

SUMMARY - ORDER OF RECOMMENDED WORKS – St Mary the Virgin Brook

P1 Items. Immediate – Within 12 months

Refer to item:

3.0, 10.1, 11.1 Stone walling

Carefully remove loose mortar & re-point with suitable lime-mix mortar to match existing.

1.4, 3.1, 5.1, 5.3, 9.3, 10.1, 10.3, 12.3
Dressed stone buttresses, copings & window surrounds

Repoint joints to dressed stonework with suitable lime-mix mortar to match existing.

5.2, 16.4 North West rear access door

Overhaul re-stain doors, rub down & repaint ironmongery.

4.2, 10.1, 11.2, 12.2 Mortar fillets to parapet abutments

Re-point cracks to stone joints & beneath coping.

9.4 Block 'housing' to North elevation

Demolish or restore roof to block enclosure.

10.1 Stonework to south east corner of Chancel

Investigate walls at higher level & adjacent buttress & coping stones and re-point as necessary.

12.4 Door to lower ground floor store

Overhaul & re-stain door, rub down & repaint ironmongery.

12.4 Lean-to store roof covering

Replace damaged roof tiles, clean birds nest debris.

15.5 Step up to 'Lectern pew'

Improve step arrangement, fit support rail?

16.1 West windows to North transept

Re-point stone joints

20.1, 20.2, 20.3, 20.4 Power, Lighting, Heating & Fire Equipment

Arrange for complete Electrical inspection & testing of all equipment & fittings including switchgear etc. Service Fire Extinguishers.

P2 Items. Works to be carried out – Within 2 – 3 years

Refer to item:

3.2, 6.1 Coping stones to gable walls

Following investigation rebed/replace damaged coping stones to gable walls

7.2 Dressed stone window surrounds

Restore replace eroded dressed stone surrounds.

P3 Items. Works to be carried out – Within 3 – 5 years

Refer to item:

5.1, 5.3, 6.3, 9.1, 15.4 Dressed stone window surrounds

Restore / replace eroded/damaged stone jambs and lintol blocks to openings.

P4 Items. Works to be carried out – Within 10years

Refer to item:

1.1, 1.4, 4.1, 10.1, 10.3, 16.3 Dressed stone work

Replace badly eroded dressed stonework to window/door surround, buttress walls

3.2, 6.1, 9.5, 10.2 East & West gable, north transept gable cross finials to parapets.

Restore & replace decorative stone cross finials to gable ends of parapet walls, stones within existing churchyard.

Maintenance Items – Items referenced M in report.

Refer to item:

6.1, 6.2, 9.3, 10.1 Stonework generally, Dressed stone parapets, buttresses & abutments

Carefully clean off excessive moss & algae build up to stonework.

21.1, 21.3 Stonework walls generally

Carefully remove Ivy/plant growth, loose mortar & re-point with suitable lime-mix mortar to match existing.

7.4, 11.4, 12.2, 12.4 Gutters, rainwater down pipes, hoppers & gullies generally

Fully inspect & clean rainwater goods & gullies as necessary.

6.2, 7.1 North transept walls

Clip loose cables to plinth

18.1 Tower

Secure bell chamber hatch

Regular Maintenance Items

Rainwater gutters, hoppers & gullies

Regularly inspect & clean as necessary.

Floor tiling & boarding

Inspect regularly & make good any damaged loose tiles or boards.

Metal windows internally

Inspect for corrosion Rub down & redecorate as necessary.

Air Bricks / louvres to walls

Keep all vents air bricks etc. clear of leaves & planting.

Ivy growth & planting adjacent boundary walls and Lych gate structure.

Maintain planting & growth adjacent walls to prevent damage particularly Ivy growth to cracks & pointing to copings.

Lead valley gutters & flashings.

Periodically check from ladders condition of leadwork to valleys & concealed abutments.

Items for further investigation and/or to be kept under regular observation – Items referenced O in report.

Refer to item:

1.4 East face of tower wall slate louvre.

Periodically check condition of broken louvre from ladder access.

<p>5.2 Rear exit door to Northwest corner</p> <p>3.2, 6.1, 9.5, 10.2 Stone 'cross' finials.</p> <p>1.4, 12.4 Buttress to NEast corner of tower adjacent/within lower ground store</p> <p>14.5 Column to nave/north transept arches</p> <p>15.2 Stonework to Chancel/Sanctuary walls</p> <p>15.3 NE corner wall to sanctuary/chancel</p> <p>14.6 Timber Pews & Floor boarding generally</p> <p><u>Misc. Items for periodic checking or consideration.</u></p> <p><i>Refer to item:</i></p> <p><u>Electrical</u></p> <p><u>Fire Equipment</u></p> <p><u>Lightning conductor</u></p> <p><u>Health & Safety</u></p>	<p>Investigate crack/movement to lintol arrange for closer inspection & remedial work required.</p> <p>Check coping seatings & cost of repair/replacement of stone cross features to gable finials.</p> <p>Check brick/stonework to buttress wall within store area and immediately above and monitor cracks</p> <p>Investigate cracks & damage to base of column & monitor</p> <p>Investigate & obtain specialist advice regarding flaking chalky/green algae? to surface of stonework with possible remedial options</p> <p>Monitor cracks to wall junction</p> <p>Monitor & check for woodworm activity</p> <p>Arrange for complete Electrical inspection & testing of all equipment & fittings including switchgear etc. Regular inspections should be carried out by certified approved contractors.</p> <p>Fire extinguishers, emergency lighting etc. should be regularly checked & serviced by suitably qualified contractors.</p> <p>Inspection and testing of lightning conductor to the building.</p> <p>Difficult access to tower, roof, high level windows and ceilings, with ladder / steps, minimal handrailing & no balustrading to top – access should be limited to suitably responsible persons only.</p>
<p style="text-align: center;">ITEMS TO CONSIDER FOR FUTURE IMPROVEMENTS</p> <ul style="list-style-type: none"> ➤ Restore glazed leaded light windows ➤ Replace rainwater goods ➤ Restore badly eroded stonework ➤ Improved Accessibility 	

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