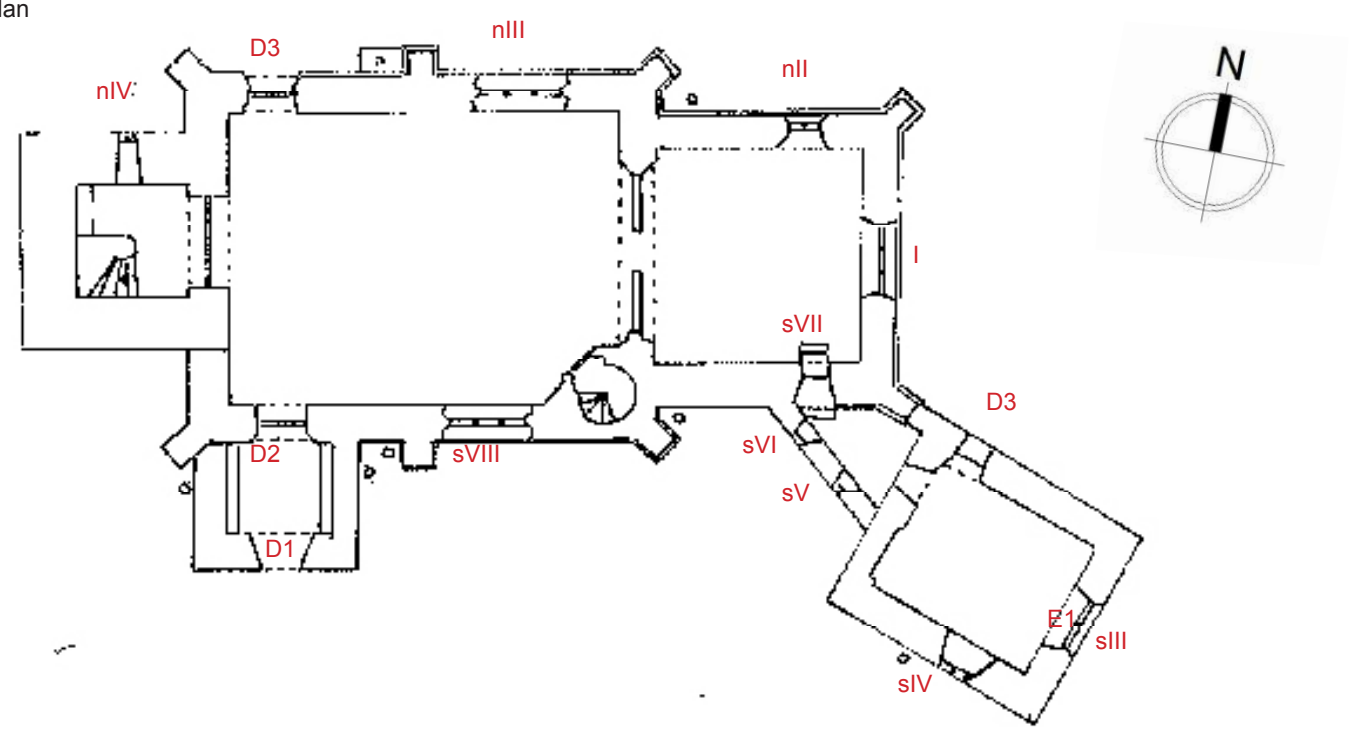
5.1 Llaneilian, St Eilian

Description and Statement of Significant

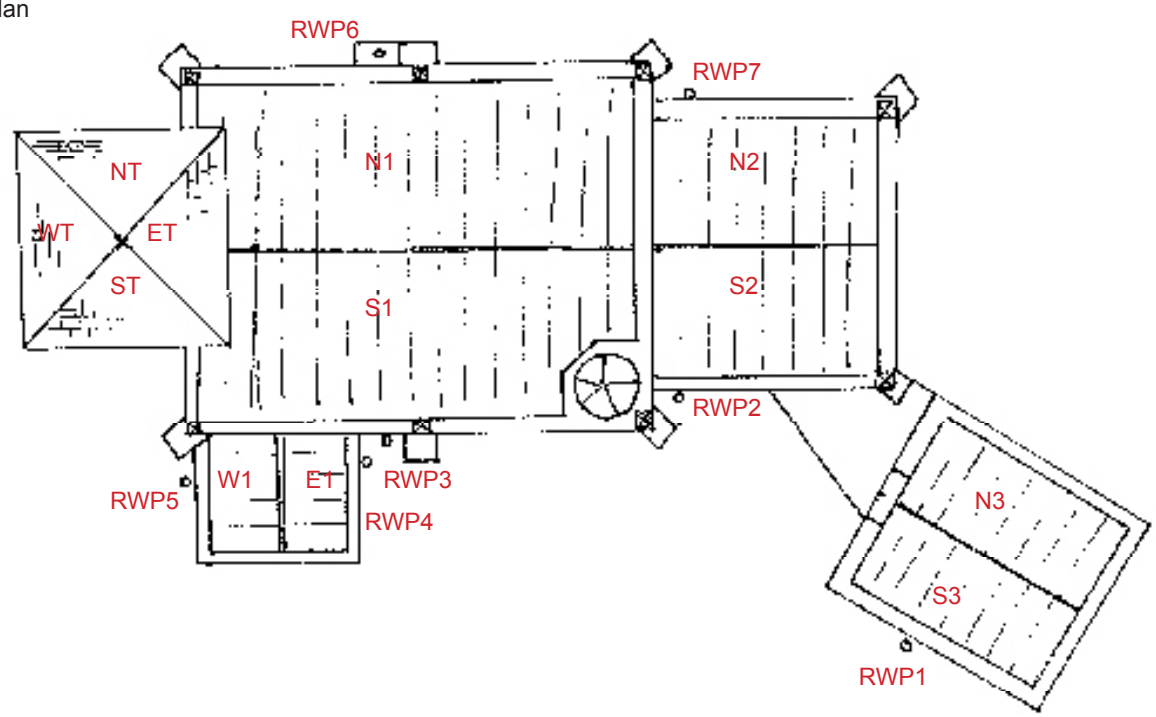
The earliest part of the church is the C12 tower while the body of the church is C15 – Lombardic inscriptions have dates 1480 and 1481 are to be found on the nave buttresses. The chapel of St Eilian is to the south east joined with the chancel by a passage. The chapel is C14 while the passage is dated 1614. Subsequent restoration has been wise, in 1812 and 1873, by Kennedy and then in1913 and 1929 by Harold Hughes and most recently in 2002 by Adam and Frances Voelcker. The nave has buttresses and on each are consecration crosses marked, originally 12 inside and 12 outside with enclosed circles 30cm in diameter and 2 – 2,5 m above ground level. The church was a clas church.

Church Significant Plan

Floor Plan



Roof Plan



Overview Photos



Nortelevation



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

Nave

Configuration

The nave roof is finished in Code 8 lead sheet, laid in 600mm wide panels with wood-cored rolls, a step halfway up each slope and a raised ventilation strip along the ridge (this roof was entirely re- leaded in 2002 and then partly replaced following theft in 2015.
Below the lead is an underlay over new timber boarding, and an insulated softwood superstructure laid on top of a vapour control layer, at a slightly steeper pitch than the nave ceiling.
The roof around the turret has been reformed to provide adequate drainage into the S gutter.

Condition

The lead roof itself in in good condition. But note that mortar flashing above lead flashing to south elevation has cracked and has come loose, allowing water ingress into the Nave below.

Recommendation

Note: Stonemason and PegwA has come up with a design 'small trial' (Nave south elevation) with a flashing design to see whether the detail will look before submitting to Faculty and implementing it to the rest of the roof flashing detail.

Chancel

Configuration

The chancel roof is also leaded but only one bay of lead was renewed in 2002, in the SW corner.

Condition

The lead roof and flashing looks in good condition.

Recommendation

None.



Chapel

Configuration

The roof to the chapel is also leaded with code 8 lead laid directly over the previous oak boarding with an underlay layer. This was re-laid following lead theft in 2015.

Condition

Viewed from SE Nave roof, it was possible to see that roof is in good conditions with no debris sitting in lead valley to downpipe.

Recommendation

None.



Tower

Configuration

The roof to the tower is slated with small purple slates, on top of a pyramidal roof structure.

Condition

Scaffold had been erected to west and south tower walls. Works had started to repair the missing slates to SE corner and any other slates that felt loose. It was discovered that no timber battens had been installed in constructing the slated roof which is a late 17thC/18 addition, and the slates were constructed with lime mortar. On closer inspection with PegwA it was noted that the there is a flaw on which the slates have been placed on all 4 corners.
St Eilian - faculty works is to be implemented in 2 phases.



Recommendation

PEGWa - Faculty submission SoW

Phase 2 works - Allow to fully scaffold all 4 sides of the tower and to review all surfaces with a roofer to confirm the condition of the roof. B

Carry out patch repairs with a Quicklime hotmix (gauged with an NHL) to infill all areas of missing mortar. Allow for up to 20% to the north and west pitches and up to 50% of the south. Allow for checking all and re-fixing any loose or missing ridges to all four sides. B

Allow for checking the base of the iron weather van while scaffold up, and for reporting to Contract Administrator (Conservation Architect) to agree repairs, and for checking the basis of any consents required with Bangor Diocese to follow. B



Passageway Roof

Configuration

Diminishing purple slates.

Condition

Repairs to curved passage roof and torching to u/s of ceiling carried out during inspection.

Recommendation

None.



Small roof above stair turret

Configuration

The small roof above the stair turret is leaded and has an outlet onto to the nave roof (onto a piece of sacrificial lead). This lead was renewed in 2002, laid on top of the repaired oak substructure with a new softwood roof laid on top

Condition

In good condition.

Recommendation

None.



Porch

Configuration

The roof over the porch, leaded in three wide bays which are continuous over the ridge

Condition

In good condition.

Recommendation

None.



Rainwater Goods

Gutters and Downpipes

Configuration

Downpipes are all cast-iron, round in cross-section and painted black. DPs 1, 4, 5 and 8 are 3” dia, DPs 2, 3, 6 and 7 are 4”. There are no cast-iron gutters since rainwater is collected horizontally behind the parapets, with outlets and chutes through the parapets walls.

A piece of the 1913 lead is retained at the NW corner, and next to it, new lead has been embossed with the names of the lead-workers who carried out the work in 2002, and then in 2015.

The gutter linings were renewed in 2002 and 2015, with new flashings dressed into the parapets. Each has a central outlet, formed as a lead-lined catch pit with a lead chute discharging into a cast-iron hopper.

DP8 appears to discharge straight to the ground, but the remainder to brick-lined gullies (DPs 1 – 5) or to a concrete drainage channel on the N side (DP6 via a rainwater butt (DP7).



Condition

The condition of the lead is generally good, and all gutters are clear of debris.

Cast iron downpipes are rusty in places.









Recommendation

PegwA Report 02 SoW - Faculty 2021-006621 works to be implemented noted below;

Check all rainwater downpipes pipes for cracks and leaks, allowing to replace RWP 2 & 3 on a like-with-like basis. Re-seal all joints. B

Re-paint all existing cast iron pipes. Surface preparation is important, and all unsound old paint or rust should be removed. Wash the metal with a degreasing cleanser so that it is free of surface contaminants and use a wire brush to remove all peeling paint. Use sandpaper to smooth rust and apply an inhibitor. If there is bare metal, or where new goods are being installed, include a primer coat as well. Redecorate with a solvent-based system, using an epoxy phosphate primer and a high-quality external grade acrylic urethane gloss paint finish (in black, to match the existing pipes). B

Apply multiple thin coats, rather than applying one thick coat of paint. Take care to ensure the backs of all down-pipes are redecorated and install new timber spacers to all pipes where there is room.

Gullies and Drainage

Configuration

Brick-lined gullies (DPs 1 – 5) and concrete drainage channel on north elevation.

Condition

Grass cuttings visible to gulley grids. Condition of the lining to DP3 is suspect due to soft timbers at floor level internally. The gully drain to DP2 may be just a soakaway as gravel can be felt at the bottom, rather than drains bend.

Concrete channel to north elevation – (fall east to west) crack to channel near NE buttress, the gulley to NW was full of grass and soil. Moss growing and grass cuttings collecting.

North wall of chapel, there are sandbags situated to ground around the door, water is an occurring issue here as door step and lower stones to door opening are green.

Recommendation

Channel and gulleys to be cleared. D

PegwA Report 02 SoW - Faculty 2021-006621 works to be implemented noted below;

Carry out investigative works externally below ground level, to confirm if there is an existing connection to the base of RWP3 and check for any blockages in this area or problems. B

Provisionally allow for taking up this existing lining and re-laying a new cast iron gulley, with a hinged access grille, safeguarding that any new gulley bend discharges water away from the building sufficiently. It is not anticipated that any new digging is required in this area to form a new run. The intention is to make good an existing run, in already disturbed ground only.









Carry out investigative works externally below ground level, to confirm if there is an existing gully connection to the base of RWP2. Provisionally allow for installing a new bend to the base of the gulley, in the position of the existing pit below the downpipe. It is not anticipated that any new digging is required in this area to form this run. The intention is to make good an existing area, in already disturbed ground only.

B

High level stonework / parapets and dressed stonework

Parapets

Configuration

There are several finials and high level parapet stonework at the church of significance and are somewhat eroded in condition, but should be retained for as long as manageable .

As noted in last Ezra report and have granted faculty, -land drainage to north chapel to be improved. Provisions for a French drain should be reviewed together with localised land work.

Condition

The parapets and finials all appear to be in general sound and stable condition. It is understood that extensive re-pointing and other repairs have been carried out in 2002 and there are assumed to be minor.
All finials and parapets checked and are stable. Those to the end of the chancel (east) could not be accessed and appear to lean, but with no immediate failure apparent. The finials are supported by iron 'stabilisers', supported loosely, so not destroying stonework but these are beginning to corrode and should be repointed or replaced if failing. Former preferred to avoid disturbance. All pointing is quite hard for the sandstone, with some areas of cement. Some of the red sandstone parapets are beginning to spall and crack, and should be carefully assessed moving forward.
West facing sandstone, southwest there is a crack to parapet and the top stone NW (adjacent the tower wall) has several crack and small sections of sandstone were visible on the roof.

To the south parapet, there appears to be 2-3 areas which may benefit from being dowelled and pointed to safeguard their longevity. To the north parapet. There appears to be 1 area which would benefit from dowelling. It may be worth investigating clearing the sandstone of all the moss to the east high level to help water run off, to allow for more detailed review and avoid future fractures. This should be trialled in the more immediate term. The stability of the parapets to the south west corner return checked and are stable.

SW finial (Nave) mortar missing.

East gable – parapet, moss present and there is a wide opening, 2-3cm seen from ground level to stone south of central point.



Recommendation

Recommended in last report and have received faculty permission. PegwA Report 02 SoW - Faculty 2021-006621 works to be implemented noted below;

Stonemason to test all parapets and finials for general stability, and to remove all mosses with hard wire brushes alone to discourage water pooling. B
Allow for a small scope of soft plastic mortar repairs to the parapets and finials using fine stone dust to match existing sandstone, and just to shed water away from stonework.

External Walls



Configuration

All walls are of rubble stonework with gritstone dressings and window/door surrounds. All stonework except the tower is flush- pointed. The walls to the chapel, passage, chancel and N face of the nave are pointed with a gritty mortar, containing cement, and this was not touched in 2002. It is loose and hollow in areas and will be retraining moisture. The chapel walls are so heavily flush pointed, it appears almost rendered in places, with a few small areas fallen off. The remaining walls,(i.e. south and west return of nave) had been flush-pointed with a smoother cement mortar, but are understood to have been re-pointed with lime mortar and this is in good condition, although curiously parallels areas internally of poorer plaster condition. The tower walls were formerly pebble-dashed, but were rendered with lime mortar and lime-washed in 2002.



Condition

Conditions of the walls are generally good, but condition of the walls to chapel are less so with cementitious mortar breaking away to chapel south gable and there is a vertical crack running up from window arch-point. Southwest chapel wall there is heavy mortar present, and mortar is breaking away to the western part. North wall of chapel there are historic mortar repairs to high level where passageway roof joins.

Buttresses – NW delaminating stone and missing pointing. The north buttresses have been pointed in hard cement, evident that these are breaking away leaving voids, NE buttress have low level voids.



Recommendation

Proposals for Tower walls have been granted faculty in 2021. Please refer to Faculty documents by PegwA for SoW.

Allow for a specialist contractor to carry out trials for hot mixing limewash to an area at the base of the tower (south). Allow for up to 5 trials using unwashed local Bryncir sands (as for the mortar samples). Trial gauging samples with pozzolans, (including weak and feebly hydraulic NHL samples), also for colour pigments to match the existing limewash colour. Results to be reported to Bangor Diocese for file record (or to seek approval with proceeding if required). B



Windows

I

Configuration

Three light window with straight-topped arch, hood with scroll terminals and hollow-chamfered reveals. Stained glass and black wire guards.

Condition

There is clear mastic around each window and heavy mastic and cementitious repair under southern lancet. Small area of delaminated stone and missing pointing.



nII

Configuration

Pair of cinquefoiled lights with straight hood above. Patterned glass and black wire guards. Wire guards have been fitted.

Condition

To top east window opening there is granular disintegration. Cill has lichen and worn.



nIII

Configuration

Three tall cinquefoiled lights with shallow arch and hood above.
Diamond glazing, and hopper in central light. Glazing and saddlebars were renewed in 2002.

Condition

Delaminated stone and loose pointing. Lead to hopper starting to rust in places.



nIV

Configuration

Tower ground floor – rectangular diamond leaded window.

Condition

Lead work starting to rust in places.



sIII

Configuration

Pair of cinquefoiled lights with one tracery above, in two-centred arch with moulded label. Diamond quarry leaded glazing with opening light to right.

Condition

In very poor condition. Cementitious mortar present. Window with hopper there are historic repairs and holes are present between mullion and glass frame



sIV

Configuration

Pair of lights with segmental-arch heads and a straight hood. Diamond glazing, with vent grilles in both lights.

Condition

Leadwork starting to rust in places.



sV & sVI

Configuration

Small single lights with rectangular leaded glazing and small mesh inserts for ventilation.

Condition

sV – there is a crack to stone lintol and lower window reveal external. 1no mesh damaged and broken glass panel. sVI – leadwork starting to rust in places.





sVII

Configuration

Pair of cinquefoiled lights with straight hood above. Patterned glass and black wire guards.

Condition

There are ferrous staining to lower west window reveal. Cementitious mortar present to lower east where it abuts the passageway roof.



sVIII

Configuration

Three tall cinquefoiled lights with shallow arch and hood above. Diamond glazing, and hopper in central light.

Condition

Delaminated stone to hood mould. To top of tracery lights there are areas of missing pointing and open voids.

Recommendation

Proposals for repairs to windows was prepared by PegwA and has received faculty in 2021. See the Schedule of Repairs: Windows Sheets 01 – 05, where details for minor window repairs have been outlined for discussing on site with a specialist contractor. Works consist of plastic mortar repairs, cleaning and de-frassing, and shelter coating. No replacements or piecing-in of mullions or transoms required.



Repairs DWG W001 – North Windows – Sheet1	B
Repairs DWG W002 – East Windows – Sheet 2 (highlighted changed) issue B	B
Repairs DWG W003 – South Windows – Sheet 3	B
Repairs DWG W004 – South West Windows – Sheet 4	B
Repairs DWG W004 – South Windows – Sheet 5	B

Doors

Porch (D1 & D2)

Configuration

D1 - Cast iron double gate with decorative arrowheads. Square mesh has been inserted to prevent small mammals.

D2 – Timber arched door with timber beading painted grey with decorative cast iron brackets and ironmongery painted black and gold.



Condition

D1 - Cast iron rusty in places and holes in mesh. The church are keen to help ecology and these holes in mesh are big enough for bats to enter which they have been seen in the porch. D2 in good condition.

Recommendation

D1 - Remove rusty mesh, brush down cast iron gate and repaint.	C



D3 – North elevation

Configuration

2 separate doors.
D3 Externally, Timber arched door studded with cast iron nails and brackets, painted bluey-grey. Holes have been drilled historically to allow ventilation. Internally timber arched panel door with ironmongery painted grey.

Condition

Paint flaking to external and ironwork rusty, bottom of door frame has rotted to west side.



Recommendation

External door – remove flaking paint and ironmongery to allow for fresh coat of paint. Allow for small splice repair to door frame. C

External door to Chapel (north-east)

Configuration

Simple timber boarded door painted grey with cast-iron nails.

Condition

In fair condition, nail rusty in places.



Recommendation

Allow to sand down and redecorate. D

Church Yard and Environs

Configuration

The main access to the church yard is through a small stone lych- gate with pair of iron gates to west of the church. A tarmac path with
kerb both sides leads towards the porch, and splits northwards along the west side of the tower, then along the north side of the church towards the new cemetery. At the porch, the path level has been raised so that there is no step up into the porch, and the path continues southwards to the south gate, where there is a wooden gate, a stone gateway and a flight of steps down beyond. Most of the churchyard is surrounded by stone wall, some hidden behind dense ivy. Please note that the churchyard is owned and maintained by the parish council.

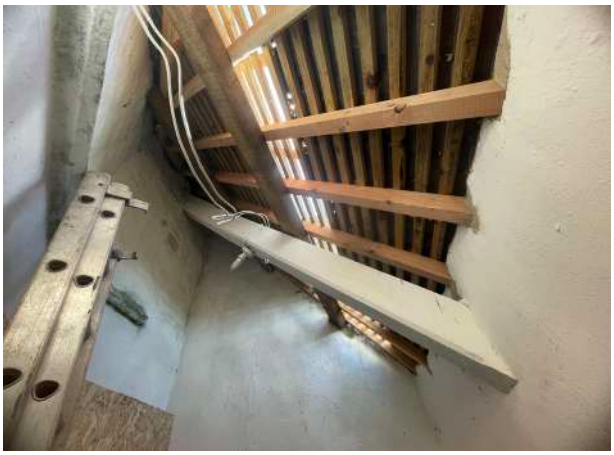
Condition

The churchyard is well maintained.

Recommendation

None.









Internal

Roof Structure – Ceiling

Configuration

Roofs in the porch, nave, chancel and chapel are of cambered- beam type with panelled soffit and moulded beams, rafters and purlins. The beams have carved bosses in the chancel, and curved
wall braces with carved spandrels and carved figures at the springing of the two E beams with some observations noted from rood screen level.

Chancel roof has 3 cambered trusses carrying purlins and ridge beam, chamfered joists and boarded ceiling; tie-beams carried on carved brackets sprung from painted corbels – figures with musical instruments.

Condition

Passageway roof - truss and purlins has been renewed under the faculty works.
Previous Ezra noted that insect holes are present to bopth chancel and chapel timbers and should be investigated.

Recommendation

Timber speciaisit to investigate dampnes to rood screen, figures and chapel and chancel timbers. B

Walls

Configuration

All walls except in the tower are plastered and white-washed but the substrate is suspiciously hard in areas. The N wall of the nave and the S wall of the chancel were re-plastered with lime plaster in 2002, and all walls were re-decorated. During the course of this work,
former dark red paint was discovered in the chancel, and this has been left exposed and protected with a Perspex sheet. Repair work was carried out along the top of the N wall of the nave, where small areas of wall-plate were found to be soft. A vent gap was left along the top of this wall, to aid drying out. It appears the plaster to the south walls is hard and cement leased.
Inside the chapel, a lead strip has been fitted behind the truss leg on the S wall in 2002, to isolate the timber from the wall.

Condition

Porch – green staining to end of door hoodmould.

Nave – NW corner there is yellowish staining, west of nIII there is dark staining and plaster is peeling, hollow sound and effervescent staining at high level. South wall, effervescent staining to high level turret wall, lower level paint has flaked pews level.

Chancel – south wall there is green/light brown staining below rood screen. And east of door to passageway. Green staining to window cill sVII and below window I.

Tower – walls are dry but south wall has green staining. Cementitious cracking to 1st floor north window surround. 1st 3no stone stair treads on ground (vestry) have cracked. And paint is peeling from nIV window surround.

Recommendation

Brush down effervescent staining and repaint with breathable lime based paint. Nave, Chancel & Porch. C



Floors

Porch and Vestry

Configuration

Stone slabs.

Condition

In fair condition, step from porch into Nave is slightly stained green and delaminating slabs and open voids.

Recommendation

Clean and repoint stone slabs in Porch where missing voids present. D



Chapel and Passage

Configuration

Rough irregular stone slabs

Condition

In fair condition, chapel floor has green staining to north.

Recommendation

Clean down stone slabs with soapy water. D



Nave

Configuration

Paved with quarry tiles in the main circulation areas, and is timber-boarded (and raised) below the pews. The former carpet runner has been removed and the open ends of the raised timber floor have been filled in with timber incorporating ventilation holes.

Condition

Couple of loose tiles near font and centre of isle, approx. 3no. North wall centrally (where stove was once placed) there are 6no loose boards which are springy.

Recommendation

Refix loose tiles. D

PegwA - Faculty granted - Investigation works to confirm connection and discharge of gulley to south-west of church nave (base of RWP3), and allow for localised temporary floorboard removal internally, to establish condition of floor timbers and wall finishes (in area immediately adjacent to external gulley, in positions where boards appear lively). B



Chancel

Configuration

The chancel is tiled in the central area, with timber below the stalls. Parquet timber to north, timber boards to south. Lead has been inserted below the oak stalls where possible, to minimise the effects of the damp sub-floor.

Condition

There are approx. 8-10no tiles near the screen doors loose. 5no timber board to south are loose and springy. Insect holes and brown dust present to north boarded timbers.



Recommendation

Allow for insect specialist to inspect the timber boards to north and treat with appropriate chemical, or eco alternative. B

Lift floor boards to south to see what is causing timber to spring. (this to be done same time Nave floor baords

Refix loose tiles. D

Tower

Configuration

The upper floors in the tower are of timber construction: timber boards on timber joists and beams.



Condition

In good condition.

Recommendation

A balustrade and handrail to be fitted to top of stair. B



18.07.24



Fixtures and Fittings

Configuration

Rood Screen and Gallery Simple chamfered chancel arch, and exceptionally fine rood screen of late C15 or early C16 date: this has deep moulding over solid lower panels, with 4 tall open panels either side of central doors; paired doors in 3 tiers, with solid lower panels and open work arched upper panels. Cornice above is richly carved with stylised cones, flowers, etc. The loft is then carried forward on ribbed, boarded coving, on which is painted the figure of a skeleton with wields a scythe and written text: Colyn angau yw pechod (The sting of death is sin). A double-tier frieze at the foot of the gallery repeats the cone motif; the gallery has moulded posts and a deep rail. Doorway to rood stair at right of screen.

All-important fixtures and fittings appear to be in good condition.
These include the pulpit, the 1634 alter, the alter rails, pews, choir stalls, wall plaques and memorials, coffer at W end of nave, display case next to doorway into vestry. There are also a number of objects attractively displayed in the chapel, including pieces of lead roofing from different dates. For a fuller description, see listing details.

Condition

The historic water stain to gallery floor near turret is still viisble, and comparing past and present photos, the water stain has not worsen. The gallery timbers that abut the walls have white staining and are soft. Areas of insect attach to Nave side of the gallery.

Recommendation

The gallery and rood screen needs to be investigated for insect attach by timber specialist. B

Heating, Lighting & Electrical Installations.

Configuration

The overhead supply cable arrives at the N side of the tower, then descends to ground level and enters the vestry area, with switchgear on the N wall.
Various alterations were carried out in 2002, including renewing meter tails, earthing, renewing mains unit with MCBs/RCDs, renewing some sockets, fitting some new sockets, fitting heater and lights in chapel, fitting lights in stair turret and passage, fitting globes and low-energy lamps to nave lights, connecting boiler et. Renewing some light fittings and re-cabling generally.
Central heating was installed in 2002, comprising a propane gas tank in the plot of land to the S of the church, a supply pipe following the path at the W of the tower and entering the tower on the N side, condensing boiler on the first floor of the tower, and radiators in the nave and chancel. Further details of the system can be found in the Manual provided on completion of the 2002 project.
There is no water supply to the church (the central heating system has to be filled and topped up manually).





Condition

The light to the turret has been disconected.

Recommendation

New light for the turret to be installed by a NECEIC acredited electrician. A

5 year fixed wire testing to be carried out by NECEIC acredited electrician. D

Fire Fighting Equipment

Configuration

There are two fire extinguishers located behind the main door into the nave.

Recommendation

Contine with yearly maintenance. D

Lightning Protection

Configuration

There is now lighting protection to the church, with stone-coloured copper-sheathed tapes fitted to tower, nave, chancel and chapel.

Recommendation

Taken from ecclesiastical lighting protection in churches - Whilst BS 6651 recommended that lightning protection systems should be inspected and tested at fixed intervals, preferably not exceeding 12 months, the maximum interval under the new standard is four years; it may be convenient to reduce this to two and a half years to fit the quinquennial inspection cycle, with an annual visual inspection by a church officer. An inspection and test are also advisable following a strike or suspected strike as some damage may have occurred. **Records of all inspections and tests should be maintained.** D

Access to Churchyard

Configuration

The main access to the churchyard is through a stone lych-gate with pair of iron gates to the W of the church. A tarmac path with kerb both sides lead towards the porch, and splits northwards along the W side of the tower, then along the N side of the church towards the new cemetery. At the porch, the pathlevel has been raised so that there is no step up into the porch, and the path continues southwards to the S gate, where there is a wooden gate, a stone gateway and a flight of steps down beyond. Most of the churchyard is surrounded by stone wall, some hidden behind dense ivy. There are numerous cracks in the walls, and at one point the wall is missing (adjacent to the SE corner of the chapel). N of the main gate, and just beyond the footpath steps over the wall, the wall bulges out slightly – this should be watched, and rebuilt if it gets worse.

Further to the SE, the boundary runs contiguous with a ruined cottage. The churchyard to the E of the church is more overgrown than elsewhere. The gravestones were not inspected; this is the responsibility of the PCC and/or the community council. Work carried out in 2002 included resurfacing part of the main and W paths, repairing the cross to the SW of the porch, repairing the S gate and stone gateway, providing a handrail to the S steps and painting the main gates.

Condition

This is owned by the community council.

Recommendation

n/a



Access to the Disabled and other provisions to assist

Configuration

Level access is possible at the main gateway into the churchyard, up the main path and into the porch. A moveable aluminium ramp has been provided to give wheelchair access at the step between the porch and the nave, and this is stored in the Nave by D2. Access to the chancel and chapel is less straightforward for wheelchair users and people with disabilities as it involves a pair of doors into the chancel, then a series of steps and narrow doorways into the passage and chapel. I think there is very little that can be done to improve these impediments without severely altering and damaging the historical fabric.

Condition

Access to the church is clear of obstacles.

Recommendation

None.

Bats and Protected Species

Configuration

There has been evidence of bats with the porch.

Condition

An Ecological Protected Species Survey watching brief was conducted prior to works starting to the passageway and tower roof. Although there are bats are using the building, there is no evidence at the time of the survey that they are using the tower or passage roof.

Recommendation

None.

Aesthetic improvements

Recommendation

None.

Sum of Cost	St Eilian		
Priority	**Item**	**Recommendation**	**Total**
A	Heating, Lighting & Electrical Installations.	New light for the turret to be installed by a NECEIC acredited electrician.	500
	Asbestos	Asbestos Management Survey	205
A Total			**£705**
B	Tower floor	A balustrade and handrail to be fitted to top of stair.	620
	Tower	Phase 2 works - Allow to fully scaffold all 4 sides of the tower and to review all surfaces with a roofer to confirm the condition of the roof.	17,550
	Tower	Carry out patch repairs with a Quicklime hotmix (gauged with an NHL) to infill all areas of missing mortar. Allow for up to 20% to the north and west pitches and up to 50% of the south. Allow for checking all and re-fixing any loose or missing ridges to all four sides.	3,300
	Tower	Allow for checking the base of the iron weather van while scaffold up, and for reporting to Contract Administrator (Conservation Architect) to agree repairs, and for checking the basis of any consents required with Bangor Diocese to follow.	500
	Gutters and downpipes	*Check all rainwater downpipes pipes for cracks and leaks, allowing to replace RWP 2 & 3 on a like-with-like basis. Re-seal all joints.*	6,450
	Gutters and downpipes	*Re-paint all existing cast iron pipes. Surface preparation is important, and all unsound old paint or rust should be removed. Wash the metal with a degreasing cleanser so that it is free of surface contaminants and use a wire brush to remove all peeling paint. Use sandpaper to smooth rust and apply an inhibitor. If there is bare metal, or where new goods are being installed, include a primer coat as well. Redecorate with a solvent-based system, using an epoxy phosphate primer and a high-quality external grade acrylic urethane gloss paint finish (in black, to match the existing pipes).* *Apply multiple thin coats, rather than applying one thick coat of paint. Take care to ensure the backs of all downpipes are redecorated and install new timber spacers to all pipes where there is room.*	2,100
	Gullies & drainage	*Carry out investigative works externally below ground level, to confirm if there is an existing connection to the base of RWP3 and check for any blockages in this area or problems.* *Provisionally allow for taking up this existing lining and relaying a new cast iron gulley, with a hinged access grille, safeguarding that any new gulley bend discharges water away from the building sufficiently. It is not anticipated that any new digging is required in this area to form a new run. The intention is to make good an existing run, in already disturbed ground only.*	585
	Gullies & drainage	*Carry out investigative works externally below ground level, to confirm if there is an existing gully connection to the base of RWP2. Provisionally allow for installing a new bend to the base of the gulley, in the position of the existing pit below the downpipe. It is not anticipated that any new digging is required in this area to form this run. The intention is to make good an existing area, in already disturbed ground only.*	325
	Parapets	Stonemason to test all parapets and finials for general stability, and to remove all mosses with hard wire brushes alone to discourage water pooling. Allow for a small scope of soft plastic mortar repairs to the parapets and finials using fine stone dust to match existing sandstone, and just to shed water away from stonework.	3,250
	External walls	*Allow for a specialist contractor to carry out trials for hot mixing limewash to an area at the base of the tower (south). Allow for up to 5 trials using unwashed local Bryncir sands (as for the mortar samples). Trial gauging samples with pozzolans, (including weak and feebly hydraulic NHL samples), also for colour pigments to* *match the existing limewash colour. Results to be reported to Bangor Diocese for file record (or to seek approval with proceeding if required).*	1,000
	Windows	Repairs DWG W001 – North Windows – Sheet1	2,000

	Windows	Repairs DWG W002 – East Windows – Sheet 2 (highlighted changed) issue B	2,000
	Windows	Repairs DWG W003 – South Windows – Sheet 3	1,000
	Windows	Repairs DWG W004 – South West Windows – Sheet 4	1,250
	Windows	Repairs DWG W004 – South Windows – Sheet 5	1,000
	Roof timbers	Timber speciaisit to investigate dampnes to rood screen, figures and chapel and chancel timbers.	2,250
	Nave floor	*Investigation works to confirm connection and discharge of gulley to south- west of church nave (base of RWP3), and allow for localised temporary floorboard removal internally, to establish condition of floor timbers and wall finishes (in area immediately adjacent to external gulley, in positions where boards appear lively).*	780
	Chancel floor	Allow for insect specialist to inspect the timber boards to north and treat with appropriate chemical, or eco alternative.	1,625
	Fixtures and fittings	The gallery and rood screen needs to be investigated for insect attach by timber specialist.	500
B Total			**£48,085**
C	D1	Remove rusty mesh, brush down cast iron gate and repaint.	550
	D3	External door – remove flaking paint and ironmongery to allow for fresh coat of paint. Allow for small splice repair to door frame.	850
	Walls	Brush down effervescent staining and repaint with breathable lime based paint. Nave, Chancel & Porch.	5,700
C Total			**£7,100**
D	Gullies & drainage	Channel and gulleys to be cleared.	780
	External door to Chapel (north-east)	Allow to sand down and redecorate.	325
	Porch floor	Clean and repoint stone slabs in Porch where missing voids present.	975
	Chapel and PassageFloor	Clean down stone slabs with soapy water.	600
	Nave & Chancel floor	Refix loose tiles. (approv 13no.)	550
	Heating, Lighting & Electrical Installations.	5 year fixed wire testing to be carried out by NECEIC acredited electrician.	500
	Fire Fighting Equipment	Contine with yearly maintenance.	375
	Lightnigh inspection	Annual visual inspection by a church officer.	100
D Total			**£4,205**
Grand Total			**£60,095**

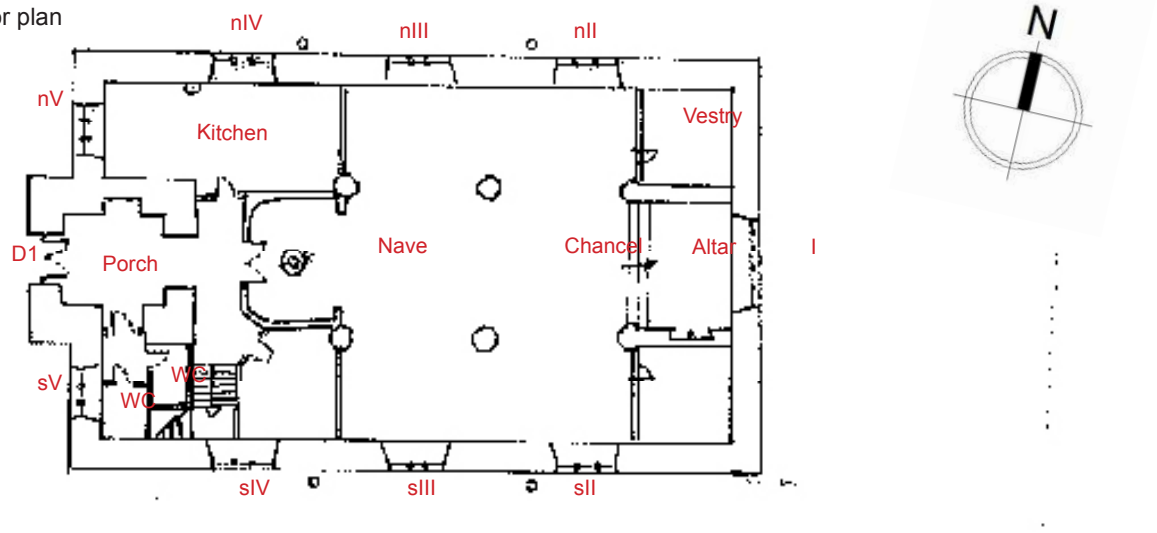
5.2 Amwlch, St Eleth Church.

Description and Statement of Significant

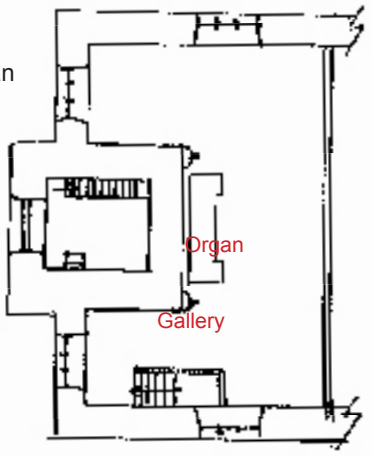
Earlier church buildings are recorded within the present churchyard, but the building of the existing church reflects local prosperity after the opening of the Parys Mountain copper mines in 1768. Most of the funds for the new church, which was consecrated in 1800, came from the Copper Mines Company. Deemed to be in need of improvement by 1867 (perhaps not least because the Neo-classical preaching-box form of the original did not suit High Victorian theology), the church was lightly remodelled by Henry Kennedy: galleries were removed, arcades and a chancel arch inserted, and gothic tracery installed in the existing windows. The church was restored and some internal re-ordering was carried out to the designs of Adam Voelcker, in 1999-2000.

Church Significant Plan

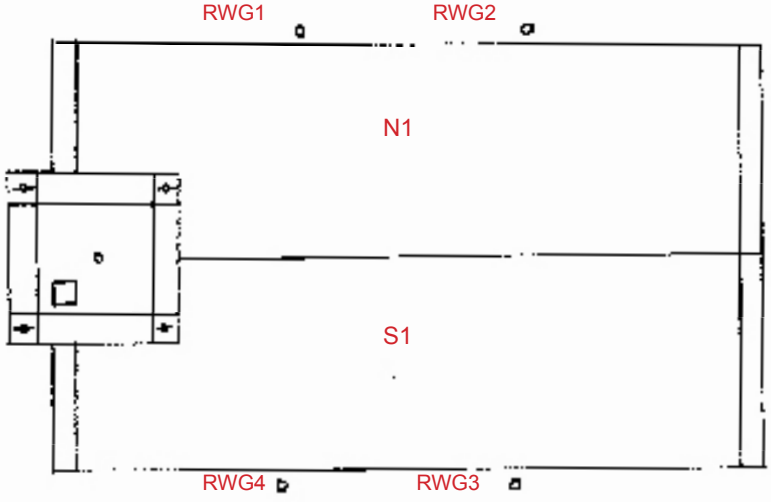
Ground floor plan



1st 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

Welsh medium course slates with grey ridge tiles. There are lead flashing between tower and roof

Condition

Viewed from tower roof, and Highlife rope access photos, the slates look to be in good condition. However, many of end coping stones are in poor condition, this is covered under high level stonework. Lead flashing south of tower has come loose and require refixing.



Recommendation

Refix lead flashing to south roof slope. B

Tower Roof

Configuration

Tower roof is finished in lead sheet,(unsure which code) laid in 600mm wide panels with wood-cored rolls. The door structure is also leaded. Water discharges through an outlet on the east.

There is a low level scaffolding structure to base of tower where 4no. lights are fixed to each side. A timber flag pole is located centrally and to this a timber structure with lights is fixed.



Condition

Cementitious pointing to wall and above lead flashing has cracking in places and silicone has been used to fill these voids. Some vegetation present in soil on lead roof. The timber flagpole is rotten to base, flaking paint to the light structure. Stone copings has metal straps repair.

Recommendation

Remove flag pole and light structure which is fixed to the pole.	A
New flagpole to be installed.	B
Remove vegetation from outlet.	D
Remove silicon and rake out cementicious pointing above lead flashing and repoint with lime based mortar.	B



Rainwater Goods

Gutters and Downpipes

Configuration

All rainwater goods are cast iron, 5” gutters with iron brackets. There are 4no downpipes, 2 to north and 2 on south elevation.

Condition

Gutter to SW corner recently fell out of alignment and was a H&S Hazard. This gutter was fixed by highlife rope access company on day of inspection and vegetation was also cleared.

Flaking paint to downpipes. Gutters are rusty due to years of vegetation sitting in gutters.



Recommendations

Note: Gutters were cleared on the day, but this will be part of a regular maintenance plan.

Repaint bargeboard to south elevation. D

Brush down and repaint downpipes and gutters. D

Gullies and Drainage

Configuration

There seems to be drainage runs connected to the west of the site from gulleys situated to north and south elevation.



Condition

Vegetation and brambles surround all 4 gullies, RWG no.3 on south elevation has a large sycamore sapling growing and impossible to see the condition.

Recommendation

Clear all vegetation and saplings, then drill into sapling roots to install an ecoplug to prevent it from regrowing. D

High level stonework / parapets and dressed stonework



Configuration

There are coping stones to east and west gables. Tower has balustrade parapet with angle piers surmounted by shaped pinnacles.

Condition

There are cracks present to coping stones. It is not clear if lead has been installed under copings, this to be investigated. Vegetation to tower stonework.

Recommendation

Remove vegetation. Repoint cracks in coping stones with lime based mortar. B



External Walls

Configuration

Roughly coursed and graded rubble with tooled ashlar dressings. The return elevations of the nave have angled pilasters, plinths and string course stonework and moulded cornice work. The east gable has a pediment above string course, which the moulded cornices continue to both north and south elevations.

Repointing works with lime mortar to high level recommended in 2013 report has been implemented, there is also evident of lime pointing above lower string course west gable (south side).



Condition

Generally the stonework is in satisfactory condition. To north west high level stonework, there is delamination of stone present and dark staining under moulded cornice.

The stone surrounding sub-frame to window I, nII, nII, nIV and nV is splitting. Also evident of this happening to both high string course on east gable, and north elevation lower level. Note: monitor condition.

Vegetation present to east gable pediment. Ivy present to south and southeast corner walls.

Below window sIV, there is a vertical crack and open voids to wall.

Recommendation

Remove all vegetation and ivy.	D
Repoint open voids.	D



Tower Walls

Configuration

Tower form centrepiece to pediment west wall of nave. Simple arched west entrance with oculus above: the tracery is a later 19th century introduction. Clock above, and louvered bell-chamber openings to the upper level. Fine balustrade parapet has angle piers surmounted by shaped pinnacles. West window set high. 4 weathervanes to top of each pinnacle.

Condition

Some rust stains to weathervanes but structurally sound. Salt leaching to west tower wall. Small vegetation to west louvre cill and around parapet and to south of circular window. there are small areas of open voids here too.

Recommendation

Clear all vegetation and repoint open voids with lime base mortar.	D

Windows

Configuration

All large north and south windows have had recent stabilisation / repining work. East window 'I' predates the windows to the north and south and has also been repaired and new grilles fixed.

Condition

I – Delamination to stone in areas and crack to cill. 2no blown ferramenta bars and crack to south jamb.

sII – Green stain to cill and dark staining to top of window, 3 no. cracked glass pane.

sIV – 5 no cracked glass pane.

sV – (lower section of window is seen from WC, higher section up in gallery) Internally, stone in very poor condition where lower mullions have signs of granular disintegration, poor condition present to the higher section, there is a gap between lead and stone.

nIV – Ok internally, externally, a small piece of lower section of mullion is missing, but not a structural matter at present.

nV – Externally lower section of mullions are in a poor state, previous patch repairs visible. Internally (kitchen side) there are green staining and water ingress visible, granular disintegration continues. The window viewed from gallery top arch stone has dropped slightly (south side) and has caused a crack to top tracery light. 2 no cracked pane.



sV



nV

Recommendation

sV – 2no new sandstone mullion to be inserted to lower section. This works would require partial removal of partition wall of WC. B

nV – allow for 2no new external sandstone mullions. B



Doors (External)

D1 (Porch)

Configuration

Timber boarded double door with timber arch with pierced cross glazed. Bull ring cast ironmongery handle. All painted in a rusty red colour.

Condition

Paint is peeling.

Recommendation

Remove ironmongery to be cleaned and repainted in black. Sand down and repaint door in exterior red paint.

D



Doors (Internal)

Configuration

Modern doors serves the lobby, WCs, kitchen and Deiniol Room.

Condition

In good condition.

Recommendation

None.



Church Yard and Environs

Configuration

The church and churchyard is located northeast of Queen Street in the centre of the town of Amlwch.
The churchyard is laid of rough grass with a pathway which leads around the church which has upstanding gravestones laid as part of the pathway upstanding.
Gravestones were not inspected in great detail, but note that there were no significant leaning stones or tombs visible that would pose any risk to pedestrians.
The churchyard walls are random rubble with iron railings.

There are mature trees along the boundary wall to south and east and couple within the grassed area south of the church building.

The steps to the east are very steep.



Condition

Railings fixed to the wall to the east were ‘wobbly’ on inspection and requires stabilising. Missing pointing to east wall of entrance gate to the churchyard from Tan y Fynwent road/ path.

Cracks and vegetation present to bottom of the steps to the east. But generally the churchyard is well kept.

Iron gate and wall railings are showing signs of wear and rust in places.



Recommendation

Remove vegetation to and around pathways and steps.	D
Repair the railing fixing to the east wall.	D
Brush off rust and repaint ironworks (lychgate and railings to south and west.	D









Internal

Roof Structure – Ceiling

Configuration

Painted plaster.

Condition

Couple of dark stains to west and south of Porch.

Ancillary rooms are in good condition.

A section of plaster northeast above Altar came down prior to 5th February 2024.

There is staining and blistering to plaster to SW corner above organ and water stain to NW ceiling (sV). To the east, vestry situated NE, blistering plaster and a small section of plaster which looks loose.

Recommendation

Redecorate Porch with breathable paint. B

Repair plaster above altar and vestry (NE) of Nave and re-decorate with lime based paint. B

Walls

Configuration

Hard gypsum skimmed finish to plaster with imperious paint.

Condition

Blistering plaster and flaking paint are evident on west wall of porch and blistering paint to window surrounds on the south.

SW walls are in very poor condition with blistering plaster and flaking paint from ground to ceiling. The floor tiles up-stands to the corner wall situated in WC have blown indicating damp penetration. The tower wall (top of staircase) is also of same condition and water stains visible.

Capel Pedr (SE)- paint has peeled in numerous areas. And high level corner in Vestry (NE) flaking plaster.

Kitchen and Deiniol Room walls are in good condition with only minor scuff marks

Recommendation

Brush off any loose paint / plaster and redecorate wall with lime based paint. B

Staircase to Gallery

Configuration

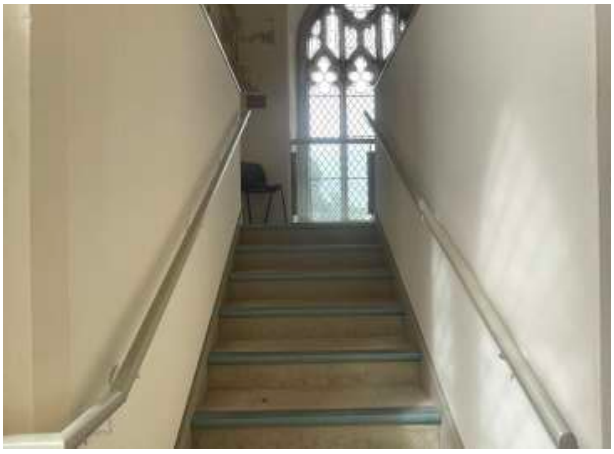
A staircase situated south of foyer, (part of the reordering works), allows access to the gallery space above. The stairs are carpeted with metal nosing and painted timber handrail.

Condition

In good condition.

Recommendation

None.



Gallery

Configuration

Situated west of the Nave. The organ was relocated during reordering works and is situated centrally between the arcade on west tower wall. There is plastic loose seating and church contents in this space.

Condition

The space is largely used for storage, chairs piled up. Stain to carpet to SW from water ingress.

Recommendation

Create a storage space. E



Tower

Configuration

You enter first floor of tower by a metal ladder situated in a cupboard on porch south wall, the ladder extends down. Narrow steep timber stair starts on the north wall, one flight to each floor. 1st floor, timber floor boards and west circular window. Timber joists inserted into wall. 2nd floor Bell chamber and access to tower roof. Timber joist ceiling, joists inserted into wall and resting on bricks.
Stone rubble walls, plastered in places with lime.



Condition

Note: the floor timbers were treated with Wykamol (for woodworm dry and wet rot) after recommendations noted in last Ezra report. This has prevented the timbers to deteriorate further.

1st floor – plaster on west wall below the window is coming away showing the poor condition of the brick beneath . Internally the circular window is showing signs of delamination. Patch repairs are viisble.

Bell chamber in good condition.

The tower in all looks dry and no signs of water ingress at present. The works conducted to the tower has alleviate historic water ingress which is visible on south wall of tower internally.



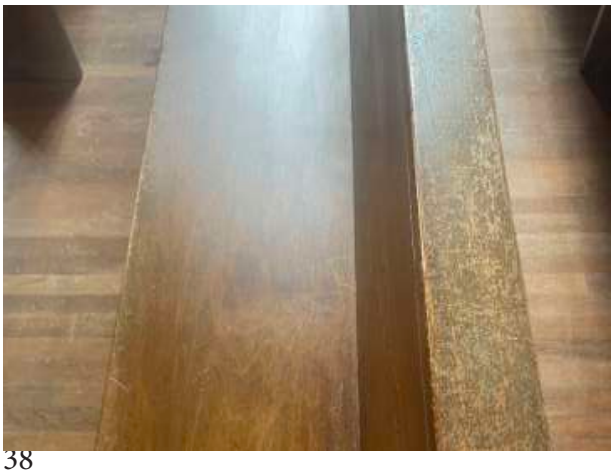
Recommendation

Note: condition of the 1st floor west wall to be monitored by parish and every 2 and 1/2 year inspection by Archdeaconry Property Officer. (Which coincide with 5 yearly Ezra survey).









Floors

Configuration

The porch floor is made up of large stone flags, there is also an area for wiping feet.
WC's have red quarry tiles. Foyer, stairs, Deiniol Room and Gallery is carpeted, Kitchen has vinyl and carpet. Double doors into the Nave, carpet in font area and running carpet down to half way the Nave. Nave has timber board flooring, carpet to Altar and to both chapel and vestry on the east.

Condition

One number stone in porch is delaminating, near entrance to WC and missing pointing in some areas of flags. The carpets and vinyl are in good condition, timber flooring to the nave is showing signs of wear is areas and could do with re-oil. Water staint to carpet top of stairs(SW).

Recommendation

Clean down nave floor and re-oil.(west end in particular)	D
Porch floor - repoint voids with lime based mortar.	D
Carpet to gallery space to be cleaned.	D

Fixtures and Fittings

Configuration

To gallery level, there are 2no carved heads which come from the corbels at the base of the sprung arch. The organ has been refitted within the gallery during the 1999 – 2000 works.

The vestry and chapel are separated from Nave by a wood-en panelled divider and door.

Timber pews, pulpit and lectern. Timber reredos behind altar table.

There are memorial plaques throughout.

Kitchen is well equipped with table and seating. 2 no WC, one being disabled access.

Baby grand piano situated near chapel.

Condition

The carved head to end arcade (NW) has become loose and requires refixing. Timber pews showing signs of wear.

Recommendation

Refix carved head.	A
Clean and reoil pews 50%.	D



Heating, Lighting & Electrical Installations.

Configuration

There is running water inside the church and the church is heated via an electrical system.
It appears the church has been rewired in more recent times and the meter boxes and fuse switches would have been replaced and are all relatively modern, as are all the fittings.

Modern pendant lights hang from each arch top in the Nave. Ceiling lights in to ancillary spaces.

Condition

The ceiling lamp fitting to men WC is loose and requires fixing.



Recommendation

Fix WC ceiling light fitting.	A
Maintennace - Fire wire testing (5 yearly), PAT testing.	D

Fire Fighting Equipment

Configuration

cO2 and fire blanket situated in kitchen, Water in Capel Pedr. All tested February 2024.

Recommendation

Continue with regular maintenance.	D



Lightning Protection

Configuration

There is lightning protection to the church.

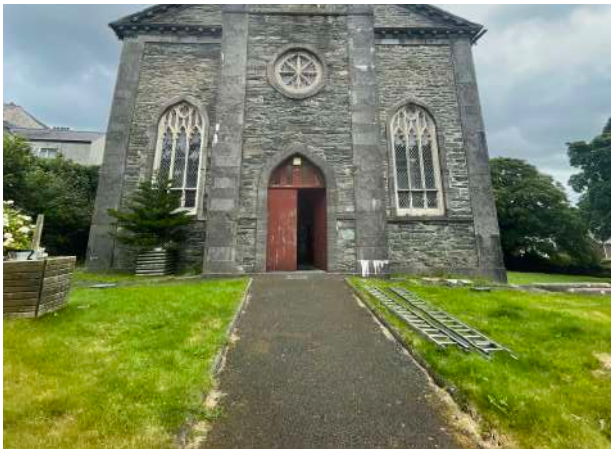
Recommendation

Whilst BS 6651 recommended that lightning protection systems should be inspected and tested at fixed intervals, preferably not exceeding 12 months, the maximum interval under the new standard is four years; it may be convenient to reduce this to two and a half years to fit the Ezra inspection cycle, with an annual visual inspection by a church officer. An inspection and test is also advisable following a strike or suspected strike as some damage may have occurred. Records of all inspections and tests should be maintained.

Therefore, you are not required to have this conductor tested annually, and whilst we would not object to it either, we are happy to recommend inspections every two and a half years with an annual visual inspection carried out by one of your church inspectors.

Lightning conductor to be tested this year if no current certificate procuced.	D





Access to Churchyard

Configuration

There are 3 access gates to the churchyard, single gates situate north on Tan y Fynwent and on south Queen St. The main double gate entrance in via a lychgate situated on west Stryd y Farchnad.

Condition

All access is clear and gates in working order.

Recommendation

None.



Access to the Disabled and other provisions to assist

Configuration

The main access to church is through a double gate stone lychgate situated on the west, parking is available at the entrance for 20min / drop off / disable badge holders. A tarmac path leads you to the entrance on the west and it is level access throughout the church, with only steps to altar and stairs to gallery space. Induction loop system is fitted.

Condition

In good condition.

Recommendation

None.



Bats and Protected Species

Configuration

No signs of bat or bird droppings within the church. Although the church is set within mature ground and trees.

Recommendation

Allow to undertake Ecological Protected Species Survey. D

Aesthetic improvement

Recommendation

Considerations should be made to build in storage spaces within the ancillary spaces. F

Sum of Cost	St Eleth, Amlwch		
Priority	**Item**	**Recommendation**	**Total**
A	Tower Roof	Remove flag pole and light structure which is fixed to the pole.	325
	Heating, Lighting & Electrical Installa-tions.	Fix WC ceiling light fitting.	50
	Fixtures and Fittings	Refix carved head.	400
	Asbestos Survey	Asbestos Survey Management Plan	£205
A Total			£980
B	Roof	Refix lead flashing to south roof slope.	100
	Tower Roof	New flagpole to be installed.	900
	Tower Roof	Remove silicon and rake out cementicious pointing above lead flashing and repoint with lime based mortar.	600
	HIghlevel stonework..	Remove vegetation. Repoint cracks in coping stones with lime based mortar.	4,400
	Windows	sV – 2no new sandstone mullion to be inserted to lower section. This works would require partial removal of partition wall of WC.	3,250
	Windows	nV – allow for 2no new external sandstone mullions.	4,550
	Internal ceiling	Redecorate with breathable paint.	380
	Internal ceiling	Repair plaster above altar and vestry (NE) of Nave and redecorate with lime based paint.	975
	Internal wall	Brush off any loose paint / plaster and redecorate wall with lime based paint.	13,500
B Total			**£28,655**
D	Tower Roof	Remove vegetation from tower outlet.	50
	Rainwater goods	Repaint bargeboard to south elevation.	600
	Rainwater goods	Brush down and repaint downpipes and gutters.	1,460
	Gullies & drainage	Clear all vegetation and saplings, then drill into sapling roots to install an ecoplug to prevent it from regrowing.	2,940
	External walls	Remove all vegetation and ivy.	450
	External walls	Repoint open voids.	100
	Tower walls	Clear all vegetation and repoint open voids with lime base mortar.	490
	External porch door (D1)	Remove ironmongery to be cleaned and repainted in black. Sand down and repaint door in exterior red paint.	585
	Churchyard and envi-rons	Remove vegetation to and around pathways and steps.	500
	Churchyard and envi-rons	Repair the railing fixing to the east wall.	650
	Churchyard and envi-rons	Brush off rust and repaint ironworks (lychgate and railings to south and west.	5,250
	Floor	Clean down nave floor and re-oil.	3,500

	Floor	Porch floor - repoint voids with lime based mortar.	940
	Floors	Carpet to gallery space to be cleaned.	300
	Fixtures and Fittings	Clean and reoil pews 50%.	1,500
	Heating, Lighting & Electrical Installations.	Maintennace - Fire wire testing (5 yearly), PAT testing.	200
	Fire Fighting Equipment	Continue with regular maintenance.	250
	Lightning Protection	Lightning conductor to be tested this year if no current certificate procuced.	250
	Bats and Protected Species	Allow to undertake Ecological Protected Species Survey.	1,250
D Total			**£21,265**
E	Gallery	Create a storage space.	500
E Total			**£500**
F	Aesthetic improvement	Considerations should be made to build in storage spaces within the ancillary spaces.	2,000
F Total			**£2,000**
Grand Total			**£53,195**

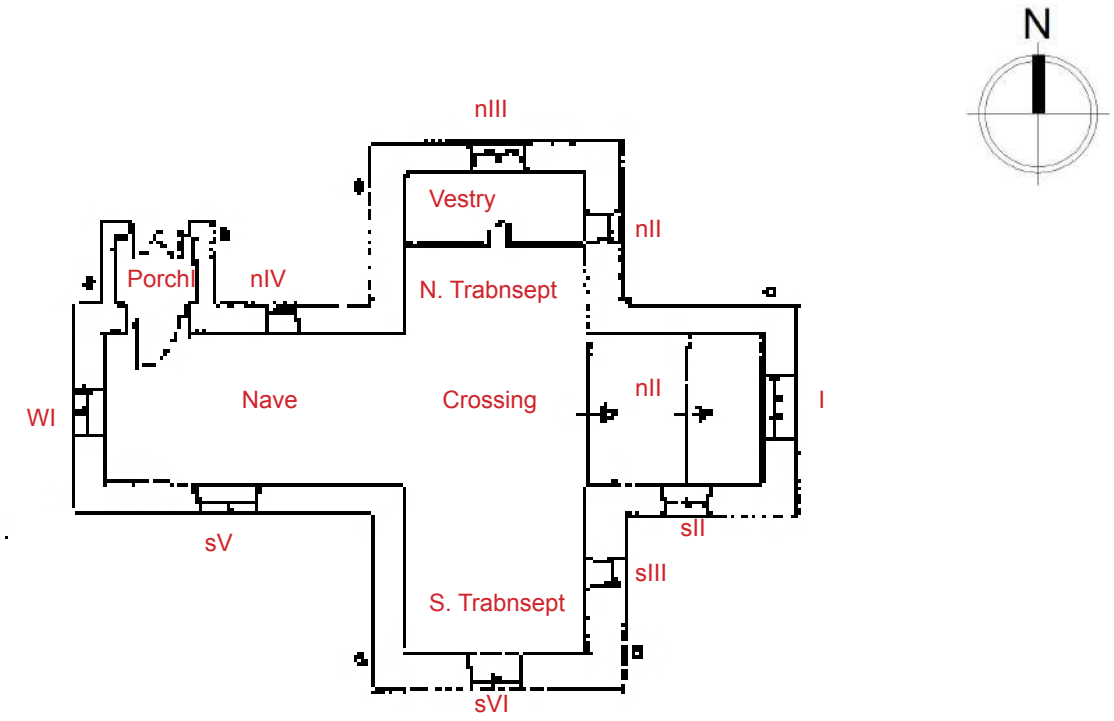
5.3 Llanallgo, St Allgo

Description and Statement of Significant

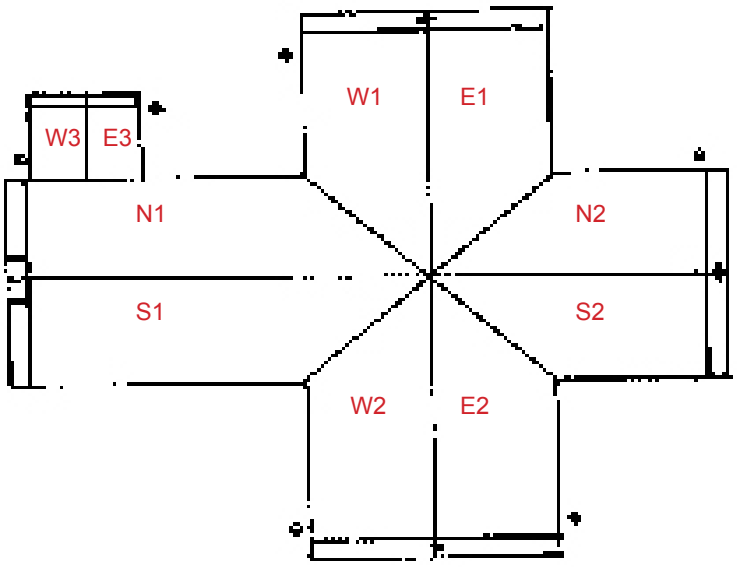
Listed as 'Dafarn' in the Norwich Taxation of 1254, the oldest part of the church, the chancel and transepts with their windows date from C15. The church was restored in 1831 and in 1892 by Henry Kennedy at which time the west walls of the transepts were rebuilt and the nave rebuilt and lengthened giving a 'modern' appearance, however, some medieval timbers remain.

Church Significant Plan

Floor Plan



Roof Plan



Overview Photos



North elevation



East elevation



South elevation



West elevation

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

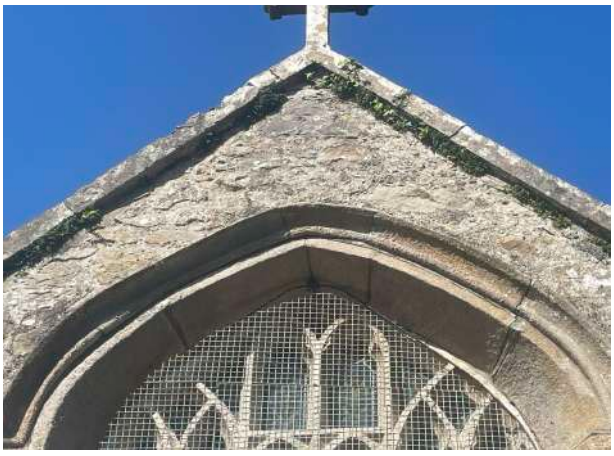


External Inspection

Roofs

Configuration

The roof is slated with small thick purple slates laid to regular courses. The ridge tiles are black, clay and interlocking. There are stone copings along the verges with gable apex cross finials.
There are lead valleys at all intersections and leadwork at the verges which is dressed up over the coping stones into a groove / channel on the top of the coping. Mortar flaunching has been used to cover the lead flashing along the abutment of the porch and nave.



Condition

The slates and valleys are in good condition. Coping stones; there are voids in areas, 1no. Porch. Gable ends, N,E, east in particular, have vegetation and missing pointing to copings.

Recommendation

Remove vegetation under copings, rake and repoint with lime mortar. B



Rainwater Goods

Gutters and Downpipes

Configuration

Black ogee section plastic gutters fixed to stained wooden fascia board and downpipes are modern powder coated aluminium or pressed steel. These are black/grey in colour. Downpipes are approximately 3" diameter. All downpipes discharge to gulleys at ground level except on the west side of the porch where there is a new plastic rainwater butt.

Condition

Timber fascia boards are flaking and fading and require repainting. There is no running outlet to downpipe to water butt, at present there is a gap allowing water to pour from gutter onto the fascia board. Downpipes in satisfactory condition. Vegetation visible in some areas of guttering.

Recommendation

Install running outlet to west of porch. D

Restain timber fascia board and clear gutters. D



Gullies and Drainage

Configuration

There are 5no gullies around the perimeter of the church which drain to soakaways.

Condition

The grass is growing up to the church wall, grass cuttings sitting in gullies.

Recommendation

Clear out vegetation from gullies. D

Allow to lay gravel around perimeter of the church, approx. 100mm think and foot wide. B



Bellcote

Configuration

Stone bellcote located on the west gable. The bellcote has a late C13 bell with an inscription in Lombardic letters which reads: A V E M A R I A G R A C I A P L E N A. It appears to be pointed in a hard cementitious mortar.

Condition

Stone in good condition. Small vegetation present in open voids.

Recommendation

Rake out vegetation and repoint with lime based mortar. B



High level stonework / parapets and dressed stonework

Configuration

There are 3no stone crosses at top of each gable.

Condition

Good condition.

Recommendation

None.









External Walls

Configuration

Walls are built of uncoursed random stonework. The nave walls are pointed with a hard modern mortar, scored to imitate regular joints. The remainder (the transept walls) are flush pointed with older lime mortar, with some areas patched in cement mortar.
A modern clay air bricks has been inserted within the walls of the north transept.

Condition

North elevation – there is a vertical crack above doorway to porch. A void under fascia board above window nIV. This wall is also heavily stained in green with ivy creeping up the wall. West stone kneeler to north transept gable has a vertical crack. This gable wall has been heavily filled with cementitious mortar to high level and there are voids visible here and to lower level. There is patch repair mortar to corner of east transept wall and under fascia boards.

North wall of Chancel – crack patched repaired with cementitious mortar to centre and corner.

There is a crack to north side of hoodmould to east window. This gable is also heavily patched repaired.

South elevation – south transept and nave corner – voids. South wall of nave Hood mould to window sV there are hairline cracks to joints (west)

West - there is an open void under stone kneeler and to mid level quoins. And to north side of window hoodmould WI. Cementitious flashing under coping stones (roof slope N1) has cracked.

Ivy is growing in numerous places, and this could be hiding / creating more voids.

Recommendation

Remove ivy from walls, if loose stone present, rake out and repoint with lime pointing.	D
Repoint areas noted above where voids are present.	B
Remove cracked cementitious flashing to west gable and repoint with lime pointing.	B



Windows

I

Configuration

Medieval opening and hood mould. Stonework within extensively renewed, 3 lights with cinquefoil heads and tracery above, stained glass with galvanised mesh guards.

Condition

Internally there is a crack to south cill. Externally, cill is stained with historic ferrous bars.



sII

Configuration

Medieval 2 light window with cinquefoil heads, square hood moulding and renewed central mullion, modern coloured diamond glazing with border and hopper light with plain diamond glazing, external saddlebars.
Please note, the photographs dated from circa 1960s on the Royal Commission online archive show the external saddle bars installed to the windows at this date.

Condition

Rusty hopper.



sIII

Configuration

Medieval 1 light window with cinquefoil heads, modern coloured diamond glazing with border and hopper light, external saddlebars.

Condition

Rusty hopper.



sIV

Configuration

Medieval 2 light window with cinquefoil heads, square hood moulding and renewed central mullion, modern coloured diamond glazing with border, internal saddlebars.

Condition

In good condition.



sV

Configuration

Medieval 2 light window with cinquefoil heads, square hood moulding and renewed central mullion, modern coloured diamond glazing with border and hopper light.

Condition

In good condition. A plaque on window cill notes that the window was renewed in Dec 2014 by donation of the late Dafydd Elgan Jones Gwynfryn, Moelfre family.



WI

Configuration

Double lancet window with tracery, arch hood moulding and renewed central mullion, modern coloured diamond glazing with border and hopper light, internal saddlebars.

Condition

In good condition.



nII

Configuration

Medieval 1 light window with cinquefoil heads, modern coloured diamond glazing with border and external saddlebars.

Note: looking at the stonework externally it is possible to see an outline of a previous door.

Condition

Rusty saddlebars.



nIII

Configuration

Medieval 2 light window with cinquefoil heads, square hood moulding and renewed central mullion, modern coloured diamond glazing with border, external saddlebars.

Condition

Good condition.



nIV

Configuration

Medieval 1 light window with cinquefoil heads, square hood moulding, modern coloured diamond glazing with border and hopper light, external saddlebars.

Condition

3no pane cracked and hopper rusty and not opening.

Recommendation

Repoint crack to cill (south side) of window I. (internally)	B
Service all 3no hoppers.	B
Remove external saddlebars to nII, nIV, sII, sIII, and insert new internally to help stabilise the windows.	B
Repair 3no pane to nIV.	B



Doors

Configuration

To Porch (outer): Decorative wrought iron double gate fixed to masonry.

To Porch (inner); narrow boarded oak door, varnished with large metal hinges and ironmongery.

Condition

Outer wrought iron gate is rusty.



Recommendation

Brush down and redecorate irongate.	D

Church Yard and Environs

Configuration

The churchyard is enclosed with stone boundary wall. On the north, access from main road, a tarmac path with stone walling either side gradually leads you to a junction, an opening to the east churchyard, south to the upper section where a path veers west to the porch. West a path that take you to a section of graveyard and parking further west. There are numerous mature trees located north of the church.



Condition

The grass is cut, but to south and east of churchyard the ground is less even, and small graves are hidden from view. Care must be taken.

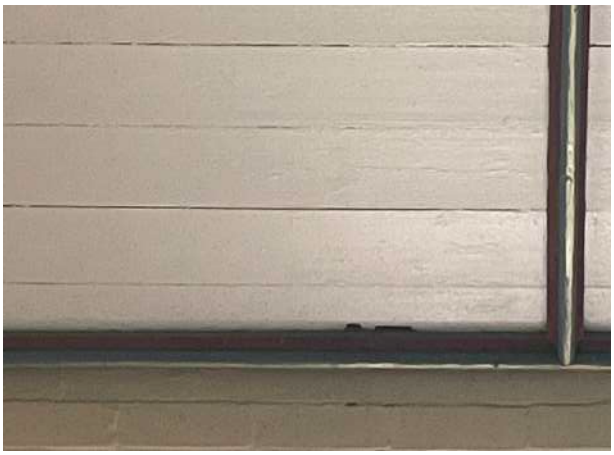
The stone wall is in satisfactory condition, ivy growing in areas and has been patched repairs over the years.

There is one section where it requires repointing, and that is the opening wall to the northeast churchyard.

Recommendation

Repoint section of boundary wall to northeast.	B
Allow to undertake a condition survey of grave stones.	B









Internal

Roof Structure – Ceiling

Configuration

The structure of the chancel and transept roof is concealed above a boarded barrel-vaulted ceiling. The barrel-vaulted ceiling has timber tongue and grooved panelling recessed between moulded dividers. Elsewhere the structure is visible and consists of earlier trusses with later purlins and rafters with a painted white faced ceiling between.
The eastern truss of the nave is earlier. It is likely the later trusses form part of the 1892 works.

Condition

All timbers looked sound from ground level, dry and with no sign of water ingress. The only item I raise is a section of timber board to the north transept barrel roof, where a small section of timber is missing to wall plate (base).

Recommendation

Inspect the condition of the northeast timber barrel to see what is causing this small section of rot. Archdeaconry Property Officer to get a closer look with a step ladder. D

Walls

Nave, North and South Transept

Configuration

The internal walls of the nave and transepts are clad in brickwork, painted. The reason for this is unclear. The window plastered window reveals adjacent to the brickwork cladding has scribed faux ashlar which aligns with the brickwork joints, except window WI.

A later timber screen of lesser quality is used to form a vestry at the north end of the north transept. The screen imitates the ‘limed oak’ appearance.

Condition

The vestry screen is in good condition.

There are areas of flaking paint, west wall and to lower section of northwest and southwest of nave. There is a crack around window opening sV and crack to northwest side of window nIII.

There is a section of damaged plaster to north window surround WI.

Recommendation

Monitor cracking to nIII. D

Repair damaged plaster to WI surround. B

Brush down any flaking paint and redecorate. B



Chancel

Configuration

The chancel has painted plaster walls with limed oak panelling and reredos dating from 1934/5.

Condition

All in good condition.

Recommendation

None.



Floors

Configuration

The porch has a stone flag floor. The floor of the chancel is paved with local polished limestone. Elsewhere, the floor is finished with timber. A dark stained woodblock on a solid base to the circulation area and a suspended timber boarded floor to the seating areas.

We assume that the modern airbricks have been inserted to provide ventilation to the underside of the suspended floor.

Condition

There are 2no loose woodblocks situated by chancel and near pulpit.

Vestry floor (north transept) NE side the boards have suspect woodworm. It is understood that the ministry area have plans to rectify the rotting timber/ damp.



Recommendation

Refix 2no wooden blocks. D

Fixtures and Fittings

Configuration

The principle fittings within the chancel; chancel rail, alter, pulpit and reading desk are limed oak, early Arts and Craft in memory of Reverend Stephen Rose. All are similarly detailed and decorated with floriated bosses and trefoils.

The font is a modern circular bowl on a circular shaft with moulded cap and octagonal base.
There are a number of plaques and memorials on the walls around the church



Condition

In good condition.

Recommendation

None.



Heating, Lighting & Electrical Installations.

Configuration

A modern meter cupboard is fixed on the east elevation of the north transept.

An incoming cable has been renewed with a single-cable supply.

External meter cupboard below nII

Lighting layout (8 suspended lights in the main areas, 4 spot in the chancel, plus lights in vestry, porch and externally). New heaters have been installed, a low-level heater behind the altar, and 4 electric convectors in the nave, near the pulpit and near the desk.

Some metal-clad sockets throughout the church



Condition

1no bulb fused.

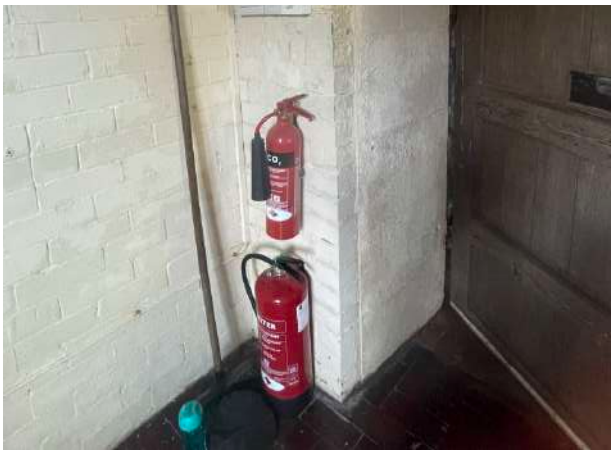
Recommendation

Electrical installation inspection to be done every 5 years. PAT testing yearly.	D
Considerations to replace light bulb with energy saving type.	D

Fire Fighting Equipment

Configuration

Water and C02 type fire extinguishers situated northwest of nave (porch door).



Condition

Last inspected in Feb 2023.

Recommendation

Fire extinguishers to be tested on a yearly basis. Please refer to the maintenance plan.	D

Lightning Protection

Configuration

None.

Recommendation

n/a



Access to Churchyard

Configuration

There are two pedestrian access to the church, one located north next to main road, where a double iron gate is located. The other path runs west from the church to the parking area. All paths are ramped and clear.

Condition

Paths in good condition. Gate is rusty.

Recommendation

Brush down gate and repaint. D



Access to the Disabled and other provisions to assist

Configuration

Carpark located west of the churchyard with a level ramped path with metal railing allowing access to the church.

The church is two small for a sound loop. Floor aeras within the church is on one level, only 1 step to Chancel.

Condition

All in good condition.

Recommendation

None.



Bats and Protected Species

Configuration

No nest in the church porch, but with location and mature trees it is highly possible there might be bats are present, and nesting birds within the churchyard environs.

Condition

n/a

Recommendation

Protected species survey to be undertaken. B

Aesthetic improvements

Recommendation

Plastic chairs located on the west wall to be kept in vestry. F

Summary of Repairs and costs – St Gallgo

Sum of Cost			
Priority	**Item**	**Recommendation**	**Total**
A	Asbestos	Asbestos Management Surevy	245 (inc Moel-fre church hall)
A Total			**£245**
B	Roof	Remove vegetation under copings, rake and repoint with lime mortar.	1,350
	Gullies & drainage	Allow to lay gravel around perimeter of the church, approx. 100mm think and foot wide.	1,500
	Bellcote	Rake out vegetation and repoint with lime based mortar.	440
	External walls	Repoint areas noted above where voids are present.	900
	External walls	Remove cracked cementitious flashing to west gable and repoint with lime pointing.	450
	Windows	Repoint crack to cill (south side) of window I. (internally)	60
	Windows	Service all 3no hoppers.	800
	Windows	Remove external saddlebars to nII, nIV, sII, sIII, and insert new internally to help stabilise the windows.	1,755
	Windows	Repair 3no pane to nIV.	500
	Churchyard & environs	Repoint section of boundary wall to northeast.	800
	Churchyard & environs	Allow to undertake a condition survey of grave stones.	1,800
	Internal walls	Repair damaged plaster to WI surround.	300
	Internal walls	Brush down any flaking paint and redecorate.	4,650
	Bats and Protected Species	Protected species survey to be undertaken.	1,250
B Total			**£16,555**
D	Gutters & downpipes	Install running outlet to west of porch and clear gutters.	550
	Gutters & downpipes	Restain timber fascia board.	1,100
	Gullies & drainage	Clear out vegetation from gullies.	260
	External walls	Remove ivy from walls, if loose stone present, rake out and repoint with lime pointing.	2,500
	Door	Brush down and redecorate irongate.	325
	Roof, ceiling	Inspect the condition of the northeast timber barrel to see what is causing this small section of rot. Archdeaconry Property Officer to get a closer look with a step ladder.	-
	Internal walls	Monitor cracking to nIII.	50
	Floor	Refix 2no wooden blocks.	100
	Heating, Lighting & Electrical Installations.	Electrical installation inspection to be done every 5 years. PAT testing yearly.	250
	Heating, Lighting & Electrical Installations.	Considerations to replace light bulb with energy saving type.	750
	Fire Fighting Equipment	Fire extinguishers to be tested on a yearly basis. Please refer to the maintenance plan.	375
	Acess to Churchyard	Brush down gate and repaint.	325
D Total			**£6,585**
F	Aesthetic improvements	Plastic chairs located on the west wall to be kept in vestry	-
F Total			-
Grand Total			**£23,385**

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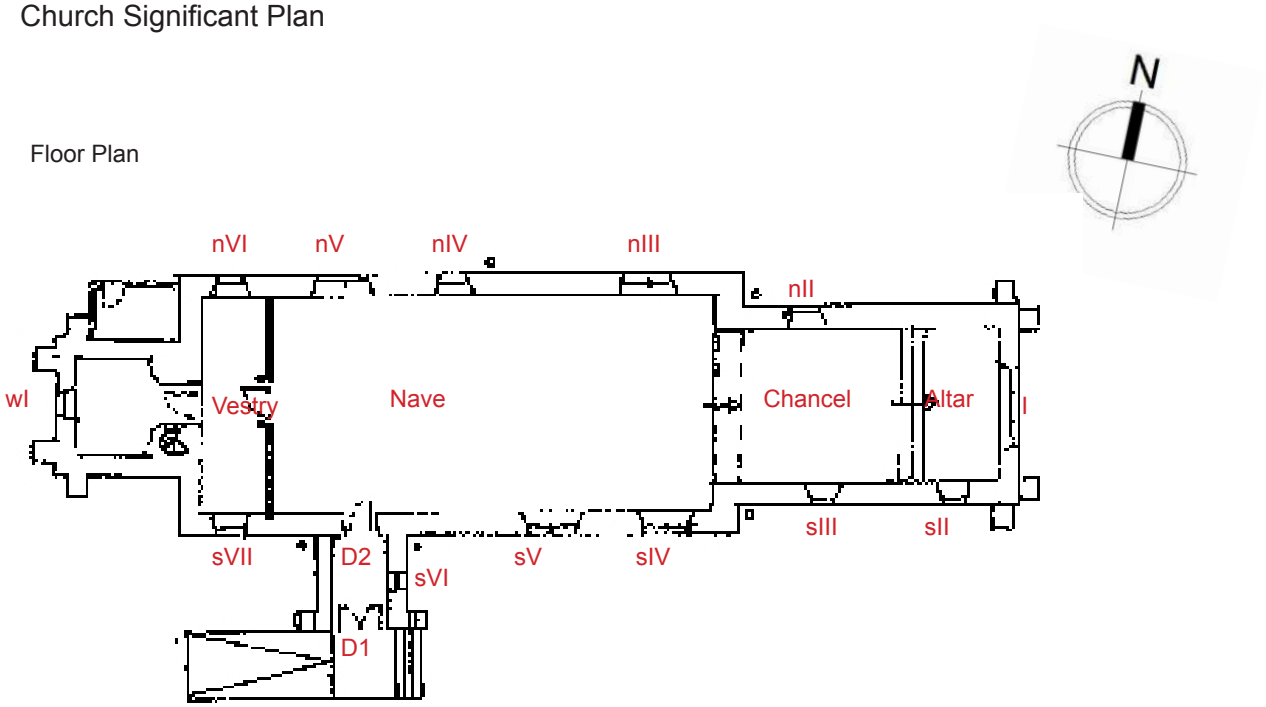
5.4 Llangwenllwyfo, St Gwenllwyfo

Description and Statement of Significant

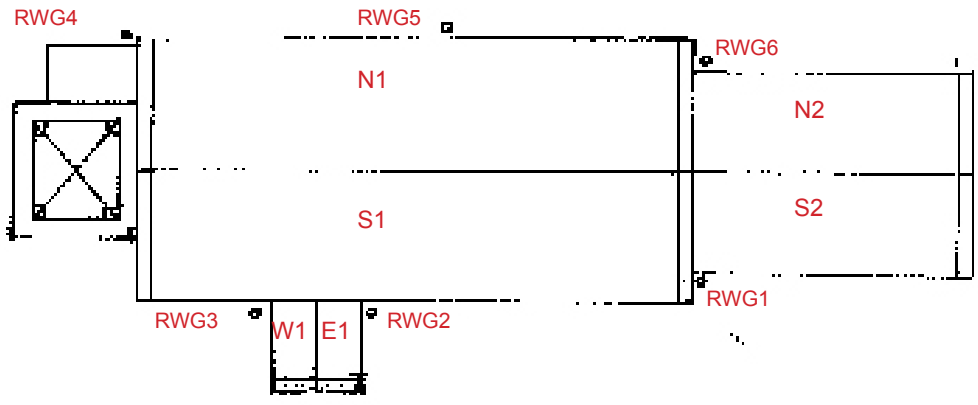
Listed as a mid C19 Gothic revival church closely associated with the Llys Dulas estate. The church is notable for its fine collection of C15 and C16 Flemish stained glass panels, the second largest such collection in the world, and also its early C17 brass memorial plaque.

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 roofs are all slated with medium-sized purple slates, with new slates used on the nave and porch, and re-used slated on the chancel and boiler house.
The ridges have been new plain clay ridges on all roofs except the porch, where the previous slate wing-and-roll ridges have been reused.
Verge copings are all in stone, with new stone slabs fitted at the SW corner of the nave. Leadwork at all abutments has been renewed, and new mortar fillets formed.
There appears to be new circular ventilation grilles installed along the nave wall plate to provide natural ventilation to the roof space.

Condition

The roof is in good condition with only 1 slipped slate 3 course up from gutter on NW corner roof slope N1 and vegetation to coping west of N1.

Recommendation

Clear vegetation and refix 1no. roof slate. D

Rainwater Goods

Gutters and Downpipes

Configuration

Gutters are cast iron ogee section and downpipes are cast iron round section, all painted dark green.
Downpipes discharge to gulley

Condition

All in good condition. The gutters were repainted in 2023.

Recommendation

None.



Gullies and Drainage

Configuration

New drain runs along the N and E sides of the church, and then to a small soakaway pit just beyond the SE corner of the chancel

Condition

All gullies were clear of vegetation. The ground level adjacent north Nave wall is saturated with water, the churchyard ground to the north is higher, water drains down towards the church. Being north facing, the orientation of the sun doesn't reach this section of ground for it to dry properly.

Although there is a foot width of gravel along the north wall, grass is creeping in and would benefit from a wider gravel section.

Recommendation

Consideration should be given to wider the gravel drain run on the north. D



High level stonework / parapets and dressed stonework

Configuration

There is remanence of stone crosses to both east chancel gable and nave gable.

Condition

No cross visible.



Recommendation

None.

Spire and Tower

Configuration

The tower is in three stages, built of rubble masonry with gritstone dressing. The ground floor stage of the W tower has offset angle buttresses; a single window in the W wall has the continuous cill band of nave and chancel raised as hoodmould over. The central section has a raking stepped cornice, each outer facing wall has a narrow rectangular window and engaged pilasters echoing the buttresses at angles. The upper bell stage has paired louvred lights with hoodmoulds to each face. Tower is surmounted by a tall ashlar spire.



Condition

Vegetation present to the spire plinth and in voids in stone spire.

There is salt leaching to south and NW of tower, vegetation present also. Cementitious pointing which may be the main cause of green staining internally as its trapping the water.

Recommendation

Spire -Remove vegetation and repoint voids with lime mortar. B

Tower – rake out north and west walls and repoint with lime mortar. B



External Walls

Configuration

Built of rubble masonry with gritstone dressings including a continuous cill band and raking plinth. Dressed stone to window surrounds quoins and buttress copings.
There is cementitious point mortar to the masonry. The boiler house, north elevation and plinth on W elevation has been repointed in
lime. There is also evidence of lime repointing to above the E window.
The E wall of the nave (above the chancel roof) is rendered.



Condition

It is understood that the east gable was cleaned and repointed with lime mortar this year. This was visible to string course and some patch repair to both buttresses, above and south side of east window

There is ivy creeping up NE corner buttress

There is hairline cracks and dark staining to Nave east gable render and vegetation to south of gable.

On the north wall there are two areas where stone appears to be rusting, visible at low level (below window nIII and nII), this is caused by natural weathering of stone where on some occasions iron deposits can leach out of stones and appear on surfaces after oxidising.

Recommendation

Check the condition of the render on Nave gable wall. Allow for rerender. B

Remove ivy to NE buttress. D



Windows

Configuration

I - Three lights and tracery lights above, with glass and wire guards as the remainder. We understand that the stonework to this window was repaired in 2001.

North and south windows are single and
double lancets with hood moulds and stone surrounds, and all are glazed with plain glass protected with wire guards. Flemish stained glass having been re-fixed internally in bronze frames set back from the original glazing line.

Tower windows – there are 4no single lancet window, 1no ground floor W, and 3 to higher level of 1st floor, N,W,S.

Condition

The main windows of the church are in good condition apart to the tower windows which have broken/crack panes of glass, copper pipe and silicon to wl

Recommendation

Repairs to glass panes to 3no tower windows and ground tower floor wl. C



Doors

Configuration

To porch: (Outer) Painted timber framed double door with large mesh panels.

To porch: (Inner) Painted arched head boarded door with traditional ironmongery. Curtain to rear of door.

To boiler house : Painted boarded door with modern glazed light. Modern ironmongery. Painted timber lintel above.

Condition

All in good condition.

Recommendation

None.



Church Yard and Environs

Configuration

Access to the church is via a decorative metal double gate, or the adjacent kissing gate. Both are set within a curved section of random masonry wall. The gates lead to a wide path resurfaced in 2009 with Coatech anti slip.

Rest of the churchyard is grassed, north and north west ground are more elevated, there is 2 steps leading you up to the graves on the north.

There are benches located west of tower.

There are mature trees to church boundary wall.

Condition

The ground to the north is higher and grass hides small grave stones

The cementitious pointing to the masonry wall and pillar near the entrance is coming away in places, and there is a vertical cracking to the stone pillar near kissing gate. Ivy covering east entrance wall.

It is understood that in 2022, diseased trees were felled in the cemetery.



Recommendation

Cut the grass to create natural pathways through the churchyard. D

Rake out loose cementicious pointing and repoint with lime mortar. Repair crack to stone pillar. B



Internal

Roof Structure – Ceiling

Configuration

The nave is of 5 roof bays with an exposed roof of arch braced collared trusses down to wall posts on shaped corbels. The chancel has closely spaced braced collared trusses. Fibreboard has been fitted above the rafters and is visible within.
There is a painted plastered ceiling between the rafters of the porch.

Condition

All in good condition.

Recommendation

None.



Tower

Configuration

The tower is accessed via an arched doorway west nave into the ground floor room at the base of the tower. there is an old fire place on north wall. A narrow stone spiral staircase on the south leads to the first floor room with a secured ladder gaining access to bell chamber.
The ground floor room has a mixture of stone and square reddish stone flags and plastic matting on top, painted plaster walls and the timberwork of the new first floor structure is exposed from below.
The first floor room has a new internal lead floor, the walls are pointed rubble. The underside of the new second floor timber structure is exposed from beneath and supported by stone corbels.
Second floor, bell chamber. Not accessed.

Boiler room located to north side of tower



Condition

Turret stair in good order, effervescent visible under 1 tread.

Ground floor – stone in good condition but plastic matting is not breathable and can cause damage to stones. The walls here have effervescent staining and to timber ceiling, water stains is visible to the west.

First floor, walls are dry but there is green staining to all 3 elevations (N.W.S). There is vertical crack to East wall and water stain to timber ceiling above. (Bell chamber)

Recommendation

Inspection of bell chamber to inspect why there is a water stain on the ceiling below. Note this can be inspected by Archdeaconry Property Officer, another person to be presen for H&S aspect. (at time of inspection, no other person was present)	B
Ground floor walls– brush down effervescent and decorate with breathable lime based paint.	B
Replace plastic matting with breathable mat.	D



Walls

Configuration

It has been noted that in 2016 walls within the nave, chancel and ground floor of tower was decorated with Classsidur/Promain White Heritage paint. East wall has been repainted this year.

2012 contemporary timber screen is used to conceal the kitchen west of the church.

Condition

All in good condition, couple of light brown stains on west wall, flacking paint near timber arch NW. But nothing to be concern at present.



Recommendation

None at present.

Floors

Configuration

The porch is covered by stone flags. A stone step leads to the nave. The nave and chancel has a stone flag with the chancel raised one step above the nave. Timber pews to nave are raised on timber boards which has 3no ventilation grills either side. A carpet runs down the centre of the nave and chancel.
The pews in the nave and choir stalls in the chancel are raised on a timber floor. The sanctuary is raised 2 steps above the chancel and is covered by carpet.



Condition

There are 2 matts in porch and near font in nave, although practical to prevent dirty shoes on red carpet, the material is not breathable and this damages stone. There is a rug situated under north pew which is hiding delaminated stone.

Recommendation

Remove non-breathable matts and replace with natural material. D

Fixtures and Fittings

Configuration



A number of memorials and plaques are found on the north, south and west walls of the nave and chancel. 2no Hatchment in Nave and 1 in Chancel.
Victorian pews, alter rail, font and pulpit.
There are modern fitted kitchen units behind the timber screen to the west.

Condition

All in good condition.

Recommendation

None.





Heating, Lighting & Electrical Installations.

Configuration

Boiler room is located north of tower, not inspected internally. there are 4 no. high level heaters in Nave and one in Chancel. Electric oil heater was present in Nave too. There is an electric organ.

Condition

All appliances have been PAT tested and passed. Electrical 5 yearly certificate was conducted August 2023.

Recommendation

Continue with regular electrical inspections and 5 yearly certificate. D

Fire Fighting Equipment

Configuration

Water and c02 present in Nave.

Condition

Maintenance inspection was conducted July 2024.

Recommendation

Continue with yearly maintenance. D

Lightning Protection

Configuration

There are no lightning protection.

Recommendation

n/a



Access to Churchyard

Configuration

Access to the churchyard is via a semi-circular bay off the lane, then a pair of iron gates leading to a 3m wide Coatech anti slip path which slopes up gently towards the porch. Along this E boundary, there is a stone wall next to the lane, with smallish trees planted along the ground which is level with the top of the wall.
Along the S boundary, there are a number of trees, smallish yews within the churchyard, larger trees outside the boundary wall. The ground beyond the boundary is lower than within, there is a wire fence protecting most of this side. Along the N boundary, this is mostly hedge. The churchyard extends far beyond the W end of the church.



Condition

Access is in good condition, with path leading to church clear of vegetation and no obstruction. Entrance gate is rusty.

Recommendation

Brush down rust from entrance gate and repaint. D

Access to the Disabled and other provisions to assist

Configuration

Outside the porch is a modern stone steps, ramp and associated handrail. There is level access to the Nave with only steps to chancel and altar.



Condition

In good condition.

Recommendation

None.

Bats and Protected Species

Configuration

It is understood that bats are nesting west near tower. Bat droppings were visible SE of Nave. Some appliances are covered with plastic sheet to prevent bat droppings.

Condition

n/a

Recommendation

Allow to undertake Ecological Protected Species Survey. B

Aesthetic improvements

Recommendation

None.

Summary of Repairs and costs – St Gwenllwyfo

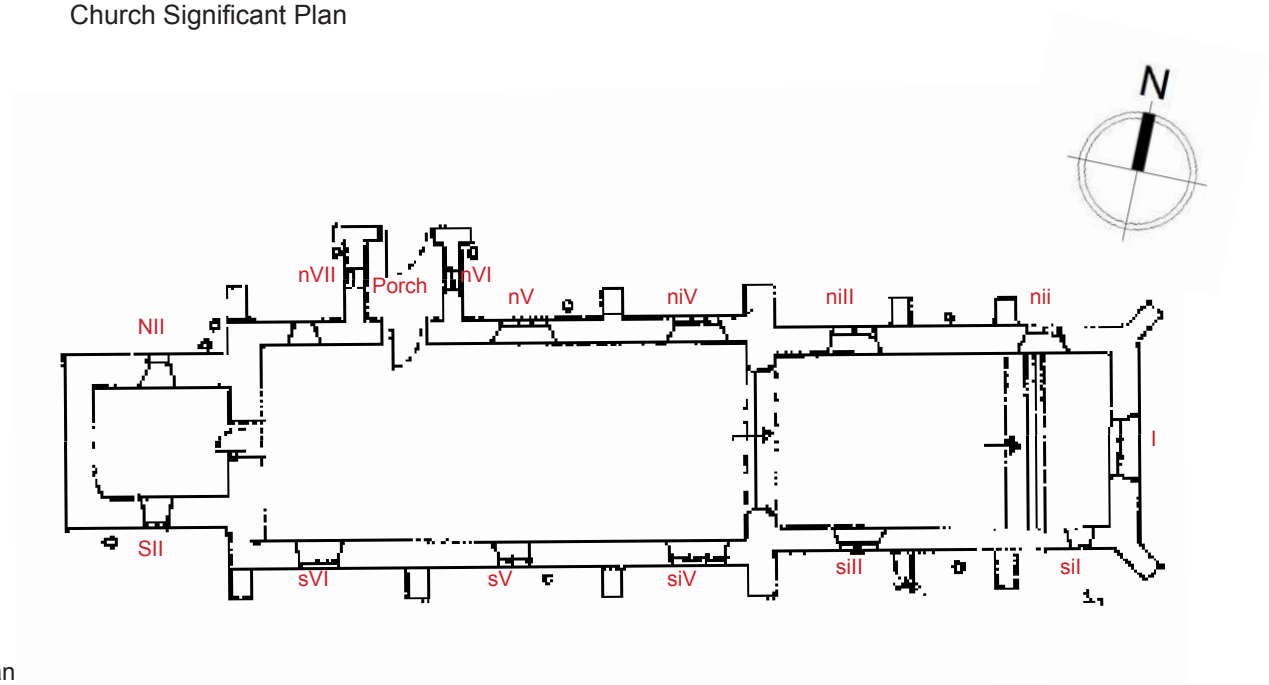
Sum of Cost			
Priority	**Item**	**Recommendation**	**Total**
A	Asbestos	Asbestos Management Plan	205
A Total			**£205**
B	Spire and towe	Spire -Remove vegetation and repoint voids with lime mortar.	1,100
	Tower	Tower – rake out north and west walls and repoint with lime mortar.	20,000
	External walls	Check the condition of the render on Nave gable wall. Allow for rerender.	3,300
	Churchyard & Environs	Rake out loose cementicious pointing to wall by entrance and repoint with lime mortar. Repair stone pillar with lime mortar.	300
	Tower internal	Inspection of bell chamber to inspect why there is a water stain on the ceiling below. Note this can be inspected by Archdeaconry Property Officer, another person to be presen for H&S aspect.	-
	Tower internal walls	Ground floor walls– brush down effervescent and decorate with breathable lime based paint.	530
	Bats and Protected Species	Allow to undertake Ecological Protected Species Survey.	1,250
B Total			**£26,480**
C	Windows	Repairs to glass panes to 3no tower windows and ground tower floor wl.	3,250
C Total			**£3,250**
D	Roofs	Clear vegetation and refix 1no. roof slate.	260
	Gullies & drainage	Consideration should be given to wider the gravel drain run on the north.	780
	External walls	Remove ivy to NE buttress.	50
	Churchyard & Environs	Cut the grass to create natural pathways through the churchyard.	-
	Floors tower and main body of the church.	Remove non-breathable matts and replace with natural material.	1,000
	Heating, Lighting & Electrical	Continue with regular electrical inspections and 5 yearly certificate.	250
	Fire Fighting Equipment	Continue with yearly maintenance.	375
	Access to churchyard	Brush down rust from entrance gate and repaint.	325
D Total			**3,040**
Grand Total			**£32,975**

5.5 Llanerchymedd, St Mary

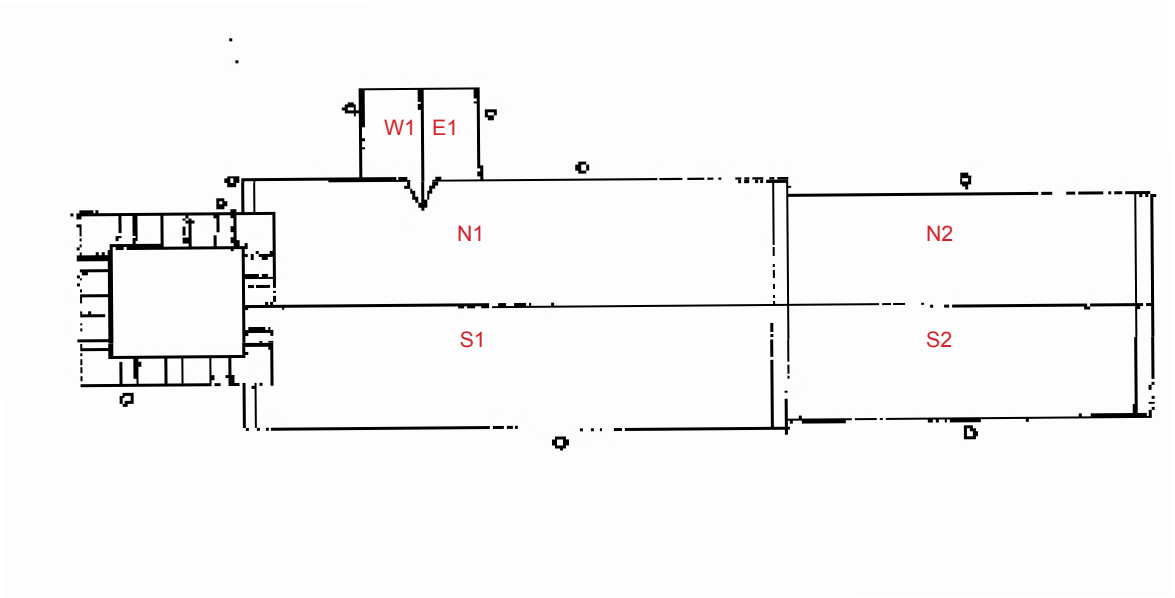
Description and Statement of Significant

Originally perhaps a ‘clas’ church the lower stage of the tower and the east doorway date from the C12 with the upper stages of the tower also medieval. The church was rebuilt in 1850 by Henry Kennedy of Bangor. It is listed Grade II.

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



S1 - (SW)



S1 - (Ridge - slipped slate/missing

External Inspection

Roofs

Configuration

Roofs to Chancel, Nave, Porch and are Welsh slate with blue clay ridge tiles. The tower has a lead flat roof.

Tower lead roof repaired March 2002, with new flashings.

Condition

Access to tower was not possible on the day.

Porch roof W1 there is one slipped slate and one cracked below ridge.

Chancel roof – N2 – couple of cracked slates, but not of concern at present, there is missing slate below ridge west of coping on S2. Missing mortar to areas of S2 also.

North Nave N1 is in good condition, but the south ridge S1 have many lifted slates and there are 2 slates missing below ridge, and missing mortar below ridge. Lead flashing in poor condition between tower and nave to SW.

Recommendation

Reinstate lifted slates on S1 and reinstate 2no slates under ridge on a like for like basis. Repoint missing mortar below ridge. Reinstate slipped slate to W1 and replace cracked slate to W1 with like on like.	B
Repair lead flashing to S1 (SW) - see 1st image to left.	B







Rainwater Goods

Gutters and Downpipes

Configuration

Cast iron gutters and 9no. downpipes. Downpipes with shoe finishes at the base of string course to all elevations except 2 no to tower and northwest of Nave that discharges straight into gulley. South tower cast iron downpipe to top, grey plastic to lower half which possibly acts like a sleeve around failed cast iron section.

Condition

From ground level could see that both porch gutters and southwest corner of nave is blocked with thick vegetation. Gutters and downpipes in fair condition, some flaking paint. South tower downpipe is at an angle. The condition of the tower ground floor walls internally are in poor state, south wall in particular is due to failed rainwater goods and open voids in external walls.

Recommendation

Clear all gutters to allow water to discharge freely. D

South tower wall downpipe to be overhauled to check connections are tight. Plastic downpipe is unsightly and possibly hiding damage to cast iron pipe internally. Allow for a new section of cast iron pipe or replace the entire downpipe with black powder coated aluminium. B

Gullies and Drainage

Configuration

Water discharges straight into gullies to assumed soakaway.

Condition

All gullies were blocked with vegetation.

Recommendation

Clear all vegetation around the perimeter of the Church. D









High level stonework / parapets and dressed stonework

Configuration

The tower has moulded string course below a embattled parapet, a single gabled sanctus bellcote on the east, belfry opening is single with trefoil heads.
Dressed stone hoodmoulds to all 4 louvres.

Condition

The cross to bellcote is broken and stonework is delaminating to high level. Stone stringcourse on the east of tower is in very poor state, showing signs of delamination.

Broken louvres to both north and west. Stone hoodmoulds delaminating to south and west.

There are vegetation present to top of west wall of tower, and ivy to south east corner.

Missing pointing to northeast copping stone east gable.

Recommendation

High level access to be conducted to remove vegetation and repoint voids with lime mortar and check condition of stonework. B

Repoint north-east coping stones with lime based mortar. B

Bellcote

Configuration

Bellcote situated on Tower east gable, belfry opening with single trefoil heads and single cast iron bell with timber supports.

Condition

Access was not possible, but from ground level could see that timber supports are decaying and should be reviewed in detail.

Recommendation

Bell and supports to be inspected by a belfry specialists company. B

External Walls

Configuration

The Church was rebuilt in 1850 apart to the tower. Uncoursed rubble stonework in hard sandstone with some granite, pointed in both cement based and lime based mortars. The 19C nave and chancel has string course and each bay articulated by stepped buttresses.

The oldest fabric of the church is retained in the W tower, the lower stage of which is C12. The lower stage of the tower now houses the vestry, and has narrow rectangular lights to N, S and W with narrow ventilation slots in the stage above. The upper, bell stage has pointed-arched, louvred openings to each face, each with cinquefoil tracery and hoodmoulds with bestial stops.









Condition

South elevation - ivy growing to east corner of tower up to coping stone southwest corner of Nave, here there are open voids allowing ivy to enter the building. Buttress between nave and chancel ivy growing up towards the east nave gable. The ivy is visible internally at these locations.

Ivy is also present to east and west of porch and north wall of chancel.

Although stable, there are missing pointing to all buttresses.

Open voids to lower section south chancel.

Deaminating stones/cill to both NII and SII.

West of porch, open voids high level and cementicious repair between porch roof and nave wall.

North tower wall - open voids to low and mid level, vegetation also present here.

Open voids to corbels Porch gable.

Recommendation

Remove ivy from all walls listed above and repoint with lime mortar. B

Repoint all buttresses, and voids listed above. B

Windows

Configuration

The windows are a mix of 2 and 3 lights, with cusped tracery and mostly pointed arches; there are rectangular-headed lights to the E end of the N and S walls of the chancel and the E window has 3 trefoil-headed lights in a pointed-arched frame with hoodmould.

Narrow rectangular lights to N and S of tower with 3no narrow ventilation slots in the stage above.

Porch has 2no. single lights, leaded to east, Perspex to west.

Condition

There is good ambient ventilation with openable lights. All windows to the nave and chancel are in good condition

NII and SII (Vestry windows) internally -stonework delaminating. Green staining to window surround NII. Window surround SII is in poor condition with plaster peeling, timber lintol exposed, and these timbers are is very poor state.

Stone mullions, cills and window stone surrounds to south elevation windows are showing signs of delamination and granular disintegration, even to the newer mullions of sVI and sV.

sIV – east side top of tracery has cracked.

Window I – there is a crack to north corner of cill.

Recommendation

Remove clutter in Vestry to allow for monitoring timber lintol SII. Allow for timber lintol repair. B

Repair cracks to sIV and I window with lime mortar. B









Doors

Configuration

North porch has an iron gate and fine mesh, timber door arched door to Nave. A small timber arched door from Nave to tower (Vestry)

Condition

Iron gate is corroding in places. Nave door D2, paint peeling.

Recommendation

Brush down iron gate, remove mesh and repaint.	D
Sand down D2 and repaint.	D

Church Yard and Environs

Configuration

The church is approached through a mid 18C lychgate which is Garde II listed, stands south of Market Square.

Mid C18 lychgate. Built of rubble, the entrance (S) elevation with freestone dressings and quoins; lateral walls rendered. Steeply pitched slate roof with gabled S bellcote; rendered copings. The S elevation faces the street and has 3 stone steps up to a pointed arched entrance hung with double gates; the side piers have raking plinths and a moulded springing courses. Above the entrance is a clock face in a moulded surround. The eaves have gabled finials at the angles and are scrolled at the head; apex surmounted by single gabled bellcote. The N gable faces the church and has a cambered, brick-headed archway. An inscribed stone above bears the date 1755 and above the datestone is a circular, brick-lined window, now filled in with brick. Eariler photos and maps shows buildings were once either side of Lychgate. for number of years new external wall has been errected to both sides.

The churchyard contains a number of semi-mature sycamores and ash trees.There are mature trees to northeast and south of the church, NE, one has been cut down since last report after the congregation was concerned about its growth and branches of tree adjacent south of tower were cut back due to growth and close proximity to the tower. To the west is a stone wall and shrubs and to the east is a stone wall surmounted by iron railings.

The church stands in an extensive burial ground which surrounds it on all sides.
The churchyard has been extended twice. On the south side there is a fairly small area which is bounded by three sycamore trees then there is a further extension, probably Victorian burials and beyond that a much more modern extension which is owned by the community council.





The ground is uneven and there are sunken old graves, grave subsidence evident to west. Some graves have been infilled with bricks and 2 to south have an orange tape indicating that graves are dangerous. Fortunately, the community have placed a sign on the gate from the modern graveyard to old informing people of the dangers of the ground and to keep to the paths.

South east – graves with railing are overgrown with brambles.

Some headstones are laid flat.

Although the tarmac paths were clear and grassed path to the south churchyard cut short, it should be extended to all grassed areas, grass in places were long and some headstones were just visible.

Lychgate - west wall is covered in thick ivy and so not posisble to inspect the condition. East wall has a vertical crack to cementicious render and the concrete wall is seperating from original lychgate stonework. There is missing mortar to roof ridge in places. Internally, the walls have green staining and painted iron pillars are rusting. clock mechanism is not working.

Recommendation

Grass cutting to be more frequent to all areas of church ground. Consider cutting the grass to create natural paths around the gravestones.	D
Allow for the clock to be made good by a clock maker.	F
Lychgate - install tale-tale to monitor cracks to see if there are movements.	B
Allow for a package of makeing good for the lychgate. - removal of vegetation, repointing, roof repairs.	C
Gravestones to be inspected closer to determine their safety.	D



Internal

Roof Structure – Ceiling

Configuration

The pitched roof has been underlined with ivory faced insulation board on top of the rafters under the roof covering.

There is a stone archway that separates the Chancel and Nave

Vestry (tower ground floor) – modern timber purlins and rafter, modern timber boards, 2 steel I beams running east to west. Timber hatch southeast corner.

Porch – timber purling's, plaster in-between rafters.



Condition

There is missing plaster to south slope of Nave and water stain to SW and NW corner. Ivy is entering SW and SE. In chancel, purling adjacent chancel arch is showing signs of water ingress.

Vestry and porch in good condition.

Recommendation

Once external works have been conducted, clean and redecorate areas mentioned above in chancel and Nave. B

Walls

Nave and Chancel



Configuration

Pale cream painted plaster on all sides. Plaster assumed to be gypsum based/hard.

Condition

There are flaking paint and cracks in the gypsum plaster to window surrounds on the south elevation. NW corner of Nave - Bubbling paint to high level, lower and mid level there is damp staining indicating that open voids in buttress or raising damp from blocked gullies might be the cause of these stains.

There are blistering paint to west face of chancel arch, and ivy growing to SW corner of chancel.



Recommendation

Internal works to be co-incided with external works. redecorate internal walls with breathable paint. B



Floors

Configuration

Nave - The main aisle of the nave appears to be of stone but is covered with red carpeting.
Either side the main aisle are pew platforms of pine boarding on bearers.
Chancel **-** There is one step up into the chancel and again the main body of the chancel central aisle. Side aisles appears to be of stone but majority is covered with red carpet.
Either side of this solid flooring are areas of boarding which carry the choir stalls themselves.
There are two further steps up to the sanctuary area which has a solid floor of coloured mosaics.

Porch – large stone flags with non-slip vinal runner and mat.

Vestry – 2 types of small stone flags with runner to centre.



Condition

The unbreathable vinal runner to porch has caused discolouration to the stone beneath. The same has happened to the vestry. Carpet in good condition to nave and chancel, and mosaics in sanctuary. South pew platform, there are numerous boards adjacent the porch which have historic repairs. Many board are loose and have a spring to them.

Recommendation

Remove unbreathable mats and runners and replace with breathable.	D
Remove floor board to south pews platform, investigate below before refixing boards.	B



Fixtures and Fittings

Configuration

Within the body of the nave towards the west end is a small octagonal gritstone font C14 on a chamfered base. Elsewhere there is a frontal case and simple straight backed pews with small kneelers fixed to the timber boarding. This extends both sides of the nave up towards the east end.
At this end there is an octagonal pine pulpit with small staircase leading up to it and opposite, a Vicar's desk of painted varnished pine timber beams.
There is also an electronic organ and a very small harmonium.
The chancel has a considerable extent of pine choir stalls, three blocks on each side. These have pine fronts.
There is a kneeler and at the East end an old oak / altar table plus gothic style oak chairs and a Victorian hall chair plus tables.
The wall either side the communion table has a red curtain hanging over it.
In the vestry there is a timber dark stained cupboard, safe, plastic stacking chairs, electrical heater, cast iron fire place and a overmantel oak board laid against south wall, and cleaning equipment.



Condition

The varnishing is beginning to look a little worn in places to pews. But considering their age, in good condition.

Recommendation

A general clean and bees wax to decorative timber furniture.	D



Heating, Lighting & Electrical Installations.

Configuration

Interior of the nave and chancel are heated by quartz ram heaters, three on each side of the nave, two on each side of the chancel, and these appear to be very recent installations with modern wiring.
The electrical intake and distribution are on the window reveal, next to the north west window.
No water or gas service.

Condition

Electrical appliances were not inspected.

Recommendation

A 5 year fixed wire testing to be conducted by a qualified electrician. D



Fire Fighting Equipment

Configuration

Alongside the main entrance door there is a carbon dioxide fire extinguisher

Recommendation

Continue with regular maintenance. D

Lightning Protection

Configuration

None.

Recommendation

n/a



Access

Configuration

North of Market Square via Lychgate. 3 steps to lychgate leads you to the North porch via a tarmac path. Path is grassed west of the porch and to the south which leads you to the new graveyard.



Condition

The tarmac near the porch entrance is uneven in places and has moss growing. The threshold between lychgate and path to porch has a drainage run and gulley, tarmac patchy in places but not of huge concern at present.

Recommendation

Clear moss from tarmac and continue to cut the grass short to the continuous path around west and south of Church. D



Access to the Disabled and other provisions to assist

Configuration

Main entrance is on the north is through a lychgate which has 3 steps. The church is on one level, except one step to chancel and a further step to altar.

Condition

South access from new churchyard is not accessible due to grassed path on the west. No assisted sound loop visible.

Recommendation

Considerations to provide a movable ramp to lychgate steps. F

Bats and Protected Species

Configuration

None identified within the body of the church. The porch outer gate has fine mesh over which prevents birds and bats from entering the main bodyof the church.

Recommendation

Allow to take ecological protected species survey. B

Remove fine mesh from porch gate to help biodiversity. D



Aesthetic improvements

Recommendation

The main body of the church is in good organised order. The Vestry has become a storage room and could do with decluttering. Stand-alone items, i.e overmantel piece, pop-up boards, plastic chairs to be removed and stored. E

Summary of Repairs and costs – St Mary, Llanerch-y-Medd

Sum of Cost			
Priority	**Item**	**Recommendation**	**Total**
A	Asbestos	Asbestos Management Survey	205
A Total			**£205**
B	Roofs	Reinstate lifted slates on S1 and reinstate 2no slates under ridge on a like for like basis. Repoint missing mortar below ridge. Reinstate slipped slate to W1 and replace cracked slate to W1 with like on like.	205
	Roofs	Repair lead flashing to S1 (SW) - see 1st image to left.	75
	Gutters & downpiipes	South tower wall downpipe to be overhauled to check connections are tight. Plastic downpipe is unsightly and possibly hiding damage to cast iron pipe internally. Allow for a new section of cast iron pipe or replace the entire downpipe with black powder coated aluminium.	1,500
	Highlevel dressed stone	High level access to be conducted to remove vegetation and repoint voids with lime mortar and check condition of stonework.	1,300
	Highlevel dressed stone	Repoint north-east coping stones with lime based mortar.	400
	Bellcote	Bell and supports to be inspected by a belfry specialists company.	1,500
	External walls	Remove ivy from all walls listed above and repoint with lime mortar.	1,400
	External walls	Repoint all buttresses, and voids listed in the surevy notes above.	10,000
	Windows	Remove clutter in Vestry to allow for monitoring timber lintol SII. Allow for timber lintol repair.	350
	Windows	Repair cracks to sIV and I window with lime mortar.	900
	Churchyard & environs	Lychgate - install tale-tale to monitor cracks to see if there are movements.	100
	Ceiling	Once external works have been conducted, clean and redecorate areas mentioned above in chancel and Nave.	3,500
	Internal walls	Internal works to be co-incided with external works. redecorate internal walls with breathable paint.	4,000
	Floors	Remove floor board to south pews platform, investigate below before refixing boards.	720
	Bats and Protected Species	Allow to take ecological protected species survey.	1,250
B Total			**£27,200**
C	Churchyard & environs	Allow for a package of makeing good for the lychgate. - removal of vegetation, repointing, roof repairs.	10,000
C Total			£10,000

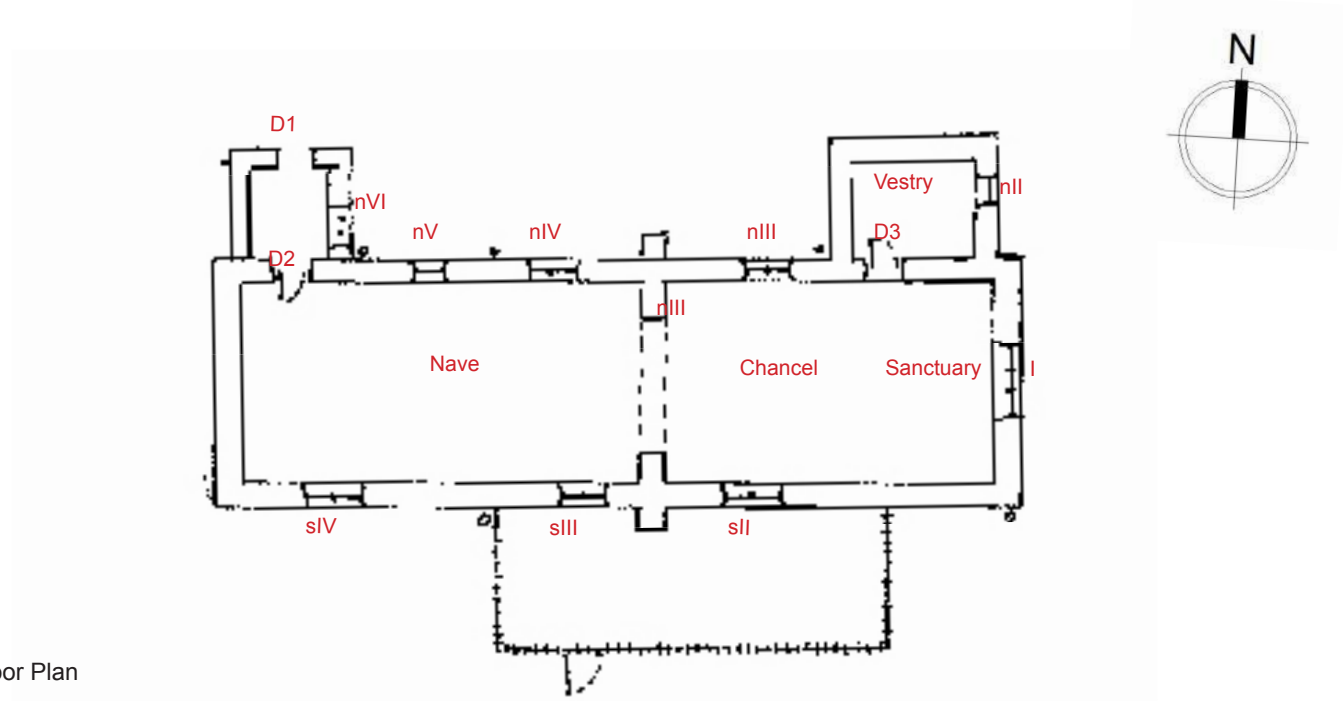
D	Gutters & downpipes	Clear all gutters to allow water to discharge freely.	640
	Gullies and drainage	Clear all vegetation around the perimeter of the Church.	500
	Gate D1	Brush down iron gate, remove mesh and repaint.	400
	Porch Door	Sand down D2 and repaint.	325
	Churchyard & environs	Grass cutting to be more frequent to all areas of church ground. Consider cutting the grass to create natural paths around the gravestones.	-
	Churchyard & environs	Gravestones to be inspected closer to determine their safety.	500
	Floors	Remove unbreathable mats and runners and replace with breathable.	1,400
	Fixtures and Fittings	A general clean and bees wax to decorative timber furniture.	1,000
	Heating, Lighting & Electrical	A 5 year fixed wire testing to be conducted by a qualified electrician	250
	Fire Fighting Equipment	Continue with regular maintenance.	375
	Access	Clear moss from tarmac and continue to cut the grass short to the continuous path around west and south of Church.	250
	Bats and Protected Species	Remove fine mesh from porch gate to help biodiversity.	included with gate D1 above
D Total			**£5,640**
E	Aesthetic improvements	The main body of the church is in good organised order. The Vestry has become a storage room and could do with decluttering. Stand-alone items, i.e overmantel piece, pop-up boards, plastic chairs to be removed and stored.	-
E Total			-
F	Churchyard & environs	Allow for the clock to be made good by a clock maker.	2,500
	Access to the Disabled	Considerations to provide a movable ramp to lychgate steps.	500
F Total			**£3,000**
Grand Total			**£45,840**

5.6 Penrhoslligwy, St Michael

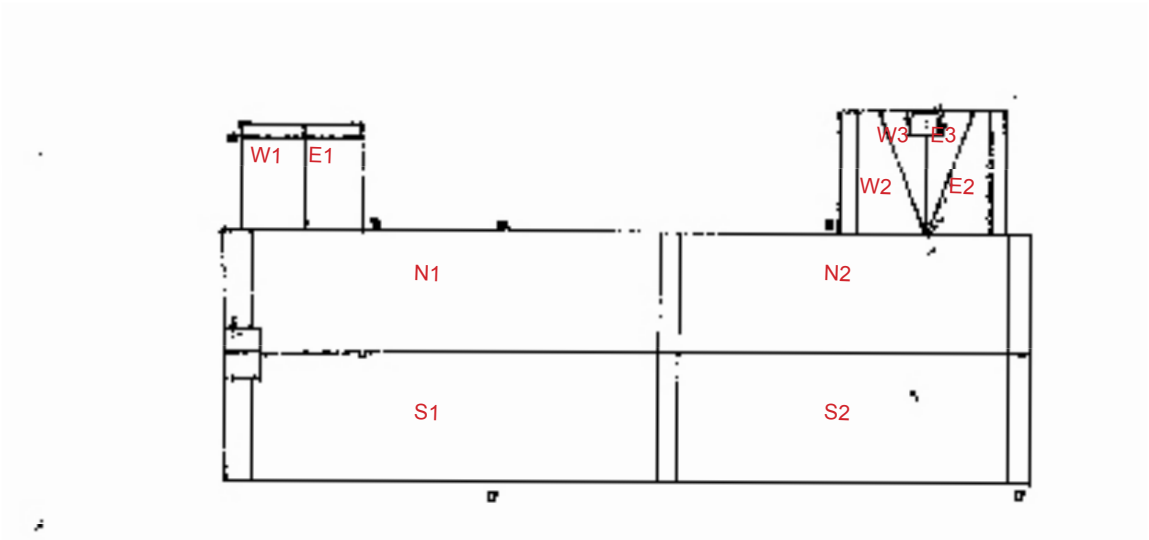
Description and Statement of Significant

In an enlarged llan dating from c1400, the church was restored by Henry Kennedy in 1865 when the north porch and vestry were added. A simple church of nave and chancel with a steep west bellcote with a C19 gabled porch having a steeply-pitched low-swept roof. Grade II*.

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 overthe 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

All roofs are medium sized purpose-laid slates laid to regular courses. Ridges are plain black clay with a single ventilating ridge tile on each of the Nave and Chancel roof. Leadwork to verges and abutments and coping stones to gables. There are 2 valleys to vestry roof and chimney.

Condition

The majority of the slates are in good condition. There are 3 no slipped slates to southwest slope of Nave (S1). 1no slipped slate under ridge to N1 (centrally). Refixing this would require to lift ridge tile above, which at present with the good condition of the ceiling internally in this location there is no need to go to this extent. There are voids between coping stones and a crack to end coping vestry west wall.
Due to the damp condition internally to the vestry, the valleys here require a closer inspection.

Recommendation

Repointing coping stones.	B
Refix 3 no. loose slate to S1 & 1no. N1.	B
Inspect both valleys to vestry to see what is causing damp issues internally. Allow for re-lead.	B

Rainwater Goods

Gutters and Downpipes

Configuration

All gutters are half round cast iron type, fixed with rise and fall and four brackets. Downpipes are generally cast iron with one downpipe, RWP2, a plastic replacement which serves a water butt. Downpipes discharge to soakaways.

Condition

All RWGs are showing signs of rust and peeling paint. Redundant cast iron goods are situated on the north elevation.

Recommendation

Brush down RWGs and repaint. D

Redundant cast iron pipes to be stored off site safely. D



Gullies and Drainage

Configuration

Downpipes discharge to gulleys in drains with RWP2 discharging into a water butt.
Along the north elevation a gravel drainage barrier has been created to keep vegetation away from the church wall and to help drainage. However, it was noted in last report that depth of gravel was approximately 50mm.

Condition

Vegetation are present to east of porch and south elevation in particular.

Recommendation

Clear all vegetation to perimeter of the church. D



Bellcote

Configuration

A stone bellcôte on the west gable with steep coped roof and a single bell. A lead tray has been fitted below the bell. An external light fitting has been fixed to the north side with an exposed surface mounted cable.

Condition

Small vegetation present to west and south east. Pointing in good condition.

Recommendation

Remove vegetation and repoint open voids with lime pointing. D



High level stonework / parapets and dressed stonework

Configuration

Stone cross on the top of the east gable and an iron cross fixed to decorative stone to porch apex. Stone to Nave gable is missing.

Condition

All in good condition.

Recommendation

None.



Internal

Roof Structure – Ceiling

Nave

Configuration

The ceiling and the Nave consists of an open pitched roof with five large timber trusses on stone corbels, set in the wall. Rafters and purlins in between. All timberwork is stained in a dark colour

Condition

There is a section of plaster south west (under coping stone) S1 roof slope, where water stains are visible. Externally there are 3no slipped slates, flashing may have failed in this area too.

Recommendation

Once external works have been done to the coping stones, decorate ceiling using breathable lime based paint. B



Chancel

Configuration

The trusses are at a more frequent interval a total of 10no, alternating with rafters in between them. All are connected with 2no purlins either side. All timberwork is stained dark. The ceiling sections between the woodwork are white painted board throughout.

Condition

In good condition.

Recommendation

None.



Vestry

Configuration

Within the Vestry there is quite a complex ceiling construction with two valleys below the location of the chimney breast externally. The chimney is not expressed internally at all.

Condition

There are many water stains to the boarding as stated in previous report. There is a small section of plaster missing to west slope.

Recommendation

Remove the boarding to investigate the damp issue and the roof structure. Reboard and decorate. B



Porch

Configuration

Porch area between the rafters has not been boarded but the white underfelt has been left exposed.

Condition

In reasonable condition.

Recommendation

None.



Walls

Configuration

All internal walls are plastered and painted. There is a stone arch separating the Nave and chancel.

Condition

Blistering paint in numerous areas, west gable (north) high and low level, there is green ‘dripping’ stains to west gable (south). Nave arch (north) there are damp staining to this side. East window reveal showing damp stains.

South wall and Southwest wall in particular have deteriorated since last report, where peeling paint has revealed the original paint colours, reds and blues, red similar to copper oxide colour we see in St Eilian for example which is exciting to see.

South windows reveal has blistering plaster.



North wall of nave, in reasonable condition, but an area of light brown stain is to northeast under window nIII. And there is blistering plaster to northeast corner (behind pulpit) at low level.

There is a crack to pointing top of arch (nave side). The chancel side has cementitious pointing.

Chancel walls in reasonable condition, on south behind the MACCVDECETI STONE, the red original paint scheme is visible. The north wall has damp staining (near the arch).

Recommendation

Rake out cementitious pointing to top of arch and repoint both sides with lime. B

Note: parish to discuss options of preserving the red paint which is currently exposed due to peeling paint.



Floors

Nave

Configuration

Large stone flags central aisle. Below the Nave pews and the former choir stalls, now chairs, there is timber boarding which is level with the stone flags.

Condition

In 2023, works to repair the nave floor of wet rot was completed. During the works, ventilation to floor was done.

Recommendation

None.



Chancel and Sanctuary

Configuration

Raised by a small step, which a temporary ramp out of hardboard has been placed. Red and black quarry tiles along the centre and timber boards to both side of Chancel where pews stood. A step leads you to a decorative clay tiles in the Sanctuary.

Condition

All in good condition.

Recommendation

None.



Fixtures and Fittings

Configuration

There is a font in the south west corner which is of octagonal grid stone bowl with chamfered base and top. There is also a simple grid stone water stoop set into the north wall of the Nave.
Other fitted features include a simple communion rail with twisted stanchions to floriate brackets. In the Nave, the pulpit and pews are contemporary with the Kennedy restoration. There are two free standing organs, one electric. In Chancel there are rows of modern chairs. The MCCVDECETI STONE is situated on the south wall of Chancel.

Condition

In good condition.

Recommendation

None.



Heating, Lighting & Electrical Installations.

Configuration

There is no water supply to the church.

The church has an electricity supply, which arrives at high level at the east end of the Chancel then runs east, level around the north side of the church entering above the Porch roof. A meter cupboard is fitted to the west side of the entrance door within the Nave.
Electrical lighting is provided through spot lights fitted within the ceiling area of Chancel and Nave.
Heating is provided by ceiling mounted overhead heaters. There are five of these.

Condition

Understood to be working well.

Recommendation

A 5 year fixed wire testing to be conducted by a qualified electrician. D



Fire Fighting Equipment

Configuration

A CO^2 type Fire extinguisher is located at the west end, next to the door. The water type extinguisher is located in the Chancel next to the arch with the Nave.

Condition

n/a

Recommendation

Continue with general maintenance. D

Lightning Protection

Configuration

None.

Recommendation

n/a



Access to Churchyard

Configuration

You access the church on the northern side, through a small field, via a kissing gate at the bend of the lane. A footpath across a field then joins a second kissing gate at the north boundary of the churchyard.
From there a tarmacked path leads towards the porch. There is a small step from porch to nave.

Condition

The famer cuts the grass in his field, but there is a natural path through the grass. All in good condition.

Recommendation

None.



Access to the Disabled and other provisions to assist

Configuration

There is a small step from the Porch into the Nave. The level different has being minimised with small a piece of hardboard providing a minimal ramp. From the Nave to the Chancel there is a further step. A large steps leads from the Chancel into the Vestry. No accessibility. Mitigation has been provided here.

Condition

Accessibility seems to be managed by the church reasonably well.

Recommendation

None.



Bats and Protected Species

Configuration

The church is known to be used by a variety of bats. These include brown long eared bats. There is also a sign of nesting birds within the Porch area.

Recommendation

Allow to undertake an ecological protected species survey. B

Aesthetic improvements

Recommendation

Allow for a paint specialist to remove the peeling paint to south wall. (Note St Eilian Timber Rood repairs can be done a the same time) F

Summary of Repairs and costs – St Michael, Penrhoslligwy

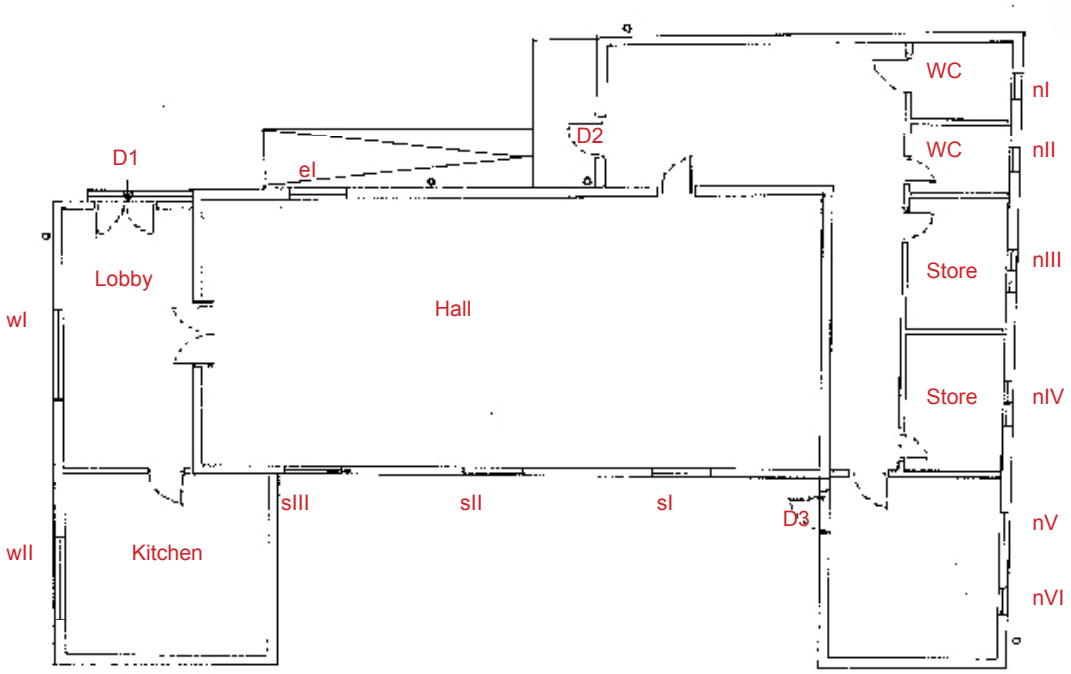
Sum of Cost			
Priority	**Item**	**Recommendation**	**Total**
A	Asbestos	Asbestos Management Survey	205
A Total			**£205**
B	Roof	Repoint coping stones.	2,200
	Roof	Refix 3 no. loose slate to S1 & 1no. N1.	150
	Roof	Inspect both valleys to vestry to see what is causing damp issues internally. Allow for re-lead	4,700
	External walls	Repoints area of missing pointing.	10,000
	Windows	Replace broken panes to match.	1,500
	Windows	Replace corroded saddle bar ends with brass or bronze tips into stonework and repoint.	2,000
	Porch door	Allow for a splice repair and decorate.	650
	Nave ceiling	Once external works have been done to the coping stones, decorate ceiling using breathable lime based paint.	1,800
	Vestry ceiling	Remove the boarding to investigate the damp issue and the roof structure. Reboard and decorate.	950
	Internal walls	Rake out cementitious pointing to top of arch and repoint both sides with lime.	400
	Bats and Protected Species	Allow to undertake an ecological protected species survey.	1,250
B Total			**£25,600**
D	Gutters & downpipes	Brush down RWGs and repaint.	2,650
	Gutters & downpipes	Redundant cast iron pipes to be stored off site safely.	500
	Gullies & drainage	Clear all vegetation to perimeter of the church.	1,000
	Bellcote	Remove vegetation and repoint open voids with lime pointing.	1,450
	External walls	Remove all ivy and other vegetation to walls.	1,000
	Churchyard & environs	Clear vegetation to all areas of churchyard.	1,500
	Churchyard & environs	Repoint stone pillars to entrance way.	350
	Heating, Lighting & Electrical	A 5 year fixed wire testing to be conducted by a qualified electrician	250
	Fire Fighting Equipment	Continue with general maintenance.	375
D Total			**£9,075**
F	Aesthetic improvements	Allow for a paint specialist to remove the peeling paint to south wall. (Note St Eilian Timber Rood repairs can be done a the same time)	750
F Total			£750
Grand Total			**£35,630**

5.7 Moelfre Church Hall

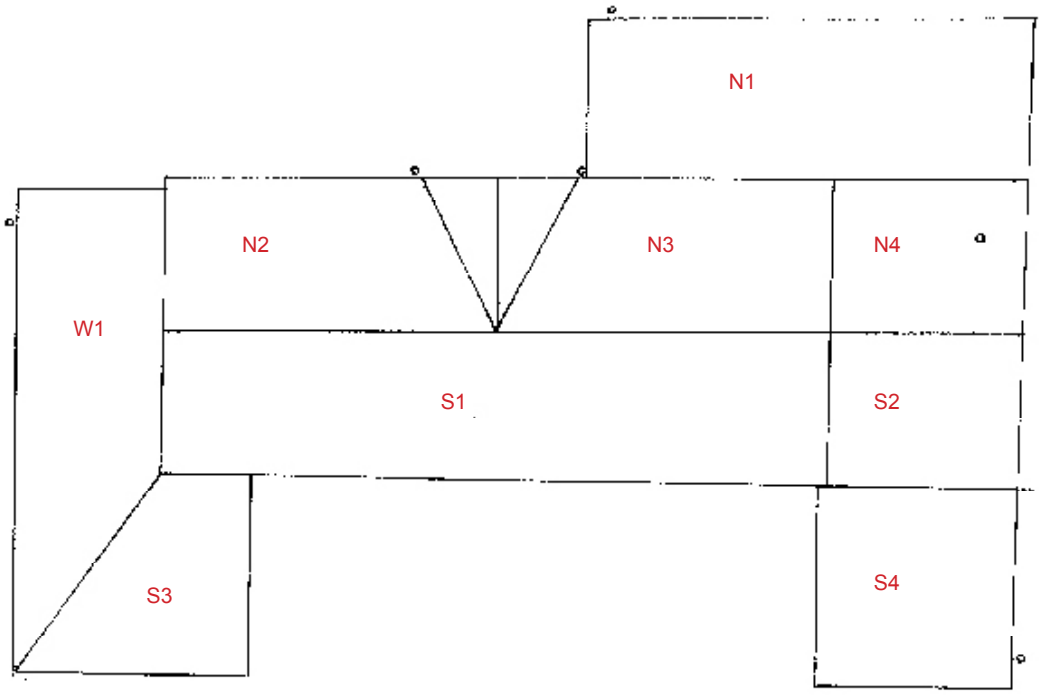
Description and Statement of Significant

Moelfre Church Community Hall lies in the centre of Moelfr. It has been extensively refurbished, and is now a quality hall serving the moelfre community.

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

Simple slate pitched and lean-to roof with red clay ridge tiles. Slate roof is of grey slates in traditional style (tally slating).

Condition

Slates and valleys in good condition.

Recommendation

None.



Rainwater Goods

Gutters and Downpipes

Configuration

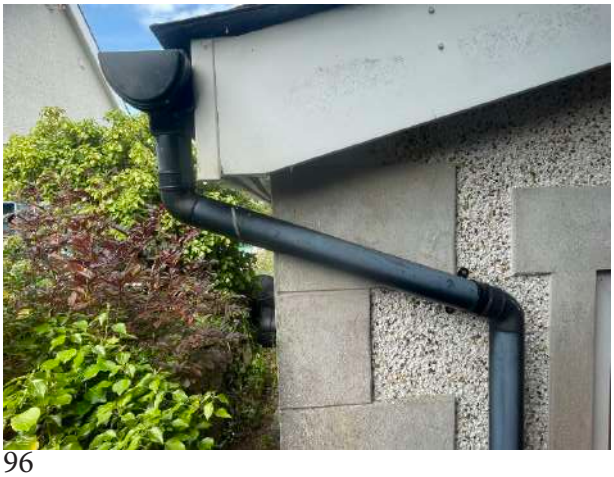
Gutters are 100mm deep half round black uPVC on brackets fixed to white plastic facia boards. Downpipes are 100mm black uPVC. Downpipes discharge into gullies, not possible to establish where the gullies drain to, however, with the site sloping down north towards the main road, therefore it is likely that rainwater discharges to the mains drain (possibly combined sewer).

Condition

All in good working order. Plastic has discoloured in areas of high UV exposure, but otherwise good.

Recommendation

None.





Gullies and Drainage

Configuration

There are 5no gullies around the perimeter of the hall. Plastic channel drain located to north elevation, fire exit and ramp area and to fire exit to south.

Condition

All in good working order.

Recommendation

None.



External Walls

Configuration

Walls are pebble dashed render with rendered stick on quoin stones to each corner, and a rendered plinth along the perimeter of the building.

Condition

There is a hairline crack to stone window head to north, but it is of no concern.

Recommendation

None.



Windows

Configuration

All windows have been renewed since last report and replaced with white uPVC and Upvc cills.

Condition

All in good working order.

Recommendation

None.



Doors

Configuration

Modern timber panelled double doors to main entrance. Modern timber panelled single door to north facing lean-to and west facing lean-to. (these are both fire exit doors)

Condition

Main door in good condition. Both fire exit doors have flaking paint and can do with redecoration to preserve the wood.

Recommendation

Allow to strip 2no fire exit (external side) and re-oil with suitable timber product.





Church Hall Yard and Environs

Configuration

The yard is accessed from the main road (Gwel yr Afon) through an opening with two hard limestone capped pillars. Since last report the ayrd has been transformed.
The church hall has given a 5 year lease to the local community group to create a garden within the space. Community have received grant for this and it is looking well.
Reinforced gravel suitable for parking to the entrance and there is space for 3-4 cars.
The concrete ramp leads to both external access doors.
Boundary walls are made up of
rubble stone to the north south and west whilst the east wall is mostly an earth mound. Hawthorn hedges are located along the north, south and east walls with a small sycamore tree located against the north wall.

Condition

The mortar to both limestone caps to pillars is missing / caps come loose. Wall with post box, is coming away from the pillar and requires repointing.

Recommendation

Repoint limestone caps to pillars and repoint the gap between the wall and pillar. B



Internal

Roof Structure – Ceiling

Configuration

The main hall's roof is likely to be supported by trusses. All ceilings are painted plasterboard with underside of 3no. painted timber beams visible in main hall.

Condition

No signs of water ingress. And structure looks sounds.

Recommendation

None.



Walls

Configuration

Assumed block masonry with painted gypsum plaster. All walls painted in magnolia cream with assumed modern vinyl emulsion.

Condition

There are several high level cracks within the north wall of the hall, a lobby above the electrical meter board and main door, and east wall of kitchen. Most of these cracks are plaster shrinkage. Kitchen and lobby are extension to the existing hall, these new structures could have caused movements. Flaking plaster to south wall of hall.

Recommendation

Monitor cracks, if they are wider than 5mm, it would need to be investigated further. D

Flaking plaster to be made good and hairline cracks to be filled and decorated. D



Floors

Configuration

Vinyl cover with pencil edge painted skirting's to porch and kitchen. Heavy duty vinyl floor in light coloured timber imitation with large bull nosed varnished timber skirting's to main hall. Vinyl cover with large bull nosed varnished timber skirting's to WC's, storage rooms and circulation spaces.

Condition

There is 2 areas of stains in the lobby area, but otherwise floors are in good condition.

Recommendation

A solution to clean the dark patches in the lobby. D



Fixtures and Fittings

Configuration

Since last report the large timber cross mounted to west wall of main hall has been taken down. A stage is now situated on the south wall of the hall. There are projector located in hall too. There are 2 WCs one of which is disabled and 2 storage rooms. Piano situated in corridor in the south extension, foldaway tables here too.

Condition

2 storage room to the south provides ample space for storage, all gangways are clear. WC white goods in good condition.

Recommendation

None.



Heating, Lighting & Electrical Installations.

Configuration

Electricity and water are mains operated. Mains electrical meter is located within the entrance lobby. Another electrical meter is located within the boiler room in the south-east extension. Large electrical heaters are located throughout building. Strip lights are also located throughout with energy lights in each room.
Oil tank is situated south of the hall, this is used for hall radiators only. Everything else runs off electric.

Condition

It is understood everything is working fine.

Recommendation

Continue with 5 year fixed wire testing. D



Fire Fighting Equipment

Configuration

CO2 and foam located in lobby, 2 foam in southern extensions and C02 in kitchen. Emergency light in hall, 2 emergency exit doors.

Condition

Inspection up to date (January 2024) signage is clear.

Recommendation

Continue with yearly maintenance. D





Lightning Protection

Configuration

None.

Access to Churchhall

Configuration

The hall is situated on side of the road, with easy access and parking to the rear. There are 2 steps to main entrance door, to the east there is a ramp access from fire door.

Condition

All level and in good condition.

Recommendation

None.

Access to the Disabled and other provisions to assist

Configuration

Access is mostly level with one concrete ramp leading from yard to east facing access door (fire door) Internally, all floors are on the same level and a disabled WC is provided.

Condition

All in good condition.

Recommendation

None.

Bats and Protected Species

Configuration

n/a

Aesthetic improvements

None.

Summary of Repairs and costs – Moelfre, Church Hall

Sum of Cost			
Priority	**Item**	**Recommendation**	**Total**
A	Asbestos	Asbestos Management Survey	included with St Allgo
A Total			**-**
B	Churchhall & environs	Repoint limestone caps to pillars and repoint the gap between the wall and pillar.	325
B Total			**£325**
D	External doors	Allow to strip 2no fire exit (external side) and re-oil with suitable timber product.	500
	Internal wall	Monitor cracks, if they are wider than 5mm, it would need to be investigated further.	250
	Internal wall	Flaking plaster to be made good and hairline cracks to be filled and decorated.	800
	Floor	A solution to clean the dark patches in the lobby.	250
	Heating, Lighting & Electrical	Continue with 5 year fixed wire testing.	250
	Fire Fighting Equipment	Continue with yearly maintenance.	375
D Total			**2,425**
Grand Total			**£2,955**