

SUMMARY - ORDER OF RECOMMENDED WORKS - St Peter & St Paul Mottistone

P1 Items. Immediate – Within 12 months

Refer to item:

2.1, 8.2 SW & North Nave Roof	Replace broken tiles
2.1 & 25.4 Roof tiling & copings	Remove moss/weed growth & repoint
3.1, 4.1, 5.2, Tower & nave walling	Remove weeds & repoint.
8.5 North exit door	Overhaul & decorate door
10.4 West windows to Cheke chapel North side 20.4 (internally)	Overhaul & paint metal opening lights & operating catches to windows.
13.2 Fascia to Chancel	Restain fascia
17.4, 18.1, 18.4, 19.1, 21.1, 21.5 Floorboards & pews generally	Arrange inspection & treatment for active woodworm
19.4 South windows to Chancel	Repoint around stone surrounds where necessary.
20.3 Cheke Chapel roof	Investigate damage to purlin, trims & timber boarding to SW corner of roof (& valley externally) Make good to roof internally
21.4 West window to North Aisle (internally)	Finish new lintol decorations to west window
21.4 West door to North Aisle	Overhaul & redecorate door & ironmongery
4.2, 24.1, 24.2, 24.3, 24.4 Power, Lighting, Heating & Fire Equipment	Arrange for complete Electrical inspection & testing of all equipment including checking of incoming mains connection. Service Fire Extinguishers.
25.4 North Lych gate structure	Clean moss & Ivy of roof, re-point cracked stone work to gate jambs and to adjacent boundary wall.
25.5 East Entrance Gate	Provide & build in new ss gate pins and rehang gate
26.5 South Churchyard Walls	Re-build sections of walls adjacent entrance to churchyard where risk of collapse

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

Refer to item:

7.1 East face of tower	Replace displaced stone at high level.
13.3 South face of Chancel	Repair eroded areas of random rubble stone walling.
13.5 Door to South elevation of Chancel	Repair /replace damaged (inner) jamb stones
25.3 East Entrance Gateway & Arch.	Rebuild former arch & gateway re-using existing stone where possible. Provide new ironmongery & Re-hang gate.

<p><u>P3 Items. Works to be carried out – Within 3 – 5 years</u></p> <p><i>Refer to item:</i></p> <p>6.1 Northwest corner of tower</p> <p>8.4 North side of Nave</p>	<p>Replace eroded quoin blocks</p> <p>Replace eroded stone jamb & 2 mullions</p>
<p><u>P4 Items. Works to be carried out – Within 10years</u></p> <p><i>Refer to item:</i></p> <p>11.1 East window to Cheke chapel & sanctuary</p>	<p>Fully investigate condition of dressed stone transom & tracery stonework of feature windows & restore as necessary.</p>
<p><u>Maintenance Items – Items referenced M in report.</u></p> <p><i>Refer to item:</i></p> <p>1.1, 8.2, 10.1, 15.1 Roof tiling</p> <p>8.5 Stonework generally</p> <p>8.6, 13.5 Timber doors & fittings</p> <p>9.3,10.2, 11.3 Rainwater hoppers, pipes & gullies</p> <p>10.1 Valley between Nave & Cheke chapel</p> <p>10.3 Dressed stone window surrounds</p> <p>13.5 External Door to chancel</p> <p>18.2 Nave ceiling boards</p> <p>25.2 Stone boundary walls</p>	<p>Clean off moss/weeds & algae build up.</p> <p>Carefully clean off moss build up.</p> <p>Redecorate doors periodically, inspect metalwork for corrosion, rub down & redecorate as necessary.</p> <p>Fully inspect & clean as necessary.</p> <p>Inspect from ladder access arrange for cleaning as necessary</p> <p>Repoint</p> <p>Overhaul hinges/fittings & redecorate door</p> <p>Inspect loose boards & secure if necessary.</p> <p>Remove all excessive vegetation & growth from boundary walls & carry out re-pointing generally</p>
<p><u>Regular Maintenance Items</u></p> <p>Rainwater gutters, hoppers & gullies</p> <p>Floor tiling & boarding</p> <p>Metal windows internally</p> <p>Air Bricks / louvres to walls</p> <p>Ivy growth & planting adjacent boundary walls, Entrance gates and Lych gate structure.</p>	<p>Regularly inspect & clean as necessary.</p> <p>Inspect regularly & make good any damaged loose tiles or boards.</p> <p>Inspect for corrosion Rub down & redecorate as necessary.</p> <p>Keep all vents air bricks etc. clear of leaves & planting.</p> <p>Maintain planting & growth adjacent walls to prevent damage particularly Ivy growth to cracks & pointing to copings.</p>

<p>Lead valley gutters & flashings.</p> <p><u>Items for further investigation and/or to be kept under regular observation – Items referenced O in report.</u></p> <p><i>Refer to item:</i></p> <p>7.1 Stained stone parapet to East face of tower.</p> <p>8.3 North walls to Nave</p> <p>17.2 Internal stone columns, arches & walls with 'powdering chalky' surfaces.</p> <p>18.3 High level window to nave adjacent Chancel arch</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>Periodically check from ladders condition of leadwork to valleys & concealed abutments.</p> <p>Obtain advice from stonemason/specialist with regard to dis-colouring stain to stonework & possible removal if necessary.</p> <p>Investigate algae & possible cleaning methods</p> <p>Obtain specialist advice regarding the 'powdering chalky' stonework and advice with regard to type & cost of remedial works required.</p> <p>Provide suitable access & inspect high level window & surround (point if necessary).</p> <p>Arrange for complete Electrical inspection & testing of all equipment & fittings including switchgear & incoming mains. 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>ITEMS TO CONSIDER FOR FUTURE IMPROVEMENTS</p> <ul style="list-style-type: none"> ➤ Restore glazed leaded light windows ➤ Replace pvc gutters. ➤ Improve security to doors and windows ➤ Restore badly eroded stonework 	<p>Rainey Petrie Architecture Ltd East Quay, Kite Hill, Wootton Bridge Isle of Wight PO33 4LA</p> <p>February 2015</p>