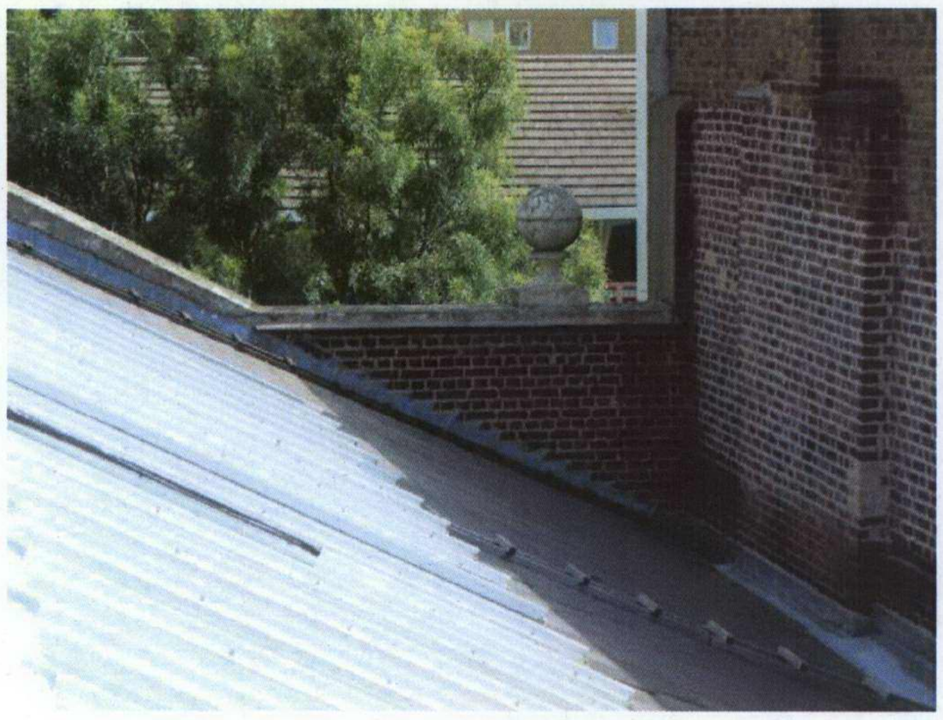
PRIORITY		BUDGET COSTS
B/F		20,450



ITEM	A	500

3.8 **South gutter:** a comparatively new and reasonably detailed lead gutter, but with the gutter board showing from the underside suggesting that there may be inadequate ventilation to the void below the gutter level. This needs to be checked by further inspection. This would involve opening up of the plaster from the underside to check, and perhaps incorporating appropriate ventilation through the western wall, this will allow further inspection and opening up.

ITEM	A	600

Incorporate new ventilation below the gutter area.

ITEM	E	1,000*

3.9 **Flashings to the south parapet upstand wall:** the flashing has been reasonably well detailed, with the lead kept in short lengths, but the flashing chase mortar is too soft and has subsequently split out from the brickwork. The flashings therefore need to be repointed along the south parapet wall to a better detail.

ITEM	A	1,500
C/F		24,050

	PRIORITY	BUDGET COSTS
	B/F	24,050

3.10 **North gutter:** the detailing is the same as for the south, reasonably satisfactory but the board joints are clearly visible perhaps suggesting issues to do with underside lead corrosion, possibly needing more ventilation as recommended for the south side. I replicate the requirements here therefore.

Inspection

ITEM	A	500

Ventilation

ITEM	E	1,000*

3.11 **Flashings to the upstand parapet walls:** these are in worse condition than on the south (they do get more sun), and the flashing chase along the whole length has split out from the brickwork. The flashing itself has become detached from the brickwork half way along, and the chase needs to be reformed along its entire length to a more satisfactory detail.

ITEM	A	2,200

3.12 **The cappings:** cappings to the north parapet wall are open jointed, and a number of these need to be cut out and repointed.

ITEM	A	1,000
C/F		28,750

PRIORITY		BUDGET COSTS
B/F		28,750

3.13 **South parapet cappings:** as for the north.

ITEM	A	1,000

3.14 **West upstand:** the upper stones on the western upstand need to be consolidated, and minor repointing is required in the upper parts.

ITEM	A	500

3.15 **Safety handrail:** the parapets are less than 500mm above the level of the gutter, and I strongly recommend that a handrail be applied to both sides as a safety measure.

ITEM	E	5,000

3.16 **Access ladders:** there are three access ladders on the roof, all of them in timber and all of them rotten. We appreciate that the current controller walks on the slates to gain access to the roofs, in our opinion this is dangerous and we strongly recommend that new ladders be incorporated to enable safe access up and down the roof slopes.

ITEM	A	1,500
C/F		36,750

	PRIORITY	BUDGET COSTS
	B/F	36,750

4.0 **WALLING**

WALLING ACCESSIBLE FROM THE REAR ROOF ACCESS

4.1 **West wall beyond apse:** a high wall built in London Stock bricks and cement pointed with weather struck joints. This has been rebuilt in the upper sections and is sound.

4.2 **South wall over storage areas:** generally reasonably well pointed in the lower parts, but open in the top part and the upper 750mm requires rebuilding. The brick on edge capping over this has sprung upwards due to lack of adequate movement joints, and possibly also buried ironwork, and this needs to be reset over. Access is awkward and party wall issues will relate.

General repairs to the top of wall

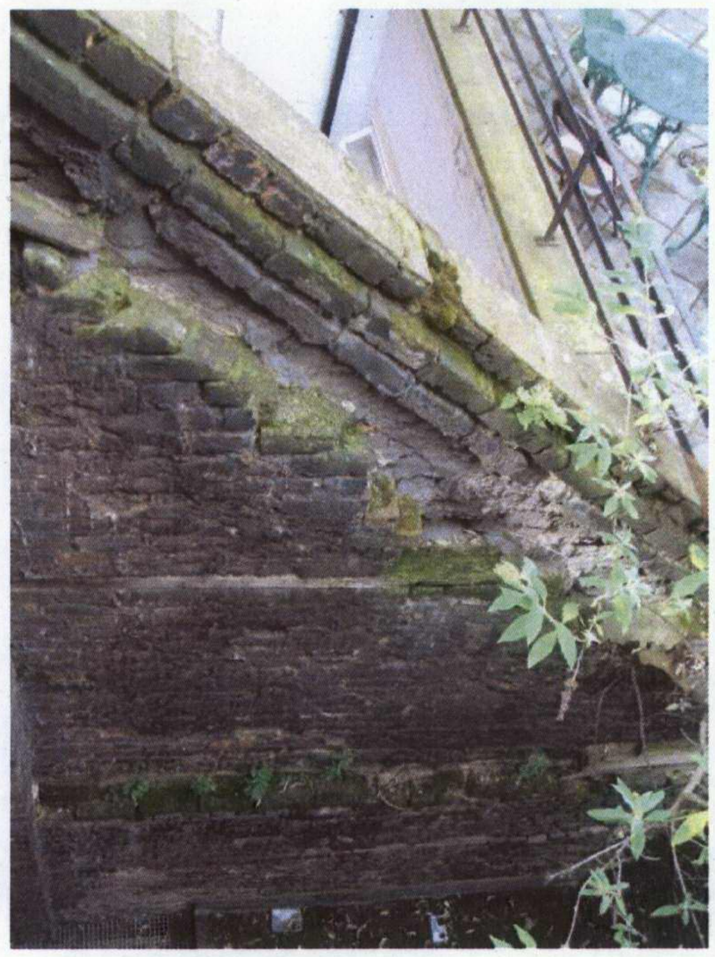
	ITEM	B	1,000

4.3 **North wall:** a medium height wall, forming part of the adjoining owners building, well pointed and in satisfactory order.

C/F	37,750

	PRIORITY	BUDGET COSTS
	B/F	37,750

4.4 **West wall over the boiler room:** this is in a very poor condition, and in the past has suffered collapse from the upper sections of the weathering as such that the wall is now vulnerable to the weather and the rate of decay is increasing. Lacing timbers incorporated within the brick courses have decayed significantly, and there is a heavy growth of buddleia from the front of the wall. This is a party wall, and the east face of the wall in the adjoining owner's property appears to be in much better condition. The wall will require partial dismantling, the removal of the lacing timbers, reconstruction, a new capping, repointing and removal of the vegetable growth.



ITEM	A	3,500

4.5 **Apse walls:** stock brickwork, well pointed and in good order.

4.6 **West wall of the worship area:** as for the apse, with no defects noted. There is a meshed vent in the middle of this wall, to a cavity over the apse end. This is in reasonable order, and this might have been incorporated as part of the return flow for the warm air heating system (details to be checked).

C/F		41,250

	PRIORITY	BUDGET COSTS
	B/F	41,250

4.7 **North and south walls externally:** no access for inspection purposes. Previous inspections appear to have had similar difficulties. There are no obvious defects arising from the poor condition of these, and indeed the southern wall is almost entirely subsumed in adjacent development. This is also true of approximately one third of the wall on the north side. Further inspection required with appropriate levels of access provision.

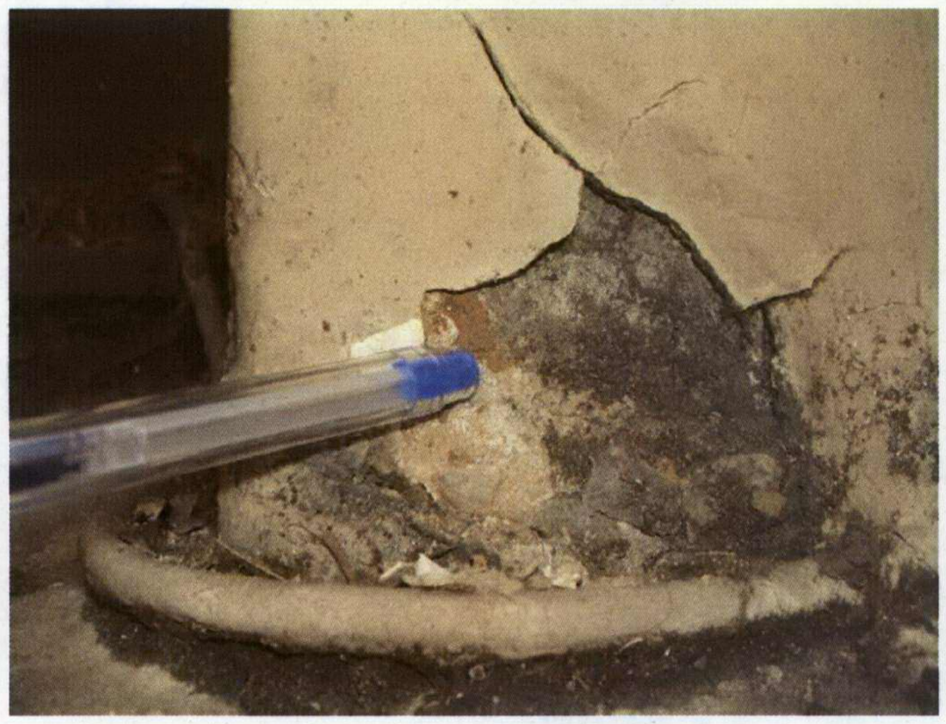
ITEM B *

4.8 **Front façade:** complex Palladian façade predominantly formed in stucco rendered brickwork. The elevation has been successively patch repaired particularly to the columns over the years, and subsequently redecorated with various types of paint. In recent years this has included an oil bound gloss paint. This has failed, bringing off under layers of paint forming blisters and cracks, due to the following weathering agencies.

- Trapped moisture, from higher levels including breaks in the capping to the top of the parapet, and also in the weathering courses, subsequently attempting to evaporate through the surface and causing blistering particularly under weathering courses in sheltered areas.

C/F	41,250

PRIORITY	BUDGET COSTS
B/F	41,250



- Stresses in the surface tension of the newer paint films, which have caused a shrinking of the under layers causing these to become detached from the original stucco. This has been responsible for the forming of horizontal and crazy paving type cracks in the front elevation with the curling up of the paint film especially in the lower layers of Ashlar in the columns.
- Mechanical abrasion: particularly visible at low level and in the vicinity of the doorway.

C/F	41,250

	PRIORITY	BUDGET COSTS
	B/F	41,250

- Dampness evaporating from the ground: this is affecting the paintwork in the lower part of the property all the way along, and causing failure of the paint film to the column bases and lower drip courses.

In the light of this, and in the observation that the main weathering details and columns are primarily adversely affected, although the rusticated Ashlar work less so, we could justify the removal of the paint film in its entirety and to this end we have taken scrapes to analyse the paint layers to establish the nature of the original paint film and its colour. We refer you to the appendix relating to colour attached to this report.

Removal of the paint film to assess the condition of the under structure:

ITEM	A		25,000

(This will be necessary in order to assess structural defects in the front façade.) Obvious defects noted through the paint film include the following:

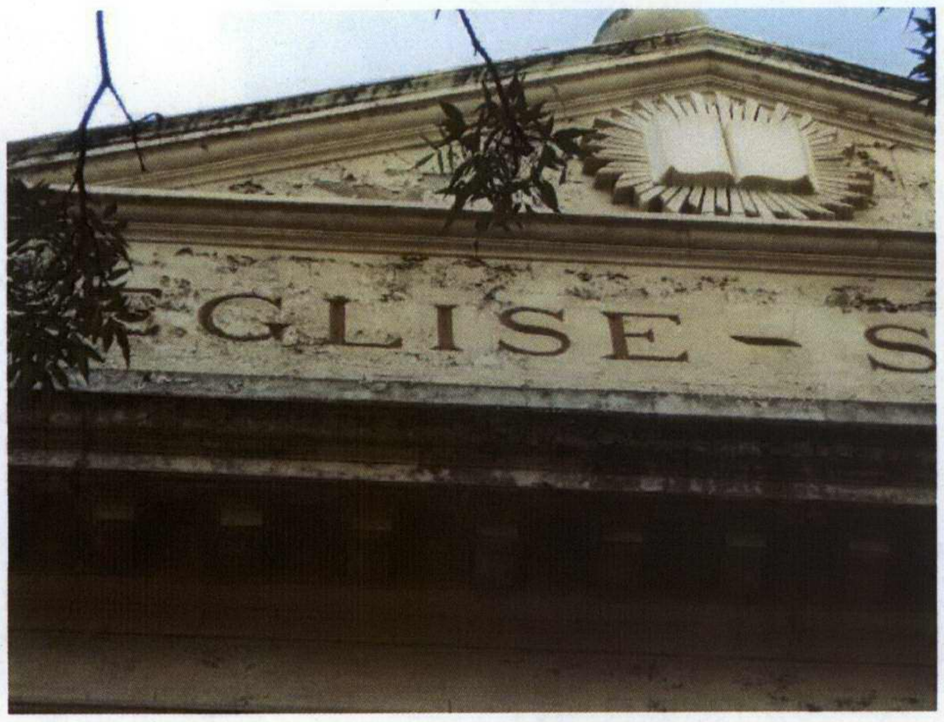
- In the pediment and entablature a series of fractures affecting the middle of the entablature, suggesting cracking around the middle columns on either side of the main doorway, these need to be filled and secured.

ITEM	A		400

- **Upper cornice:** there is a crack parallel to the front elevation of approximately 400mm to the rear of it. This may be due to buried ironwork, which may need to be removed and the front section restored.

C/F		66,650

PRIORITY		BUDGET COSTS
B/F		66,650



ITEM	A	6,000

- **Lower frieze in the form of waves:** there are several bricks in the drip course over the left hand ground floor window, and similarly to a lesser extent over the right hand ground floor window. These both affect the rusticated Ashlar work. These should be wedged and filled.

ITEM	A	1,000

- **Cracks over the lintel to the main door:** these appear to be due to minor settlement, and are in series with the cracks frieze above and cill of the semi-circular window above the door openings. These need further investigation, and subject to this will need to be repaired by filling prior to redecoration.

ITEM	A	1,000

- **At ground level:** the pediment is generally in satisfactory order, but there are gaps between the paving and the base of the pediment which need to be filled to prevent water penetration.

ITEM	A	400
C/F		75,050

	PRIORITY	BUDGET COSTS
	B/F	75,050

5.0 **INTERNALLY**

5.1 **Store:** (first floor level over vestry) pointed and painted brickwork, emulsion painted plywood ceiling. Staining on the ceiling due to previous water penetration, otherwise no other major defects noted. Re-treatment and decoration required.

ITEM	B	300

5.2 **Cast iron downpipe in the corner of the store:** this has been repaired using flashband, presumably due to a split maybe due to breakage? This needs to be monitored to make sure that the repair is satisfactory.

ITEM	B	MAINTENANCE
ITEM	C	MAINTENANCE

5.3 **Ground floor store/vestry:** a composition style floor with a vinyl finish, with plastered walls and a plastered ceiling, with no defects noted. There was very minor damage noted at the low level of the floor due to impact and abrasion and minor repairs are required, and evidence of old water penetration from roof above.

Repair walling

ITEM	C	100
C/F		75,450

		PRIORITY	BUDGET COSTS
		B/F	75,450
5.4	**Fire escape:** (including way down to the boiler room): two sets of inner doors, which are stiff to operate and need to be eased.	ITEM A	150
5.5	**Inner fire escape door:** reasonable quality door a bit stiff on operating but otherwise satisfactory.		
5.6	**Galvanised steps down to fire escape:** these are in satisfactory order, but the light fitting ought to be automatically operated on IRD to avoid having to fumble for the light switch.	ITEM E	250
5.7	**Fire escape door:** this appears to be satisfactory but we have not attempted to operate it to establish this.		
5.8	**Stairs down to cellar:** galvanised, in good order.		
5.9	**Door to boiler room:** we query whether this contains asbestos; the paint finish is intact and sound. No defects noted. Asbestos check	ITEM A	(SEE BELOW)
5.10	**Boiler room:** painted brickwork, no evidence of structural defect. Inserted lintels to increase the size of the opening maybe in conjunction with the heating installation located in the space. No defects noted.		
5.11	**Door to the church:** we query whether this contains asbestos and an asbestos check will need to be carried out as part of the project. No defects noted at this stage.	ITEM A	(SEE BELOW)
		C/F	75,850

		PRIORITY	BUDGET COSTS
		B/F	75,850
	MAIN WORSHIP AREA		
5.12	**Ceiling viewed from beneath:** barrel vaulted plaster ceiling, fixed to laths suspended under the ceiling structure, which is not accessible for inspection. Close examination with binoculars from ground level indicated no evidence of structural defect in the main worship area, although the plastered ceiling on the south side over the gallery has one broken panel which is cracked through indicating movement, and is replicated by further evidence of movement on the north side of the gallery position. We deduce that this may be due to war damage referred to in the records, and although the plaster panel on the south side will need to be renewed, other work appears to be stable. Plaster ceiling repairs over the balcony south side	ITEM B	1,200
5.13	**Roof light viewed from below:** the roof light shows no evidence of major damage from below, although there was some evidence of water penetration on the 'plaster beams' which separate the roof light into bays. From ground level at this stage there is no evidence of major defect or continuing movement, and we therefore consider this to be substantially satisfactory. However the water damage needs to be assessed as to whether it is penetrating dampness or condensation, and we have already referred to the inferior detailing of the roof lights in the section of the roofing. Monitoring of roof light	ITEM A	MAINTENANCE
5.14	**Walling:** plastered and painted, with several overlapping series of cracks indicating failings to the plaster and to the paint finish visible on both sides. An initial analysis of the fracturing would seem to suggest incompatibility between the later paint finish and the original paint finish. We note that there is also a strong correlation between the incompatibility and defects present or past noted in the weatherings to the roof finish. On the north wall, paint is coming off in curls, with the pattern changing in the vicinity of the original inscription, which was presumably undertaken in oil based paints. At low level there is a different series of fractures in the paint film, and in the areas of this		
		C/F	77,050

	PRIORITY	BUDGET COSTS
	B/F	77,050

paint failure, there is a general pattern of fine shrinkage cracks which could indicate either shrinkage in the original plaster due to drying shrinkage, or an incompatibility between under layers of the paint. We understand that the painting was done twice, with the second layer being redone after the first layer failed. Further specialist advice will need to be obtained to establish the precise nature of the failure, but in our opinion the main issues appear to be:

- Incompatibility of the paint finishes, and perhaps lack of adequate preparation of the original plasterwork. Especially in the apse and at low level in the main worship area.
- High humidity levels within the building (there is virtually no air movement other than that caused by the warm air central heating system when operated). Particularly affecting paintwork at high level over the gallery and in the apse.
- Presence of hygroscopic salts in the plaster following prolonged water penetration. This is particularly noticeable in the north wall.

In our opinion, all removal of the existing paint film will be required, including the paint film to the decorative plaster surfaces. This would be best undertaken using a poultice treatment, which is laborious but effective. It will then be possible to proceed with redecoration.

Remove paint film

	C/F	77,050

PRIORITY		BUDGET COSTS
B/F		77,050

ITEM	A	40,000
C/F		117,050

		PRIORITY	BUDGET COSTS
		B/F	117,050
	Redecorate	ITEM A	20,000

5.15 **Apse:** coffered ceiling: with an inscription on a blue background picked out in gold running around the area and blue walls below. General decay noted in the ceiling which appears again to be due to incompatibility in paint films. Remove later layers and redecorate.

(INCLUDE IN 5.14)

5.16 **Walling at low level in the main worship area:** in addition to the main paint failure referred to above, there is some normal abrasion occurring at low level which is bringing to the forefront the original paint finishes. This will be dealt with in the work referred to above.

5.17 **Flooring:** parquet flooring in the apse and the first part of the main worship area with hardwood tongues securing the blocks laid to boards on joists over a vented void supported on brick columns. Several areas of block have now become detached and two areas have opened up due to shrinkage, possibly associated with lack of routine maintenance. It will be difficult to bring the parquet flooring back into an A1 condition, but some specialist repairs should enable some significant improvement to the present arrangement.

Specialist repairs to parquet flooring

ITEM B 1,000

5.18 **Main worship area flooring:** carpet, presumably covering old parquet, there is some minor soiling of the carpet but no defects otherwise.

C/F		138,050