

Item	Element	Comment
1	<p>General: Built circa 1825.</p> <p>Extended to the east (Altar) and to the North and South (Trancepts). Western porch demolished. Sacristy demolished and re-built. All 1890's?</p> <p>Roof re-tiled 1989/1990. Concrete barges replaced with concrete verges. Larger fascia and soffits fitted.</p>	<ul style="list-style-type: none"> • <i>Protected Structure</i> ref:21310604 • Of Regional historical importance
2	<p>External Walls: Rubble-stone, cement plastered internally and externally</p>	<ul style="list-style-type: none"> • Generally straight. Externally, the walls are cracked vertically above and below window openings. • Peeling paint and cracked plaster on the walls around the Altar, internally and externally. • Water is running out of the walls around the Altar and within the Sacristy, externally and internally. • Water is coming in through the external wall over the doorway from the Sacristy into the church. • Condensation runs down the inside of all external walls. • Black-mould on the inside of the western gable wall. • Condensation within the walls is damaging the paintwork and plasterwork internally and externally. • Water is getting into the internal walls around the South Trancept doorway.
3	<p>Windows: <u>Nave</u> Replacement PVC d/glazed with opening sash at the bottom.</p>	<ul style="list-style-type: none"> • Some condensation runs down the inside of all PVC windows. • Window hinges and handles need servicing. • Dampness underneath the window in the Sacristy.

	<p><u>Altar and Trancepts</u> Stone framed, steel glazing bars, s/glazed, stained-glass. Secondary external glazing.</p> <p><u>Sacristy</u> Stone-framed, steel glazing bars, s/glazed stained glass.</p>	
4	<p>External doors: Timber</p>	<ul style="list-style-type: none"> • The main entrance door needs adjustment on the hinge. • The South Trancept door needs repairs along the bottom.
5	<p>Floors: <u>Nave</u> Terracotta and ceramic tiles on concrete. Carpet on tiles in places.</p> <p><u>Altar</u> Carpet</p> <p><u>Sacristy</u> Ceramic tiles in the WC.</p>	<ul style="list-style-type: none"> • Water is running underneath the carpet in the area in front of the Altar, towards the South Trancept and down the centre aisle. • Floors are generally damp, mostly condensation. • The WC floor is very damp. The cistern is running constantly and condensing off the underside of the toilet seat onto the floor.
6	<p>Roof: <u>Church</u> Replacement coloured-concrete profiled roof-tiles on rafters on purlins on original timber trusses. T & G board pine cladding to the underside of all roof structure.</p> <p><u>Sacristy</u> Same as above with plasterboard ceiling.</p>	<ul style="list-style-type: none"> • The roof junction over the Altar, where the ridge and hip cappings meet, and where the cross is fitted in through the roof is probably the source of the water in the walls around the Altar, the Sacristy walls and in the floor in front of the Altar, in the South Trancept floor and down the centre aisle. • The varnish on the pine cladding seems to be water-damaged directly under this roof junction. • The pine cladding is riddled with wood-worm holes and is virtually powder in places, particularly over the Altar and over the Gallery. The Gallery pew is riddled with wood-worm holes. The infill panels at the front of the Gallery have wood-worm holes in the end panels. The Galley stairs has woodworm holes.

7	Insulations: 100mm rockwool between rafters.	<ul style="list-style-type: none"> 100mm rockwool was probably installed in 1989/1990.
8	Heating:	<ul style="list-style-type: none"> Wall-mounted gas heaters. Floor-mounted electric heaters.
9	Ventilation at ceiling level: Natural ventilation through doors and windows. No ventilation at ceiling level.	<ul style="list-style-type: none"> Ventilation to the roof-timbers has been partially blocked by the replacement bitumen-felt on the roof and the rock-wool insulation. There is no ventilation of the church space at ceiling level. There are no vents to control condensation in the replacement soffits fitted 1989/1990.
10	Valleys and rainwater goods: Lead valleys. Stepped lead flashings at roof/wall junctions. PVC gutters and down-pipes.	<ul style="list-style-type: none"> Lead valleys blocked with leaves etc. The blocked valleys are probably the source of the water running into the wall over the doorway from the Sacristy into the church. Gutters blocked with leaves. Down-pipes blocked with leaves. No gully-traps/cleaning points at the bottom of the down-pipes. A cable from the roof is lifting water from the gutter and rotting the fascia behind the Sacristy. The gully-trap at the back of the sacristy needs to be repaired. The acco-drain outside the southern doorway is blocked with silt and leaves.
11	Surface water drains:	<ul style="list-style-type: none"> The down-pipes are directly into sewer-pipes. The ends of the sewer-pipes are blocked/filled-over in places. There are no access points at the bottom of the down-pipes.
12	Foul drains:	<ul style="list-style-type: none"> The septic tank was not found.
13	Site:	<ul style="list-style-type: none"> The trees on the south side block the sun and are probably contributing to the cold and damp conditions around and

		<p>inside the church. External walls on the south side are green with algae.</p> <ul style="list-style-type: none"> The tarmac around the church was laid on top of the old tarmac. The footpath are higher than the floor internally and higher than the doorways all round.
14	Main Recommendations	<ul style="list-style-type: none"> Adjust/repair or replace the running cistern in the WC. Clean out all gutters and valleys and down-pipes. Repair the leaking roof junction over the Altar (where the cross is fitted onto the ridge of the hipped roof. Remove some pine cladding to check the structural timbers for woodworm, over the Gallery initially. Repair/service the external doors/hinges. Fit water-bars around the South Trancept doorway where rain is getting in around the door-frame. Service the window hinges/handles. Secure the cable on the roof over the Sacristy which draws water from the gutter.
15	Other Recommendations	<ul style="list-style-type: none"> All windows, if possible, should be cracked open permanently to improve ventilation/air-quality. When the leaks are fixed and the church has had a chance to dry out fully, consider other improvements to ventilation such as fitting circular vents with insect-mesh at eaves level all round and fitting trickle-vents in the window frames. Fit trapped rainwater-gullies under all down-pipes and find/clear the outfalls of all surface water drains. Install inspection manholes where necessary where the outfalls are not easily accessed. Remove tarmac near doorways, lower the ground levels and re-lay, including installation of surface water drains.

		<ul style="list-style-type: none">• Cut back severely, all overgrown trees, particularly on the southern side where sunlight and ventilation is blocked.• Find the septic tank so that it can be inspected and serviced.
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