

RECOMMENDED REPAIRS

WORK TO BE CARRIED OUT WITHIN ONE YEAR

1. Replace missing or broken roof tiles.
2. Clear all secret gutters.
3. Clear flashing behind Porch buttress.
4. Form new lead cover flashing on North Aisle West end, to address damp internally.
5. Repoint Chancel cover flashing at West.
6. Check ridge tiles on North Aisle.
7. Repoint Vestry flashings.
8. Clear Vestry Valleys.
9. Extend pipe onto gutter (South Porch)
10. Dress the stone corbel table with a lead protective apron.
11. Replace length of missing downpipe (South Porch).

12. Clear Tower outlets and gutters, and use Leadmate in the chase, where mortar is missing.
13. Obtain a lightning conduction check, if not already done.
14. Obtain a fixed wiring check, if not already done.
15. Obtain a fire extinguisher check, if not already done.
16. Keep the Log Book and Terrier up to date.
17. Ease South Vestry internal door.
18. Remove ivy from boundary wall.
19. Remove any timber stored within the old Boiler House.
20. Carry out a complete overhaul of the rainwater good system.
21. Repair and repoint stone corbel table on the whole perimeter.
22. Carefully finger scabbling of stonework affected by contour scaling, repoint with lime mortar and, where necessary, carry out mortar repairs using Keim mortars.
23. Remove low level plaster in the South Aisle (South wall), re-plaster and redecorate following the completion of the renewal of the drainage systems (above and below ground).
24. Ease window ventilation hoppers and redecorate.
25. Reduce ground level to resolve issue with damp on the South side.
26. Repair North Aisle East window's leadwork.
27. Reinststate missing stones in boundary walls.

28. Refix skirting in WC.
29. Carry out roofing repair to the tower roof.
30. Monitor the Tower's vertical crack on the South side a structural engineer will need to be consulted.
31. Carry out decoration to external doors and entrance lobby's doors (caretaker's cupboard and gallery door).
32. Carry out repairs to first four timber steps to gallery.
33. Re-organise all item stored within the gallery.

WORK TO BE CARRIED OUT WITHIN TWO YEARS

1. Repair South Aisle's East window that shows bulging in its upper section.
2. Decorate ferramenta to the North Vestry leaded glass window.
3. Repair area affected by damp (South elevation) within the South Vestry.

4. Repair the trap door that gives access to the Tower's roof.
5. Repoint brick flue on the Tower's roof.
6. Renew all ventilation grilles along the chamfered plinth that have corroded.
7. Repoint all open joints throughout.
8. Repoint all open joints between gable coping stones.
9. Lift floorboard in Aisles to check floors.
10. General filling and redecoration to internal plastered walls.

WORK TO BE CARRIED OUT WITHIN FIVE YEARS

1. Carry out repair and decoration to the weathervane metalwork.
2. Replace protective polycarbonate sheet to windows, with powder coated stainless steel guards.
3. Remove corroded metal container from the South Aisle's South wall, and better organise the refuse bins area.
4. Remove concrete terrestrial gutter along the North elevations.

MONITORING AND ADVISABLE WORK

1. Regularly clear grilles, gutters and downpipes.
2. Monitor the West window vertical crack to mullion.
3. Monitor the crack on the lintel to the doorway into the Clock Chamber.

ESTIMATES OF COST AND INSTRUCTIONS TO PUT WORK IN

HAND

This report is not a specification for the execution of works or the gaining of tender and must not be used as such. The Architect has indicated in it such maintenance works, if any, which may safely be undertaken with professional supervision.

When ready to proceed with any part of the recommended repairs, the Parochial Church Council should instruct the Architect to prepare specification and schedules and, after consultation with the Parochial Church Council, arrange for the work to be carried out by an approved Contractor under his directions. Costs on much of the work of repairing churches cannot be accurately estimated because

the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can then obtain either firm prices or considered approximate estimates, whichever may be appropriate. The Architect will be glad to help the PCC complete an appeal application to a charitable body if necessary, and to assist in applying for the essential Faculty or Archdeacon's Certificate.