Whiteabbey Presbyterian Church
602 Shore Road
Newtownabbey

Detailed Condition Report (Church)

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EXECUTIVE SUMMARY

Built in 1834 and altered to suit the needs of a growing congregation over the intervening years, this landmark building is of national architectural and historical importance (borne out by it being a listed building, Grade B1).

The attention to the maintenance of this suite of buildings is a testimony to the Congregation. However, long-term issues are becoming apparent as larger building elements reach the end of their life and are just beginning to fail and where a capital budget is needed to renew and arrest further decay.

There is dampness accruing to the east wall of the Church and this takes the form internally of localised penetrating damp around the oculi windows to the Gallery and patchy dampness elsewhere. In addition, there is localised penetrating damp staining to both Transepts, some of which relates to older, now remedied, defects and a slight issue of rising and penetrating damp within both staircases behind the Chancel. This dampness is due to marine weather driving rain under pressure onto these walls where the render is beginning to fail. There is evidence of ongoing patching of wall render across the Church, but the time has come to initiate a programme of complete re-rendering of the Church walls.

The Tower suffers from a similar issue and requires a similar response. However, there are failures to the copper roof of the Tower which require an immediate response and then other urgent repairs to maintain the roof, prior to undertaking a project of copper renewal.

Roof slating is also coming to the end of its life, with evidence of ongoing repairs to almost every roof pitch and with loose, broken and slipped slates requiring attention now. A small scheme of repair is needed to deal with this backlog maintenance, after which a programme into the longer term is required to re-slate the Church and Link.

The report splits the repairs into Immediate, Urgent, Necessary and Desirable so that the Building Committee can rationally consider its options and plan for the future.

INTRODUCTION

PURPOSE OF THE REPORT AND THE SURVEY

This report was commissioned by Whiteabbey Presbyterian Church to enable an assessment to be made of the condition of the Church and Halls.

The survey was undertaken during August and September when the weather was seasonal. A photographic record was made.

For the purposes of this report the front elevation of the Church is taken to face east.

DESCRIPTION, HISTORY AND LISTED BUILDING STATUS

Whiteabbey Presbyterian Church is a listed building (HB21/07/004) grade B1. This signifies that the building is of regional architectural and historical importance. While the Presbyterian Church does have ecclesiastical exemption for listed building consent for such things as internal re-ordering, this does not extend to a blanket exclusion and some alterations would still attract statutory authority attention.

The formal listing makes the following evaluation:

A substantial Presbyterian Church on a prominent location on the Shore Road in Whiteabbey, while early nineteenth century in origin, the extensive renovations of the late nineteenth century resulted in a High Victorian Italianate style building with composite orders and ornate plasterwork. The Church has a square Tower to the main elevation of three stages with classical details, surmounted by an unusual cupola. Detailing is well preserved and character is retained. Its style and completeness make it a significant example of late Victorian ecclesiastical architecture.

It is a double-height Italianate style Church building, cruciform on plan, with an extensive range of attached buildings to the rear and a link to its modern Halls.

Roofs are pitched and slated set over solid stone and brick walls finished externally with a mix of plain, lined and scored render with raised corner quoins. Windows are arch headed and mostly filled with stained glass. Floors are a mix of solid and timber suspended and the interior of the Church is in a typical layout with the Pulpit located centrally. The Halls are of two vintages both portal framed with modern metal and single ply membrane roofs set over masonry enveloping the walls.

The principal elevation of the Church consists of a breakfront pediment with pairs of plastered Ionic and Corinthian pilasters. Openings are round or round headed with moulded architraves and filled with stained glass or timber double leaf doors. The Hall is gable fronted with doors centrally and openings filled with uPVC framed windows. Centrally and linking both structures is a three stage Tower, rendered with smooth and rusticated quoins, strings and pilasters which support a moulded cornice. Above is a copper cupola and the Tower is penetrated by windows and Bell louvres.

Other elevations are simpler in nature with plastered walls penetrated by round headed openings to the Church and modern lean-to structures elsewhere.

The Church and Hall sit to one side of an extensive site which they share with a large car park and former schoolhouse (now store). Boundaries are a mix of stone, modern fencing and railings and masonry.

In the first half of the nineteenth-century the formerly quiet and rural village of Whiteabbey, within the Parish of Carnmoney, was transformed into a prominent manufacturing centre with the establishment of a bleach works and flax spinning mill. This industrial development resulted in the expansion of the local population and the congregation at Whiteabbey was established as a consequence and also due to the distance to the nearest Presbyterian meeting house in Carnmoney. The *Ordnance Survey Memoirs* (1838-39) noted that four-fifths of Carnmoney's population was Presbyterian in the early-nineteenth century and that four Presbyterian congregations (two Synod of Ulster, one Covenanter and one Independent) were extant in the parish.

This congregation was formed in 1831 and originally met within a schoolroom which belonged to the Whiteabbey Flax Spinning Company. The congregation was encouraged by the Rev. Dr. Henry Cooke (1788-1868) of May Street Presbyterian Church who advocated for the settlement of a permanent pastor at Whiteabbey. Events moved quickly with the Building Committee first meeting on 22nd January 1833 and tenders for a contractor advertised by 6th August 1833. On the 28th September the foundation stone of the new building was laid and soon after the first minister of the congregation, the Rev. William Campbell, was officially ordained on 12th November 1833.

The new meeting house was designed by William Smith, a Belfast-based architect best known for the classical design of Cooke's May Street Presbyterian Church (1828-29). Smith was also responsible for a number of, now demolished, buildings including the Belfast Savings Bank, King Street, Lying In Hospital, Antrim Road and 5-arch Old Albert Bridge. Outside of Belfast, Smith designed the Methodist Church on East Wall, Londonderry (1834-35) in a Greek-Doric style, similar to that employed at this meeting house. The construction work was entrusted to a Mr. John Thompson, a Newry-based builder, whose tender of £865 was the lowest of seven submitted to the building committee.

The new meeting house was erected on three roods of land in the townland of Jordanstown that had been granted to the congregation by Henry Lyons (1779-1839) of Old Park. The cost of construction eventually came to £905 and was partially defrayed by subscription. The laying out of its burial ground cost £83 and 8 shillings and the Church Bell, which came from Glasgow, cost an additional £16. The *Ordnance Survey Memoirs* (1838-39) noted that the meeting house was at that time the only public building in the village of Whiteabbey and was said to be the first Presbyterian meeting house (since the reformation) to possess a spire or dome. The memoirs described the structure in the following detailed descriptions:

"It is a handsome and uniform structure of the Grecian Doric architecture, and consists of a quadrangular aisle measuring in the clear 57 by 39 feet. At its eastern [end] a neat square Tower,

containing a belfry and surmounted by a handsome dome, is elevated to the height of 69 feet. The entrance which is in the eastern end is by a handsome Egyptian doorway which opens into a vestibule, from which a flight of stairs on each side leads to the galleries. The house is well lit by 2 tiers of spacious windows. Its interior is both neatly and substantially fitted up. The galleries extend along 3 sides of the house and contain with the aisle 88 pews, capable of accommodating 500 individuals."

"The door is narrower above than below, with 4 ornamented pilasters in front. Meeting house is 69 feet high from base to top of spire or dome, with a gilt ball and spear … Body of the meeting house is 44 by 36 feet in the clear and consists of 88 single pews … the [seats?] on the Gallery are all round the house except where the Pulpit stands. Meeting house stands north west by south east. 6 windows on upper storey, of circular segment arch, each 7 and a half by 3 and a half feet, and 6 below, each 5 by 3 and a half and square. 3 aisles each 4 and a half feet wide, boarded. Stairs leading to the Gallery rising in the Hall. The banisters of cast iron, stairs of wood and wooden railing. Hall 8 feet and the width of the house. Total external length 57 by 39 feet 9 inches. The 2 windows below in the end of the house each 3 feet wide above and 3 and a half below by 6 feet hight, of Egyptian style. Door same style, 10 feet high by 5 wide below and 4 foot 3 above. 2 doors leading from Hall to the lower part and 2 doors and 2 flights of stairs to Gallery from the Hall … Designed by Mr. William Smith, Belfast. 2 external windows, blind, vestry room 14 by 30 feet externally, 1-storey high, 1 door and 2 square windows … wall round yard 4 feet high."

The Whiteabbey meeting house was officially opened for divine service on Sunday 10th August 1834 by the Rev. Dr. Henry Cooke.

The contemporary *Ordnance Survey Memoirs* noted that by 1838-39 the Whiteabbey congregation stood at 1,300 people and had grown to include about 260 families. However, the meeting house could only accommodate 500 individuals and became especially crowded in summer months due to the influx of visitors.

The congregation next endeavoured to establish a school and plans were approved in July 1839 and by 1840 the completed building had been entered into the National School system with a Mr. Thomas McIlroy and Miss Agnes Morrison appointed its first teachers. The second edition Ordnance Survey map (1857) depicted the T-shaped building as 'Whiteabbey National School, immediate south of the meeting house.

In 1852 the congregation desired that a Manse be constructed for the Rev. John Lyle, who had been appointed Minister in 1845. This first Manse was built in the style of a Tudor cottage and was constructed by a Mr. Thomas Byrne to the designs of Robert Young (1822-1917), a Belfast-based architect who was the Rev. Lyle's brother-in-law and who went on to form the successful partnership of Young & Mackenzie (the firm would later undertake further work for the congregation). The original Manse also stood on the grounds of the meeting house and was depicted to the north side of the Church on the 1857 Ordnance Survey map. This dwelling was replaced by a more prestigious Manse which was built on the Manse Road in c. 1880; the former

Manse was then occupied by private tenants until its eventual demolition in 1900.

The Presbyterian congregation continued to grow during the mid-nineteenth century, aided by the opening of the railway line through the area in 1848 which encouraged further building in the area. Change came to the building in 1884 when it was extensively modified to designs by Young and Mackenzie. Young and Mackenzie established itself as the principal architects for the Presbyterian Church in North-East Ulster and was also responsible for the design of many of Belfast's most recognisable commercial structures. The firm's restructuring of Whiteabbey Presbyterian Church replaced its Graeco-Egyptian portico with an entirely new facade that Harron notes 'would not be out of place in South America or continental Europe.' Curl described the redesigned façade as 'an uncommonly showy Italianate design' in its use of superimposed orders of Ionic and Corinthian pilasters and a domed, three stage campanile. Harron suggests that the unorthodox redesign of the Church was an indication of 'an exuberance operating within the firm at this time as well as an easy eclecticism and a confidence to risk potentially crossing perceived denominational boundaries in terms of how a Church should "look."' As part of its redesign the original domed cupola (located over the main pediment) was removed, however Harron notes that Young and Mackenzie may have designed the new south-western Tower with a cupola in order to echo the original dome and 'the result of placing this on a Tower to the side, thereby altering fundamentally the building's symmetry, makes the overall effect greater than the sum of the parts'

In 1896 Young and Mackenzie were involved once more when the firm carried out a number of minor alterations and improvements to the Church. A more substantial renovation costing £3,500 was undertaken in 1898, following the ordination of the Rev. Robert K. Hanna. Serving as minister of the congregation until 1914, Hanna is praised in the congregation's histories as he took much of the responsibility for renovating its buildings on himself, immediately setting to work Organising the refurbishment upon his installation. The extensive renovation of the Church was carried out to designs by Nicholas Fitzsimons, a member of the congregation who had established his own architectural practice in Belfast in 1896. The *Dictionary of Irish Architects* suggests that Fitzsimons' renovation essentially involved the rebuilding of the Church, aside from portions of its exterior walls. Confirming this is a tender of 1899 (*Northern Whig)* for 'partial rebuilding, reseating, flooring etc at Whiteabbey Presbyterian Church. The Church history notes that Messrs J. & W. Stewart were appointed as contractors for the work. The *Belfast Newsletter* confirms that the Church interior was completely gutted and rebuilt but that the exterior walls and Young & Mackenzie's façade of 1884 remained largely unaltered. The renovated Church was reopened in May or June of 1900 and the occasion was celebrated with a Summer Fete and Grand Bazaar that aimed at alleviated the remaining debt incurred during the Church's reconstruction. The *Newsletter* reported that the reconstruction work had cost £3,500 and in June 1900 described the completed Church as 'now one of the most commodious and handsome structures of the kind to be found anywhere'.

In addition to the renovation of the Church, the schoolhouses attached to the Church were also rebuilt during the ministry of the Rev. Hanna. A photograph of the site (dating from c. 1900) depicts the new schoolhouse as a single-storey building consisting of a central gable with a Bell cote located above two tall round-headed windows. The third edition Ordnance Survey map (1901-02) confirms that the new structure was built on the site of the previous national schoolhouse.

Following the First World War the congregation erected a pipe Organ and a memorial tablet in honour of those from the congregation who had served and those who had fallen in the conflict. The Organ was constructed by Messrs. Evans & Barr Ltd. of City Organ Works in Belfast and was praised as a 'typical example of their work.' The war memorial tablet, which was placed in the porch of the Church, was built by a Mr. D. Nairs to a design by John Hamilton Stevenson (1890-1950), a local architect who operated in the family firm Samuel Stevenson & Sons. The war memorial tablet listed the names of 102 members of the congregation who participated in the conflict with the names of fifteen who 'laid down their lives' inscribed within a laurel wreath at its centre. The pipe Organ and memorial tablet together cost £1,500 and both were unveiled at a Sunday service on 12th March 1922 (Northern Whig and Belfast Post, 13 March 1922).

A number of significant changes were made at the Church in the interwar years. The second Church Manse, which had been constructed in c. 1880 during the ministry of the Rev. Dr. William Rogers, was destroyed by a fire on 31st December 1921. This ruined building was subsequently replaced by a new dwelling which was designed by Samuel Stevenson (1859-1924) shortly before the architect's death in 1924. Whiteabbey Presbyterian Church celebrated its centenary with special services throughout November 1933 and a bronze tablet was installed in the vestibule to commemorate this achievement made by the congregation. Finally, the schoolhouses, which had been connected to the congregation since 1840 and had been rebuilt in c. 1900, were transferred to the control of the Regional Committee in 1934. A new purpose-built school named Glenavna was officially opened by the Minister of Education in Easter 1939 and the former schoolhouse was subsequently utilised by the congregation as a Church Hall.

The Church histories describe the contributions made by Whiteabbey Presbyterian Church during the Second World War, noting that twelve members of the congregation lost their lives in the conflict:

"The Church premises were made available to any Organisation calculated to relieve suffering, provide comfort or in any way make the terrors of the conflict more bearable. The Church Hall was open during seven evenings per week, and was availed of by evacuees, Home Guards, Special Constabulary, A.R.P. Officials and Military Authorities. There was also a first aid centre, while a canteen was provided for the use of, and greatly appreciated by, the young men serving in H. M. Forces and quartered in our neighbourhood"

The construction of suburban housing in Whiteabbey in the post-war period resulted in a marked increase in the local population and in 1948 an additional 100 families were added to the congregation membership. Whiteabbey Presbyterian Church was reopened on 10th October 1954 following a further

renovation of the building which included the redecoration and repainting of its interior, the installation of electric lighting, the remodelling of the Church Hall with the addition of a new stage, and the improvement of the Church Kitchen (Larne Times, 30 September 1954). The Church histories note that much of this necessary renovation was carried out by voluntary labour from both members and non-members of the congregation, however some external repairs were attended to by building contractors.

Given the steady increase in the local population, it was determined that the current Church buildings would not be able to cope with any further increase in the size of the congregation. The construction of a new Church Hall became a priority from 1958, however, it was not until 30th January 1965 that the foundation stone for the current Hall was laid by the Moderator of the General Assembly. The new Hall was constructed on the former site of the original Manse and was officially opened on 30th October 1965. The new Church Hall was designed by Gordon McKnight, an artist and architect who was also responsible for the modernist design of Orangefield Presbyterian Church in East Belfast (1957-58), whilst the building work was contracted to Patterson and Crawford Ltd. The new building consisted of a main Hall measuring 63ft by 50ft (which could seat approximately 500), a minor Hall measuring 35ft by 24ft (which could accommodate 120), a stage with changing rooms and side rooms, and a fully fitted Kitchen; the cost of the new Church Halls was approximately £33,000.

The Church histories note that several new furnishings were installed in Whiteabbey Presbyterian Church during this period, the most notable additions were a baptismal font, which was presented to the Church by the Reid family in 1959, and a Lectern and Pulpit fall, which was gifted by the W. M. A. in 1962. The interior of the Church underwent a rearrangement in 1973 when the Church Organ was relocated to the side Gallery (in order to carry out repairs on the 50-year-old Organ, more room was required to accommodate its 1,400 pipes). The Organ case, which had been damaged by woodworm, was also replaced with a new louvred screen. The reorganisation of the Church interior resulted in the opening up of the front area and the restoration of its Chancel. Additional work included the upgrading of the electric lighting, the repainting of the walls and the revarnishing of the Church ceiling.

The 150th anniversary of Whiteabbey Presbyterian Church was commemorated in 1983 by the extension of the building, with the addition of a suite of rooms to its rear, which were opened on 15th October 1983. The additions to the structure created a link between the Church and its Hall and included a Minister's Room and Choir Room amongst other modern accommodations.

In 1986 Whiteabbey Presbyterian Church was listed category B1 and in 1992 the building underwent a further renovation which involved the eradication of dry and wet rot and the replacement of its heating system. This was followed by additional renovation work which was carried out in 1995 and included repainting and recarpeting, repairs to the Church glazing, the re-siting of the Church Organ, the installation of a new Pulpit, the fitting of a new Organ case and the electrification of the Church Bell. In 1998 further alterations were made when the Church Hall underwent extension and alteration work whilst disabled access was provided at the Church entrance (Northern Ireland Planning Portal).

There is a plaque in the Hall noting that the first Hall was dedicated on 15 October 1983 and that was after 150 years of the congregation being set up.

EXTENT AND LIMITATIONS OF THE SURVEY

The report is strictly private and confidential to Whiteabbey Presbyterian Church. Whilst it may be shown to their professional advisors, the contents are not to be disclosed to or made use of by any third party without our express written consent. Without such consent we can accept no liability to any third party.

The report is based upon a visual assessment of those parts of the building which are accessible, visible and readily available for examination from ground and floor levels (without risk of causing damage to the property or injury to the surveyor). Borescopes were used to evaluate voids where possible and crane access was arranged to allow a close inspection of the copper dome to the Tower. No comment is made on the condition of the electrical and mechanical services. No access was possible to roof spaces RS10, RS12, RS17 or RS18. Limited inspection of sloping spaces to roof slopes RS19-RS23.

Broad cost estimates are given to provide some guidance on the likely financial resource needed to deal with the repairs suggested. These figures do not include VAT, professional or statutory fees or decanting and should be tested by competitive tender before work is undertaken. Estimates are grouped according to condition, and it may be that some works, carried out together under a single building contract, could provide savings due to economies of scale.

Finally, the report is not a specialist research into the presence of contamination by any harmful substance, nor an asbestos inspection as defined by the Control of Asbestos in the Workplace Regulations.

EXTERIOR

ROOFS

ROOF SLOPES

- RS01 – Large pitched roof overlaid with even coursed, even sized Welsh slate. Slating is reaching the end of its life, but for now remains serviceable with maintenance. There are three slates slipped, two cracked and two clipped. A slight break in the twill of the slates indicates some nail failure. There is a slight Belly across the roof where roof purlins are over spanned.
- RS02 – Large pitched roof overlaid with even coursed, even sized Welsh slate. Slating in the last third of its useful life, but remains serviceable with maintenance. There are six slates clipped, six cracked, seven clipped and two broken. Slates damaged around rooflight. Where repaired, there is some poor slating practice (slates set in sideways and use of artificial slates) especially above apex RS08/RS09 and into the tapered gutter at the Tower abutment. Wind driven rain is able to penetrate the repairs at the roof apex. Slight Belly across roof where roof purlins are over spanned.
- RS03 – Pitched roof overlaid with even coursed, even sized Welsh slate. One slate missing and two slipped. Slating in last third of useful life but remains serviceable with maintenance.
- RS04 – Pitched roof overlaid with even coursed, even sized Welsh slate. Two slates sipped and one broken and lying in the gutter and with some slight moss growth accumulating at joints. Poor slating practice where repaired (slates centre nailed). Slating in last third of its useful life but remains serviceable with maintenance.
- RS05 – Pitched roof overlaid with even coursed, even sized Welsh slate of two varieties. Three slates slipped, one clipped and five cracked or broken. Galvanised holding nails exposed here and there. Poor slating practice to employ different type slates on a single slope. Slating is reaching the end of its life and repairs are needed to maintain.
- RS06 – Hipped roof overlaid with even coursed, even sized Welsh slate. Five slates slipped, and three cracked or broken. Ventilation cowls fitted retrospectively. Slating is reaching the end of its life and repairs are needed to maintain.
- RS07 – Pitched roof overlaid with even coursed, even sized Welsh slate. Slating in serviceable condition despite two slipping and two clipped. Ventilation cowls fitted retrospectively.
- RS08 – Pitched roof overlaid with even coursed, even sized Welsh grey slate. Colour variation between original slate and repairs. Three slates slipped, two slates cracked. Slating in reasonable condition.
- RS09 – Pitched roof overlaid with even coursed, even sized Welsh slate. Colour variation between original slate and repairs. One slate clipped and others weathered and delaminating. Despite this, slating remains serviceable with repair.
- RS10 – Mono pitched roof overlaid with even coursed, even sized Welsh slate. Slate in reasonable condition despite some face delamination and loose slate into gutter. Buddleia growing at abutment will, over time, force slates upwards and allow rainwater penetration. Vegetation should be removed and loose slate repaired.
- RS11 – Hipped roof overlaid with even coursed, even sized Welsh slate and in reasonable condition.

- RS12 – Mono pitched roof overlaid with even coursed, even sized Welsh slate. One slate slipped and one broken. A repair using an artificial slate is poor slating practice. Slating serviceable with maintenance. Timber fascia and soffit in reasonable condition.
- RS13 – Mono pitched roof overlaid with even coursed, even sized, older large Welsh slate. Slating in poorer condition, with four slates slipped, five broken and two cracked. This roof is at the end of its life and should be re-slated into the short term.
- RS14 – Pitched roof overlaid with even coursed, even sized, smaller gauge, Welsh slate. Slating in poor condition with heavy and unsightly repairs around its roof light and with upwards of fifteen broken and cracked slates across its slope. Colour clouding to repairs reflects poor slating practice. One slate broken where the downpipe from the roof above discharges, allowing rainwater to penetrate.
- RS15 – Large pitched roof overlaid with even coursed, even sized, artificial slate (perhaps containing asbestos) and penetrated by a number of roof lights and air vents. Evidence of extensive patching into valley RS18 and with general roughening of surfaces across slope. Poor slating practice where a batten has been added to a verge and rainwater will penetrate over time . This roof is at the end of its design life, but with little failure suggesting that it can remain in situ until a larger scheme is planned.
- RS16 – Pitched roof overlaid with even coursed, even sized, artificial slate (perhaps containing asbestos). Three slates cracked and with some moss growth at joints, but otherwise serviceable with maintenance. uPVC fascia and soffit in reasonable condition, as is decoration.
- RS17 – Hipped roof overlaid with even coursed, even sized, artificial slate (perhaps containing asbestos). Despite some moss growth at joints this roof remains in serviceable condition, but is at the end of its design life.
- RS18 – Pitched roof overlaid with even coursed, even sized, artificial slate (perhaps containing asbestos). Moss growth to joints and with one broken and two cracked slates. Extensive repairs into valley. Slating continues to perform.
- RS19 – Shallow pitched roof overlaid with Butyl membrane in good condition. Water ponding on south end due to poor falls around outlet.
- RS20 – Shallow pitched roof overlaid with Butyl membrane in good condition.
- RS21 – Shallow pitched roof overlaid with profile Plastisol in serviceable condition.
- RS22 – Pitched roof overlaid with profile Plastisol in serviceable condition.
- RS23 – Flat roof overlaid with single ply Trocal and in good condition.
- RS24 – Mono pitched roof overlaid with flat concrete tiles. Evidence of renewal of individual tiles and of a Flashband repair but overall in serviceable condition.

VALLEYS

- RS01/RS03 – Lead valley with some weep marks, but generally in reasonable condition.
- RS04/RS05 – Lead valley, now overlaid with bituminous paint in places and with further patching with Gripfill. Valley at the end of its life and further water penetration to be expected in the short term.
- RS02/RS09 – Lead lined valley in serviceable condition.
- RS07/RS08 – Lead lined valleys with aged bituminous patch and more modern Flashband repair. Valley holding for now, but repairs confirm water penetration has been an issue..

- RS15/RS18 – Lead lined valley with bituminous paint patch. Valley coming to the end of its life. Patching confirms water penetration has been an issue.
- RS15/RS16 – Lead lined valley with bituminous paint patch. Valley coming to the end of its life. Patching confirms water penetration has been an issue.

RIDGES AND HIPS

- RS01/RS02 – Concrete angled ridge, inappropriate, but in reasonable condition.
- RS03/RS04 – Clay ridges with a galvanised metal vent, all pointed in cement. Two ridge tiles loose into valley.
- RS05/RS06 – Clay angled hip with hip iron, in reasonable condition.
- RS05/RS07 – Concrete angled ridge inappropriate, but in reasonable condition.
- RS06/RS07 – Clay angled hip in serviceable condition.
- RS08/RS09 – Clay angle ridges heavily pointed in cement. Extent of pointing suggests that loose tiles have been an issue. Thought might be given to mechanical fixings, given exposure. Metal ventilator in reasonable condition.
- RS11/RS12 – Clay angle hips with heavy cement pointing suggesting loose tiles have been an issue.
- RS16/RS18 – Concrete ridge in reasonable condition.
- RS16/RS17 – Concrete hips in reasonable condition.
- RS17/RS18 – Concrete hips in reasonable condition.
- RS14/RS15 – Concrete ridge tiles, some heavily pointed in cement and individual tiles cracked. Repairs required in short term.
- RS19/20 – Butyl ridge-piece in reasonable condition.
- RS21/RS22 – Metal profiled ridge generally sound, but with one joint corroded. This failure should be arrested by cleaning and sealing.

RAINWATER DISPOSAL

- RS01 – Eaves gutters are moulded cast iron gutter with uPVC downpipe. Gutters falling into poor condition with evidence of metal corrosion to the underside generally and leaking joints and a Belly towards the outlet. This gutter should be repaired and re-set for now and then renewed as part of a wider scheme of repair.
- RS02 – uPVC moulded gutter is inappropriate and now with vegetation gathering at stop ends and valley base. Two large diameter plastic downpipes with hoppers are also inappropriate, but are in reasonable condition.
  The two-step lead tapered gutter at the abutment with the Tower is in serviceable condition. Associated lead cover flashings are over-spanned and as a result are thermally cracking mid-span.
- RS03 – Cast iron moulded gutter with corrosion to the inner faces and with vegetation growing. Gutter requires repair in the short term and renewal as part of a wider long-term repair.
- RS04 – uPVC moulded gutter is inappropriate, but in reasonable condition.
- RS05 – uPVC moulded gutter is inappropriate, but in reasonable condition.
- RS06 – uPVC moulded gutter is inappropriate, but serviceable.
- RS07 – uPVC moulded gutter is inappropriate and with debris gathering at valley.
- RS08 – uPVC moulded gutter is inappropriate and with debris gathering at valley. Gutter leaking at stop end.

- RS09 – uPVC moulded gutter is inappropriate and now with vegetation gathering at stop ends and valley base.
- RS10 – uPVC moulded gutter is inappropriate and with unsightly downpipe arrangement. Evidence of overspilling at stop end where downpipes from Roof RS05 discharge. This gutter and downpipe arrangement should be repaired to remove leaks and overspilling.
- RS11 – Moulded uPVC gutters and round downpipe in good condition, if a little bleached.
- RS12 – Moulded uPVC in good condition.
- RS13 – uPVC moulded gutter is inappropriate, but serviceable.
- RS14 – Square section uPVC with two square downpipes in reasonable condition.
  Tapered gutter at abutment with RD13 formed in a single bay of lead. Lead over-sized and vulnerable to thermal cracking, but, due to its sheltered location, is holding. The condition of this gutter should be monitored and if the roofs around are re-slated then the gutter should be reworked to modern standards. The reworking of the downpipe from the roof above has been extended to bypass this tapered gutter and this suggests that water penetration has been an issue in the past.
- RS15 – Square section uPVC with round downpipes, dirty, but serviceable with repairs needed where leaking at swan neck.
- RS16 – Square section uPVC with round downpipes, dirty, but serviceable with repairs needed where leaking at swan neck.
- RS17 – Square section uPVC with round downpipes, dirty, but serviceable with repairs needed where leaking at swan neck.
- RS18 – Tapered gutter is lead lined and in a single bay. The lead is over spanned and as a result there are Bitumen strap repairs where the lead has cracked in two locations.
- RS19 – uPVC oversized pipe and hopper in good condition but with vegetation growing. Butyl lined parapet gutter in reasonable condition, but with poor falls allowing rainwater to pond above outlet.
- RS20 – Large section uPVC downpipe and hopper in reasonable condition. Butyl lined parapet gutter in reasonable condition.
- RS21 – Large section uPVC downpipe and hopper in reasonable condition. Proprietary metal parapet gutter in reasonable condition, but with outlet blocked. Outlet should be cleared.
- RS22 – Large section uPVC downpipe and hopper in reasonable condition. Proprietary metal parapet gutter in reasonable condition, but with a belly to its centre leading to rainwater ponding.
- RS23 – Single bay, Trocal lined gutter in good condition.
- RS24 – Square section uPVC dirty and with some vegetation growing in outlets and leaks to swan necks.

PARAPETS, VERGES, UPSTANDS, EAVES AND PENETRATIONS

- RS01 – Verge stones overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstands in serviceable condition.
  Original corbel painted and in good condition.
- RS02 – Verge stones overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstands in serviceable condition.

Velux light at base of Tower is poorly located to provide access to the nearby tapered gutter. It remains in reasonable condition, nonetheless.
The uPVC fascia is inappropriate as set over original corbel, but in reasonable condition.

- RS03 – Verge stones with redundant chimney, overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstand in serviceable condition.
  Original corbel painted and in good condition.
- RS04 – Verge stones with redundant chimney, overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstand in serviceable condition.
  Original corbel painted and in good condition.
- RS05 – Timber fascia is inappropriate as set over original corbel, but in reasonable condition.
- RS06 – Timber fascia added to original eaves and in reasonable condition, but with evidence that rainwater is running behind where the roofing felt has failed. Ideally as a repair the roofing felt would be extended into the gutter.
- RS07 – Timber fascia added to original eaves and in reasonable condition.
- RS08 – Verge stones with redundant chimney, overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstand in serviceable condition. Some thermal movement causing lead clips to spring, but no intervention required.
  Timber fascia added to original eaves and in reasonable condition despite some water staining where the roofing felt has rotted. Repair and decoration required.
- RS09 – Verge stones with redundant chimney, overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstand in serviceable condition. Some thermal movement causing lead clips to spring, but no intervention required.
  uPVC fascia is inappropriate as set over original corbel, but in reasonable condition.
- RS10 – Verge stones, overclad in lead. Lead holding even if the detail is not to modern standards. Lead upstand in serviceable condition. Buddleia plant growing at upstand and should be removed to avoid roots taking hold.
  Original corbel painted and in good condition.
- RS11 – Timber fascia and soffit in reasonable condition as is decoration.
- RS12 – Lead apron and upstand painted and with crude cement over-pointing but holding.
  Timber fascia and soffit in reasonable condition.
  Rendered chimney stack appears redundant and now with render failing. If stack is redundant then it should be removed otherwise it requires to be re-rendered as part of a wider scheme of repair. Metal double flue alongside appears in reasonable condition.
- RS13 – Verge stone overclad in lead which remains in serviceable condition. Lead apron failing at upstand where cement render above is cracking. Lead soakers south and west also causing cement to crack but appear sound.
  Timber fascia to projecting gutter in reasonable condition.
- RS14 – Lead soakers and cover flashings in reasonable condition despite some overworking to the south portion.
  Four proprietary metal and uPVC roof vents and single large Coxdome light. Lower vents in poor condition with Flashband, plastic and lead repairs. If vents are no longer required then as part of a scheme of re-roofing they should be removed, otherwise they should be renewed.
  Light at the end of its life with failing upstands and brittle opaque dome. Light should be renewed with the roof.

The uPVC fascia and soffit in good condition.

- RS15 – Lead soakers with cover flashings holding. Lead apron with cover flashing in reasonable condition.
  Four proprietary vents and four Velux rooflights. Vents all with patch repairs and all reaching the end of their design life. South vent appears redundant. Vents not in use should be removed and all others refurbished or renewed as part of a scheme of re-slating. Velux lights in reasonable condition.
  Timber barge, fascia and soffit. Some timber decay to the barge where a batten has been added to support. The barge requires to be renewed and soffits and fascias repainted.
- RS16 – uPVC fascia and soffit in reasonable condition, as is decoration.
- RS17 – uPVC fascia and soffit in reasonable condition, as is decoration.
- RS18 – Lead upstands to tapered gutter formed in bituminous and lead and in poor condition. Cover poorly clipped, over-sized and subject to wind loading. Rainwater penetrating. Flashing should be renewed.
- RS19 – Butyl upstand in reasonable condition.
- RS20 – Butyl upstand in reasonable condition.
- RS21 – Metal clad parapet in serviceable condition. Some corrosion at flashing requiring cleaning and application of a proprietary seal. Fibre glass roof light fragile, but holding.
- RS22 – Metal clad parapet in serviceable condition. Some corrosion at flashing requiring cleaning and application of a proprietary seal.
- RS23 – Proprietary Trocal trim in serviceable condition.
- RS24 – Some staining to lead apron and upstand but otherwise detailing is robust and in reasonable condition.
  uPVC sheeted eaves in reasonable condition

WALLS

CHURCH NORTH ELEVATION

North Elevation
Three bay elevation with double and full height window openings formed in basalt and lime and with lined and scored cement painted render panels and bands.

- Structure – The masonry is sound with no evidence of major or progressive failure. Localised cracks above ground floor windows are differential in nature.
- Render – The lined and scored render is in serviceable condition. However, the use of cement as a binder has resulted in long term dampness within the wall core as the cement impedes the natural movement of moisture and vapour across a solid wall. It should be an aspiration to replace this cement with lime and this is best undertaken when the cement render begins to fail (when it is easier to remove). The condition of the render should be reviewed again in five years.
- Raised plaster detailing – Cement panels, again in reasonable condition, despite corrosion of metal bead and surface cracking. Corrosion of metal beads will continue given the marine environment they are subject to (stainless steel would have been a better choice) and as a minimum should be treated and redecorated to minimise the visual impact. Quoins remain in serviceable condition.

CHURCH EAST ELEVATION

Three bay breakfront pedimented elevation with twin Corinthian and Ionic pilasters framing round headed door and oculi windows. Basalt with lime and with a lined and scored cement render of differing vintages.

- Structure – 6-8mm cracking into the pediment and around windows which travels vertically into the string course above and below the upper Order. These cracks are localised in nature, but extensive and require a localised response including some building in of masonry and replacement of any timber lintols as part of a scheme of re-rendering.
- Render – Plain plaster panels in cement and set between decorative and raised cement detailing. The cracks radiating from the upper windows and pediments into the panels are allowing driving rain to penetrate the structure. There is evidence of past repairs to the window reveals with an overcoat of bitumen sealer having been applied as an unsuccessful attempt to deal with water penetration. Other reveals have been patched in mortar and these too are failing. A plant is beginning to grow to the centre windowsill, such is the level of dampness and failing plaster. The plaster band between the bottom of the pediment and string is boast and separating from its base and this is characteristic of aged cement on a solid background coupled with the results of heavy weather soaking the render.
  The cracking noted is characteristic of hard cement renders applied to traditional softer lime-based backgrounds and walls. The natural seasonal movement of the softer lime-based wall matrix cannot be accommodated by a hard cement and the cement then begins to fail. This failure is then augmented by driving rain penetrating behind the render and breaking the bond between it and the solid wall. The failure is progressive as the extent of repair testifies to. Fundamentally the use of cement as a render binder will perpetuate this failure and the wall requires to be re-rendered in a lime mortar which can better deal with the seasonal movement of the masonry. The use of lime will also allow

the free movement of vapour which, if properly designed, will wick dampness away from the wall core.

Raised Plaster detailing – Quoins are in a running-cement and are in remarkable condition, albeit with some sections becoming boast with age, especially to the lower sections on the north side. These sections have been patch repaired in the past.

There is localised cracking to strings, sometimes as much as 6mm wide. These cracks are a result of localised movement and then subsequent driving rain opening the fabric over time.

The raised architraves to all oculi windows are in poor condition with pointing in silicone as an attempt to prevent driving rain penetrating. As part of a scheme of replastering all four would be re-run. There is ample evidence of past cement patch repairs across all plaster details.

- Decorative Plaster detailing – Areas of plaster dentils to the pediment are loose and one or two were removed during the inspection for that reason. In addition, some of the original cement dentils have been replaced in timber over the years. Other elements of the running pediment moulds are in reasonable condition, but with cracking radiating from the windows. Likewise, the heavy running mould at the bottom of the pediment is in serviceable condition, but again with some cracking which has its origins in the cracks around the windows. Localised movement and then heavy weather has over the years opened these cracks and repairs will be required as part of a wider scheme of re-rendering.

  The natural cement Ionic and Corinthian capitals to the pilasters contain metal reinforcement and these are now beginning to corrode and cause individual failures. Centre north pilasters are boast and cracked and in poor condition. Sections of plaster to the centre south pilasters are loose and require to be replastered

CHURCH SOUTH ELEVATION

Three bay elevation with double and full height window openings and gable fronted Transept leading to a secondary entrance. All formed in basalt and lime and with a lined and scored cement, painted render panels and bands.

- Structure – Basalt and brick with no indication of progressive large-scale failure. That said, there is localised cracking to the east pair of windows below the sills and above the heads. These cracks appear to be partially a result of the hard cement being unable to accommodate some seasonal movement of the structure, but also some local movement at a naturally weak point in the structure. They are likely linked to the cracks noted on the front elevation. No immediate repair is suggested other than filling to prevent water penetration becoming an issue. There is evidence of past rainwater penetration into the internal corner between the Nave and the Transept which now appears to be remedied. This was a result of failing render coupled with leaking rainwater goods.
- Plain Render – The cement render is boast across its face and with evidence of multiple repairs over the years. Some repairs have been undertaken using a proprietary filler and this is now failing. The separation of the render from its base is characteristic of cement on solid walls where the cement cannot accommodate the natural movement of moisture and vapour across the wall and, at its interface, becomes boast. It is a progressive failure and into the longer term the wall should be re-rendered using a suitability designed lime render. The use of lime is more authentic and allows the wall to “breathe”.

- Raised Render – A modern double height plinth formed in cement has characteristic shrinkage cracks and its metal beads are corroding. This should be redecorated in the short term to prevent further rust bleeding, but renewal as part of a wider scheme is the long-term option.

CHURCH WEST ELEVATION
High level rendered elevation.

- Structure – Some cracking between blind arches, again linked to weathering and the use of cement on a solid background. The cracking does not appear progressive.
- Render – Smooth render detailing in reasonable condition despite cracking. Render patched where extension added and with repair where windows have been added lower down.

LINK SOUTH ELEVATION
Cavity wall extension of two vintages and finished with a smooth and dry-dashed limestone chipping render.

- Structure – Good condition, with no sign of failure.
- Render – Dry-dash is in good condition, although some impact damage crudely made up in sand cement at the external corner. Smooth painted render is in good condition. Decoration is good.

LINK EAST ELEVATION
Cavity wall with scraped render and penetrated by a door and screen.

- Structure – Good condition, with no sign of failure.
- Render – Good condition, with no sign of failure.

LINK WEST ELEVATION
Cavity wall extension of two vintages and finished with a smooth and dry-dashed limestone chipping render.

- Structure – Good condition, with no sign of failure.
- Render – Sound if a little stained to limestone sections and with slight differential cracking above openings lintols.

HALL SOUTH ELEVATION
Multi bay, concrete and steel framed portal with masonry cavity block in fill, finished with a smooth and painted dry-dash cement finish, with smooth window and plinth bands.

- Structure – Portals and masonry infill appear to be in reasonable condition and with no sign of major structural failure. Slight cracking suggests an expansion joint between the structure might have been needed, but no remedial work is suggested.
- Render – The render, while a little tired, remains in good condition. More modern section to the west is in poor condition with stepped and differential cracking to openings and parapet. The cracking appears to be as a result of some wind loading coupled with differential movement to openings. As part of a wider scheme some re-rendering on an expanded metal background to control this movement might be required.
- Smooth Bands – Some cracking to the smooth bands around the windows, due to differential cracking between the frame and infill panels. Some repair is necessary with one small sliver appearing to be loose.

HALL NORTH ELEVATION

Multi bay portal frame with single storey lean-to, all rendered.

- Structure – Structure appears to be a portal frame with cavity wall in fill, all in serviceable condition.
- Render – Smooth render at high level generally sound, but with cracking into the external corners and above windows. These relate to some localised settlement and should be cut back and re-rendered on an expanded metal. The smooth and heavy lined render to the ground floor is in good condition with only slight shrinkage cracks here and there.

HALL EAST ELEVATION

Pitched multi bay elevation with centre recessed door and screen formed in masonry cavity walls with a heavy lined and smooth render finish.

- Structure – Cavity construction and with no sign of major or progressive failure.
- Render – Smooth and lined render in reasonable condition despite slight tearing to first floor window openings. Evidence of past repair. Decoration failing.

HALL WEST ELEVATION

Pitched multi bay elevation formed in masonry cavity walls with a smooth render.

- Structure – no sign of major or progressive failure.
- Render – smooth render in reasonable condition.

TOWER

Three stage brick-built Tower, rendered externally and topped with a copper dome. The copper dome is supported on a brick-built shaft, finished externally with ornate heavy strings, pilasters, corner pinnacles and Bell louvres on all four sides. This shaft sits on a square second stage Tower again in brick and with corner double pilaster moulds externally. There are window openings to the east and north of this second stage. The final stage of the Tower abuts the pediment of the principal elevation and is brick built with heavy moulded corner quoins and plain plaster externally. All masonry is painted.

The copper roof terminates with a three-pronged lightning conductor formed in wrought iron with a copper sheath. The lower portion of the rod is in poor condition with corrosion of the metal causing the copper to split and allow uncontrolled water penetration (which then accelerates the corrosion). At its base, the rod is less than half its original diameter and complete failure cannot be far away given the weather conditions the rod is subject to.

The copper balls to this portion of the spike shows evidence of past patch repairs and for now the upper ball remains sound. However, the solder to the collar of the lower copper ball is failed and water is penetrating and below this to its support is evidence of bitumen paste repairs applied over the years. Rust staining to this lower ball is from the corrosion of the inner iron post. A third much larger ball has some impact damage, but its folded details are sound. The lower support and boss to this ball is in reasonable condition but with evidence of past bitumen repairs at the junction with the main roof. The flashing at this point is holding.

The condition of the upper spike is such that plans should be brought forward to take down this portion and renew. This work will entail breaking the spike and copper as far as the second larger copper ball where a fixing detail is likely to be found.

At this time the condition of a fixing within the larger ball can be viewed. The condition of this fixing is critical to the stability of the comer dome as the associated bar continues down into the timber structure below and acts as a tensioning bar against wind pressure. Loosening of this bar (if the fixing is corroded) will mean the structural elements of the roof fail to act as designs and progressive structural failure is likely (especially given the heavy weather that this roof will be subjected to). If the fixing is corroded, then further work will be required to make good. For now, there is no indication of structural failure at this level (with the exception of the upper reaches of the conductor).

The fishtail flashings at the top of the roof are showing their age with past repairs using fillers and bitumen and small sections of edge trim on the north and south side loose. Despite that, the detail is holding, with the exception of the west face where some fixing nails are loose and a drip to one tail has failed.

The upper cone is copper clad on timber framing and while it is weathered it remains in serviceable condition. The vertical panels at the base of the cone again are weathered, but holding.

The main roof is copper sheeting panels with welted edges and this was a common method of jointing copper at the time of construction (modern roofs use standing seams). This type of cladding has a life of around 140 years and the method of failure is micro cracking of the welts due to wind pressure which then allows water to drive under the welt and corrode the clips which hold the welts in place. Welts are in serviceable condition with no indication of cracking. The west and south facing panels are heavily weathered back and this is down to the prevailing weather buffering the roof.

There is an issue with the drip at the base of the roof which is falling into poor condition. The drip is loose as driving rain rots the timber support below, thus weakening the fixing of the copper to the timber. This is a progressive cycle of decay which will eventually see sections of the copper drip loosen and rip off during heavy weather. There is evidence of past repairs to stave off this failure and this takes the form of two-pack resins and putty into corners. The failure of the drip is most pronounced on the south-west corner which is to be expected given the prevailing weather and uplift from onshore winds. Timber fixing behind is rotten and to arrest further failure a fixing detail from within the roof space should be considered. The south panel has a date of 2004 scribbled on its face.

At the base of the roof is a moulded aluminium gutter. Evidence of leaks at junctions and holes to the base on the east face both allowing rainwater to penetrate the structure. A double swan neck detail joining the gutter to a downpipe is a difficult detail, but is holding. These gutters appear to be late 20th century in origin and aluminium was an unfortunate choice as it performs poorly in a heavy marine environment. Copper or cast iron would be an alternative.

There is cracking to the fabric of the third top stage of the Tower and evidence of failing render and subsequent repairs. The heavy ornate string below the roof line is formed in natural cement and is sound but for a 10mm wide crack into the south-east corner and an 8mm wide crack on the south side. These cracks continue through the cornice and into the top of the Bell louvres. Both cracks have been filled in the past and are now open again. Further 6mm wide cracking into cornice on north and west elevations which continues into the Bell louvre architrave and keystones (where is it 3mm wide).

The cracking is likely due to wind pressure on the Tower and the dome which is impacting the tensioning rod within the cupola but also potentially hidden rods within the brick upper courses. These cracks are likely progressive as driving rain caused corrosion of the bars, which in turn allows movement through rust jacking. These cracks should be opened to reveal the extent of iron corrosion when repairs can be arranged.

Diminishing wide cracking beginning as 6mm wide at the bottom of the north-west and south-west pilasters appears to be associated with a corroding local hidden metal plates or cramp. These cracks have been filled previously but are opening again. As part of a wider scheme these cracks will require to be opened up for further inspection and then built in, with corroding plate replaced or cleaned. Meantime the condition of these corners should be kept under periodic review.

The render panels to the Bell louvre are cracked horizontally with cracking to associated pilasters at this upper stage. This cracking is most likely due to the cement being unable to accommodate the slight movement in the fabric caused by wind loading (and augmented by some hidden iron corrosion). There are patches in cement to the render, indicating that this has been an ongoing issue. There is further render cracking around the north Bell louvre keystone and the render around appears to be boast. Cracks noted to string below pinnacles on the north and west elevations. Lined and scored render to the north and south elevations is boast with further cracking to keystone detailing. Some of this cracking is mostly due to the cement render being unable to accommodate the natural flexing of the Tower but others point to an issue with potentially corroding metal ties built into the Tower (to secure the roof) and so some further opening of masonry is required as part of a scheme of repair.

The second stage of the Tower has two render finishes (plain and Tyrolean) where patching has been arranged over the years. Cracking to the cornice at the top of the stage is localised and render around is sound, suggesting that a buried metal cramp is the cause. The plain render panels, especially on the east face, are cracked and boast which is allowing rainwater to penetrate. Render is boast in places to the north and south elevations at this level and again with heavy surface cracking noted. Re-rendering with some building in of backgrounds will be necessary in the medium term. The string below, especially on the east face, is boast and surface crazed and this extends into the console mouldings on either side. The render panels below the windows are boast due to dampness and the natural failure of cement on solid walls. There has been some loss of moulds at this level due to weathering and the introduction of a sacrificial cover to all projections would be sensible at this stage. The lead weathering to the cornice at the base of the second stage is in good condition.

The moulded terracotta brick consoles are weathered to an extent where moulds are missing. Bell louvres are in serviceable condition. The lower or first stage of the Tower is sound, but again with evidence of boast render across all four elevations.

WINDOWS AND DOORS

Windows

- G01 – Semi-circular headed window filled with squared and decorative quarries in a timber frame and with wire secondary protection. Window in good condition.
- G02 – Square headed window filled with squared coloured quarries and decorative margin, timber framed, metal grilled. Individual margin panes cracked and one coloured quarry cracked, otherwise window is in good condition. Fallback is operating.
- G03 – Double height semi-circular headed opening filled with coloured square quarries, central stained glass and coloured margin in a timber frame. Metal grille and windows in good condition, although there is some evidence of past water penetration to the internal corners and perhaps of repair. Fallback is operating, but rope is broken.
- G04 - Double height semi-circular headed opening filled with coloured square quarries, central stained glass and coloured margin in a timber frame. Metal grille and windows are in good condition, although there is some evidence of past water penetration to the internal corners and perhaps of repair. Fallback is operating, but rope is broken.
- G05 – Square headed window filled with coloured quarries and with coloured margin in a timber frame, painted. Window in good condition.
- G06 - Square headed window filled with coloured quarries and with coloured margin in a timber frame, painted. Window in good condition. Fallback is operating.
- G07 - Square headed window filled with coloured quarries and with coloured margin in a timber frame, painted. Window in good condition. Fallback is not operating.
- G08 – Hardwood stained, single glazed casement in reasonable condition.
- G09 - Hardwood stained, single glazed casement in reasonable condition.
- G10 - Hardwood stained, single glazed casement in reasonable condition.
- G11 - Hardwood stained, single glazed casement in reasonable condition.
- G12 – uPVC framed double glazed unit with Georgian wired glass. Lower casement cracked, but otherwise in reasonable condition.
- G13 - uPVC framed double glazed unit with Georgian wired glass, in reasonable condition.
- G14 - uPVC framed double glazed unit with Georgian wired glass, in reasonable condition.
- G15 - uPVC framed double glazed unit with Georgian wired glass, in reasonable condition.
- G16 - uPVC framed double glazed unit with Georgian wired glass, in reasonable condition.
- G17 – Side hung casement, uPVC frame, double glazed with Georgian wired glass, in reasonable condition.
- G18 - Side hung casement, uPVC frame, double glazed with Georgian wired glass, in reasonable condition.
- G19 - Side hung casement, uPVC frame, double glazed with Georgian wired glass, in reasonable condition. One pane failed and should be renewed.
- G20 - Side hung casement, uPVC frame, double glazed with Georgian wired glass, in reasonable condition.
- G21 – uPVC framed top hung casement with Georgian wired glass in reasonable condition.
- G22 - uPVC framed top hung casement with Georgian wired glass in reasonable condition.

- G23 - uPVC framed top hung casement with Georgian wired glass in reasonable condition.
- G24 - uPVC framed top hung casement with Georgian wired glass in reasonable condition.
- G25 – Hardwood framed screen with single glazing toughened glass in good condition.
- G26 - Hardwood framed screen with single glazing toughened glass in good condition.
- G27 – uPVC framed double glazed unit with Georgian wired glass. Window in reasonable condition.
- G28 - uPVC framed double glazed unit with Georgian wired glass. Window in reasonable condition.
- G29 – uPVC framed casement, clear glass, boarded up internally.
- G30 - uPVC framed casement, clear glass, boarded up internally.
- G31 - uPVC framed casement, clear glass, reflective glass in good condition.
- G32 - uPVC framed casement, clear glass, reflective glass in good condition.
- G33 – Metal framed side hung casement with opaque glass, decoration good and in reasonable condition.
- G34 - Metal framed side hung casement with opaque glass, decoration good and in reasonable condition.
- G35 - Metal framed side hung casement with opaque glass, decoration good and in reasonable condition.
- G36 – Metal framed side hung casement with opaque glass, decoration good and in reasonable condition. Window built up internally.
- G37 - Metal framed side hung casement with opaque glass, decoration good and in reasonable condition. Window built up internally.
- G38 - Metal framed side hung casement with opaque glass, decoration good and in reasonable condition.
- G39 – uPVC framed double glazed sidelights, in good condition.
- G40 - uPVC framed double glazed sidelights, in good condition.
- G41 – Square headed window filled with coloured quarries and coloured stained margin with fallback, window in good condition, but fallback not operating.
- G42 - Square headed window filled with coloured quarries and coloured stained margin with fallback, window in good condition.
- G43 – Square headed window filled with coloured quarries and stained margin, timber frame with cage, all in good condition.
- G44 – Double height, round headed window filled with coloured square quarries, stained centre piece and stained margin with a fallback (which is operating) and timber frame with metal cage. Window in good condition.
- G45 - Double height, round headed window filled with coloured square quarries, stained centre piece and stained margin with a fallback (which is operating) and timber frame with metal cage. Window in good condition.
- G46 – Square headed window opening filled with coloured quarries, one clear, stained margin, timber framed metal caged with fallback (which is operating) and all in good condition.
- F01 – Oculi with uPVC frame filled with coloured and opaque quarries and stained glass with secondary glazing. Window frame in reasonable condition, although driving rain trapped between secondary glazing and window. This window should be replaced as part of a wider scheme of repair.

- F02 - Oculi with uPVC frame filled with coloured and opaque quarries and stained glass with internal secondary glazing. Window frame in reasonable condition, although driving rain trapped between secondary glazing and window. This window should be replaced as part of a wider scheme of repair.
- F03 - Oculi with uPVC frame filled with coloured and opaque quarries and stained glass with internal secondary glazing. Window frame in reasonable condition, although driving rain is trapped between secondary glazing and window. This window should be replaced as part of a wider scheme of repair.
- F04 – Circular headed window, timber framed, filled with coloured quarries and stained-glass margin on top, metal grille externally. Window in good condition.
- F05 – Round headed window filled with coloured quarries with a stained margin at the top and will fallback. Window in good condition, fallback rope requires to be renewed, metal caging remains.
- F06 – Double height semi-circular headed opening filled with coloured square quarries, central stained glass and coloured margin in a timber frame. Metal grille and windows in good condition, although there is some evidence of past water penetration to the internal corners and perhaps of repair. Fallback is operating, but rope is broken.
- F07 – Double height semi-circular headed opening filled with coloured square quarries, central stained glass and coloured margin in a timber frame. Metal grille and windows are in good condition, although there is some evidence of past water penetration to the internal corners and perhaps of repair. Fallback is operating, but rope is broken.
- F08 – Round headed window, timber framed, filled with coloured quarries and with stained glass margin and top and with metal cage. Window in good condition.
- F09 – Round headed window, timber framed, filled with coloured quarries with coloured margin and head and with fallback and metal cage. Window in reasonable condition, fallback requires adjusting.
- F10 – Round headed window filled with coloured quarries with a stained margin at the top and with fallback. Window in good condition, fallback rope requires to be renewed (requires rope to the opener), metal caging remains.
- F11 – Round headed timber framed sash window margin glazed all clear with metal cage. Window painted shut and ironmongery partially missing and one piece of glass is cracked. Glass repairs together with re-putty and decoration required.
- F12 – Round headed timber framed fixed pane glass, originally sash, now with the sill raised and with some original glass. Window requires to be redecorated externally and re-puttied.
- F13 – Round headed coloured glass window, boarded internally.
- F14 – Round headed coloured glass window, boarded internally.
- F15 – Round headed coloured glass window, boarded internally.
- FW016 – Double height, round headed window filled with coloured square quarries, stained centre piece and stained margin with a fallback (which is operating) and timber frame with metal cage. Window in good condition.
- FW017 – Double height, round headed window filled with coloured square quarries, stained centre piece and stained

margin with a fallback (which is operating) and timber frame with metal cage. Window in good condition.

- F18 – Round headed window filled with coloured quarries with a stained margin at the top and will fallback. Window in good condition. Fallback rope requires to be renewed, metal caging remains.
- F19 – Tall round headed window filled with coloured quarries and stained-glass margin and head. Timber framed without metal caging. Window is in reasonable condition, although some of the copper wire ties have failed and should be re-tied to support glass.
- F20 – uPVC framed bottom hung casement, clear glass double glazed, evidence of condensation suggesting that window is at the end of its life.
- F21 – uPVC framed bottom hung casement, clear glass double glazed, evidence of condensation suggesting that window is at the end of its life.
- F22 – uPVC framed bottom hung casement, clear glass double glazed, evidence of condensation suggesting that window is at the end of its life.
- F23 – uPVC framed bottom hung casement, clear glass double glazed, evidence of condensation suggesting that window is at the end of its life.
- F24 – uPVC framed bottom hung casement, clear glass double glazed, evidence of condensation suggesting that window is at the end of its life.
- F25 – uPVC framed bottom hung casement, clear glass double glazed, evidence of condensation suggesting that window is at the end of its life.
- F26 – Top hung uPVC double glazed units with Georgian wired glass clear in good condition.
- F27 – Top hung uPVC double glazed units with Georgian wired glass clear in good condition.
- F28 – Top hung uPVC double glazed units with Georgian wired glass clear in good condition.
- F29 – Top hung uPVC double glazed units with Georgian wired glass clear, bottom pane damaged with air rifle pellet.
- F30 – Top hung uPVC double glazed units with Georgian wired glass clear in good condition.
- F31 – Top hung uPVC double glazed units with Georgian wired glass clear in good condition.
- F32 – Narrow uPVC framed double glazed units with Georgian wired glass, with bottom casement, both in reasonable condition.
- F33 – Narrow uPVC framed double glazed units with Georgian wired glass, with bottom casement, both in reasonable condition.
- F34 – Oculi window uPVC framed double glazed with Georgian wired glass in good condition.
- F35 – uPVC framed casement windows, Georgian wired, appears to be in reasonable condition.
- F36 – uPVC framed casement windows, Georgian wired, appears to be in reasonable condition
- F37 – uPVC framed casement windows, Georgian wired, appears to be in reasonable condition.
- F38 – uPVC framed casement windows, Georgian wired, appears to be in reasonable condition.
- F39 – uPVC framed casement windows, Georgian wired, appears to be in reasonable condition.
- F40 – uPVC framed casement windows, Georgian wired, appears to be in reasonable condition.
- F41 – Narrow timber framed fixed pane Georgian wired glass in reasonable condition.
- F42 - Narrow timber framed fixed pane Georgian wired glass in reasonable condition.

- F43 – Narrow timber framed fixed pane Georgian wired glass in reasonable condition.
- F44 – uPVC framed double glazed casement window in poorer condition due to exposure and with water penetrating behind reveals and rotting plaster.
- F45 – Fixed pane, no casement window in reasonable condition.
- F46 - Fixed pane casement window in reasonable condition.
- F47 – Fixed pane, no casement window in reasonable condition.
- F48 – Fixed pane casement window in reasonable condition.
- F49 – Fixed pane casement window in reasonable condition.
- F50 – Fixed pane, no casement window in reasonable condition.

Doors

- D01 – Double raised and fielded timber painted door with coloured quarries and stained-glass fanlights, now with secondary glazing. Door is in good condition, but poor threshold allows draught and driving rain under.
- D02 – Double raised and fielded timber painted door with coloured quarries and stained glass fanlights, now with secondary glazing. Decoration is beginning to fail and door should be redecorated. Door is in good condition, but poor threshold allows draught and driving rain under.
- D03 – Double raised and fielded timber painted door with coloured quarries and stained-glass fanlights, now with secondary glazing. Decoration is beginning to fail and doors should be redecorated. Door is in good condition, but poor threshold allows draught and driving rain under.
- D04 – Twin raised and fielded bolection moulded panel door with a coloured glass fanlight with galvanised caging. Door is in reasonable condition, but frames urgently require redecoration.
- D05 – Hollow core flush door with metal grilles painted and in reasonable condition. Grilles are failing in marine environment.
- D06 – uPVC framed door and frame, panels in good condition.
- D07 – Hardwood diagonally sheeted framed door in American Oak in reasonable condition, but should be re-stained within the next few years.
- D08 – Painted framed and sheeted door and screen with clear fanlight over. Good condition.
- D09 – Double sheeted painted doors in good condition.
- D10 – Metal sheeted timber door, just falling into poor condition with rot to both frames, requires piecing in, metal re-fixed and the door redecorated.

INTERIOR

ROOF SPACES

- RS01-RS09 – Queen post truss roof to centre and King post truss roof to Transepts, all supporting a traditional timber cut roof overlaid with bituminous felt. Original timber framed ventilation ducts located at ridge line. Timber ceiling to majority of ceiling joists except below roof slopes RS05 and RS07 where the ceiling is plaster and RS06 where the ceiling had been lowered.
  Extensive repairs to this structure where purlins have been re-supported at their bearings into masonry and sections renewed in metal. A number of ceiling joists have been re-supported at the bearing into masonry and wrapped with a dpc. This type of work is associated with repairs following dampness or a dry rot outbreak and there is some indication of soft timbers, now dry, which would support this conclusion.
  Across the roof, the purlins are bellied about their centre due to over spanning, but this is not at a stage where an intervention is suggested. If the roof was to be re-slated, then the opportunity would be taken to upgrade the purlins. Trusses are sound with no evidence of opening of joints (which can be critical on a Queen post truss roof structure), but there are heavy shakes in vertical and diagonal struts to the trusses which would be sensible to secure (using coach screws).
  Masonry stone and brick gables are in good condition. The vents could be reused, except to RS08 and RS09 where some restructuring would be required (with sections missing).
- RS13 – Traditional timber cut roof with ceiling joists and rafters finishing with a cove and with plasterboard ceiling below and bituminous felt above. Timbers are in good condition, but with evidence of water penetration to the north abutment. Evidence of dampness and flaking paint at the ceiling at this abutment.
  This has been an issue in the past with repairs evident. Driving rain is penetrating the wall head and abutment with the roof, both of which are at the end of their useful life. The work to the roof should be undertaken, after which this space should dry naturally.
- RS14 and RS15 – Modern timber trussed roof under bituminous felt and with 50mm insulation at ceiling level. This void is mostly filled with services, but where timbers could be inspected, they were found to be sound. Past water leaks to the tapered gutter to RS14 was noted, but these were dry at the time of the inspection. Evidence of intermittent rainwater penetration around ducts which penetrate this roof. The insulation is very poorly laid with areas uninsulated.
- RS21-RS22 – Steel framed portal with proprietary insulated cladding and ceiling below. Limited inspection.
- RS24 – Modern timber truss roof in bays. Timbers are in good condition. Evidence of some water penetration where an internal drain has leaked, but not remedied.

CHURCH

GALLERY

- Floor – Timber framed structure (most likely flitch beam) resting on cast iron columns. Timbers are in good condition and are sound underfoot.
- Walls – Solid masonry walls finished with a lined and scored plaster. The east wall is damp around the centre oculi which

continues to the north window where plaster is slightly boast. Past dampness to the south wall where the alcove has been re-plastered on a Newlath background. Evidence of some surface dampness to these walls with marking of paint finish. South wall around window F05 is damp in patches. North wall is dry. The dampness noted on the south wall relates to water penetration around the oculi windows where render is failing. This wall is exposed to extreme weather and any weakness in the render will result in dampness to the wall internally. The patchy damp noted to the south wall is characteristic of failing cement render on solid walls. In both cases the wall should dry naturally following renewal of the render without renewal of wall plaster internally. Repairs will be needed into the window reveals as part of the renewal of the windows.

- Ceiling – Timber diagonal sheeting set in a bolection mould frame and with exposed bottom chords of trusses. The ceiling is in reasonable condition, but dampness has been an issue over the years with bleaching of the varnish finish noted. This most likely relates to the period of structural intervention noted within the roof space.
- Fittings – Pine Pews set at a steep rake, all in good condition. The height of the front upstand has been increased using toughened glass held in mahogany rails and all this is in serviceable condition.

SOUTH TRANSEPT

- Floor – Timber suspended floor held on a beam with steps formed in pine and plywood. Timbers are sound underfoot and levels of dampness along south wall are within acceptable levels.
- Walls – Lined and scored plaster. Evidence of previous damp staining into south-east corner, now relatively dry and most likely as a result of leaking gutters. Other walls show signs of surface patchy dampness, but plaster remains sound. Ventilation grille marks the location of a redundant chimney flue. Damp pattern is typical of failing cement render.
- Ceiling – Timber diagonal sheeting set in a bolection moulded frame and with exposed bottom chords of trusses Ceiling appears to be in good condition.
- Fittings – Pews on steeply raked Gallery in good condition.

NORTH TRANSEPT

- Floor – Timber suspended floors are sound underfoot, but with dampness to the perimeter along the east wall. Despite this, timbers remain sound. Dampness due to hard external surfaces allowing splash back onto wall foot. As part of a wider scheme this floor would be opened up and ventilators fitted to promote drying of the floor void.
- Walls – Lined and scored cement-based plaster with timber wainscoting below. Walls are in good condition. Slight flaking of paint above War Memorial.
- Ceiling – Plasterboard and skim to a down stand, in good condition.

ORGAN LOFT

- Floor – Timber supporting the Organ pipes (moved here in 1970s). Floor appears to be sound where inspected.
- Walls – Solid with a plastered finish. Evidence of salt staining into the north-west corner due to a past leak at the abutment of roof RS13. The wall is generally dry now and the salt could be vacuumed.
- Ceiling – Timber sheeted in reasonable condition.

BAILIE ROOM FLOOR

- Floor – Original suspended timber overlaid with carpet. Sound underfoot.
- Walls – Dry lined plasterboard and beauty board in reasonable condition. The use of a dry lining system and beauty board was a common response to dampness on the wall, but at the time of the inspection the walls were dry.
- Ceiling – Suspended tile and in reasonable condition.
- Fittings – Four panelled door to the main corridor in good condition.

BAILIE ROOM ANTE ROOM

- Floor – Timber suspended with carpet. Stained, but generally sound underfoot.
- Walls – Dry lined suggesting that dampness has been an issue in the past, but appears to be dry now.
- Ceiling – Grid suspended in reasonable condition.
- Fittings – Kitchen units in reasonable condition. Four panel door to Bailie room in good condition.

NORTH-WEST STAIR

- Floor – Landing with a staircase sound underfoot.
- Walls – Plaster on solid with no sign of distress. Slight rising damp to north wall can continue to be managed.
- Ceiling – Plasterboard and timber are in good condition to ground, but with water staining to the first floor. The cause of this staining is a water leak to the roof and gable wall above, as noted earlier in this report. This ceiling should dry naturally following roof repairs.
- Fittings – Four panel doors in good condition. Staircase of painted redwood with mahogany handrail in good condition. Care required if stair is used by small children as the spacing of the spindles are far apart.

SOUTH-WEST STAIR

- Floor – Clay polished herringbone and timber suspended. Slight deterioration around the perimeters where rain blows underneath the door, but otherwise the floors are sound and serviceable. Solid steps and landing, also in serviceable condition.
- Walls – Painted plaster on solid. Dampness along the west wall at the door, partially as a result of raised floor levels next door (Boiler House), but primarily caused by dampness traveling behind the door frame and then having been repaired with Gypsum. It could continue to be managed but if it is to be made good, the Gypsum should be removed and re-plastered with a lime mortar. Thought might be given to introducing a dpc to the frame.
  Further damp staining into the reveal of the first-floor window, again partially due to penetrating damp, but augmented by a subsequent Gypsum repair. This area should be rubbed down, the Gypsum removed and re-plastered in lime.
  Within the stair void, a crude hole has been cut to accommodate services and ideally this would be built up.
- Ceiling – Plasterboard and skim in good condition.
- Fittings – Fine timber painted staircase with mahogany rail. The bottom section of rail is loose and should be fixed and the spindles to the top landing are a little wide for safe use by small children.

CHANCEL AND NAVE

- Floor – Timber suspended with carpet. Floors are sound underfoot and any dampness noted at the perimeter is within an acceptable range.

- Walls – Solid, plastered with Corinthian capital pilasters. Very slight dampness at low level but not at a point where an intervention is suggested.
- Ceiling – Plasterboard and skim with running cornice or timber sheeted. Plaster ceiling in reasonable condition as is the timber sheeting (marked here and there by past dampness).
- Fittings –Stained pine bases to columns and 20th century mahogany Pulpit, bolection moulded doors, all in serviceable condition.

GROUND FLOOR ANTE ROOM

- Floor – Suspended timber appears to be sound underfoot. However, the position of this floor centrally and surrounded by solid floors means that it is vulnerable to decay.
- Walls – Plastered solid with beaded wainscoting in reasonable condition.
- Ceiling – Plasterboard and skim with plaster cornice. Good condition.
- Fittings – Four panel door with flush and bolection mouldings. Good condition.

CHOIR ROOM

- Floor – Solid overlaid with vinyl tiles (possibly containing asbestos). Floor appears to be sound.
- Walls – Scratch-finish plaster, painted and in good condition.
- Ceiling – Stained pine sheeting with two raised rooflight sections, all in reasonable condition.
- Fittings – Pine sheeted door in good condition.

MINISTER'S ROOM

- Floor – Carpet on solid and sound underfoot.
- Walls – Scratch-finish plaster and paint in good condition.
- Ceiling – Pine sheeted with raised rooflights. Good condition.
- Fittings – Mix of sapele and sheeted pine doors, in good condition.

TOWER

The timber framed cupola is constructed of vertical posts resting on a rectangular matrix, supporting a cut roof. A metal tension bar is fitted from the frame to the top of the cupola and the while structure is tied to the brick below using vertical metal ties. The Tower is constructed of brick with a rendered finish externally and either unfinished or plastered internally. Floors are timber suspended and there is a bell located in the upper stages.

The timber sarking and joists to the cupola are in reasonable condition, with the exception of the base where there is extensive softening of timbers. This softening of timber has been caused by driving rain penetrating the detail at the lower drip of the copper roof. For now, the timbers are holding due to the rapid wetting and drying facilitated by the failing detail. However, shortly, the timbers will soften to a point where the fixing to the copper sheeting works loose and at that point a section of copper could blow off under the right weather conditions. Repairs are required sooner rather than later if this eventuality is to be avoided.

The metal tie irons holding this roof are heavily corroded where visible internally and while this might be expected in this marine environment, it does require attention to ensure that these do not corrode to the point of failure. It is likely that these ties are fitted to metal plates within the brickwork and as noted earlier it is also likely that the corrosion of these metal elements accounts for

some of the cracking noted externally. As part of a wider scheme, these ties should be cleaned and their condition determined before repairs are arranged. Where ties are built into walls, they should be exposed to allow any metal plate connectors to be inspected. The need to renew these ties and their plates (in stainless steel) might be necessary.

Bell louvres are formed in slate and these are in reasonable condition. However, a cement upstand, which has been fitted to limit wind-blown rain, is now loose and failure is occurring to the chicken wire reinforcement. As the cement fails it will drop from a substantial height with an obvious health and safety risk to those below (one section fell during the survey). This detail should be removed immediately and if an upstand is required then this could be redesigned in stainless steel or slate. The cast bell appears to be in serviceable condition.

Into the second stage of the Tower, it is clear that structural work has been undertaken with evidence that timber beams have been propped or spliced and a dry rot outbreak eradicated. Metal angles have been fitted to corners as part of this work. While these repairs are holding there is a continued issue with low level dampness to the masonry caused by the progressive failure of the render externally. On the basis that the brick faces were rubbed down at the time of the work to the Tower, there is now approximately 120mm of brick debris accumulated on the second stage floor. This is an indication of the continued brick deterioration due to dampness. The brick failure is particularly noticeable on the north and west walls.

At this second stage, there are two window openings filled with clear glass in lead cames. These windows are just beginning to fall into poor condition with ferramenta corroding. This failure is related to dampness. Ideally these windows would be refurbished, but to include some vents to allow air flow within the space.

LINK AND HALL

CENTRAL ENTRANCE HALL

- Floor – Nonslip tiles and vinyl sheeting on solid. Floors are in good condition.
- Walls – Scratch-finish plaster and paint in good condition.
- Ceiling – Timber sheeted, stained and suspended tile in good condition.
- Fittings – Sheeted and flush doors in good condition.

THE JOHNSTONE ROOMS

- Floor – Carpet on solid, sound underfoot.
- Walls – Painted, papered, plaster with timber dado. Good condition.
- Ceiling – Suspended ceiling with water staining most likely from leaks to the service runs above.
- Fittings – Flush sapele doors in serviceable condition.

JOHNSTONE ROOM STORE

- Floor – Carpet on solid in good condition.
- Walls – Painted plaster in good condition.
- Ceiling – Suspended tiles in good condition.
- Fittings – Painted joinery and sapele door in good condition.

CHURCH TOILETS

- Floor – Nonslip tiles in good condition (with internal manhole).
- Walls – Ceramic tiles in good condition.

- Ceiling – Plasterboard and skim in good condition.
- Fittings – Delph sanitaryware in good condition. Flush and sheeted pine door in good condition.

KITCHEN
- Floor – Sheeted vinyl on solid in good condition.
- Walls – Painted plaster with ceramic tiles. Some areas of the ceramic tiles are boast, but at the moment they are holding. Some re-tiling will be required in the short term.
- Ceiling – Suspended ceiling in good condition.
- Fittings – Large Kitchen. Individual doors require to be adjusted, otherwise reasonable.

MAIN HALL
- Floor – Sprung maple strip flooring in good condition.
- Walls – Concrete portal with painted cement panels between. All appears to be in good condition.
- Ceiling – Concrete framed portal with plaster panels and sheeted timber centre. No sign of structural distress.
- Fittings – Stained skirting and Oak panelling and doors all in good condition.

MAIN HALL WEST STORES
- Floor – Exposed polished concrete generally sound (sometimes limited by contents).
- Walls – Painted plaster and block generally sound. Past staining where downpipe to west section has leaked. Section of studwork loose into east centre portion.
- Ceiling – Plasterboard and skim generally sound. Nail heads pushing to some parts and a hole to the west portion cut away as part of the making good of a leaking pipe. Repairs could be arranged if there was a budget.
- Fittings – Fitted cupboards, doors and stud walls in reasonable condition. One door handle requires to be renewed.

ENTRANCE HALL AND STAIRS
- Floor – Vinyl sheet on solid and in good condition.
- Walls – Artex plaster in good condition. Slight penetrating damp around first floor windows and this is due to a missing or poorly formed dpc to the reveal. To remedy this, the reveal should be opened and a dpc fitted
- Ceiling – Suspended ceiling in good condition.
- Fittings – Flush and part glazed doors. One pane replaced in opaque, otherwise Georgian wired. All in reasonable condition, but might benefit from redecoration.

CHURCH OFFICE AND ANTE ROOM
- Floor – Vinyl sheet and carpet on solid. Carpet a little worn.
- Walls – Painted plaster in reasonable condition. Decoration marked.
- Ceiling – Suspended ceiling in good condition.
- Fittings – Flush doors with a part glazed American Oak screen in good condition.

HALL TOILETS
- Floor – Marmoleum on solid in poor condition to male toilets and worn to female toilets. Thought should be given to their renewal.
- Walls – Painted plaster in reasonable condition.
- Ceiling – Painted plaster in reasonable condition.
- Fittings – Sanitary ware reasonable.

MINISTRY ROOM
- Floor – Carpet on solid in reasonable condition.

- Walls – Painted plaster, marked here and there, but reasonable. Timber dado could be removed if not used.
- Ceiling – Suspended ceiling in good condition.
- Fittings – Sapele door good condition, small Kitchen units in reasonable condition.

ROBERT MCFETRIDGE HALL (AND STORE)
- Floor – Solid overlaid with carpet. Good condition.
- Walls – Painted plaster in good condition.
- Ceiling – Suspended ceiling in good condition.
- Fittings – Flush oak doors in good condition.

HALL SECONDARY ENTRANCE AND TOILETS
- Floor – Vinyl sheet on solid and in serviceable condition.
- Walls – Painted plaster and Poraflec, scuffed to entrance but otherwise in reasonable condition. Evidence of slight past dampness to entrance and disabled toilet.
- Ceiling – Suspended grid and plaster in reasonable condition. Some staining due to past leaks to services.
- Fittings – Flush doors in good condition and concrete staircase in reasonable condition.

MAIN WEST STAIR AND LANDING
- Floor – Concrete overlaid with vinyl tiles and with concrete stair. Good condition.
- Walls – Scratch-finish plaster and paint in good condition.
- Ceiling – Suspended grid beginning to show its age and with some water staining evident below roof light.
- Fittings – Flush doors, Oak handrail and metal balustrade with glass panels. The pin supporting the handrail into the wall at the top is loose and could be re-fixed. Otherwise in reasonable condition. Noses to the top staircases are loose, presenting a potential trip hazard which should be remedied.

MATTHEW'S OFFICE
- Floor – Carpet on suspended concrete. Good condition.
- Walls – Painted plaster and steel portal.
- Ceiling – One suspended tile is pushed up to expose steel portal with fibre glass parapet gutter and pre-insulated panels over.
- Fittings – Flush door painted in good condition.

YOUTH ROOM
- Floor – Carpet and vinyl sheets on solid, which are a little marked here and there, but in reasonable condition.
- Walls – Plaster with steel portal. Serviceable condition.
- Ceiling – Exposed portal with suspended tiles in serviceable condition.
- Fittings – Modern Kitchen unit in reasonable condition, but with individual doors requiring adjustment.

NORTH-WEST STAIRCASE
- Floor – Vinyl sheet on concrete landing with concrete staircase. Good condition.
- Walls – Painted cavity walls, plastered, marked, but in good condition.
- Ceiling – Plasterboard and skim. Good condition, but marked and with a slight crack on the rear wall where scrim has not bonded.
- Fittings – Flush doors in good condition as is the oak handrail and metal balustrade.

WILSON HALL

- Floor – Carpet on solid in reasonable condition.
- Walls – Painted texture and smooth. Good condition. Windows uPVC framed, already noted.
- Ceiling – Painted open sheeted timber in reasonable condition. Decoration poorer.
- Fittings – Glass block and stainless steel Kitchen counter with Kitchen behind, all in reasonable condition.

WILSON HALL SENSORY ROOM

- Floor – Heavy pile carpet on solid in reasonable condition.
- Walls – Textured and panelled smooth, painted. Good condition.
- Ceiling – Stained timber sheeting in reasonable condition.
- Fittings – Painted joinery in reasonable condition.

SITE

BOUNDARIES

- North – Neighbouring property with brick and block wall beyond. The boundary wall is in reasonable condition for now. However, there is saturation of sections where a coping is missing and the presence of tree roots is impacting the wall, which, if left unattended, has the potential to cause localised failure. Vegetation and roots should be brought under control and localised building-in of brick where disturbed should be a priority. Into the longer term the wall should be fitted with a coping to help shed rainwater.

- South – A mix of hedge and rubble wall of different vintages. The first section of wall, which does not appear to be old is in reasonable condition, as is the centre portion consisting of exposed coursed fieldstone with stone coping. Any loose pointing should be made good and copings should be reset, where required, to ensure that the condition of the wall remains sound.
  Two structural cracks are developing where the wall is being impacted by a neighbouring Oak tree. This cracking should be kept under review for any further movement (especially as cars park close by). Over time it may be necessary to rebuild a section of this wall to stabilise and/or have the tree reduced or removed.
  A rendered portion of the wall is in poorer condition with a structural lean evident and sections of render loose or failing. Loose render should be removed and the wall re-rendered, but again, the long term condition of this wall should be reviewed due to the presence of trees and how their roots might destabilise sections of masonry.
  The remainder of the boundary is formed using palisade steel fencing and a high hedge which is well maintained.

- East – Rendered low level wall with square piers, giving way to a rubble wall with metal rail. Generally, this boundary is well maintained, but might benefit from some pointing to its coping to prevent rainwater penetrating the wall core. Some isolated repointing of the wall should also be considered and as part of this work some resetting of loose copings will be required.

- West – Metal palisade fence with gabions in reasonable condition. Vegetation should be brought under control.

HARD AND SOFT STANDINGS

- Hardstanding – Bitmac hardstanding on three sides including Car Park, all well maintained and in good condition.

- Steps – Paved steps and ramps in good condition.

CONCLUSIONS AND COST ANALYIS OF REPAIR OPTIONS

CONCLUSIONS

EXTERIOR

- Roofs:
  All slated pitched roofs are in the last third or at the end of their useful life. There is evidence across most slopes of ongoing repair and of further maintenance required to render the roofs weathertight. In addition, there is likely to be asbestos to the artificial slates and this should be tested prior to repair and renewal and the necessary precautions taken during removal. Currently, slates containing asbestos which are in reasonable condition can be removed by a roofing contractor (but with a controlled system of dumping). However, when slate becomes friable, then a specialist asbestos removal contractor is necessary at increased costs.

  Urgent repairs to deal with slipped, broken, cracked and missing slates are needed to every roof slope above the Church buildings (roof slopes RS01-RS09). The standard of repair needs more attention and repairs should use slates of equal size, colour, thickness and texture to better match the original. Into the medium term these roofs require to be re-slated as the coverings, and in particular the metal fixings, come to the end of their life. At that point the amount of slipping slates will increase with every storm.

  Urgent repairs are required to roof slopes RS09-RS18 as well as some capital works to remove vegetation to RS10. Slating to roof slopes RS13 and RS15 is poor with evidence of water penetration internally and extensive repair (some of which is of poor quality). Both slopes should be re-slated urgently to deal with ongoing and short-term water leaks.

  Roof slopes RS19-RS24 are more recent in age and so are in better condition. There is some ponding to the outlet to roof slope RS19, but this is not impacting the weathering characteristics of the roof. Again, ongoing repairs to the lower level tiled roof to the side of the Main Hall is to be expected.

  The roof valleys which are formed in lead are in serviceable condition. There is evidence of past failures to valleys RS04/RS05, RS07/RS08, RS15/RS18 and RS15/RS16 where patching in bitumen was noted. The use of bitumen is a short-term repair, but until the roofs are renewed, patching remains the best option. The condition of these patches should be reviewed periodically.

  An isolated number of ridge tiles are loose at RS03/RS04, RS08/RS09, RS11/RS12, RS14/RS15 and these should be re-fixed in the short term before being renewed with the roof covering. Given the location of the building it is considered that mechanical fixing (rather than mortar) of tiles is more appropriate. It is also considered that clay tiles are more appropriate for the historic elements of this building (rather than concrete).

The uPVC gutters to the historic section of the building are inappropriate, as cast iron should be the material of choice. A section of cast iron survives to roof slope RS03 as a sample. Eaves gutters are holding nonetheless, but require repair where leaks or vegetation are developing at RS01, RS02, RS03, RS07, RS08, RS09, RS10, RS24. It is suggested that when a roof covering is renewed, then the associated gutter is renewed also. Cast iron gutters are appropriate for the Church. Cast aluminium, while it does not rust, does still corrode in a marine environment and so may not be an appropriate choice. The lead tapered gutter to RS02 at the Tower abutment is in serviceable condition, but repairs are needed to the cover flashings which have split thermally. A similar tapered gutter to RS14 has given problems in the past and would be renewed as part of a scheme of re-slating. The tapered gutter to R18 is in poor condition due to its design where the lead has cracked under thermal pressure. There are temporary repairs which should be inspected periodically until the roof covering is renewed when there is an economy of scale in renewing the gutter.

Original verge stones are in reasonable condition and, while the lead covers are not to modern standards, these too are holding. Metal verges to the Main Hall roofs are sound, but with some corrosion which needs attention to prevent a wider repair being required. Eaves to the Church are traditional stone corbels which have been overlaid with a timber fascia. The reason for this is likely the provision of a modern fixing for the gutters and as such they are performing. However, this is not required and introduced a material requiring maintenance (decoration). It is recommended that, as roofs RS01-RS09 are renewed, the original stone corbel be reinstated. Timber and uPVC eaves elsewhere are holding, but will require decoration to maintain them. A chimney at roof slope RS15 appears to be redundant and might be removed with statutory permission, otherwise it requires to be re rendered.

- External Walls:
  External walls are a mix of stone and brick to the original building with cavity concrete block walls to the Link and then concrete or steel portal frames with concrete cavity infill panels to the Hall.

  The Hall structure and external walls are in good condition as are the block infill panels. There is some cracking to the south elevation into the south-west corner, but this is localised and related to some differential movement between materials. The cracks can be repaired as part of a wider scheme. Render would be removed to the area, blocks built as required and the area re-rendered to include a metal lath. Decoration would be undertaken as an item of planned maintenance.

  The Link too is in good condition, albeit the render is stained in places. If required, the render could be cleaned using an acid and then washed clean.

  The solid stone and brick walls to the original Church are generally sound structurally and any cracking appears to be minor and localised and is due to some differential movement at openings. No repair is suggested at the moment and when a larger scheme of re-rendering is planned, then these cracks can be pinned and re-rendered. The exception is the east elevation where there is heavy historic cracking around the pediment and while this is

connected to differential movement around openings it is of more concern given the size of the cracks (6-8mm). This elevation also takes large wind loading and driving rain from the sea and this is contributing to the cracks noted.

In addition to the cracking on this east elevation, the associated render, which is cement based, is failing with extensive smaller cracks across the elevation coupled with boast areas of render. It is clear that this has been an issue for a period, with evidence of multiple repairs over the years. These repairs include patching of the render on a like for like basis and the use of water proofers. The pattern of cracking is characteristic of failing cement render when applied to a solid stone wall. The solid nature of the wall, which is constructed of stone and a lime mortar matrix, accommodates moisture and vapour movement across the wall so that it remains in a state of equilibrium. The introduction of cement in the late 20th century, while well intentioned, disrupted this natural equilibrium of moisture and gradually the wall became damp with the cement render beginning to fail by cracking and becoming boast. Ideally the cement would be removed, but this can be damaging to the original fabric and for that reason it is best left until the render has failed to a point where its removal is easier, but failure has not extended to a point where large amounts of dampness are becoming an issue. With the exception of the east elevation, it is considered that this point has not yet been reached.

Moulded render to the pilasters on the east elevation is just beginning to break down here and there where metal armatures are rusting. Running natural cement moulds are in remarkable condition generally, but with localised cracking on the east elevation demanding repair as part of a wider scheme of re-rendering of this elevation.

It is recommended that the east elevation be re-rendered using a lime-based render, properly designed to accommodate the natural movement of the masonry and its vapour movement while withstanding the weather that this elevation is subjected to. Some of the running moulds which are formed in a natural cement could remain with repair.

The render to the other two principal elevations, especially the south elevation, is failing, with extensive evidence of repair over the years. A combination of some leaking rainwater goods and failing render account for the dampness noted internally to the Transept and Nave. Some of the patchy damp noted is characteristic of the use of a cement render on a solid wall. There is also some slight rising damp into the north Transept and this is associated with new solid floors which have been cast close by and some water penetration across deep rendered plinths. Re-rendering of these elevations could be put back for a period to suit a budget, but not indefinitely. Until that time, patching should continue and some decoration of corroding metal beads would be required as a holding measure.

- Tower:
  The copper cupola to the Tower is in a condition commensurate with its age. There is failure of the copper sheath to the top spike where rainwater has penetrated and caused the fixings to fail and then the metal behind to corrode. Urgent attention to make good is required and this will include taking down the spike and renewing it, together with redressing a new copper section. Failure to attend to

this will result in the already thinning metal spike falling due to corrosion, when it will fall.

The copper cladding, including the copper dressings, is in remarkable condition, but there is evidence of past repairs using filler and of some opening of copper welts at the base. There is also some failure of the fish tail flashings to the top of the roof. Of particular concern is the loosening of the timber at the base of the copper which in turn is and will continue to allow sections of copper to become loose as fixing fails. The copper sections would then blow off in high winds, perhaps without warning. However, while the timber is softening the failure of the copper has not yet occurred. Likewise, the flashings to the top of the cupola while in a state of progressive failure are holding for now.

The roof is not yet in a condition where re-cladding of the copper could be recommended, but repairs are needed to address the issue of softening timbers at the base, failure of the copper to the spike and loosening flashings.

The long-term stability of this form of roof depends on a tensioned bar at the centre resisting wind loading and then the roof being strapped down to a weight of masonry again to deal with wind loading. The terminus of the bar will be within one of the copper balls at the head of the roof which is below the failing spike. Therefore, the spike should either be replaced or taken down in the meantime to remove an obvious risk (until a larger replacement is planned). This immediate repair would extend to the bottom of the roof cladding which would be screwed into place as a temporary measure to prolong the life of these sections until the time comes to replace the whole roof cladding. Some of the loose flashings would also be fixed in place. These temporary repairs would most probably be undertaken from a crane, to avoid scaffolding. Gutters are aluminium and leaking and these would be patched with the roof and then renewed as part of a wider scheme of repair.

Bell louvres are in reasonable condition, but where a cement and chicken wire upstand had been provided, this is in poor condition. Sections are loose and hanging and one section fell during the inspection. These upstands require to be removed immediately on the grounds of the health and safety of those walking below. New upstands on stainless steel could be fitted as part of the wider scheme of repair suggested.

There is extensive cracking of render and moulds externally to the Tower upper sections and this appears to be linked to hidden metal cramps corroding and rust jacking locally, coupled with some localised brick failure as driving rain penetrates a failing cement render under heavy weather conditions. Loading and corrosion of the metal tie bars from the roof are also likely a cause of the cracking, together with the natural movement of the Tower not being accommodated by a heavy cement render (which shows signs of multiple patching over the years).

Render coats are cracking and becoming boast and are in a similar condition to the east elevation of the Church. Deterioration of the Tower and its render is a long-term issue and re-rendering with a lime-based mortar, coupled with structural repairs to remove any corroding iron cramps, and the renewal of the metal ties is the long-term response. To an extent the repair can be budget led provided this does not

prolong the time until a repair is planned indefinitely. Any loose or failing debris should be taken seriously and should see the acceleration of the re-rendering option. As part of the emergency repairs to the roof of the Tower, any open cracks further down should be filled to slow down the rate of water penetration. Into the medium term the tower should be replastered in a lime mortar when some of the cracked running moulds would be replaced and thought given to fitting some lead sacrificial coverings (to match those fitted lower down on the tower).

Internally, the Tower is damp for the reasons outlined and, as part of the work to the render, the windows would be refurbished to include natural ventilation. Re-rendering coupled with natural ventilation will allow this Tower to dry. Some repairs to brick will be required and the metal tie irons internally would be replaced with stainless steel and any hidden corroding metal plates replaced also.

- Windows and doors:
  Windows are a mix of stained glass in lead cames, uPVC framed double glazed and timber framed glazed. These reflect the three stages of development of the site.

  The leaded windows are in remarkable condition despite some cracking of glass. Generally, the fall-back mechanism to these windows does not operate and would require some easing and renewal of pullies to activate. Metal grilles externally are long past their date of renewal and should be removed. If it were felt that there was an issue with anti-social behaviour, then a clear secondary glazing could be fitted. This would also help with draughts to these windows.

  The oculi windows to the Church Gallery are in poor condition and efforts to weather by introducing a second glass have been unsuccessful. Driving rain is penetrating these windows and as part of the work in re-rendering this gable, these windows should be removed and renewed.

  Timber framed windows are in reasonable condition with only periodic decoration required. The uPVC framed windows also are in reasonable condition. One or two glass panes are cracked and a failed dpc to one window is allowing driving rain to track across the reveal.
  The rooflights to the rear slopes are showing their age and thought might be given to the need for lights on these slopes as part of the exercise in re-slating.

  External doors are generally sound, but thought could be given to fitting draught excluders to the main Church doors. The south door to the Church and the Tower rear door require repair.

INTERIOR

- Roof spaces:
  The roof to the main Church is an original King and Queen Post timber roof overlaid with bitumen felt and slates. There is evidence of extensive repair over the years. There is evidence of a belly across the roofs, but this is not considered serious and, when roofs are re-slated, thought might be given to building up the purlin to reduce this.

  There is some water penetration to the gable serving roof slope RS13 and this can be pointed up and grouted with the re-slating recommended. Roof structures to the Hall and

Link are timber truss and metal and concrete portals in serviceable condition.

- Floors:
  Timber suspended floors to the Church are in serviceable condition. There is some dampness along the south wall associated with dampness to the raised plinth externally. The work in re-rendering the wall will resolve this dampness which will dry naturally. The floor to the north Transept is damp at its perimeter, but again work externally should allow this floor to dry naturally. Some additional sub floor vents would aid this drying.

  The floor to the ground floor Ante Room behind the Chancel is sound, but its condition should be reviewed periodically as it is framed by solid floors (which render it susceptible to decay due to lack of ventilation). If any work was planned to this area, then the opportunity would be taken to renew this floor in solid to remove this risk.

  Floors to the Link and Hall accommodation have modern finishes on solid and are in a condition commensurate with their age. The high standard of maintenance should continue. The exception might be the toilet floors, especially those serving the Main Hall, which would benefit from renewal.

- Walls:
  Church walls are plastered sometimes in a lathing system (suggesting that dampness has been a long-term issue). The east wall of the Gallery shows signs of localised and patchy dampness. This pattern of dampness is due to penetrating water around the windows and across the failing render. The external repairs noted earlier in this report will allow this wall to dry naturally. Dampness into the south Transept was as a result of leaking rainwater goods and appears to be drying. Patchy dampness to areas of the Nave and Transept is characteristic of cement render failure on solid walls. This dampness is not excessive and is mostly determined by using a moisture gauge. The salt staining within the Organ Loft is due to some moisture travelling across the roof abutment RS13. Any remaining dampness will be eradicated with the external works suggested and the salt can be removed.

  Again, there is some evidence of past responses to dampness with beauty board fitted to the walls of the Bailie Room. These liners appear dry. Some rising damp to the Church north stair is as a result of a solid floor being poured next door and can continue to be managed. The dampness to the corresponding south stair is more progressive and is being made worse by past gypsum repairs (which is hydroscopic). The rising damp can be managed by removing gypsum and repairing in lime plaster.

  A section of loose wall tiles to the Kitchen should be repaired.

- Ceilings:
  The main Church ceiling is mostly timber sheeted and appears to be sound, but with blooming of the finish due to past dampness. At some stage in the future these ceilings would be redecorated as part of a wider scheme of restoration.

The timber sheeted ceilings to the Link are sound if a little dated. It should be confirmed that these have been treated with a proprietary fire varnish.

Suspended tile ceilings are sometimes showing their age, but with the exception of some isolated water stains, are in reasonable condition.

- Fittings and joinery:
  Church furniture is in serviceable condition. Kitchens also are sound generally. Staircases are sound, but one or two nosings are loose to the main stair and to the rail on the Church south-west stair. Spindles are far apart by modern standards.

  Sheeted and moulded timber doors are in good condition generally.

SITE

- Hard and soft standings:
  Hard and soft standing are well maintained and in good condition.

- Boundaries:
  Boundaries consist of fencing and masonry walls of varying vintages. Tree roots are threatening the long-term stability of sections of the north boundary and these should be removed and any impacted wall rebuilt. Thought should be given to fitting a coping to this wall to throw rainwater clear.

  The south masonry boundary is being impacted by the roots from neighbouring trees and some structural cracking is developing as a result. These cracks should be kept under review and perhaps thought should be given to restricting parking nearby. Into the longer term, some building in around these cracks will be necessary in conjunction with the lopping of the tree. On a section of this wall the render is loose and again being impacted by tree roots and negotiations with the owner of the trees should begin to agree what action can be taken to prevent the trees causing the long-term failure of this wall. Meantime the condition of the wall, where cracked, should be kept under periodic review and any deterioration taken seriously.

Some general maintenance is suggested to the east boundary coping and to the west boundary fence.

COST ANALYSIS OF REPAIRS

Estimates of the likely costs of the larger remedial works suggested are given below and these are best estimates at present day rates, based on this visual assessment (and without exact measurements). The figures do not include for inflation, VAT or professional fees (which might be due on some of the larger items of repair).

Also, the conclusions and the cost estimate do not make reference to general ongoing maintenance and cyclic repair, such as internal decoration, which the Building Committee are aware of without these being defined in a report.

The repairs suggested are on the basis of condition, but clearly economies of scale might be realised if work was grouped differently or as part of one or two larger capital works.

This cost plan should be updated during any design stage when the consultant, where appointed, would be preparing detailed drawings and specification for repair.

IMMEDIATE WORK This is work which should be attended to straight away to deal with the safety of the fabric or its users.	**ESTIMATE OF COSTS £**
Taking down of corroding spike and adjustments to lightning conductor to Tower roof.	£1,800
Make safe any loose nosings and rail to staircases.	£ 250
Confirm timber ceilings have a fire rated finish.	£ Nil
Remove mortar upstands to Bell louvres.	£ 500
Bring tree roots on north boundary wall under control and stabilise wall locally where required.	£2,000
Enter into discussions with owner of trees along south boundary and repair wall where there is cracked and loose render.	£2,000
Contract preliminaries and contingency sum.	£1,600
SUB TOTAL	£8,150

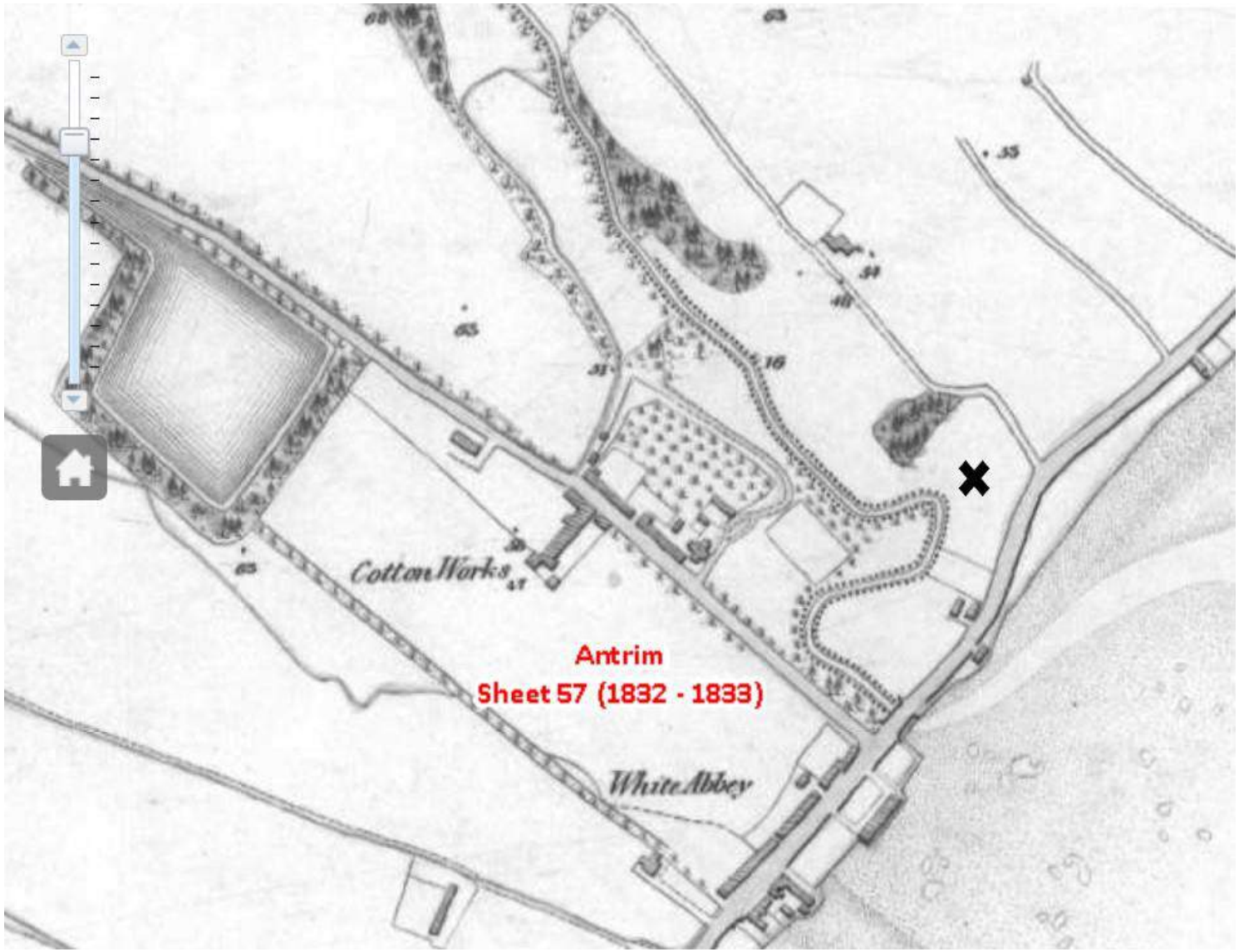
URGENT WORK This is work which is required to prevent further short-term deterioration of the building fabric.	**ESTIMATE OF COSTS £**
Slate repairs to RS01-RS09	£ 2,400
Slate repairs to RS10-RS18, including vegetation removal and making good RS10.	£ 1,500
Re-slate RS13 and RS14 including renewal of ridges, abutments and eaves and tapered gutters. Grout and point up gable wall to RS13.	£19,500
Roof ridge repairs RS03/RS04, RS08/RS09, RS11/RS12, RS14/RS15.	£ 750
Repairs to gutters RS01, RS02, RS03, RS07, RS08, RS09, RS10, RS24.	£ 2,000
Lead repair to tapered gutter flashing RS02 and RS18	£ 550
Remove corrosion and paint in sections of parapet RS21 and RS22.	£ 200
Temporary repair to base of Tower cupola to secure the drip and copper. Repair Tower gutter.	£ 2,500
Temporary filling of open joints and cracks to render of Tower.	£ 3,900
Redecorate and repair external door and frame to south elevation and Tower.	£ 250
Contract preliminaries and contingency sum.	£ 8,300
SUB TOTAL	£41,850

NECESSARY WORK This is work which is required to reach the standard appropriate for the building and its use. It includes items of preventative maintenance and major works.	**ESTIMATE OF COSTS £**
Re-slate roof slopes RS01-RS09 including renewing gutters, ridges and valleys.	£240,000
Remove and re-render the Church east elevation in lime. Localised building-in of brick as work proceeds.	£160,000
Renew oculi windows to Church east elevation.	£ 10,000
Re-render the Tower and localised structural repairs including renewal of iron ties and brick repairs.	£170,000
Re-render chimney.	£ 1,000
Contract preliminaries and contingency sum.	£150,000
SUB TOTAL	£731,000

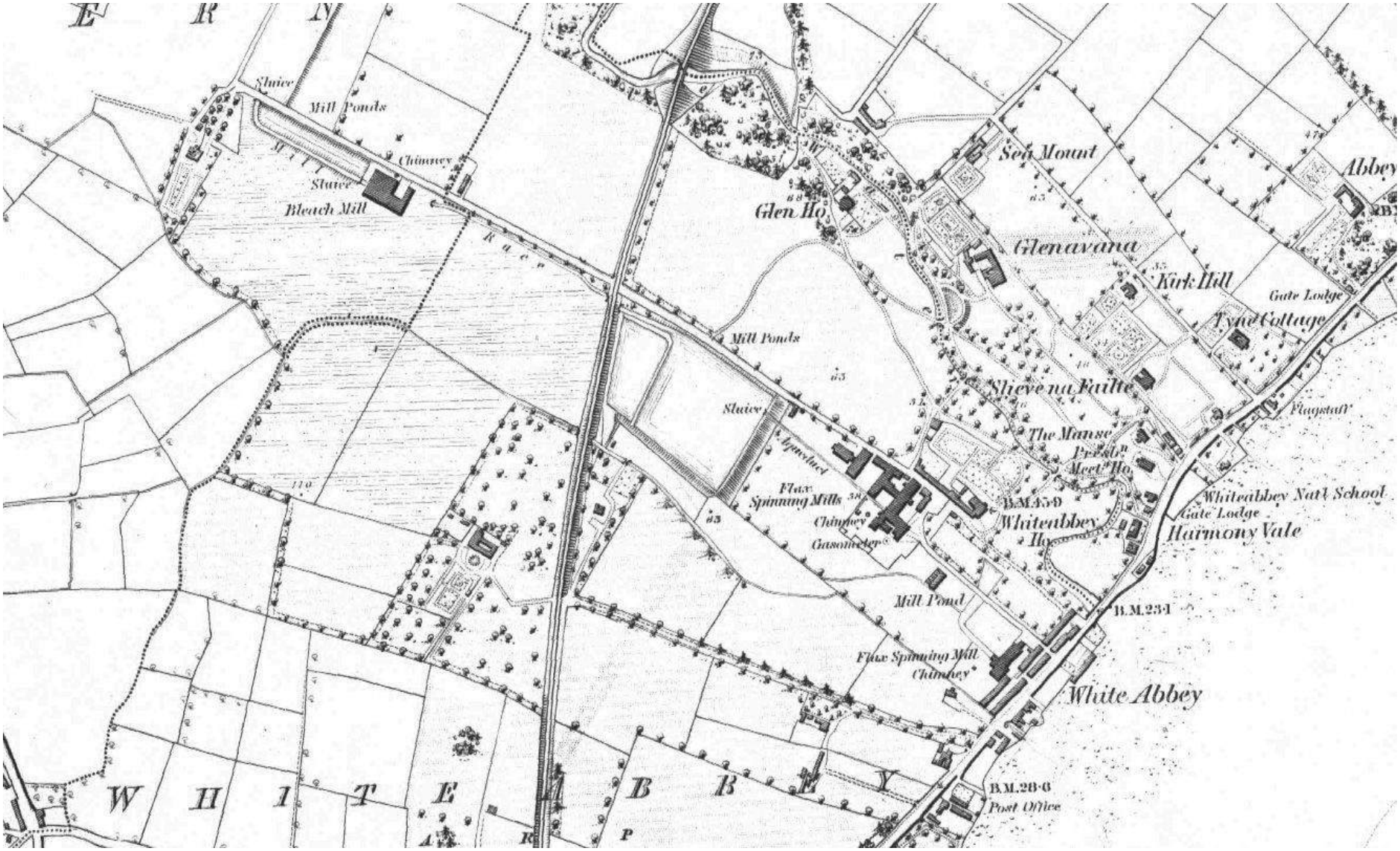
DESIRABLE WORK This work is recommended to enhance the appearance of the building, or where an element is coming to the end of its design or useful life. Within reason this work can be allocated according to budget.	**ESTIMATE OF COSTS £**
Re-slate RS 15-18 including renewing gutters, ridges, abutments and valleys.	£ 45,000
Remove and re-render the Church south elevation. Localised building in of brick as work proceeds.	£ 40,000
Lead sacrificial coverings to deep overhangs to east elevation and tower.	£ 15,000
Remove and re-render the Church north and west elevations.	£ 45,000
Re-clad the Tower roof cupola.	£ 45,000
Remove mesh to stained glass windows and overhaul.	£ 16,000
Fit draught excluders to main doors.	£ 1,500
Sub floor vents to north Transept floor void.	£ 2,500
Isolated plaster renewal to areas of the Church and associated rooms (including removal of gypsum to staircase).	£ 4,000
Fix loose tiles to Kitchen and fit new dpc to Hall east window reveal.	£ 250
Lay new floor coverings to Hall Toilets.	£ 3,000
Contract preliminaries and contingency sum.	£ 50,000
SUB TOTAL	£267,250

ITEMS TO BE KEPT UNDER REVIEW This relates to items of the building which require to be observed where repairs are coming to the end of their life or where further investigation, or monitoring would be prudent.
Patch repairs to roof valleys
Tapered gutter RS18
Condition of south boundary until issue with tree damage has been agreed.
SUB TOTAL

APPENDIX A



1832 Map


Sluice
Mill Ponds
Chimney
Sluice
Bleach Mill
Race
Glen Ho
Sea Mount
Glenavana
Kirk Hill
Gate Lodge
Tyne Cottage
Abbey
Mill Ponds
Sluice
Aqueduct
Flax Spinning Mills
Chimney
Gasometer
Sheve na Failte
Flagstaff
The Manse
Presbn Meet. Ho.
B.M.45·9
Whiteabbey Ho.
Whiteabbey Nat. School
Gate Lodge
Harmony Vale
Mill Pond
B.M.23·1
Flax Spinning Mill Chimney
White Abbey
B.M.28·6
Post Office
WHITE ABBEY

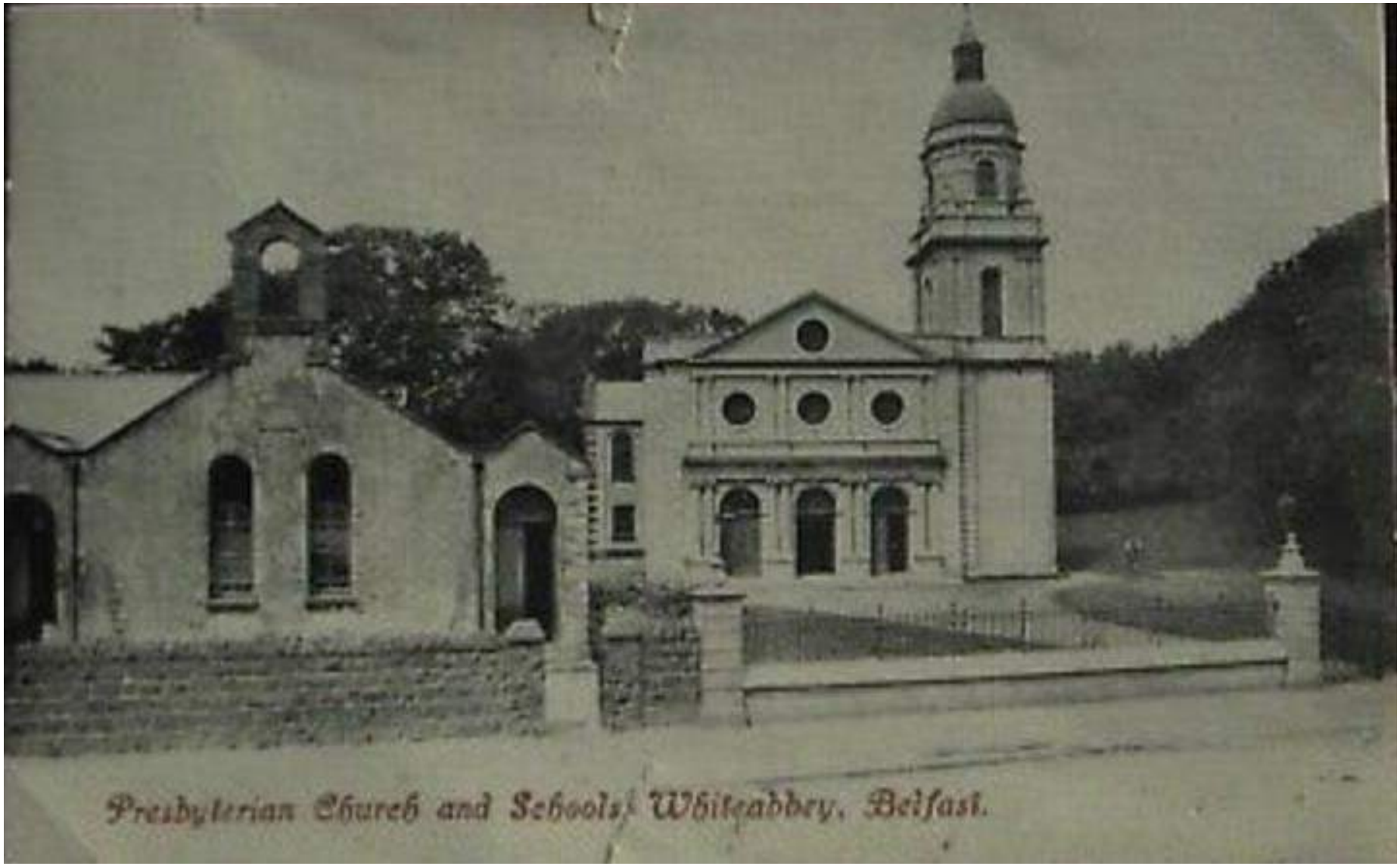
1857 Map


Shere-na-
Failte
Lodge
Church
Whiteabbey
Ho.
Smithy
Pier
Antrim
Sheet 57 (1901-1902)
Independent
B.M. 22·5

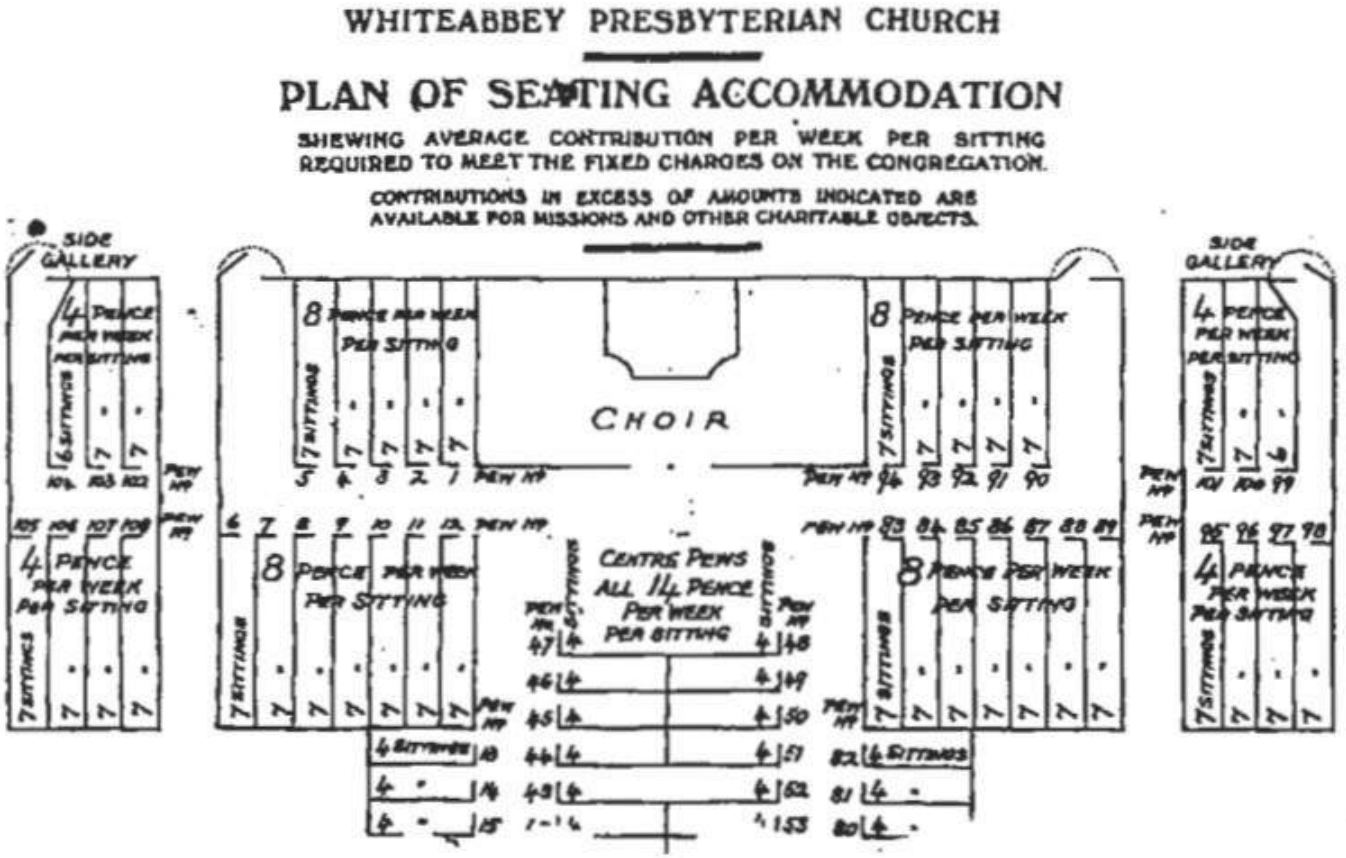
1901-02 Map


336045, 38297
Whiteabbey Presb Ch
B.M 13·1
Hall
Lodge
CASTLE PLACE
HARMONY PL
Sheet 114-10NE(1961)

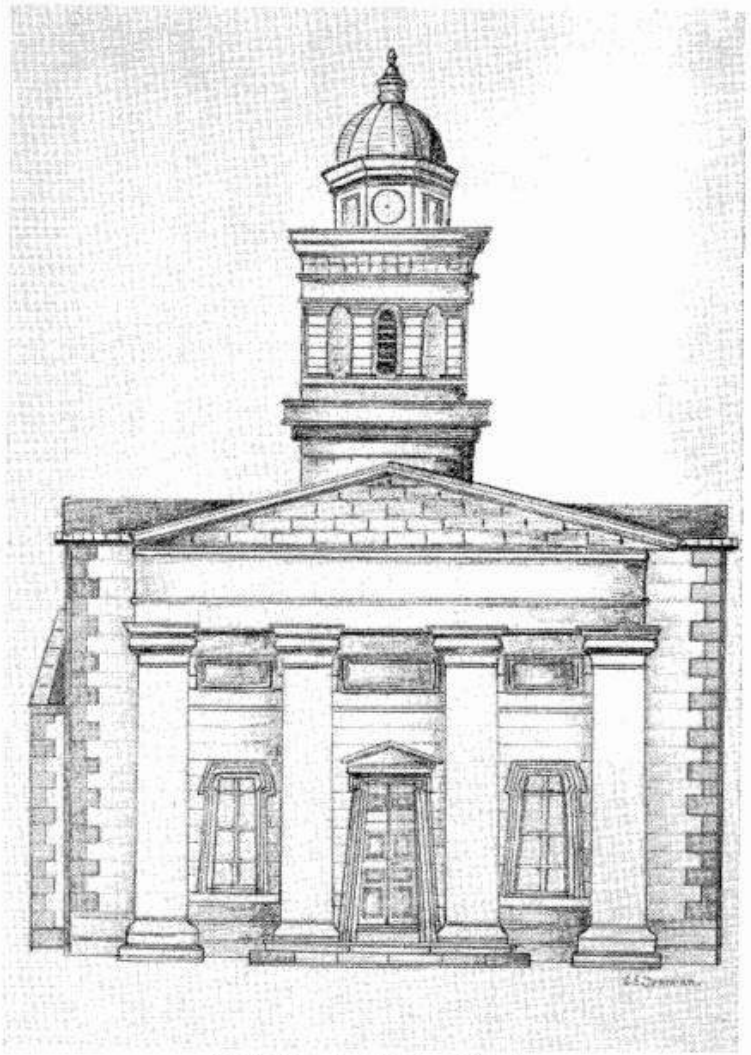
1961 Map



Church and School House Photograph 1900



Church Seating Plan



Whiteabbey Presbyterian Church
Sketched by Miss Grace E. Drennan from an old drawing dated 1870

Original Façade 1834

Front Elevation of Church

Hall Front Elevation

Link between Church and Hall

Side Elevation of Hall

Side Elevation of Church

Rear Elevation of Hall and Church

Rear Elevation of Hall

Roofs RS15, RS16, RS17, and RS18

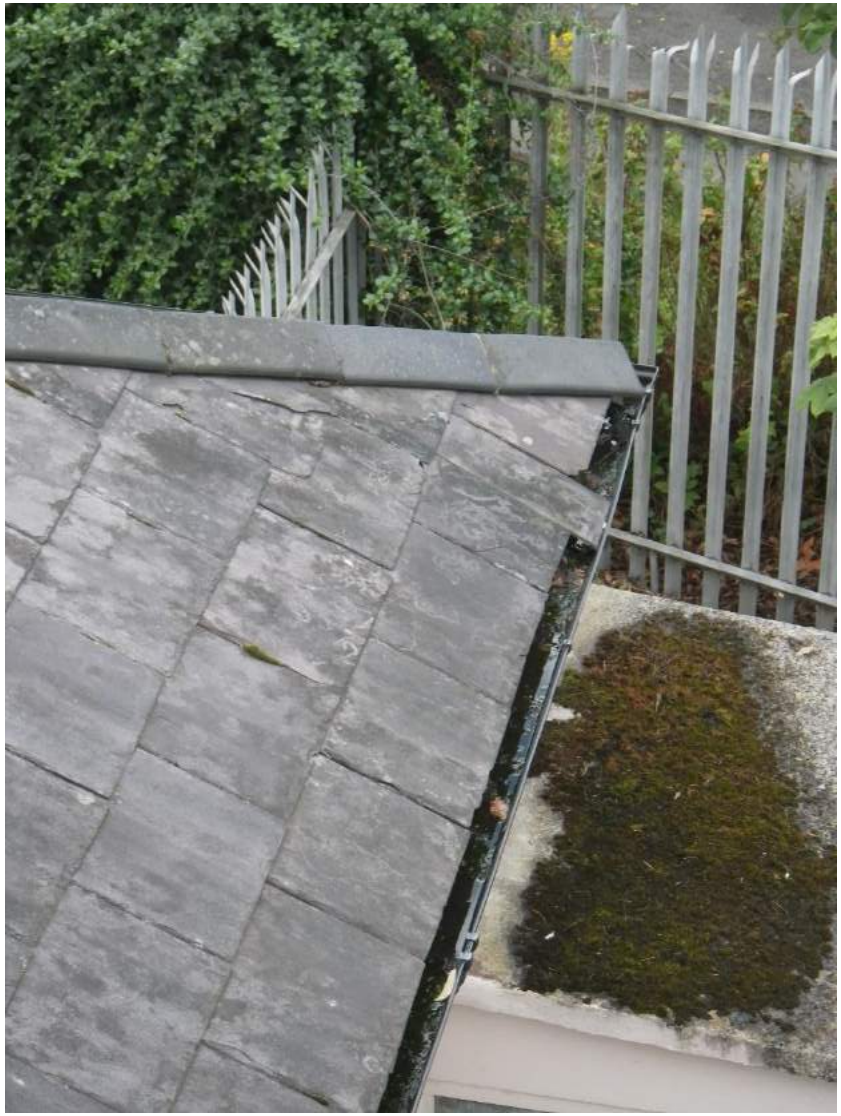
Roofs RS14, RS13, RS09 and RS07

Roof RS19

Roofs RS21, RS22 and RS23

Roof RS15 – Poor Verge Detail

Roof RS15 – Weathered Artificial Slate



Roof RS16 – Slipped Slates

Roof RS18/RS15 – Extensive Roof Slate Patching

Roof RS14 – Heavy Patching Around Skylight

Roof RS13 – Cracked and Poorly Slated Areas

Roof RS08 – Poor Slating Practice at Eaves

Roof RS08/RS09 – Poor Slating Practice and Patching with a dpc

Roof RS07 – Failing Slate

Roof RS02 – Failing Fixings to Slate

Roof RS01/RS03 – Failing Slates around Valley with Evidence of Patching and Clipping

Roof RS01 – Missing Slates Previously Clipped

Roof RS01/RS03 – Loose Slates into Valley

Cracking to Rear Chimney

Roof RS07 – Temporary Patch to Valley

Roof RS13 – Cracking to Render above Apron

Roof RS14 – Missing Slate at Critical Gutter Detail

Roof RS18 – Temporary Patches to Lead Tapered Gutter

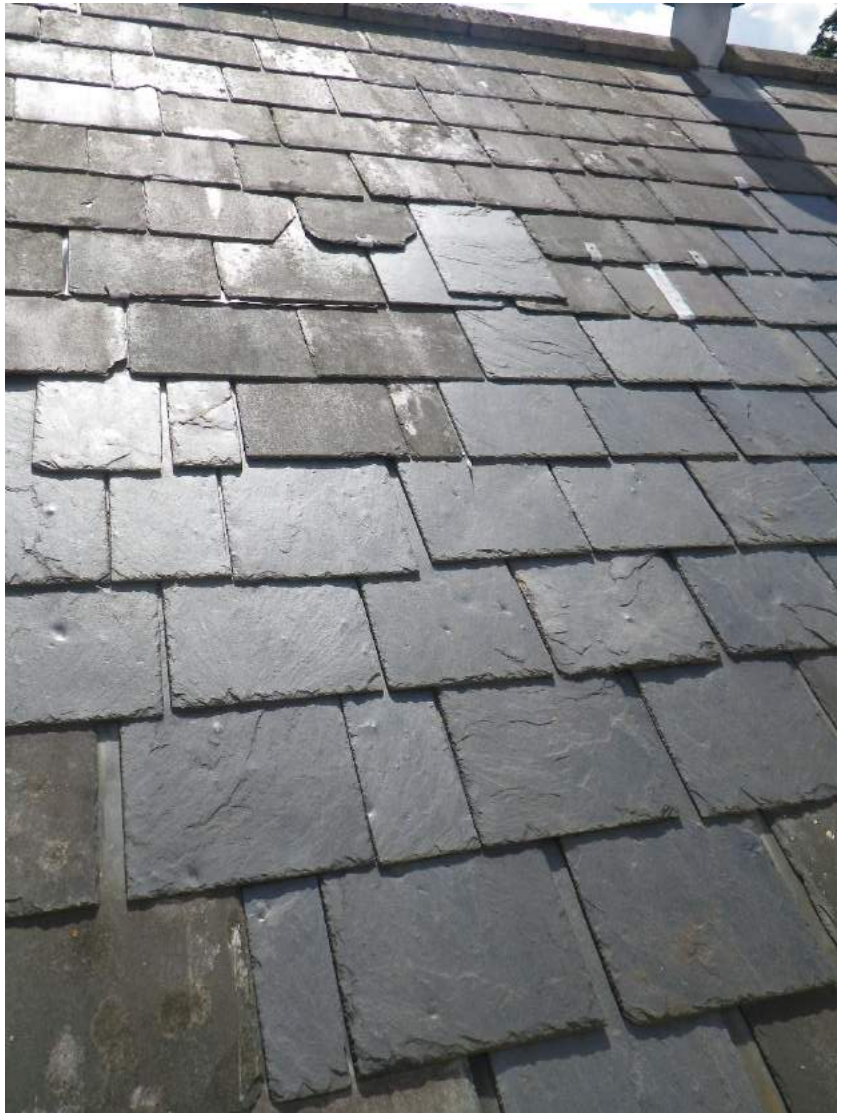
Roof RS19 – Corrosion to Parapet Capping

Roof RS19 – Water Ponding

Roof RS21/RS22 – Corrosion to Ridge

Roof RS01 – Corrosion to Rainwater Goods

Roof RS15 – Leaking Gutters



Roof RS08 – Heavy Patching of Roof with Incorrect Size and Type of Slate

Slipped Slates and Slates Patched with Different Type of Slate RS02

King Post Truss to Organ Loft

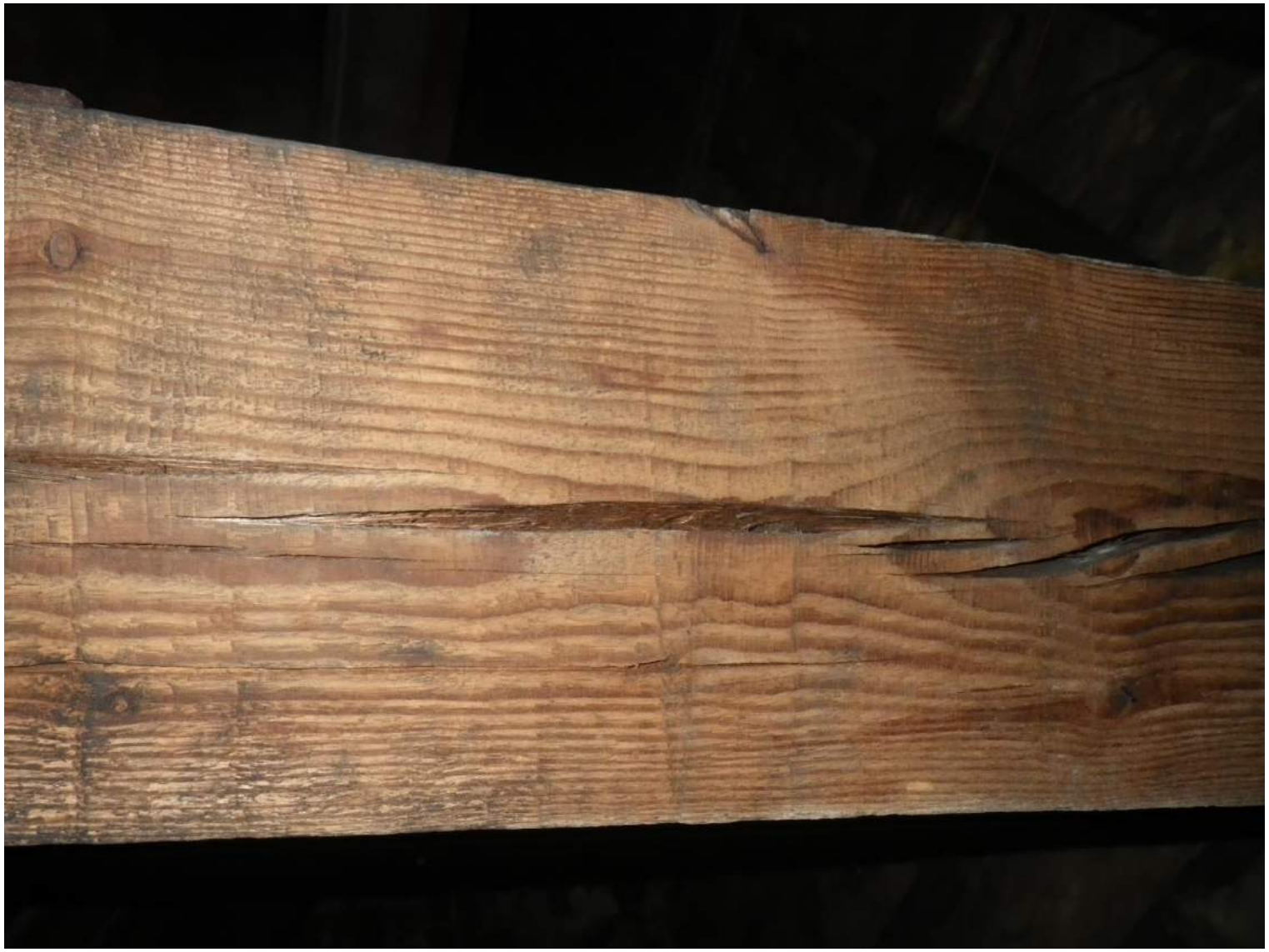
King Post Truss to Main Church Roof

Past Repairs to Previously Rotten Timbers within Main Roof Space

Past Steel Repairs to Previously Rotten Timbers, now with Corrosion to Metal

Evidence of Past Repairs to Valley Bases within Main Roof Space

Top of Ventilation Cowl in Main Roof Space



Typical Shake to Timbers within Main Roof Space

Timbers Below Roof RS05, RS06, RS07 with Remains of Wasp's Nest

Further Examples of Previous Repairs to Main Roof

Minor Timber Decay at Base of Valley to Main Roof

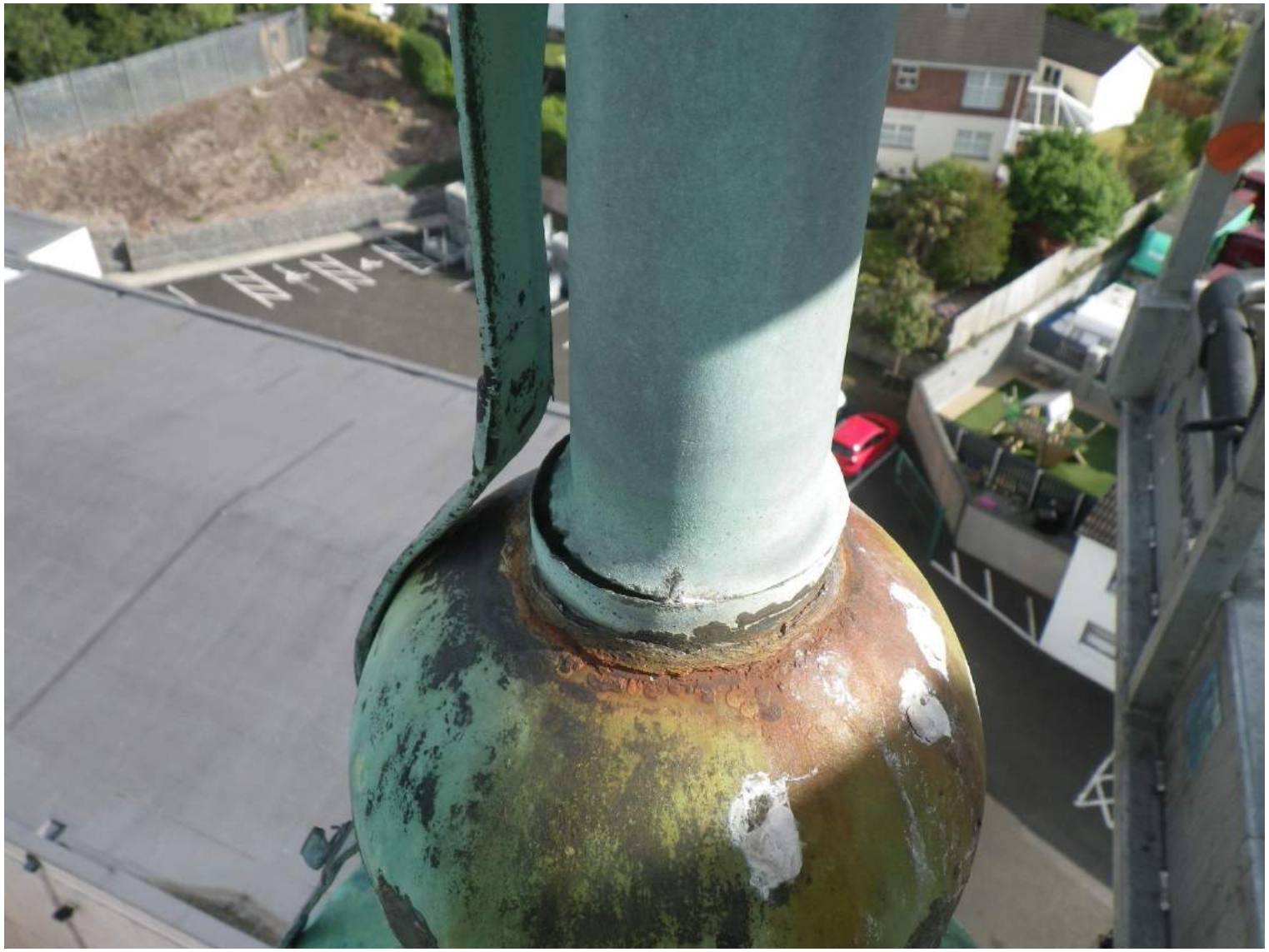
Bowing Purlin Main Roof

Past Wall Plate Renewal Main Roof

Weather Spike at Top of Tower

Failure of Copper and Corroding Metal Spike Behind

Corroding Metal behind Copper with corrosion at its Base



Open Collars Allowing Water Penetration to Weather Spike

Close-Up of Weathering to Metal Spike

Past Repairs to Copper Finial

Splitting of Upper Reaches of Copper Cladding and Evidence of Past Repairs

Overview of Metal Spike to Tower – Notice Leaning of Top Section

Past Repairs to Copper Boss

General View of Upper Reaches of Copper Roof

Welted Joints Beginning to Open and some Corrosion at Base of Copper Roof. Open Joints to Aluminium Gutters.

Welted Joints with Past Repairs

Sections of Copper Loose to Upper Reaches of Spike

Copper Detailing Working Loose

Graffitti Showing Previous Work in 2004

Past Repairs and Some Corrosion to the Base of the Copper Roof

Failing Welted Detail to Base of Copper Roof

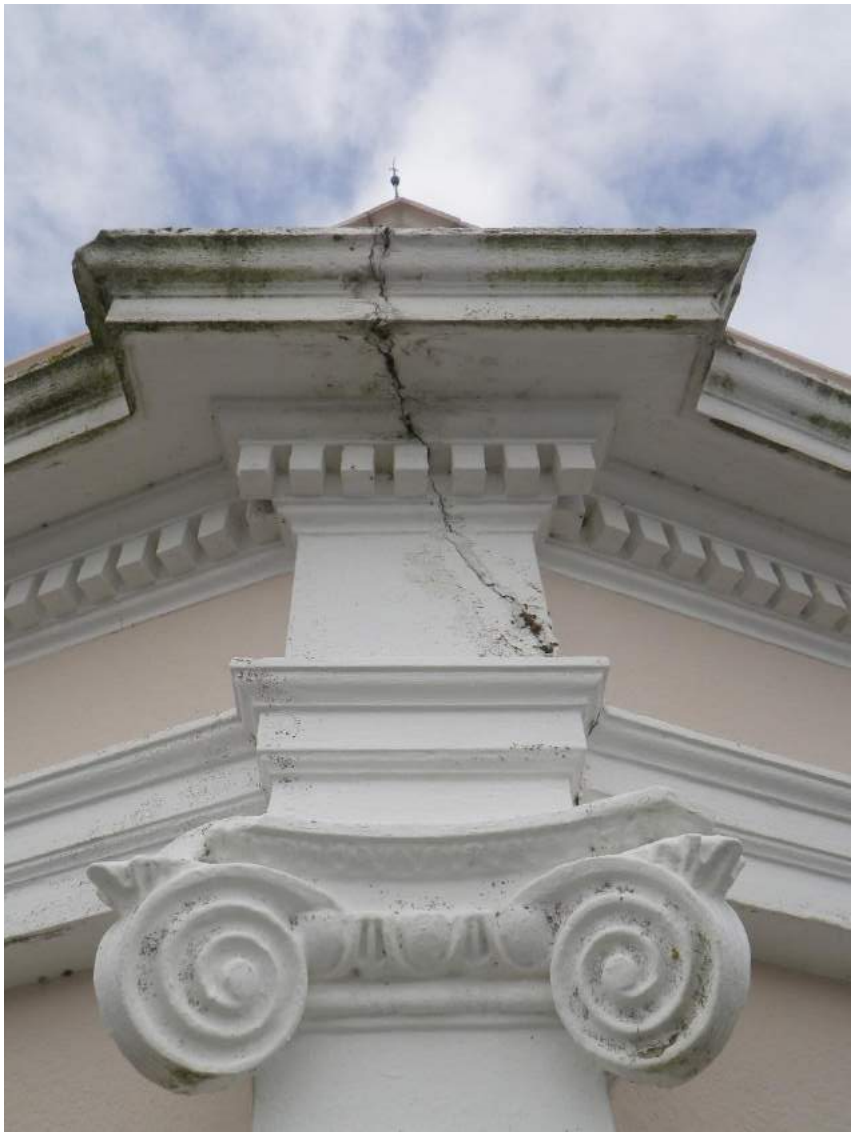
Splitting of Copper Collar

Base of Tower Gutters Perforated

Leaking Tower Gutters

Horizontal Cracking to Bell Louvre Section of Tower

Further Cracking to Upper Reaches of Tower



Further Cracking to Upper Reaches of Tower

Slight Cracking to Pinnacles

Cracking to Overhangs of Tower

Cracking to Upper Reaches of Tower

Prolonged Water Spilling Over Projections to Tower

Cracking to Overhangs to Tower

Cracking to Upper Reaches of Tower

Cracking Above Openings to Tower

Cracking at Opening Architrave to Tower

Missing Dentils Front Elevation of Church

Missing Dentil and Cracks to Front Elevation of Church

Failing Liners to Oculi Window at Front Elevation of Church

Cracking to Oculi Window Liners Front Elevation of Church

Cracking to Front Elevation of Church

Cracking to Pilasters at Front Elevation of Church

Typical Cracking to Front Elevation of Church

Cracking to Pilasters at Front Elevation of Church

Typical Cracking to Front Elevation of Church

Previous Cracking Now Patched to Front Elevation of Church

Corroding Armatures to Plaster Capitals Front Elevation of Church

Support Structure at Top of Tower

Softening Timbers at Base of Copper Roof Internally

Softening Timbers at Base of Copper Roof with Driving Rain Penetrating

Metal Spike within Roof Space

Bell Carriage

Slight Corrosion to Metal Supports of Bell Carriage

Further Softening of Timbers at Base of Copper Roof

Rear View of Bell Louvres

Cement Patching to Bell Louvres Now Loose and with Corroding Supports

Past Repairs to Timbers within Tower

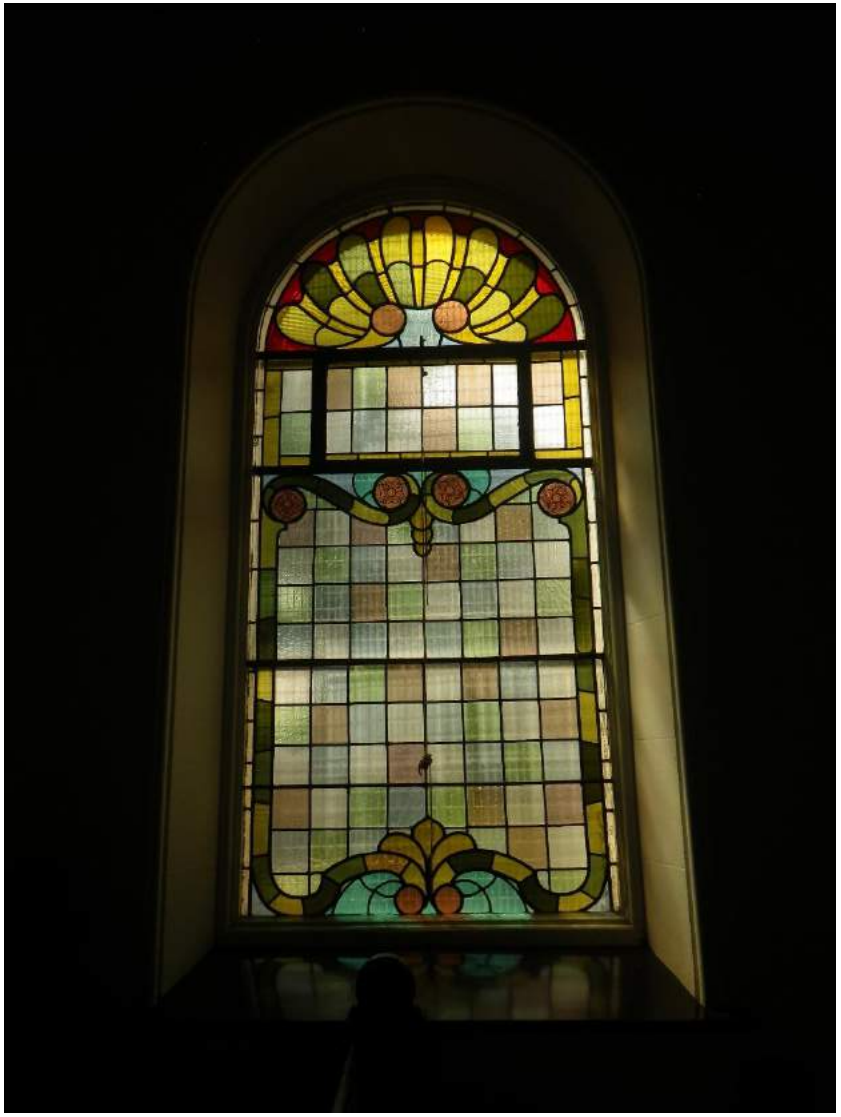
Penetrating Damp around Windows to Tower

General View of Inner Faces of Tower

Extent of Loss of Brick Faces within Tower (since the previous scheme of repairs)

Corroding Ferramenta to Tower Window

Staining to Main Ceiling of Church due to previous dampness



Typical Window within Church

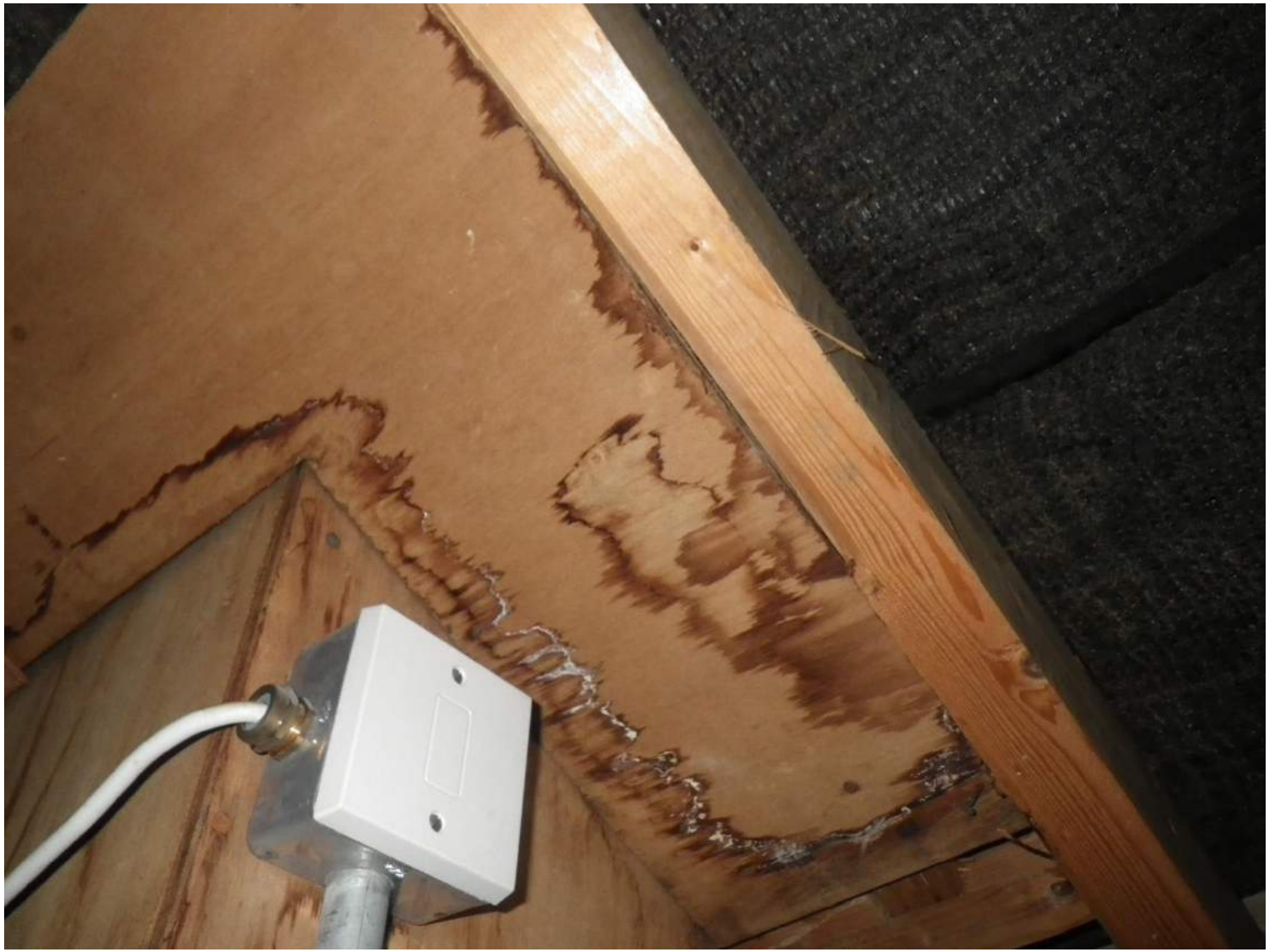
Dampness into South Transept

Dampness within Stores into South-west Corner

Softening of Timbers within Roof Space RS13

Penetrating Damp to Walls below Roof RS13

Dampness to Ceiling below Roof RS15



Dampness within Roof RS15

Roof Space RS15

Previous Wetting of Pilasters South Elevation of Main Church

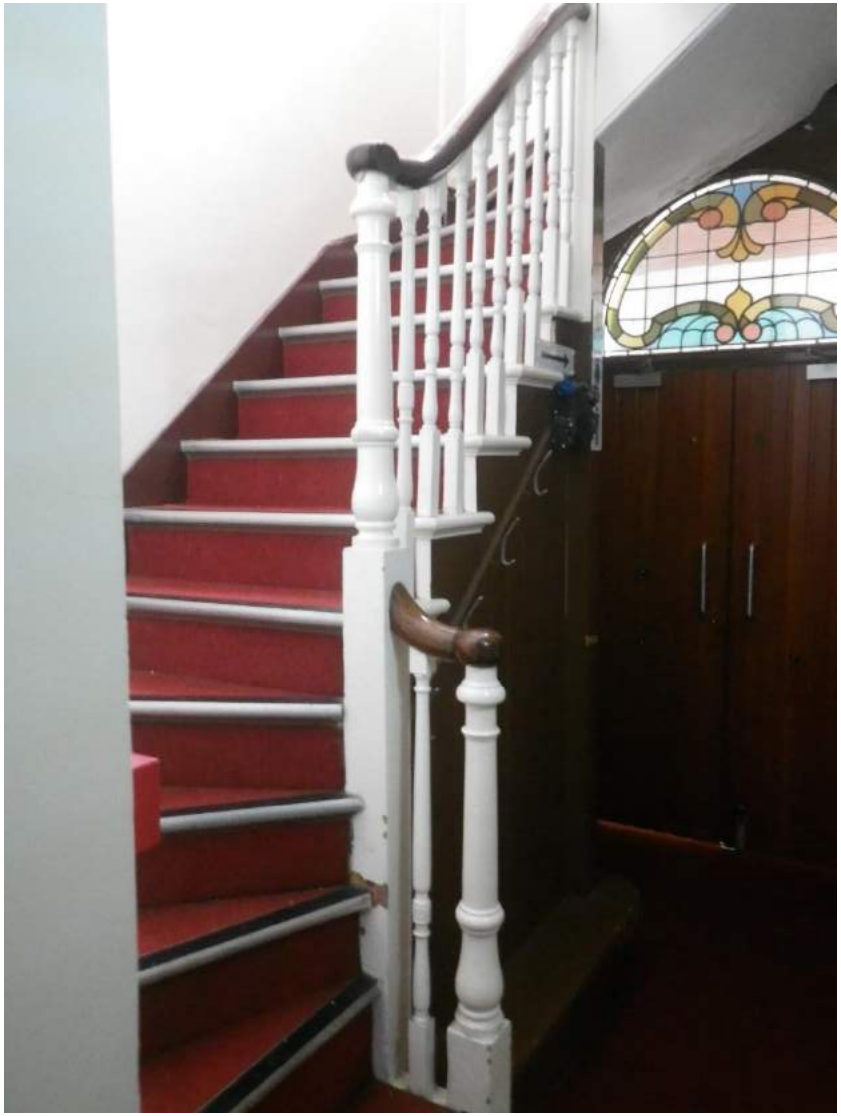
Evidence of Previous Repairs Main Church Render

Evidence of Previous Repairs Main Church Render

Water Penetration Oculi Windows Main Elevation of Church

General View of the Interior of the Church

Softening of Timbers to Door Frames South Elevation



General View of Staircase Behind Main Church

Slight Dampness in the Hallway Behind Main Church

Loose Nosing to Principal Staircase

Water Staining to Suspended Ceiling Main Church

View of Roof Space to Hall

Part Ceiling Removed to Hall Stores following water leak

Trussed Roof to Hall Stores

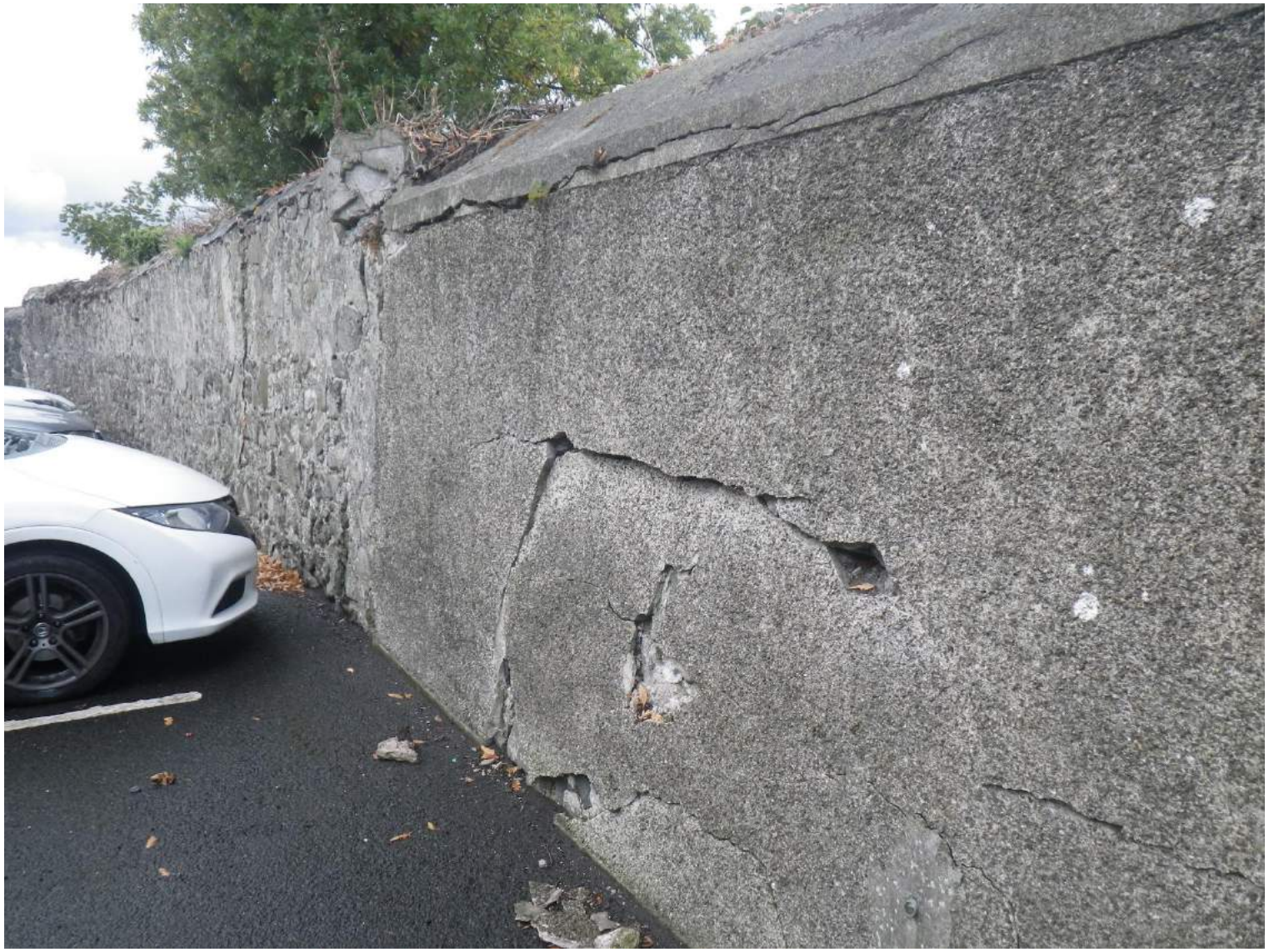
Slight Dampness to Window Reveal First Floor Hall

Open Joints to Boundary Wall

Missing Copings Boundary Wall

Dislodgement of Masonry due to roots North Boundary

Loose Coping South Boundary

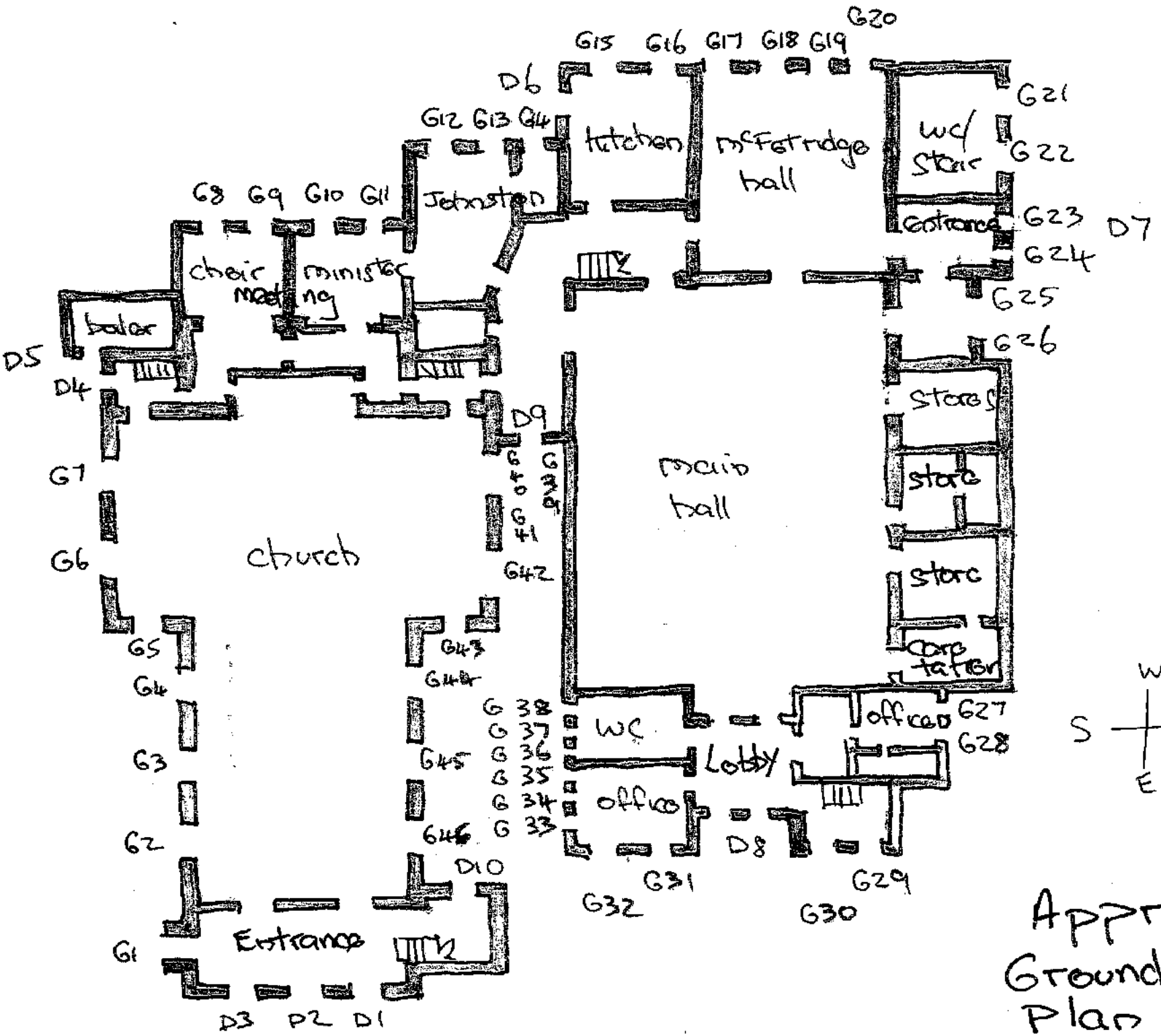


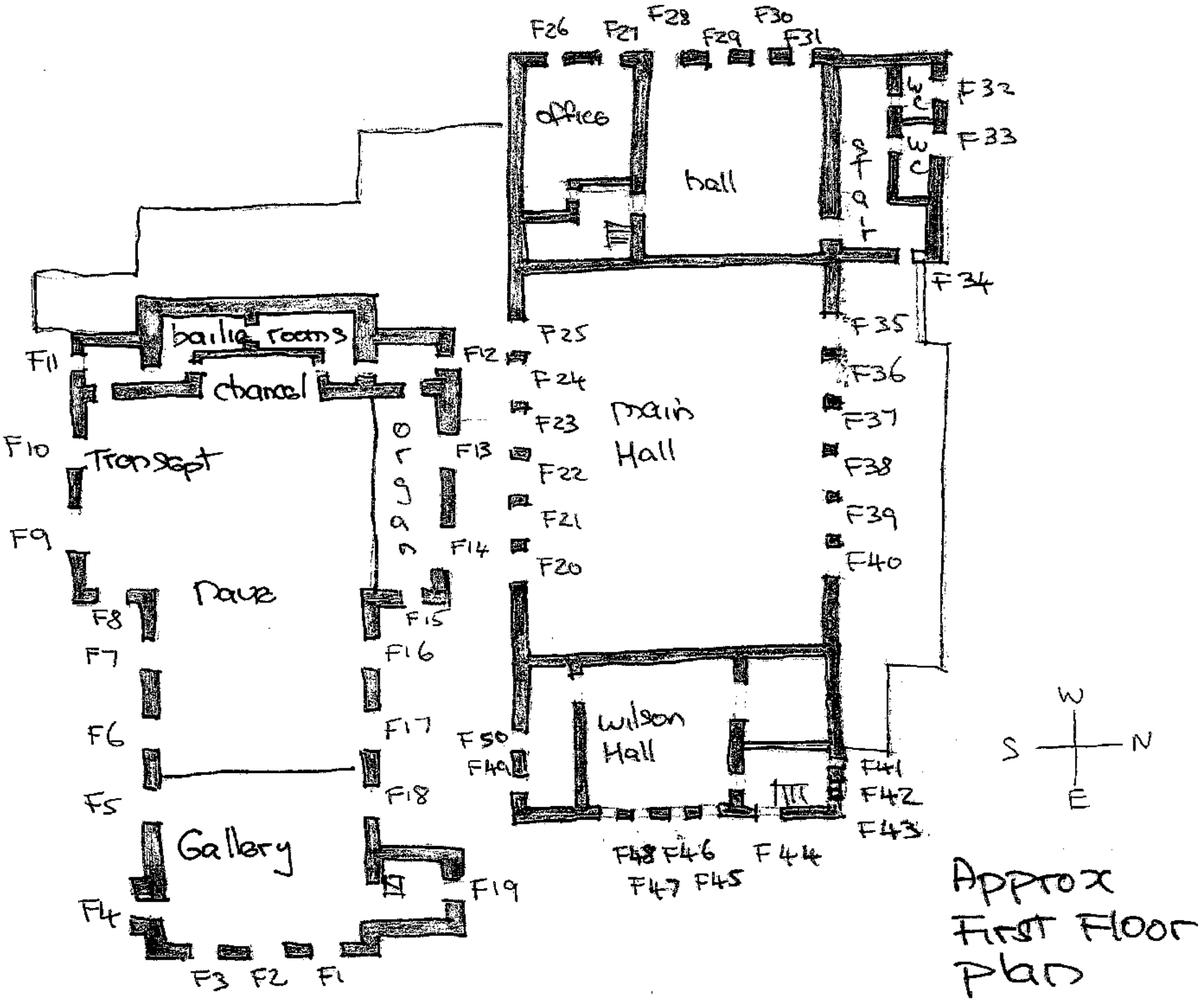
Failing Wall Render South Boundary

Salt Staining within Organ Loft

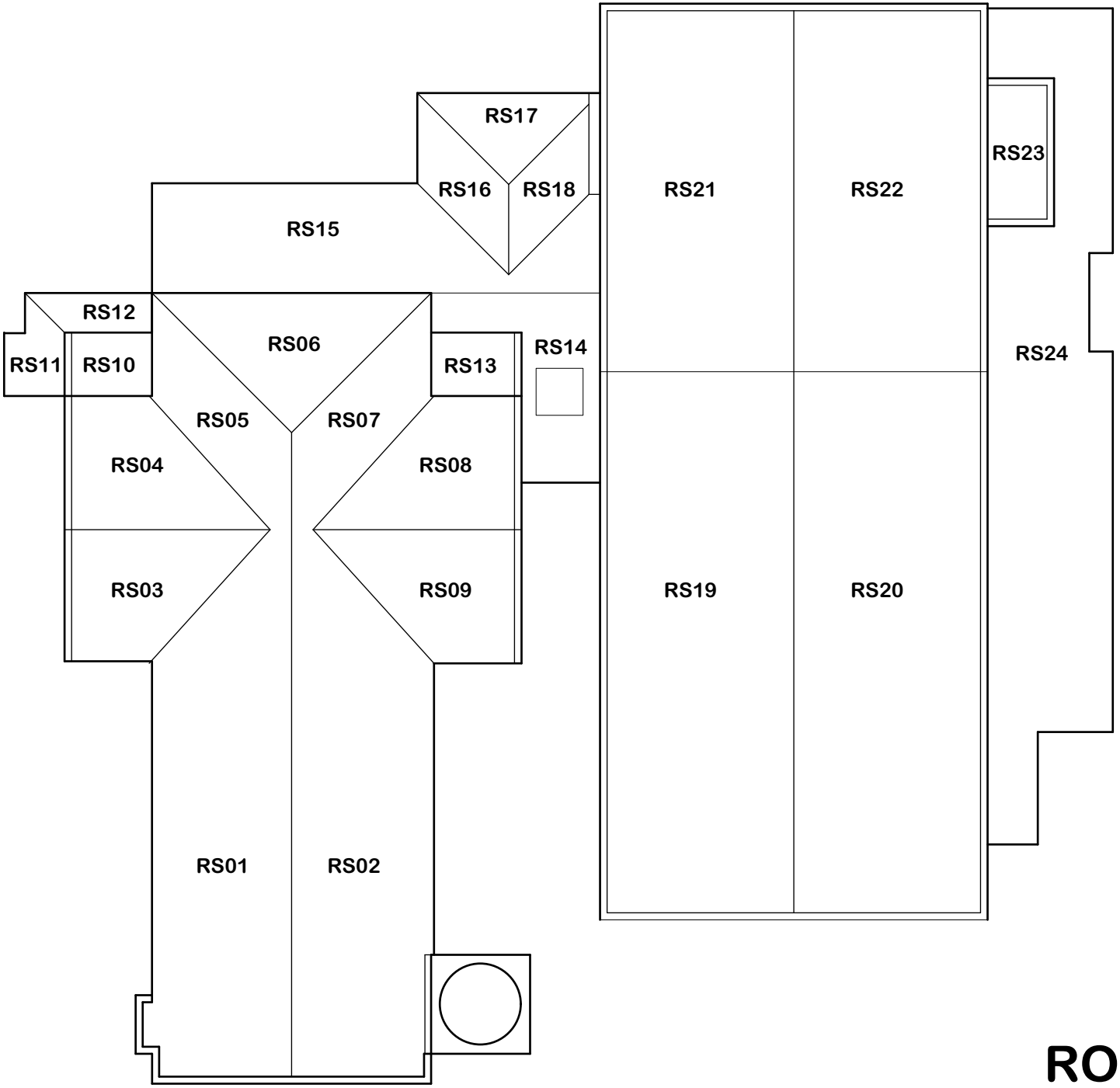
General View of Main Hall

APPENDIX B


G20
G15 G16 G17 G18 G19
D6
G21
G12 G13 G14
kitchen
refridge
hall
wc/
stair
G22
G8 G9 G10 G11
Jebnstan
Entrance
G23
D7
G24
choir
minister
meeting
G25
baler
G26
D5
D4
D9
stairs
G7
main
hall
stair
G6
church
stair
G42
G5
G43
G44
G4
G38
G37
G36
G35
G34
G33
WC
office
G27
G28
Lobby
G3
G45
office
G2
G46
D10
D8
G31
G29
G32
G30
G1
Entrance
D3 P2 D1
W
S
N
E
Approx
Ground Floor
Plan



Approx First Floor Plan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RS20
RS01
RS02

ROOF PLAN