

ST ENODOC CHURCH

SCHEDULE OF REPAIRS - MARCH 2011

Please note that a detailed specification for these repairs will be prepared following approval in principle by the PCC and the DAC to allow competitive quotations from builders to be obtained.

1. Replace approximately 6No. cracked, broken, missing and slipped slates from the various roof slopes, including checking the condition of the fixings of adjoining slates, including the re-fixing of a small area of loose slating adjoining the east end of the lead gutter.
2. Overhaul and re-paint the cast iron gutters and rainwater pipes and external timber work exposed at the verges and eaves, including the replacement in cast iron of asbestos cement bucket heads and the renewal of approximately 4No. broken rainwater pipes, the re-making of leaking joints and the replacement of several corroded and misaligned gutter brackets to ensure a constant fall towards the outlets.
3. The fixing of sacrificial lead skirts between the bottom edge of the slating and the lead gutter lining between the roofs of the nave and south aisle to reduce acid erosion of the main lead.
4. The re-setting of several severely displaced slate slabs lining the base of the ground gutter around the building and the pointing of open joints in these slabs beneath the rainwater pipes and between the slabs and the walling.
5. The re-pointing of open joints in the stonework of the west window, and in the stonework of the western window on the south side of the nave and the area of walling around it, including other minor areas around the south porch and elsewhere as necessary. Renew in stainless steel the corroded galvanised wire bird guard to the west window (2No. lights and 1 No. tracery panel). Temporarily remove, re-paint and re-fix the galvanised wire bird guards to the two east windows. Prepare and paint 5No. iron crosses at the gable apices and all the cast-iron gutters and rainwater pipes.
6. The replacement of loose and missing areas of lime plaster ceiling panels between the rafters including those panels, mainly in the south aisle, temporarily replaced in soft board.
7. The repair and re-pointing of the spire and tower, noting that the mainly slate stone masonry of the tower and spire has been re-pointed at various times, mainly with unsuitable and hard cement mortar, but is allowing water entry during and after heavy rain and is suffering considerably from erosion of the stonework, particularly on the north east. Consideration must be given to the philosophy of repair including consultation with the Diocesan Advisory Committee and, through them, English Heritage and other parties. Options range from doing nothing or from repeating earlier water repellent treatment to full rendering of the masonry but the option suggested for initial consideration comprises the removal of the cement pointing (or at least that proportion of it that can be carried out without undue damage to the stonework) followed by re-pointing in lime mortar and a lime-wash shelter coat. The lime mortar pointing would inevitably be heavy in places where severe erosion of the stone has already taken place. The lime-wash shelter coat would need to be re-applied

on a regular basis.

8. Temporarily remove and re-nail the ridge tiles and rag slating to the roof of the lych gate, including making up missing rag slate with matching second-hand and including necessary repair/renewal of the timberwork beneath, probably extending to 20% of the boarding, staining the underside to match. Include the slating to both the north and south gable spandrels.
9. Include for the full redecoration of the wall and ceiling surfaces within the church, including the removal of all emulsion paint followed by the application of lime wash.
10. Execute a first phase of repair and improvement to the store at the south west corner of the churchyard including cutting back the heavy growth in the vicinity of the existing walling, re-pointing the stonework of the walling both internally and externally as required, making good to the head of the walling, renewing provisionally all of the roof timbering and re-slating the roof incorporating a breathable felt and renewing the door and frame to the southern half of the store.
11. Include a Contingency Sum amounting to 10% of the cost of Items 1-10 above.

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