

QUINQUENNIAL INSPECTION REPORT 2019

Location, Dedication	:	The Church of St Thomas of Canterbury & English Martyrs
Parish	:	The Parish of St Leonards-on-sea



08508



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1.0 INTRODUCTION & GENERAL DESCRIPTION

1.01 REPORT PREPARATION

This Report was prepared by:-

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Date of inspection & weather conditions : August 2019

Date of previous report : October 2014

1.02 This report is written up under the Arundel and Brighton Diocesan guidelines that require an all-round “portrait” of the state of the properties. It does not call for maps, plans or photographs and makes clear that works identified are subject to a detailed analysis and specification before being undertaken.

1.03 GENERAL DESCRIPTION AND HISTORY

St Thomas of Canterbury lies inside the urban area of St Leonards-on-Sea which is part of the Magdalene Road Conservation Area. Opposite is the grounds of the Convent of the Holy Child and together with the church they constitute a significant Catholic enclave when they were both built in the 19th century. The church sits hard to the road on a hill with an attached large Presbytery, and a church hall beyond accessed from the other side of the urban block.

The church is a tall simple structure with bulk of the church under a single high pitched slate roof with narrow side chapels under lead flat roofs each side of the nave. The chancel and side chapels sit beneath apsidal roofed structures at the west end of the church. At the east end the church is entered via a small porch and a narrow narthex. To the side of the porch sits an old mortuary chapel which has been converted to a toilet area. An organ once stood at first floor level at the east end on an oak gallery but now has been replaced by an electric organ.

Behind the church and to the west is a large Presbytery, with living accommodation at first and second floors. The lower ground floor is used by the parish as a meeting room and kitchen and dining room behind. The ground floor contains the church and priests and finance offices and a counselling room. To the south of the Presbytery is a garden and 4 garages.

On the western side of the grounds and entered from Church Road is the parish Hall known as Concordia Hall. Between the Presbytery and the hall is a large open grassed garden. The hall is very long and thin with a large kitchen and servery, a bar, disabled and male toilets on the ground floor. There are also stores at the east end and two more toilets. In the basement are the plant rooms and female toilets and at first floor is a meeting room with a refreshments kitchen to the side. A gallery overlooks the hall and is accessed from the first floor stair landing.

1.04 HISTORY

The church is the second church on the site. The first church was built in 1866 alongside the Presbytery in 1866 but was destroyed by a fire in 1877. The congregation then met in an iron church whilst the church was rebuilt in 1889. Both churches and the presbytery behind it were designed by notable Victorian architect Charles Alban Buckler who also restored Arundel Castle for the Dukes of Norfolk. The church was extensively decorated with stencils and wall paintings by the notable church artist Nathaniel Westlake between 1908 and 1911 in a Gothic style.

Sometime in the early twentieth century the church must have acquired a large house called St John's villa with extensive grounds to the west. By the 1920's alongside the villa a church hall was built and later the villa was demolished and much of its grounds developed for housing. The hall is nowadays call the Concordia Hall and used by the congregation and local community. In 1998/99 the hall was renovated with help of a Lottery grant.

In 1981 the church had a major restoration to overcome years of neglect and the paintings were restored but some of this restoration work to the interior decorations is now starting to deteriorate.

1.05 WORK DONE ON THE FABRIC SINCE LAST QUINQUENNIAL:

Since the last quinquennium the church has carried out routine maintenance, repaired the roof over the Sacristy, carried out repairs to the roof of the Narthex, repaired heating systems, carried out electrical upgrades and repairs identified in test reports.

1.06 KEY FACTS

- The Church and Presbytery are Listed Grade II buildings.
- The Church has toilets (disabled) off the Narthex but no provision for refreshments close to the worship space.
- There is a large garden around church
- There is some parking inside the church grounds and a number of spaces in-front of the hall.
- The church has a large hall and meeting room in a separate building.

1.07 LIMITATIONS

This is a summary report only, as is required by the Diocese of Arundel and Brighton whose guidelines require an all-round portrait of the state of the properties. It is not a specification for the execution of the recommended work and must not be used as such.

It is recommended that an Architect or Chartered Building Surveyor be involved in any substantial work that is required following this report. Experience has shown that repairs carried out solely by a builder can be ineffective and may, in the long run, prove uneconomic. Impartial professional advice and supervision is generally of benefit for substantial work.

This report is based on the findings of an inspection made from the ground or other places which can be easily reached or from a ladder provided. It is to be noted that the woodwork has not been inspected or other parts of the structure which are covered, unexposed or inaccessible and are, therefore, unable to report that any such part of the property is free from defect.

Some inspections require specialist knowledge and are excluded from this report. Where I think they are needed, or I have seen evidence that they have been carried out, I will advise you in the report. Such inspections include:-

- Bell and mechanism
- Organ
- An electrical installation

A separate examination and test report of wiring, fittings and accessories should be carried out by

a competent registered NICEIC approved electrician in accordance with current IEE Regulations and recorded in the on-line church records.

1.08 CONSENT FOR WORK

The church is a Listed Building and as such the particular responsibility for the maintenance of Listed Buildings must be emphasised. For all work other than repairs on a like-for-like basis an application has to be made to the Historic Churches Committee for listed churches or churches in conservation areas. For all other Listed Buildings (including presbyteries and halls) parishes must apply to the Local Planning Authority for Listed Building Consent.

The parish, through the parish priest, and the Parish Finance Committee, will be responsible for the carrying out of repairs, and budgeting for their costs. Expenditure in excess of £7,500 requires the prior approval of the Diocesan Finance Committee.

1.09 Directions:

In this case the liturgical points of the compass are not being used to describe the elements of the building since the Sanctuary faces west and there is an extensive range of buildings on the site where the liturgical compass points would not be relevant. Geographical compass points therefore are being used.

1.10 Priority for repairs:

Repairs where necessary are indicated as follows:-

Urgent and of upmost urgency	(A)
Items which should be done within 12 months and not more than 2 years	(B)
Items which need to be done this Quinquennium (2-5 years)	(C)
Desirable improvements in the future and redecoration	(D)
Routine maintenance which can be done without professional advice.	(M)
Items to be kept under observation	(O)

1.11 Report Structure

The following report is divided into the three sections dealing with the three parts of the complex; firstly, the Church, then the Presbytery and finally the Concordia Hall. Each part has a general inspection report giving the summary of the findings followed by a detailed and photographic inspection report recording the state of the building and highlighting individual repairs. The photographs are small but are there to help the church to identify the location of defects. After the individual report there is a set of summary tables identifying items by their priority categories and giving an indicative budget for the repairs. This is not a measured cost but an indication to the Parish of the quantum of the cost involved.

Part A

St Thomas of Canterbury and the English Martyrs Church Inspection



1.0 SUMMARY OF INSPECTION FINDINGS

Generally, the Church is in very good condition despite its great age with no significant defects.

1.01 Main Walls of the Church

As mentioned in the last quinquennium, the external stone walls are largely covered with hard cementitious raised pointing over the original lime pointing. This traps moisture driven into the walls, especially on the exposed western and southern sides by the sea winds.

The cement pointing, unlike the original lime pointing is not porous and I believe the moisture in the walls is drying out to the interior, leading to the exfoliation of the interior paint and plaster finishes.

English Heritage has already recommended these cement pointings are removed from the south and west walls for the sake of the future of the Westlake decorations. I strongly recommend this needs to be one the Parish's main objectives.

The new pointing should be in lime mortar and preferably a 'hot lime' mortar, as research carried out by Scottish Heritage has shown that this form of pointing is the most effective at keeping exposed walls dry internally.

Other than the need to repoint the rest of the main Church walls, they are in good order with no indication of settlement.

1.02 Window surrounds

The window surrounds are in a soft Bathstone and suffering some exfoliation of both faces in locations. Close inspection may suggest some individual stones need replacement. Often the worst stones are the external cills and it may be worth considering lead flashings over them, to preserve the fabric inside.

1.03 Narthex

The settlement cracks in the Narthex, identified in the last quinquennial, have now been repaired after the Church took the advice of a structural engineer.

1.04 Masonry repairs

There are a few stones which need repair by a Mason. To the porch crenulations, the toilets and the finial over. This work, along with the pointing, needs to be approved by the Historic Churches Committee.

2.00 Roofs

2.01 The slate roof over the Church is generally in a reasonable condition, but due to its height, I could not get up onto the lead-covered flat roof to the sides. I recommend that a contractor is employed annually to clean the flat roofs and replace a few slipped slates noted on the North slope of the Nave. When this happens and with his assistance, I would like to get onto the roofs and make a fuller inspection before any work is carried out to repair the wall pointings below.

2.02 Chapel Roof

The two Chapel roofs off the Chancel have stone coverings – eight of which were spalling and have had mortar repairs recently. The wall paintings in the roof and high up are deteriorating significantly. I fear the stone is too porous now and, like the Narthex, should be covered with slates before painting restoration starts. This work would not need an Historic Buildings Committee Approval, but also a Planning Approval.

2.03 Western Haunchings over Chancel Arch

I suspect there may be issues where the west gable haunchings meet the slates low down on each side of the Chancel archaeology. The pointings are decaying below these points and need investigation.

2.04 Water Chute – North Side

To the north side, one of the western water chutes has broken away from the wall and water is now over-shooting onto the wall high up behind the St Thomas of Canterbury Chapel. This is probably why the paintings are failing in this Chapel on the sheltered northern side. This needs repair soon and will need the Historic Buildings Committee Approval.

2.05 Toilet Roof

The valley gutter around the small roof to the toilets is very narrow and easily blocked. It needs cleaning, but it is so narrow against the south wall of the Church, that it is very difficult to clean without damaging the slates. I think it must flood in heavy rain saturating the walls of the Repository. This is damaging the paintings and also causing the damp in the northern wall in the toilet lobby. Ideally, the lead gutter should be raised and widened to increase the gutters capacity and make maintenance easier. However, until this is done, it still needs bi-annual cleaning. Any alteration to this roof would need Historic Buildings Committee Approval.

2.06 Gutters & Downpipes

The Church generally has cast iron gutters and downpipes which mostly date from its construction. Two are obviously broken, one by the west side of the porch and the other to the western corner between the toilets and south wall of the Church. Many of the others have had strap repairs and if money is to be expended repairing the paintings, I feel strongly that this is the time to repoint the south wall and replace the down-piping. Thus ensuring this area is watertight for the next 100 years.

There is a rainwater pipe draining the Chancel gutter, which has broken off the wall above the northern Chancel Chapel and is making the wall damp. It needs re-fixing properly.

2.07 The Flat Roofs & Gutters

All the flat roofs and gutters need regular cleaning and if gullies start to overflow, they need cleaning.

2.08 Lightning Conductor

The lightning conductor needs to be regularly tested on an annual basis.

3.00 Drainage

The drainage system, both soil waste and rainwater, seem to go into a combined system in the public highways. No problems have been reported.

However, some of the concrete paving stone covers to the unusual drainage duct on the north side of the Church need re-fixing.

4.00 Interior

The water ingress through the south and west walls is causing salts to build up behind the interior plaster. Over time this will cause the plaster to fail and the paint to fall off. This is damaging the wall decorations which are the architectural treasure of the Church and which makes it such a special spiritual space.

Some decay can be attributed to specific faults such as leaking downpipes, overflowing gutters around the toilets, broken water spouts on the north elevation, porous stone roofs to the Chancel Chapels and defects in the haunchings.

It is noticeable that where the decay is most extensive, the plaster is pink in colour. This suggests to me that during the 1980's restoration works, non-porous gypsum and cement-based modern plaster was used to repair the walls. Unfortunately, we now know that this will only make the problems of salt saturation behind the plaster worse. The salts behind this modern plaster can be seen in places to be pushing off the plaster and paintwork.

The first step before the internal walls are redecorated, is to repair the external fabric and repoint the south and west walls. The walls then need to dry and in a couple of years' time, following repointing, painting restoration could commence.

The next step would be to carry out some monitoring of the damp in the walls through the winter. Along with a series of chemical tests on the plaster around the Church, to understand the issues more comprehensively. It would also be sensible to establish the makeup of the wall structure which is assumed to be stone facings, a rubble core and a brick inner skin. A painting conservators advice will also be needed and I recommend one is appointed to advise soon.

If nothing is done, the walls will continue to deteriorate and the paintings will be lost.

4.01 Ceilings

The ceilings in the Nave and stone vaulting are in good order, as are some of the partitions and doors.

There is a small narrow roof void each side of the Church's barrel-vaulted ceiling which is too high to inspect.

4.02 Flooring

The Narthex floor is in terrazzo and in good order, except for a new and inevitable historic cracks.

The Nave floor is covered in wood blocks, a few of which are loose and need re-fixing.

The Chancel and the Chapels floors are covered by carpet, which is in good order.

4.03 Lighting

The Church interior is dimly lit which is a great pity, as properly illuminated, its comprehensive scheme of decoration would look magnificent.

4.04 Fixtures and Fittings

The Church seating is in the form of wooden benches.

The pulpit and font are generally in very good order but in the Joseph Chapel to the north side of the Chancel, there is a finial which needs re-fixing by a qualified Mason.

4.05 Artwork

The interior is highly decorated with stencilled wall paintings, which are mentioned above, and are in a state of some decay. Especially on the south wall and in areas in the western facing Chancel and side Chapels. The Stations of the Cross are by Nathaniel Westlake (in 1915) and like many of the other figurative paintings by him, are marouflage (oil on canvas stuck to walls). Some may have been restored and generally in good order.

4.06 Heating

The Church has a combination of fan-assisted radiators, static radiators and trench heating which is not fully adequate in very bad weather. However, it is all working and in good order.

The gas boilers are below the Sacristy and relatively new. Works have recently been carried out to fire-protect the boiler room as recommended in the last quinquennial.

4.07 Fire Protection & Security

The Church has three exits including the Sanctuary, which should always be accessible when the Church is in use. The Church should be aware of their legal duties to ensure adequate means of escape for users.

4.08 Disabled Access

It is possible to get into the Church in a wheelchair via the main entrance and there is a disabled toilet off the Narthex. I understand there is a hearing loop.

5.00 Externally

The Church has a small area of informal parking on its southern side, access from Magdalene Road. The surface is made of a mix of materials including concrete and gravel.

5.01 Trees

Between the Church and the old School are a number of sycamores which should be regularly inspected by a tree surgeon, to check their safety, given their size and proximity **to public areas.**

5.02 External Walls

Along the front of the Church, the boundary to Magdalene Road at the northern end is formed by a low stone wall, which has been badly cracked by an old tree. Attempts to fill it have clearly been carried out in the past, but it is fighting back and needs removal and part of the wall rebuilt before it collapses. These walls also form the upper part of the cupboard off the Narthex. If the roots are not dealt with further damp problems could arise.

There is also some minor repointing needed to the low boundary wall by the south porch on the roadside.

1.0.0 **Exterior**

1.1.0 **Roof Coverings**

1.1.1 **Main Roof**



Condition: Reasonable

The Church has a steep pitched slate roof over the main body of the Church, covered in natural slates with clay ridge tiles and small gables at each end with tile-covered flaunching. On each side there is a lead-covered flat roof over the side chapels with 7 outlets and overflows. These flat roofs need regular cleaning at least once a year, but access is difficult. A cat ladder could be fitted from the Presbytery roof to the northern valley, but there is no easy route to the southern roof.

1.1.2 **North Slope of Main Church Roof**



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The north slope of the main roof has a number of slates fixed with copper and lead to tingles (little metal strips) and has half a dozen slipped tiles which need fixing. The north-west flaunching above the chancel arch may need some attention as the paintings are deteriorating below the weathering stones low down. I understand there is an old cable in this location which may be part of the problem.

1.1.3 Main Roof South Slope



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The south slope of the main roof is in better condition than the northern slope, but high up a few slates have been re-fixed with tingles in the past and there are areas where the roof has been patched. On the north side of the chancel arch, the paintwork on the south side is deteriorating low down, which suggests there is a problem with the haunching near the parapet wall. On both the north and south roofs there is a section of modern lead flat roofing.

1.1.4 Narthex Roof



Repair Priority: B - Up to 2 years

Condition: Needs Maintenance

The narthex has a Welsh slate roof pitched off the main Church with a stone roof below the slates. There are a number of cracked slates and a couple of slipped slates which need repair. Moss and bird droppings is building up against the northern gable and should be removed before it damages the slates.

1.1.5 Porch Roof



Condition: Reasonable

The porch roof stands above the narthex roof, with Welsh slate coverings to road side and modern slates to the western side. Low gables rise at each end with cement flaunching between the parapet walls and the roof.

1.1.6 Roof over Toilets



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Roof above the toilets off the narthex: Low pitched roof covered in cementitious slates and clay ridge. The gutters are very narrow and easily blocked and they need, at least, bi-annual cleaning.

1.1.7 Lead gutter around Toilets off Narthex



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Roof over wc's off narthex: Artificial slate roof with very small gutter which is very easily blocked and needs, at least, bi-annual cleaning and ideally more overflows.

1.1.8 Valley between Toilet roof and South Wall of Church



Repair Priority: D - Desirable Improvements

Condition: Needs Maintenance

There is a very narrow easily-filled valley between the toilet and the south wall of the Church which needs cleaning very regularly. Because it is very narrow this is hard to do without damaging the roof. Heavy downpours of rain will lead to leaks and saturation of the walls south of the Church. This accounts for much of the damage to the wall paintings in the Repository behind. This ideally should be a larger wider gutter which would be easier to maintain but this would need Consent.

1.1.9 West End South Chapel



Condition: Reasonable

Stone clad roof - some chipping noted on leading edges. The stone must be letting in some water given the condition of the decorations below. In the long term it may be good to clad with slates.

1.1.10 Chancel Roof



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The chancel roof is a relatively modern apsidal slate roof with slipped tile on south side. Clay ridge tiles in good condition.

1.1.11 North Slope of the Chancel



Condition: Reasonable

Slate apsidal roof

1.1.12 Roof over North Chancel Chapel



Repair Priority: O - Keep under observation

Condition: Fair

The north chapel in the chancel is suffering from paint loss due to damp penetration. In the last quinquennium the delaminating stone had a 'plastic' repair (a repair for stone made of mortar) with a hard mortar. This repair needs to be monitored for effectiveness in keeping moisture out of the inside as it could exacerbate the problems.

1.1.13 West End Northern Chapel Roof



Condition: Good

Stone faced apsidal roof with a loose gutter against the

1.1.14 Sacristy Roof



Condition: Reasonable

New felt roof over what I assume was an old asphalt roof.

1.1.15 Outlet from Sacristy Roof facing East



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

The outlet on the Sacristy roof facing east is blocked and needs cleaning.

1.1.16 Old Bell Côte Roof



Condition: Reasonable

Slate covered oak roof where a bell would have hung in past.

1.1.17 East Elevation Enclosure by Road



Repair Priority: M1 - Urgent maintenance

Condition: Needs Repair

East elevation roof over store: asphalt cover to front wall with tree roots growing out of it, which need killing off. These roots could in time destabilize the front wall and lead to damp in the cleaner's cupboard at the south end of

1.2.0 Rainwater goods and disposal systems

1.2.1 Rainwater Disposal Generally



Repair Priority: A – Urgent

Condition: Needs Repair

The main roof is drained by frequently spaced cast iron downpipes with stone overflows above each one. They need replacing or painting and this could be done when scaffold is up for re-pointing works. Many of the square gutters have old strap repairs, which suggest that they are nearing the end of their life. If major works are done to repoint the south wall and the paintings are repaired, I suggest it would be prudent to replace the downpipes. A stone overflow at the west end of the north elevation has fallen down and needs replacement.

1.2.2 Repairs to a Southern Rainwater pipes



Condition: Fair

There have been a number of steel straps fitted to the southern rainwater pipes at different levels which I suspect are because of splits and repairs. As mentioned above, this together with the other faults on downpipes suggests they are starting to fail and need replacement soon. Damp from spilt rainwater pipes could be a significant reason why

1.2.3 Pigeons



Pigeons are nesting at high level in the area of the overflows.

1.2.4 Narthex Roof



Repair Priority: C - Up to 5 years

Condition: Needs Repair

The narthex gutter is in black plastic and needs cleaning where plants are going out of it. The barge board needs minor repairs and redecoration all along the road.

1.2.5 South Porch Gutter



Repair Priority: B - Up to 2 years

Condition: Needs Repair

On the road side of the south porch roof, the cast iron gutter needs decoration and the downpipe is broken and needs replacement. The gutter also tips backwards by the narthex roof and needs resetting.

1.2.6 Rainwater Pipe In Corner of South Porch



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

The western downpipe of the toilet roof by the Church entrance is broken at its base. It needs replacement and decoration. The gulley needs cleaning.

1.2.7 Hopper by South Porch by Toilets



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

The hopper by the south porch which drains the narrow parapet gutter around the shallow roof over the toilets off the narthex is blocked. Given the damage at the bottom of this rainwater pipe I think it needs taking down repairing, cleaning and redecorating.

1.2.8 Shallow Parapet Gutter around Toilet Roof



Repair Priority: M1 - Urgent maintenance

Condition: Needs Maintenance

Photo of blocked gutter mentioned above.

1.2.9 Rainwater Pipe for back gutter of Toilets against South Wall



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The gutters to the toilets need repairing as well as the one in the corner by the south wall of the Church. A temporary repair has been made to get the water away where the downpipe has failed, but now needs a permanent repair.

1.2.10 Chancel Gutter



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Plastic gutter, cast iron downpipe in need of decoration.
Bargeboard in need of decoration.

1.2.11 Rainwater Downpipe off Sacristy



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

There are plants growing out of the hopper taking the rain water off the sacristy roof.

1.2.12 Rainwater Pipes onto Sacristy Roof



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

The rainwater pipes off the chancel roof come down over the north chancel chapel roof, but the last section of downpipe has fallen on the roof and needs repairs soon. This will be saturating the chancel wall and affecting the paintings behind.

1.3.0 Parapets and upstanding walls, finials, crosses

1.3.1 South Porch Finial

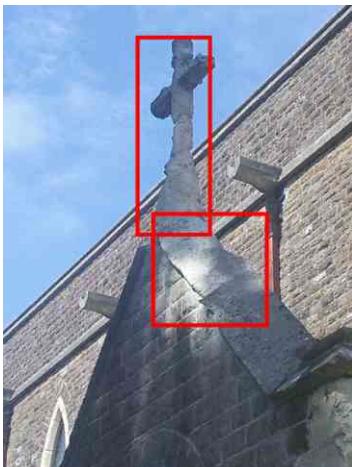


Repair Priority: C - Up to 5 years

Condition: Needs Repair

The capping or cross which would have surmounted the south gable of the south porch has decayed away and the stone capping beneath it is now thin and need of repair.

1.3.2 Southern Finial to Toilets



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The cross-shaped finial on south elevation of Toilets has eroded to the point where it may not be stable in a high winds and needs repair. The eastern weathering stone is also badly decayed and in need of repair.

1.3.3 Western Finial to Toilets



Condition: Fair

Long eroded finial noted.

1.3.4 East Facing Crenulations To Toilets



Repair Priority: C - Up to 5 years

Condition: Needs Repair

East-facing crenulations to toilet are laminating badly and will soon be in need of repair.

1.3.5 South Porch Parapet



Repair Priority: C - Up to 5 years

Condition: Needs Repair

The base kneeler stone at the bottom of the western parapet wall over the south porch has laminated and needs repair.

1.3.6 Sacristy North Parapet



Condition: Fair

Stone-capped low wall with rendered inner face.

1.4.0 Walling and pointing

1.4.1 Walling Generally



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The Church has been built of a hard ironstone which has been over-pointed with a cementitious raised pointing over the original lime pointing. The lime mortar underneath the cement pointing is soft. However, the cementitious ribbon pointing will be stopping the moisture, which soaks through the stonework after driving rain, drying to the outside. Instead it looks to be drying to the inside and making the plaster fail. I think this may be a significant contribution to the deterioration of the paintings inside. I strongly recommend that before the paintings are restored, the south and western elevations are repointed with a lime mortar. Preferably a "hot lime" mortar which has been shown to help keep old walls dry by absorbing moisture into the free lime in the mortar and only slowly releasing it.

1.4.2 East Wall



Condition: Reasonable

Ironstone walls with original lime pointing still in place. The high gable is buttressed and has the narthex leant against it. The central window has been partially bricked in and there are some old horizontal cracks noted.

1.4.3 Toilet Walls



Condition: Fair

Ironstone with sandstone dressings.

1.4.4 Southern Wall



Condition: Needs Repair

Superficially the south wall looks to be in reasonable condition, but unlike the east wall, it has been repointed with a cementitious raised pointing over the lime pointing behind. I think the hard ironstone will be relatively impermeable. As mentioned above, when this wall gets soaked it will lead to moisture being trapped by the hard stone and the raised impermeable cement pointing. This will force the wall to dry inwards damaging the painted plaster walls.

1.4.5 Staining below Southern Windows



Repair Priority: D - Desirable Improvements

Condition: Fair

There is a noticeable rust stain below the iron windows on the south side of the Church, where rain is running down the windows and saturating the wall. Most of the stone cills to the windows are letting moisture through to the paintings inside. It may be worth considering facing the stone cills with lead externally, which should reduce the damp penetration.

1.4.6 Ivy on Southern Wall



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Ivy needs to be killed off on the south wall

1.4.7 West Wall of Nave



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Lime-pointed wall in reasonable condition, but the mortar that has eroded higher up needs repointing.

1.4.8 West Wall of the Nave

Condition: Fair



Lime-pointed ironstone wall. The pointing is soft and eroded in places.

1.4.9 North side of West Nave Wall



Condition: Reasonable

Ironstone wall with lime pointing.

1.4.10 Chancel Walls



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Some ribbon pointing noted to chancel wall and some of the original lime mortar also visible. The south and west facing walls need repointing to help protect the paintings inside.

1.4.11 Southern Chapel at West End



Condition: Fair

Some remnants of ribbon pointing on southern chapel at west end noted.

1.4.12 North side of Chancel Apse



Condition: Fair

1.4.13 West Wall Sacristy



Condition: Reasonable

Rendered wall with stone quoins.

1.4.14 North Wall of Sacristy



Condition: Fair

Ironstone wall with stone dressings. The window cills are at ground level so the base of the walls in the sacristy are below ground level.

1.4.15 North Wall



Repair Priority: B – Up to 2 years

Condition: Needs Repair

The north wall also has raised cement-based hard pointing but this wall is more sheltered than southern wall and it is less of a problem than southern side.

However, there is a major problem at the west end where a stone water shoot has fallen down and the string course is badly eroded. This needs repair soon as in heavy rain when the shoot runs the wall will be getting saturated.

1.4.16 West Side of Toilets



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Decayed string courses to toilet walls that need repair on west side.

1.4.17 Western Porch Buttress



Condition: Needs Repair

In addition to the decay on the kneeler stone at the base of the porch parapet, a quoin against the rainwater pipe has decayed and requires repair.

1.5.0 Windows, doors and surrounds

1.5.1 East Windows



Condition: Reasonable

Long lancet windows in Bathstone surrounds - central lancet blocked in.

1.5.2 Narthex Windows



Repair Priority: C - Up to 5 years

Condition: Needs Repair

The two most northerly slit windows need minor repointing of dry joints between the dressed stones.

1.5.3 Porch Doors



Condition: Good

Timber-boarded doors.

1.5.4 Southern Windows



Repair Priority: C – Repairs up to 5 years

Condition: C – Repairs up to 5 years

Long lancets with dressed Bathstone surrounds. Some wear to face of stone especially on eastern window. Several have got double-glazed units which can cause heat to build up behind the outer glass. This may lead to buckling of the leaded stained glass behind. The Bathstone is clearly quite porous as the inner faces are sometimes damp. Some stones need re-facing or replacement

1.5.5 Second Window from East End South Elevation



Repair Priority: D - Desirable Improvements

Condition: Needs Repair

Patch repair to secondary glass where there is an unsightly crack.

1.5.6 Chancel Window



Some cracking to secondary glazing noted to south chancel chapel and chancel windows.

1.5.7 Northern Windows



Condition: Fair

Lancet windows with either polycarbonate or glass secondary glazing. Some plants growing behind secondary glazing causing condensation to build up.

1.5.8 North Sacristy Windows second from West



Repair Priority: D - Desirable Improvements

Condition: Needs Repair

Air rifle hole in glass of second window from garden side.

1.5.9 Eastern Sacristy Windows



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Cracked glass to west window. The bar to the eastern one is rusting and breaking the stone at its base.

1.5.10 Cleaner's Cupboard off Narthex



Condition: Fair

Part underground cleaner's cupboard at the end of the narthex with painted stone walls, concrete floor and roof.

1.5.11 North Chancel Chapel Windows



Condition: Fair

It is noted that the windows cills around the north chapel in the chancel are at the same level as the roof of the sacristy, making weathering difficult

1.5.12 South Porch



Condition: Fair

Timber-boarded ceiling with exposed rafters and stone walls. From store opening granolithic floor with rotary flooring.

In the last quinquennium repairs were carried out to the narthex to stop the cracking showing in the south porch. Not a cause for concern at the moment.

1.5.13 **Narthex**



Condition: Reasonable

Painted stone ceiling. Stone walls with noticeboards and granolithic flooring.

1.6.0 **Below ground drainage**

1.6.1 **Drainage Generally**

Condition: Reasonable

The Church is drained into a combined surface and foul drainage system in the street. No reported problems.

2.0.0 **Interior**

2.1.0 **Tower/spire**

The Church has no tower and the bell has been removed from the bell cote at the front of the Church.

2.2.0 Roof and ceiling voids and ventilation



There is a small roof void down each space of the nave which is accessed from a door high up on the roof. I have not inspected these voids as they would need a scaffold tower to access them.

2.3.0 Presence of bats and other protected species

No bats reported but there can be problems from seagulls and pigeons on the flat roofs.

2.4.0 Upper floors, balconies, access stairways

2.4.1 Gallery



Condition: Good

Large oak-framed gallery at west end which once housed an organ.

2.4.2 Gallery Stairs



Condition: Good

Timber spiral stair to gallery with storage under. If the gallery is used the materials stored here and should be removed in case of fire.

2.4.3 Gallery Store



Condition: Fair

Gallery used for storage. Timber floor and balustrade. There is no view of the chancel if one was sitting down in the gallery.

2.5.0 Partitions, screens, paneling, doors

2.5.1 Confessional Screen



Condition: Good

Painted timber paneling

2.5.2 Repository Screen



Condition: Good

Part-gilded wrought iron screen dated 1925

2.6.0 Floors, platforms

2.6.1 Nave and Side Chapel Floors



Condition: Needs Repair

Wooden block floor with carpeted central passageway and side chapels. Cast iron gratings to side passages and hidden below carpet to the centre. There are a number of loose wooden blocks adjacent to grilles.

2.6.2 Chancel Floor



Condition: Good

Chancel floor carpeted. I suspect there is a good stone or tiled floor below the carpet.

2.7.0 Internal wall/ceiling finishes

2.7.1 Sanctuary Walls

Repair Priority: C - Up to 5 years

Condition: Needs Repair



Sanctuary walls and finely decorated with angels and biblical scenes. Above the level of the dado rail the condition of the wall deteriorates on the south side between the windows. Lime plaster showing and paint peeling.- sources of damp need attention and then re-stenciling.

2.7.2 Our Lady Chapel



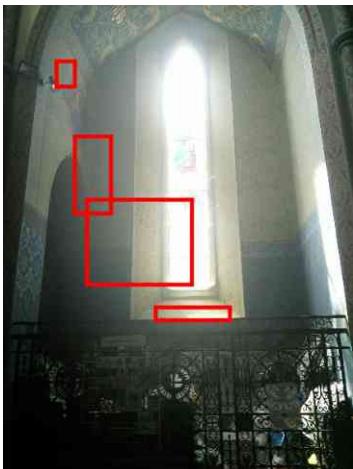
Repair Priority: C - Up to 5 years

Condition: Needs Repair

Our Lady Chapel: Original Westlake decorations and Bathstone altar. Painted decorations peeling around stone cornice at head of the wall and at the base of southern arch. The higher plaster has a pink tinge which suggests that it has been re-plastered with a 20th Century cement-based plaster.

South side of the Church

2.7.3 The Repository



Repair Priority: C - Up to 5 years

Condition: Needs Repair

The Repository: Painted and stenciled walls generally in better condition than some of the chapels. The paint work is lifting and crazing on a relatively narrow band on the south window reveal. Also above the arch over painting of Isaac ?? and the plaster in the window reveal and over the arch to south where lime plaster has been used.

2.7.4 St Anthony's Chapel



Repair Priority: C - Up to 5 years

Condition: Needs Repair

St Anthony's Chapel: The walls and ceiling of the chapel are suffering from damp on the window sill, the northern window reveal and the northern side of the south wall at low level. Once again, lots of paint decay where there is damp and the plaster is pink. To the eastern side where the plasterwork is white and made of lime.

2.7.5 St Dominic's Chapel



Repair Priority: C - Up to 5 years

Condition: Needs Repair

St Dominic's Chapel: Painted walls deteriorating over a large area of the southern wall and part of the northern ceiling. Paint peeling off the ceiling and is about to fall.

2.7.6 Sacred Heart Chapel



Repair Priority: C - Up to 5 years

Sacred Heart Chapel: Crazed and peeling paint low down on east side, with hard white plaster behind. Higher up on east side pink plaster and efflorescence showing through. Some decay on both sides of window reveal, head of window and eastern arch.

2.7.7 St Ignatius Chapel



Repair Priority: C - Up to 5 years

Condition: Needs Repair

St Ignatius Chapel: Failing plaster and crazing in window reveals and on wall on the western side by window. Also low down on western side. Plaster looks to be whiter. Most paintwork good. West arch, high up, peeling. Pink plaster in window reveals.

2.7.8 St John's Chapel



Repair Priority: C - Up to 5 years

Condition: Needs Repair

St John's Chapel: Plaster failing in window reveals and sill and to south side of east wall by painted Calvary on wall. Where the plaster is best it has a base of a lime plaster, but where it is failing, hard pink plaster has been used.

2.7.9 St Joseph's Chapel

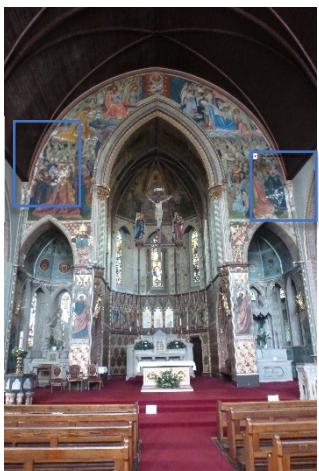


Repair Priority: C - Up to 5 years

Condition: Needs Repair

St Joseph's Chapel: Original Westlake decoration with Bathstone memorial of the Holy Family below a Baldacchino painting. Failing paintwork on stonework and

2.7.10 Chancel Arch



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Chancel Arch: Westlake painting failing below ceiling where we suspect haunchings are failing, between parapet and slates. Damp problem to north side is a known problem but is similar to the south which the roofers have reported.

North Side of Church

2.7.11 St George's Chapel Northside

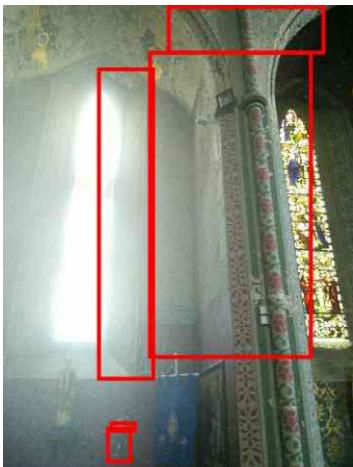


Repair Priority: C - Up to 5 years

Condition: Needs Repair

St George's Chapel: Generally, in good condition, but for a few minor losses of plaster low down and on the cill of hard white lime plaster.

2.7.12 St Thomas of Canterbury Chapel

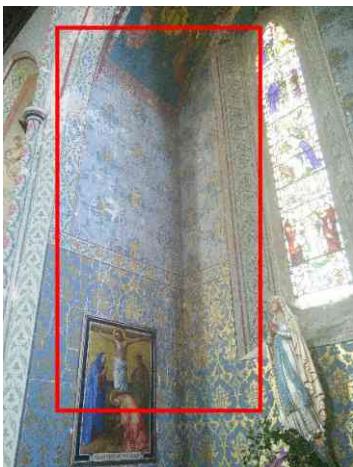


Repair Priority: C - Up to 5 years

Condition: Needs Repair

St Thomas of Canterbury Chapel: Plasterwork suffering from salts on eastern side coming down from top. West side good suggestive of a top down leak. I suspect the failed rainwater chute outside is part of the problem here.

2.7.13 Our Lady Of Lourdes



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Our Lady of Lourdes: The other side of the St Thomas Chapel the walls are badly crazed and efflorescence is attacking the walls. There are some pink plaster repairs and some in a hard lime plaster. All on the west and east side are good. Efflorescence on the gold more than the paint where it cannot breathe.

2.7.14 St Leonard's Chapel



Condition: Fair

2.7.15 Chapel of the Holy Soul

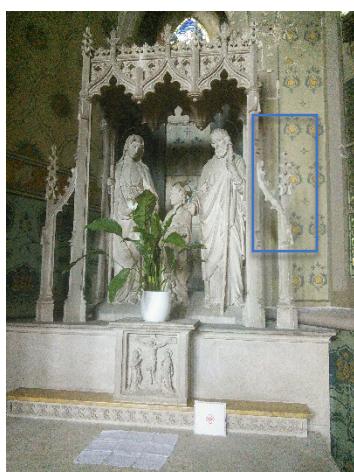


Condition: Reasonable

Good

2.8.0 Monuments, tomb, etc

2.8.1 St Joseph's Chapel



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Loose finial in need of careful repair.

2.8.2 Altar



Condition: Good

Carved stone and marble tabernacle

2.8.3 Main Altar



Condition: Good

Relatively modern altar

2.9.0 Toilets, kitchen, vestries, meeting rooms etc

2.9.1 Southern Porch Interior



Condition: Needs Repair

Boarded timber ceiling, stone walls with Bathstone dressed stone, Terrazzo flooring. Old crack noted from head of the arch upwards.

2.9.2 Narthex Interior



Condition: Fair

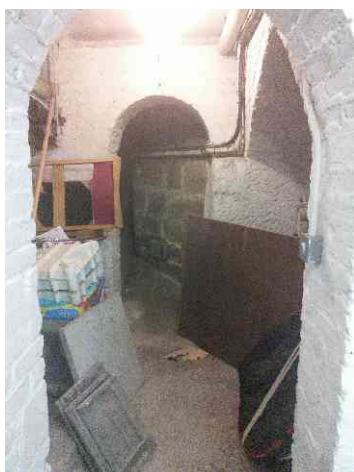
Stone ceiling, stone wall with Bathstone dressing and Terrazzo flooring. Ceiling cracks fixed since last quinquennium and no sign of return.

2.9.3 Narthex Cleaner's Cupboard



Painted stone and brick walls, rendered solid ceiling and concrete floor. Slightly musty smell.

2.9.4 Undercroft



Condition: Fair

Undercroft

2.9.5 Toilets



Condition: Needs Repair

The old baptistery has been turned into a set of toilets. The wall to the Church in the hallway is suffering from damp. There is a wc cubicle and a disabled wc cubicle.

2.9.6 Toilets Cubicle



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Loose toilet seat in WC.

2.9.7 Toilet Two



Condition: Reasonable

Vinyl flooring, boarded roof tiles, half tiled walls with some paint peeling by the sockets noted

2.9.8 North Toilet Vestibule Wall



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Damp affecting Carlite plaster used on drylining.

Before work is carried out to repair this, I suggest the gutter above is widened to stop water getting into the drylining. I also recommend vents are fitted in this drylining.

2.9.9 Garages



Condition: Fair

Brick garages and garden stores with felt flat roof. Locked and not inspected inside.

2.10.0 Fittings, fixtures, furniture and moveable articles

2.10.1 Chancel Furniture



Condition: Good

The Church has a stone font and pulpit, as well as a stone altar and tabernacle. All in good condition. The pulpit has been dropped.

2.10.2 Font



Condition: Good

The font sits to one side of the dais.

2.10.3 Stations of the Cross



Condition: Good

Painted stations of the cross

2.10.4 Pews



Condition: Reasonable

Simple oak pews contemporary with the building.

2.11.0 Organ

The Church has an electric organ

3.0.0 Services, installations and other matters

3.1.0 Heating



Condition: Good

Modern gas fired boilers in a dry basement running large bore pipework in trenches in the Church floor.

3.2.0 Electrical



Condition: Reasonable

The Church has an electrical system which is regularly tested.

3.2.2 Lighting

Repair Priority: D - Desirable Improvements

Condition: Fair

The Church is very dimly lit considering its special decorations. It would be good to improve them.

3.3.0 Sound system

Condition: Fair

There are no sophisticated modern audio visual or audio systems but there is a hearing loop.

3.4.0 Lightning protection

Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

There is a lightning conductor which is regularly tested on north side of the church.

4.0.0 Churchyard and environment

4.1.0 Boundary walls, railings and fencing, gates and lychgates

4.1.1 Northern Boundary



Condition: Fair

The northern boundary is formed by an open passageway and a neighbour's wall.

4.1.2 Wall above Cleaner's cupboard In narthex



Condition: Needs repair

Repair Priority: B up to 2 years

In the north eastern corner of the Church there is a low cracked stone wall above the semi-underground cleaners' cupboard. Trees are growing in the wall and they have been removed in the past but their roots remain. The roots need to be killed and the roots removed to prevent future leaks. This will involve the partial demolition and rebuilding

4.1.3 Wall by entrance



Repair Priority: C - Up to 5 years

Condition: Needs Repair

The mortar between the low wall by the entrance and the south porch east wall is decayed and needs repair

4.2.0 Paths and access, hardstanding areas and parking

4.2.1 Access way



Condition: Fair

The Church has a few car spaces inside the Church grounds with gravel or concrete slab pavings.

4.3.0 Gardens and planted areas

4.3.1 Drive Way to Garages



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

The driveway to the garages is made of concrete slabs. There is grass growing between them which would be good to kill off with a systemic weed killer.

5.0.0 **Trees**



Repair Priority: D - Desirable Improvements

Condition: Needs Maintenance

There are a few trees on the southern boundary which should occasionally be checked by a tree surgeon for their safety. To the rear is a small conifer which is close to the Church and I would prefer to see it removed.

Appendix A

List of Items Noted Grouped Under Their Level of Priority

The list below gives indicative budget costs for the repairs suggested in the Quinquennial. They are there to give the Church an order of the magnitude of the repair. Further work will need to be done to be refining costs; they are based on my present experience of similar repairs and are only meant as a guide.

Item	A: Items which are urgent	Budget Cost
1.2.6	The western downpipe of the toilet roof by the Church entrance is broken at its base and needs replacement and decoration. The gulley needs cleaning.	£300
1.2.7	The hopper by the south porch which drains the narrow parapet gutter around the shallow roof over the toilets off the narthex is blocked. Given the damage at the bottom of this rainwater pipe I think it needs taking down repairing, cleaning and redecorating.	£300
1.2.12	The rainwater pipes off the chancel roof have come down over the north chancel chapel roof, but the last section of downpipe has fallen on the roof and needs repairs soon, as this will be saturating the chancel wall and affecting the paintings behind.	£200
Item	B: Items which should be done this quinquennium, preferably in the next 2 years	Budget Cost
1.4.1	Repoint in lime south and west walls to dry out interior.	£1000 with internal plastering
1.1.2	The north slope of the main roof has a number of slates fixed with copper and lead to tingles (little metal strips) and has half a dozen slipped tiles which need fixing. The north-west flaunching above the chancel arch may need some attention as the paintings are deteriorating below the weathering stones low down. I understand there is an old cable in this location which may be part of the problem.	£1000
1.1.3	The south slope of the main roof is in better condition than the northern slope but high up a few slates have been re-fixed with tingles in the past. There are areas where the roof has been patched in the past. Like the north side of the chancel arch the paintwork on the south side is deteriorating low down which suggests there is a problem with the haunching low down near the parapet wall.	£1000

1.1.4	The narthex has a Welsh slate roof pitched off the main Church and I think there is a stone roof below the slates. There are a number of cracked slates and a couple of slipped slates which need repair. Moss and bird droppings is building up against the northern gable and should be removed before they damage the slates.	£100
1.1.10	The chancel roof is a relatively modern apsidal slate roof with slipped tile on south side. Clay ridge tiles in good condition.	
1.2.1	A stone overflow at the west end of the north elevation has fallen down and needs replacement.	See below
1.2.5	On the road side of the south porch roof, the cast iron gutter needs decoration and the downpipe is broken and needs replacement. The gutter also tips backwards by the narthex roof and needs resetting.	£500
1.2.9	The gutters to the toilets needs painting as does the one in the corner by the south wall of the Church. A temporary repair has been made to get the water away where the downpipe has failed. It now needs a permanent repair.	£500
1.3.2	The cross-shaped finial on south elevation of the toilet area has eroded to the point where it may not be stable in a high wind and needs repair. The eastern weathering stone is also badly decayed and in need of repair.	£1500
1.4.15	The north wall also has raised cement-based hard pointing but this wall is more sheltered than southern wall and it is less of a problem than southern side.	£3500
	However, there is a major problem at the west end where a stone water shoot has fallen down and the string course is badly eroded. This needs repair soon as in heavy rain when the shoot runs the wall will be getting saturated.	
2.8.1	Loose finial needs careful repair.	£200
Item	C: Items which have no fixed timescale but should be done in this quinquennium	Budget Cost
1.2.4	The narthex gutter is in black plastic and needs cleaning where plants are going out of it. The bargeboard needs minor repairs and redecoration all along the road.	£600

1.2.10	Chancel Gutter: Plastic gutter, cast iron downpipe in need of decoration. Bargeboard in need of decoration.	£2500
1.3.1	South Porch Finial: The capping or cross which would have surmounted the south gable of the south porch has decayed away and the stone capping beneath it is now thin and in need of repair.	£500
1.3.4	East facing crenulations to toilet are laminating badly and will soon be in need of repair.	£1750
1.3.5	The base kneeler stone at the bottom of the western parapet wall over the south porch has laminated and needs repair.	£800
1.4.7	West wall of the nave: Lime-pointed wall in reasonable condition but mortar eroded higher up and in need of repointing.	£10000
1.4.10	Chancel walls: Some ribbon pointing noted to chancel wall and some of the original lime mortar also visible. The south and west facing walls need repointing to help protect the paintings inside.	£10000
1.4.16	Decayed string courses to toilet walls need repair on west side.	£1200
1.5.2	Narthex windows: The two most northerly slit windows need minor repointing of dry joints between the dressed stones.	£80
1.5.4	Long lancets with dressed Bathstone surrounds to the south elevation: Some wear to face of stone especially on eastern window. Several have got double-glazed units which can cause heat to build up behind the outer glass. This may lead to buckling of the leaded stained glass behind. The Bathstone is clearly quite porous as the inner faces are sometimes damp. Some stones need re-facing or replacement	£5000
1.5.9	Eastern Sacristy North Windows: Cracked glass to west window and the bar to the eastern one is rusting and breaking the stone on its base.	£150
2.7.1	Sanctuary walls, finely decorated with angels and biblical scenes. Above the level of the dado rail the condition of the wall deteriorates on the south side between the windows. Lime plaster showing and paint peeling. Sources of damp need attention and then re-stencilling.	Awaiting conservators budget
2.7.2	Our Lady Chapel: Original Westlake decorations and Bathstone altar. Painted decorations peeling around stone cornice at head of the wall and at the base of southern arch. The higher plaster has a	Awaiting conservators budget

pink tinge which suggests that it has been re-plastered with a 20th Century cement-based plaster.

2.7.3	The Repository: Painted and stenciled walls generally in better condition than some of the chapels. The paint work is lifting and crazing on a relatively narrow band on the south window reveal. Also above the arch over painting of Isaac and the plaster in the window reveal and over the arch to south where lime plaster has been used.	Awaiting conservators budget
2.7.4	St Anthony's Chapel: The walls and ceiling of the chapel are suffering from damp on the window sill, the northern window reveal and the northern side of the south wall at low level. Once again, lots of paint decay where there is damp and the plaster is pink. To the eastern side where the plasterwork is white and made of lime.	Awaiting conservators budget
2.7.5	St Dominic's Chapel: Painted walls deteriorating over a large area of the southern wall and part of the northern ceiling. Paint peeling off the ceiling and is about to fall. Pink hard plaster has been used extensively.	Awaiting conservators budget
2.7.6	Sacred Heart Chapel: Crazed and peeling paint low down on east side, with hard white plaster behind. Higher up on east side pink plaster and efflorescence showing through. Some decay on both sides of window reveal, head of window and eastern arch.	Awaiting conservators budget
2.7.7	St Ignatius Chapel: Failing plaster and crazing in window reveals and on wall on the western side by window. Also low down on western side. Plaster looks to be whiter. Most paintwork good. West arch, high up, peeling. Pink plaster in window reveals.	Awaiting conservators budget
2.7.8	St Ignatius Chapel: Failing plaster and crazing in window reveals and on wall on the western side by window. Also low down on western side. Plaster looks to be whiter. Most paintwork good. West arch, high up, peeling. Pink plaster in window reveals	Awaiting conservators budget
2.7.9	St Joseph's Chapel: Original Westlake decoration with Bathstone memorial of the Holy Family below a Baldachino painting. Failing paintwork on stonework and arch above the memorial.	Awaiting conservators budget

2.7.10	Chancel Arch: Westlake painting failing below ceiling where we suspect haunchings are failing, between parapet and slates. Damp problem to north – a known problem similar to the south.	Awaiting conservators budget
2.7.11	St George's Chapel: Generally, in good condition, but for a few minor losses of plaster low down and on the cill of hard white lime plaster.	Awaiting conservators budget
2.7.12	St Thomas of Canterbury Chapel: Plasterwork suffering from salts on eastern side coming down from top. West side good suggestive of a top down leak. I suspect the failed rainwater chute outside is part of the problem here	Awaiting conservators budget

2.7.13 Our Lady of Lourdes: The other side of the St Thomas Chapel the walls are badly crazed and efflorescence is attacking the walls. There are some pink plaster repairs and some in a hard lime plaster. All on the west and east side are good. Efflorescence on the gold more than the paint where it cannot breathe.

2.9.8 Toilet Vestibule North Wall: Damp affecting Carlite plaster used on drylining.

Before work is carried out to repair this, I suggest the gutter above is widened to stop water getting into the drylining. I also recommend vents are fitted in this drylining

4.1.3 The mortar between the low wall by the entrance and the south porch east wall is decayed and needs repair £100

Item	D: Items to which improvement is desired	Budget Cost
1.1.8	<p>There is a very narrow easily-filled valley between the toilet and the south wall of the Church which needs cleaning very regularly. Because it is very narrow this is hard to do without damaging the roof. Heavy downpours of rain will lead to leaks and saturation of the walls south of the Church. This accounts for much of the damage to the wall paintings in the Repository behind. This ideally should be a larger wider gutter which would be easier to maintain but this would need Consent.</p>	By Church 4k improvement.
1.2.1	<p>The main roof is drained by frequently spaced cast iron downpipes with stone overflows above each one. They need replacing or painting and this could be done when scaffold is up for re-pointing works. Many of the square gutters have old strap repairs, which suggest that they are nearing the end of their life. If major works are done to repoint the south wall and the paintings are repaired, I suggest it would be prudent to replace the downpipes. Once overflow at the west end of the north elevation has fallen down and needs replacement.</p>	£12000
1.4.5	<p>There is a noticeable rust stain below the iron windows on the south side of the Church, where rain runs down the windows and saturates the wall. Most of the stones cills to the windows are letting moisture through to the paintings inside and it may be worth considering facing the stone externally with lead to reduce the damp penetration.</p>	£2000

1.5.5	Second window from East End of South Wall: Patch repair to secondary glass where there is an unsightly crack.	£100
1.5.8	Sacristy Windows: Air rifle hole in the glass of second window from garden side.	£100
3.2.2	The Church is very dimly lit considering how special the decorations are. It would be good to improve them.	£30000
5.1.1	There are a few trees on the southern boundary which should occasionally be checked by a tree surgeon for their safety. To the rear is a small conifer which is close to the Church and I would prefer to see it removed.	£500
Item	M: Items requiring routine maintenance	Budget Cost
1.1.6	Roof above the toilets off the narthex: Low pitched roof covered in cementitious slates and clay ridge. The gutters are very narrow and easily blocked and they need, at least, bi-annual cleaning.	By Church?
1.1.7	Roof over wc's off narthex: Artificial slate roof with very small gutter which is very easily blocked and needs, at least, bi-annual cleaning and ideally more overflows.	By Church
1.1.15	The outlet on the Sacristy roof facing east is blocked and needs cleaning.	By Church
1.2.11	There are plants growing out of the hopper taking the rain water off the sacristy roof.	by Church
1.4.6	Ivy needs to be killed off on south wall	by Church
2.9.6	Loose toilet seat in WC.	
3.4.1	There is a lightning conductor which is regularly tested.	
4.3.1	The driveway to the garages is made of concrete slabs with grass growing between them. Which would be good to kill off with a systemic weed killer.	by Church

Item	M1: Items requiring urgent maintenance	Budget Cost
1.1.17	East elevation roof over store: asphalt cover to front wall with tree roots growing out of it, which need killing off. These roots could in time destabilize the front wall and lead to damp in the cleaner's cupboard at the south end of the asphalt.	By Church
Item	O: Items that should be kept under observation	Budget Cost
1.1.12	The north chapel in the chancel is suffering from paint loss due to damp penetration. In the last quinquennium the delaminating stone had a 'plastic' repair (a repair for stone made of mortar) with a hard mortar. This repair needs to be monitored for effectiveness in keeping moisture out of the inside as it could exacerbate the problems.	