

CHURCH IN WALES
QUINQUENNIAL INSPECTION



**ST. ELLDEYRN CHURCH,
LLANILLTERN**

INSPECTED BY:

**Morgan & Horowskyj Architects
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September 2018

ST. ELLDEYRN

QUINQUENNIAL INSPECTION OF CHURCHES

DIOCESE: LLANDAFF
PARISH: LLANILLTERN
ARCHDEACONRY: LLANDAFF
DEDICATION: ST. ELLDEYRN
R.B. NO: L373
DATE OF INSPECTION: 19TH SEPTEMBER 2018
WEATHER AT TIME: DRY, SUNNY BUT WITH INTERMITTENT SHOWERS

NAME AND ADDRESS OF ARCHITECT/CHARTERED BUILDING SURVEYOR:

S.P. HOROWSKYJ, Morgan & Horowskyj Architects,
The Schoolroom, Castle Street, Abergavenny, Monmouthshire. NP7 5EE

1. BRIEF DESCRIPTION OF BUILDING

Include: Architectural Style(s)

Materials of construction

Note Grade if listed

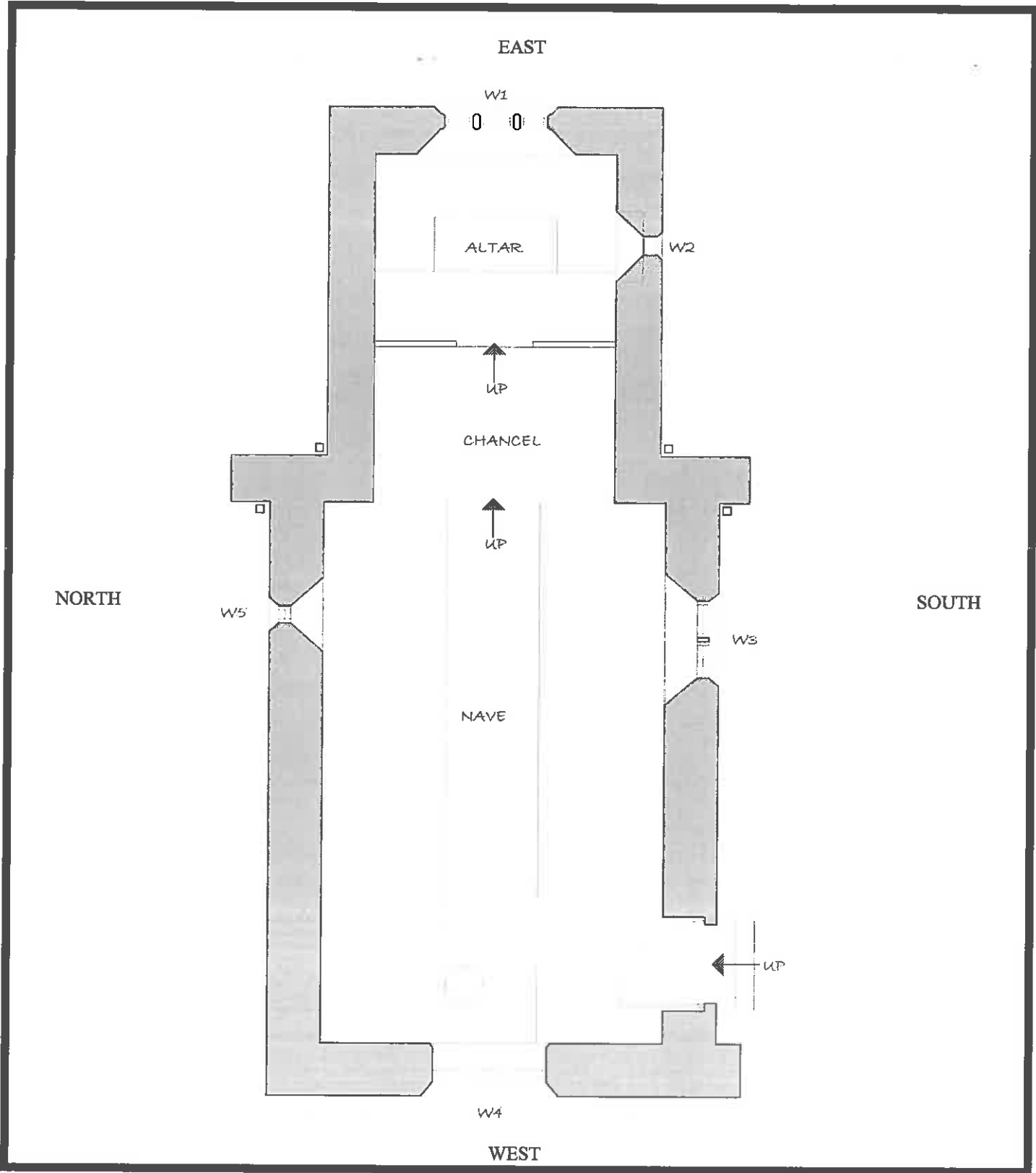
(This information may be copied
from the previous report which you
should arrange to have made available
to you when arranging the inspection)

St. Elldeyrn's church is constructed in masonry with a pitched slate roof and comprises of a Nave and Chancel. At the West end there is a Bell cote and the church sits within a small churchyard which falls from North to south.

Built in 1862-3 as a Chapel of Ease for Llandaff Cathedral the Church was designed by G E Street in the decorated gothic style. The church accommodates a font from the 12th Century and a collection of heraldry from the 15th Century. Also inside the Church there is the Vendumaghis stone dated to the 5th Century.

St. Elldeyrn is listed grade II and is included on the designated list "as a small distinctive church designed by one of the greatest of the High Victorian architects in Britain". A copy of the listing statement is attached to the rear of this report.

2. SKETCH PLAN OF ELLDEYRN CHURCH



3. REMEDIAL WORK
COMPLETED

With reference to the previous report, list items in order of priority and state dates of completion

A copy of the previous inspection report was available on the day of the inspection. Some slates have been refixed and some joints repointed. Also plant growth on the walls has been cut back. Repairs have been carried out on the rainwater goods and some repainting of external metal work has been completed. The windows have also received attention and some isolated timber repairs have been done. Finally it was noted that some repairs to the footpaths and boundary walls have been undertaken.

4. REMEDIAL WORK
OUTSTANDING

With reference to item 4 state items in order of priority

Please refer to the rear of the report.

EXTERIOR CONDITION

5. **PITCHED ROOF
COVERING**

Note by reference to sketch plan

On the south side of the Chancel there is a slate roof and apart from some loose slates which were “kicking up” was generally in good order. There are red Victorian crested ridge tiles and some mortar has been lost from the bedding of the tiles and requires replacement. To the south side of the Nave again there is a slate roof which is in good order. There are Victorian ridge tiles two of which are broken beside the bellcote.

On the north side of the chancel a number of slates at the ridge position have lifted up and also require refixing. There are also a few broken slates which need to be replaced. To the north side of the Nave there are several broken slates which require replacement.

6. **FLAT ROOF
COVERING**

Note by reference to sketch plan

There is no flat roof covering on St. Elldeyrn’s church.

7. **SPIRE
(if any)**

There is no spire on St. Elldeyrn’s church.

8. **TOWER ROOF
COVERING**

The bellcote is constructed in bath stone and when viewed from ground level appeared to be in good order. However on the south side of the bellcote isolated plant growth has become established in the joints of the stone work and this needs to be removed.

9. **LEADWORK
(AND/OR COPPER)**

Linings to valleys; parapet gutters;
flashings; aprons; soakers; etc.

To the south side of the Chancel there is a mortar fillet beneath the coping to the east gable and this has been renewed since the last inspection. At the abutment of the Chancel to the east gable of the Nave on the south side again there is a mortar fillet which generally appears to be sound. There are some hairline cracks which should be monitored during the quinquennium. On the north side of the Chancel there is ivy growth at the mortar fillet position behind the east gable and this requires cutting back and repair is needed to the mortar. At the abutment to the Chancel to the east gable of the Nave the mortar fillet appeared to be sound. Around the base of the bellcote there are lead soakers visible finished with a mortar capping but no flashing. Some of



Broken ridge tiles beside the bellcote.



North side of Church from the North East corner.

the joints have opened up above the leadwork and these should be filled with lime mortar. The leadwork on the south side of the bellcote was in better condition.

10. RAINWATER GOODS
Type, condition, adequacy

There is a square aluminium gutter serving the church. This is a modern construction and does not suit the style of the Church. The screw fixings to the brackets have been replaced. However the gutter on the south side of the Chancel appears to be running well. There is a square downpipe but no shoe. On the south side of the Nave there is a square downpipe and the gutter here also appeared to be working well. Some of the screws have begun to rust on the supporting brackets and should be touched up. On the north side of the Nave the gutter has been realigned. There is a better fall to the downpipe and therefore the risk of overspill of rainwater is reduced. On the north side of the Chancel again the gutter has been realigned. There are two square downpipes on the north side of the church, the bottom section to the Nave has become loose and requires refixing.

11. SURFACE WATER
DRAINAGE
SYSTEM
Adequacy based on superficial inspection

On the North side of the church there appears to be a surface water drain running along the perimeter of the building but this was completely blocked with plant growth and needs to be cleared. On the south side of the church both downpipes run to ground level and there is no evidence of gullies in these locations. They may be overgrown and the area should be cleared so that the surface water can be taken away from the building.

12. LIGHTNING
CONDUCTOR(S)
Continuity and compliance with B.S.
Code of Practice 326 1965

There is no lightning conductor on St. Elldeyrn's church. Under normal circumstances a conductor would be considered, however the church is surrounded by tall mature trees and is in a relatively sheltered location so that the risk of lightning strike is low.

13. MAIN WALLS
(Clockwise beginning with eastern
elevation)
condition of:-
stonework; brickwork; pointing; rendering;
D.P.C. if any; any settlement

The east wall is of random rubble sandstone with bathstone quoins. Ivy has become established at the top of the gable and this should be cut back. Repointing is required each side of the window and in isolated areas beneath the cill. Ivy growth was also visible at low level and this should be removed. There is a cross to the pediment of the gable which appears to be sound. On the south elevation of the Chancel the



Plant growth at the South East corner and repointing needed under the ridge tiles.



Plant growth on the North slope of the East gable. Rainwater gutter rusting and in need of painting.

sandstone wall was in a reasonable condition and the pointing was generally sound. Some isolated pointing may be required to the right of the window during the quinquennium. Ivy growth is beginning to become re-established at low level and at the south east corner of the Nave and this should be cut back and removed from the wall. The east gable to the Nave appeared to be sound.

On the south side of the Nave there is a random rubble wall and some of the joints to the buttress require isolated repointing. This is particularly true for the bathstone capping. There is a buttress at the southwest corner of the Nave and again the ashlar joint requires repointing. On the west elevation a crack was evident in the mortar joint beneath the window and this requires repointing. Generally the wall looked sound but the mortar fillets at the edge of the roof have become cracked and broken in places and require repair. Ivy growth at the base of the wall needs to be removed.

On the north elevation of the Nave the random rubble walling was generally sound. Isolated pointing is required beside the quoin at the north west corner. A hairline crack was visible above the window but this appears to be historic. Some isolated pointing is needed to the joints beside the downpipe. Some of the ashlar joints to the buttress at the north east corner of the Nave have washed out and require isolated pointing. The north wall of the Chancel appeared to be sound. Above the Chancel roof there is a small section of east gable to the Nave and some of the mortar has been lost at the verge position and some repointing is needed. Some repointing is also needed at the pediment position.

A slate damp proof course was visible within the external wall.

14. TOWER

The bellcote is constructed in sandstone with ashlar joints and above the bell position some joints have washed out and require isolated repointing. Some plant growth was visible on the west side of the bell cote and this needs to be removed also several joints require repointing. Cracks were visible above the bell to the tracery and these should be monitored during the quinquennium. On the north side of the bellcote a joint at low level requires repointing and some plant growth needs to be removed. The adjoining lead soaker requires dressing back.

15. WINDOWS

East window then in clockwise order
Note general condition and protection
required.

To the east gable of the Chancel there is a three light window W1 with trefoil tracery protected with steel mesh which has rusted and stained the stonework. The joint to the cill and middle of the head require

repointing but the stone work is generally in good order. There is slight erosion to the quoins and head. There are stained glass panels within the window and these appeared to be sound.

Window W2 is a single lancet opening on the south side of the Chancel with an external saddle bar. This has diamond leaded lights and a stone surround. The window is generally in good order. The external saddle bar has been repainted. At the cill some repointing is needed.

Window W3 is a two light window on the south side of the Nave with diamond leaded lights. The external saddle bars have been repainted. The glass has been reset. The crack to the mullion has had minor repair and a joint at the bottom of the mullion has been repointed.

Window W4 is a quatrefoil diamond leaded light within plate tracery set within a stone roundel. Three of the quarries are broken and require repair. Also the window has bowed and needs to be reset. Pointing around the perimeter of the window is also needed. In the middle of the arch a joint has opened up and requires isolated pointing.

Window W5 is a single lancet opening on the north side of the Nave with a cusped head and external saddle bars. The saddle bars appeared to be in good condition. The diamond leaded lights were in reasonable order. Isolated pointing is needed to the cill.

16. EXTERIOR WOOD-
WORK &
DECORATIONS

On the north side of the Chancel there are exposed rafter ends and a sloping soffit which were generally in reasonable order except that the end rafter at the north east corner has become rotten and needs to be replaced. On the north side of the Nave again there are exposed rafters and a sloping soffit all of which appear to be sound.

On the south side of the Nave the exposed rafters and soffit appear to be in reasonable order. To the south side of the Chancel the timber work was generally in reasonable order. Ivy growth was visible at the south east corner of the Chancel growing around the rafters and this needs to be cut back.

17. DOORS
Ease of opening in emergency etc.

There is only one door giving access into St. Elldeyrn's church constructed in oak with two large strap hinges. It has suffered some deterioration to the panels and requires repair. Also the weatherboard at the bottom of the door should be renewed and the whole door should be redecorated.

INTERIOR CONDITION

18. ROOF TIMBERS & CEILINGS

Evidence of dry or wet rot; deathwatch,
common furniture beetle attack etc.

Within the Chancel there are three primary trusses supporting purlins on each side of the roof and a central ridge beam. There are sprockets at the bottom of the exposed rafters supported by timber corbels and these are fixed to a timber cornice running along the north and south walls. There are also diagonal braces with a chamfered edge beneath each truss and as reinforcement to the purlins at lower level. There are infill boards of plaster with a painted finish. Generally the timber appeared to be in reasonable order. However the joint to the meeting points to the sprockets beneath the principal trusses has opened up. This appears to be historic and will not affect the integrity of the timbers. The principal rafter to the truss nearest the Chancel Arch has evidence of shake on the north side facing west but this does not extend through the thickness of the timber and is assumed to be superficial. Some rot staining was evident to one of the secondary rafters above the principle truss nearest the Chancel arch. Whilst the roof looks secure it is recommended that a closer inspection of the rot is carried out. Treatment may be required.

Within the Chancel there are three principal trusses and ivy growth has entered the building at the east end and should be removed immediately. Clearly this has previously lifted slates externally and the gaps should be filled and slates refixed. Movement has occurred to the principal truss nearest the Chancel Arch and cracks have opened up along the joints. Generally it appeared to be sound and has not grown worse since the last inspection. Movement has also occurred to the middle truss and the truss meeting the east wall. The movement appears to be historic. There are purlins either side of the trusses, a moulded cornice, sprockets and plastered soffits. There is evidence of worm infestation to some of the timbers and a more detailed inspection by a timber specialist is recommended.

19. TOWER/SPIRE

Roof timbers, suspended floors,
steps/stairs (as 18)

There is no internal space to the bellcote.

20. BELLS & BELL FRAMES

There is one external bell and when viewed from ground level it appears to be in reasonable order. The bell stock is in metal and has been repainted and overall it appeared to be sound.

21. WALLS

(including partitions, doors, columns)
Condition of stonework/brickwork/
plaster/pointing/settlement, etc

The walls within the church are of exposed sandstone and generally appeared to be dry. To the west wall of the Nave a crack was evident running through the joints below the window but this appeared to be historic and the joints should be repointed. Daylight was also visible at junction of the wall to the roof on the north slope and at the bell pull position. On the north wall of the Nave there is a vertical crack running from beneath the end truss down to approximately one metre above ground level this also appears to be historic and has been repointed in the past. It has not grown worse during the quinquennium. There is a crack running from the head of the window W5 through the stone work and the joint to the surround of the window has opened up and requires repointing. Hairline cracks were also visible on the joints of the Chancel Arch particularly at the apex. Evidence of damp penetration was visible below window W3. To the plate tracery of window W4 on the west gable of the Nave daylight could still be seen through the joints and clearly repointing and resetting is required.

To the Chancel the walls were generally sound, are of exposed stonework with a reredos of bath stone surmounted by a marble moulded top. Some of the ashlar joints to the bathstone require repointing. Also a joint has opened up at the top of the reredos and the capping needs rebedding onto the marble. A joint has also opened up at the head of window W1 and this needs repointing. Elsewhere the walls appeared to be in sound condition. Within the Chancel on the north side there is a stone moulded cornice below the timber cornice and this has open joints which require repointing.

22. INTERNAL
DECORATIONS

Apart from the walls which are of exposed stonework there are very few surfaces that are suitable for decoration. However the roof structure and infill panels all appear to be in good order.

23. FLOORS
(as 18)

On entering the church there are ledger stones inset within Victorian quarry tiles. Some settlement has occurred at the west end of the Nave within the aisle and this has formed an uneven surface which should be repaired. The aisle runs from west to east in the middle of the church and is finished with quarry tiles which were generally in reasonable order. One or two of the tiles were loose, cracked and broken and should be replaced during the quinquennium. On the north side of the aisle there is a timber suspended floor supporting the pews and this was generally in good order but would benefit from redecoration.

On the south side of the aisle again there is a timber suspended floor and there is some evidence of worm infestation and treatment should be considered prior to redecoration. There is a timber pulpit at the south east corner and the step to the pulpit shows evidence of worm infestation and has worn way. Repairs are needed in this location. There is a step up to the Chancel and the top of the stone step has deteriorated and requires repair.

The step was wet due to condensation on the day of the inspection. Within the Chancel there are small choir stalls on the suspended floor either side of the middle aisle and these appear to be sound. To the sanctuary there are encaustic tiles laid within quarry tiles all of which are Victorian and these were generally sound. Within the sanctuary there was a small stone step and this has delaminated on its top surface and requires some minor repair. There is also evidence of worm infestation to the pews and again timber treatment is recommended.

MISCELLANEOUS

24. ASBESTOS

There was no evidence of asbestos found during the inspection. However a full inspection survey by a qualified specialist should be carried out if any major work is planned.

25. BATS

There was evidence that birds have been inside the church in the past but very little evidence of bats. However bats could be gaining access beneath the slates. The surrounding trees and the churches location would also make this a good foraging territory for the bats. Therefore any major work contemplated for the roof would require a bat survey before its undertaken to establish whether or not bats are resident in the roof space.

26. MONUMENTS AND
FIXTURES

On the north wall there is a marble memorial plaque dedicated to Morgan Williams dated 1763. There is also a painted hatchment in a diamond shaped frame on the north wall. Fixed into the wall there is the Vendumaghis stone and on the south side of the Nave there is a further diamond hatchment which has suffered some deterioration with various holes in the canvas which require repair. At the south east corner of the Nave there is a further plaque in memory of Henry Lewis and other members of the Lewis family dated 1838. Within the Chancel on the south wall there is a plaque by E. Morgan of Cantern dedicated to John and Jane Price dated 1819 at the south east corner there is an oval plaque in marble dedicated to the Reverend and Elizabeth Philips dated 1797.

On the north wall of the Sanctuary there is a slate plaque dated 1755 relating to the Williams family surmounted by a crest which is built into the wall. Also the north side of the Chancel there is a further plaque in slate and marble again by E. Morgan of Cantern dedicated to Catherine Price dated 1806. The stained glass window to the east gable is dated 1938 and is dedicated to the memory of William James a former parishioner and his family. On the south wall of the church externally there is an oval sandstone plaque dedicated to the children of John and Anne Thomas dated 1841. The plaque has delaminated and requires some specialist repair. At the west of the Nave there is a small ancient stone font. There are Victorian pews throughout the Nave and these display heavy instance of woodworm.

Externally there are two sandstone monuments which are laminating. Also their iron fixings are rusting although those supporting the oval monument are concealed.

27. SERVICES

Heating; lighting; sanitary facilities; foul drainage systems;
water/gas/electricity supplies
safety & efficiency
Tests by qualified electrical or heating Engineer as required

There is no water supply to the church and therefore no toilet facilities. There are electric flood lights recently installed with surface mounted conduit all of which appear to be in good order. There appeared to be high level electric and under pew heating and the distribution board and light switches all appear to be modern. Therefore the system appears to comply with current regulations. The heating system was not tested on the day of the inspection.

28. FIRE FIGHTING EQUIPMENT

Ease of evacuation

Only one extinguisher was found within the church and this was situated beside the south door. It is recommended that a water extinguisher be fitted beside the final exit.

29. SECURITY & CONSERVATION

of plate, registers etc.

It is understood that the church is kept locked under normal circumstances and there was no safe within the church therefore brass candle holders, cross and other fittings are left out on display. There is a burglar alarm fitted to the church but this did not appear to be operating on the day of the inspection.

30. CHURCHYARD

Especially the condition of boundary walls, trees, gates, steps, paths, monuments, etc., which may cause Public Liability concern.
Are pathways adequately lighted

Along the north boundary of the churchyard there is a stonewall approximately 1 metre high facing the highway. Constructed in sandstone this was beginning to be overgrown with ivy and the plant growth needs to be cut back before it becomes established. At the north east corner there is a stone stile and some of the stonework was loose in this location and requires lifting up and rebedding. Midway along the north wall there is a metal gate for pedestrian access and this would benefit from redecoration during the quinquennium. Where the north wall extends west to the north west corner loose mortar was visible in the joints and this needs to be hacked out and repointed. Along the west boundary the stone wall continues and increases in height to approximately 1.2 metres and again is lightly overgrown with ivy which should be cut back. Some of the mortar was loose here also and repointing is needed. Although built next to an ancient yew tree the wall remains stable.



Table tomb overgrown with ivy and unstable.



Shaling to the stone steps in front of the South door.

Midway along the west boundary there is another pedestrian gate which gives access to the adjoining church hall. This gate requires rubbing down and redecoration. The wall then extends from this pedestrian opening to the southwest corner and the changes in level are greater where there are steps leading to a room below the church hall. The wall in this location, on its outer face, is approximately 2.5 metres high. However it appears to remain sound apart from some isolated pointing and there is plant growth which needs to be cut back. The south face of the south boundary could not be inspected closely because it faces a private property. But where visible it appeared to be sound.

On the churchyard side of the south wall its height is approximately 1 metre. One of the table tombs situated next to the wall has subsided and needs to be taken down and re-erected. Midway along the south boundary there is another stile with steps giving access into the adjoining private property. From this stile to the south east corner there is a party wall shared with the adjoining property and a low slate roof and gutter overhanging the churchyard. There is dense plant growth along this wall which needs to be cut back and a further table tomb near the south east corner has become unstable.

At the east side of the church yard there is a change in level of approximately two metres but the stone wall appears to be generally sound apart from the plant growth which needs to be removed. It is recommended that a fence be installed near the south east corner to prevent the risk of anyone falling over the wall or alternatively a sign installed warning visitors of the dangers. On the outside face of the east boundary wall ivy has become established and this needs to be cut back. However the wall generally appeared to be sound. Holes have been left in the wall to release groundwater from the churchyard and these appeared to be working well but there are other areas which require some isolated repointing.

Within the churchyard itself there are several mature trees to the north which enhance the setting to the churchyard and the grassed area is well tended. A few head stones have begun to topple and together with the table tombs should be made safe. The back of the north boundary wall requires repointing near the gateway position and the mature yew tree on the western boundary requires some attention. The tree overhangs the highway slightly and should be kept back. There is a flagstone footpath leading from the north gate around the west end of the church towards the south door. This was sound but many of the joints have plant growth and the mortar has become cracked and broken. The path should be treated with weed killer and the joints filled with lime mortar. There is also a small path leading from the front of the south door towards the west boundary. The joints need raking out and repointing. There are several Victorian memorial plots with wrought iron railings which require rubbing down and

repainting. There are three steps leading into the Nave and some shaling has occurred to the top two steps and requires minor repairs.

31. INSURANCE

Any special insurance risks or urgent review required e.g. fire, flooding

As far as insurance is concerned there is a low risk of visitors falling over the east boundary wall because there is no guarding in this location. Also of some concern are the table tombs which have become unstable and could pose a danger to visitors to the Churchyard. Some of the floor tiles at the west end of the Nave are uneven and could present a trip hazard. Finally the overhanging Yew tree should be checked regularly to ensure no dead wood falls on to passing vehicles.

32. RECOMMENDATIONS WITH RESPECT TO THE DISABILITY DISCRIMINATION ACT

Car parking for the church is very limited and is situated on the west side of the churchyard. The car parking area is overgrown with grass and weeds and this needs clearing. Whilst there is sufficient space for a disabled vehicle, the entry into the churchyard is via three steps on the west elevation which would prohibit access by wheelchairs. It is recommended that a handrail be placed in this location for the ambulant disabled. Access from the north is better for disabled visitors since there is no step at the gate position however it is very dangerous for any vehicles to park on the main road particularly disabled vehicles. If a wheelchair bound visitor is able to access the churchyard there are a further three steps rising up into the Nave. Again this would make it very difficult for wheelchair users to enter the church. Moreover handrails should be provided either side of the door opening for the ambulant disabled.

Within the church itself lighting is provided by flood lights acting as up lighters and the level of illumination is poor. There is sufficient space for one wheelchair at the back of the Nave but access into the Chancel is via a small step. Therefore during the service the communion would need to be brought by the incumbent to the disabled parishioner in the Nave. There is no induction loop but bearing in mind the size of the church such a system may not be necessary.

Hymn books with large print were not found in the Church.

33. CHURCH HALL

The church hall appears to be constructed in masonry with a rough cast render finish and smooth render surrounds to openings under a slate roof. On the north elevation there are two window openings and a pair of doors, a timber bargeboard with exposed purlin ends. The timber has been painted and is generally in a reasonable condition but the bargeboard needs redecoration. The bottom of one door leaf requires

repair. The render is also in reasonable condition although there is a crack at the joint between the footpath and the wall.

On the east elevation there are several slipped slates which need to be refixed near the ridge position and along the verge to the rear gable. Some of the ridge tiles have been renewed and there is a mixture of but jointed red clay tiles and interlocking blue clay tiles but they remain sound. There is an aluminium ogee gutter and this is bent slightly at the north end and is blocked with plant growth. There is a downpipe at the south east corner which appears to be in reasonable order. The downpipe will require repainting.

The timber fascia board is painted and would require painting within the next five years. There is a timber boarded door on the east elevation which requires some repair and redecoration. There is a crack evident running from the door head up to the eaves and this has been filled previously but appears to have opened up again. There is evidence of some settlement in this location which is apparent at ground level where the path appears to have dropped. The render did not appear to be hollow. There is a metal handrail beside the steps leading down to a lower level and this requires rubbing down and repainting. The steps were in concrete and several of the steps have become cracked and broken and require repair. At the bottom level there is another timber door giving access into a store but this was not accessible on the day of the inspection. The bottom of the door requires some repair. There is a vertical crack running from the door up to the eaves position. Again there is evidence of settlement and there appears to be no gulley at the bottom of the downpipe in this location although there is a water butt collecting the run off. It may be that in the past water has been undermining the sub base of the wall leading to the settlement.

On the south gable a UPVC fascia board has been fitted at high level. There is render to the wall which was generally intact and there is a lean-to roof for a former outside W.C. At eaves level slate has slipped from this roof and requires refixing. Also there is an aluminium gutter where the stop end is missing and this needs to be reinstated. The gutter also needs to be realigned to fall towards the outlet and there is plant growth which needs to be removed. On the walls to the lean-to, ivy has become established and this needs to be cut back the rainwater goods and the fascia board both require rubbing down and repainting. A further gulley is needed for the small downpipe serving the lean-to.

There is a second door serving the lean-to on the west elevation and this requires redecoration and repair. There is a crack evident to the render at the south west corner of the lean to and this requires some repair. Access was not available on the west side of the hall to carry out a full inspection but where visible there were four windows at the upper level all of which appear to have been painted recently. It was

noted that the plant growth has been cut back. Also there was plant growth and debris in the aluminium gutter which needs to be cleared. The rainwater goods need to be redecorated and again a gulley is needed at the bottom of the downpipe at the south west corner. Where visible the render appeared to be in reasonable order. The west slope of the roof was visible from a distance and there seemed to be one or two slipped slates which require refixing.

Internally within the hall there is one open space at the upper level. There are three primary trusses supporting two purlins to each slope with exposed rafters and a close boarded soffit. It appears that tie rods have been added to stabilise the trusses and there was evidence of droppings on the timber which suggest that birds have gained access into the building. The roof structure generally appeared to be sound. However to the middle truss on the east side a metal strap reinforcing the bottom boom to the rafter has dropped and needs to be reinstated. The walls are plastered and the crack evident beside the door on the east elevation is also visible inside the building. It extends from the corbel position of the truss down to the door jam and maybe related to problems with the truss which have been rectified by the introduction of the tie rods.

There is a fire place at the mid-point along the east wall and generally the walls appeared to be sound with only hairline cracking visible at the bottom of the south gable and beneath one of the windows facing west. There was a crack from the northern most west window rising from the arch up to the eaves position but again this was a hairline crack and did not appear to be serious. Damp penetration was visible in the west wall and this area requires attention. The windows are single glazed in soft wood with a painted finish and internally appear to be sound the floor is finished with vinyl tiles and appeared to be sound with very little evidence of movement. These type of tiles can sometimes contain asbestos and if they were to be removed it would be prudent to obtain an asbestos report.

There is no water supply in the hall and heating is provided by warm air heaters lighting by four pendant fittings and there are two radiant heaters at high level which did not appear to be working on the day of the inspection. One of the bulbs to the pendant light requires replacement.

The safe for the church is situated in the church hall and it is understood that the hall is kept locked on a regular basis.

The lower floor area was not accessible on the day of the visit and hence is not included within this report.

34. INSPECTOR'S
RECOMMENDATIONS
Note paragraph number above

Llanilltern Church is one of the smallest places of worship within the Llandaff Diocese. Built in the Victorian period it retains many of its decorated gothic features. Clearly the PCC have addressed a number of items of repair identified in the previous report. Also the churchyard looked better having recently cut the grass around the graves. It is unfortunate that the rainwater goods have been replaced with a crude Aluminium box section since this detracts from the quality of the building. Apart from items of routine maintenance the areas of most concern are the East gable where ivy growth still penetrates the building and needs to be cut back immediately. Also the instability of the table tombs within the Churchyard give cause for concern. These monuments also require urgent attention.

Elsewhere the building is generally sound and with routine maintenance and care should continue to serve as a place of worship for the foreseeable future. The items of repair which require attention are as follows.

A) URGENT WORKS REQUIRING IMMEDIATE ATTENTION

- Refix or replace loose or missing slates.
- Replace damaged ridge tiles and generally rebed loose ridge tiles in lime mortar.
- Remove plant growth from the walls and roof.
- Hack out and repoint mortar fillets behind copings.
- Upgrade leadwork around the bellcote.
- Touch up rainwater gutters and clear out surface water drains.
- Add gullies and soakaways to serve the downpipes on the south side of the Church.
- Stabilise table tombs and headstones in churchyard.
- Provide fence along the east boundary at change in level or provide warning signs for visitors.

The total estimated cost for the above repairs is £6,600.00 plus VAT (including fees and contingency).

B) WORKS RECOMMENDED AS ESSENTIAL WITHIN THE NEXT EIGHTEEN MONTHS

- Add shoe to downpipe.
- Hack out and repoint the external wall in isolated areas with lime mortar.
- Hack out mortar fillets to the West verge and repoint in lime mortar.
- Carry out stone repairs to the window and door surrounds.
- Repair and redecorate the south door.
- Employ a timber treatment specialist to inspect the roof structure, pews, floors etc. and to produce a report, carry out treatment and to provide an insurance backed guarantee.
- Provide an additional water fire extinguisher.
- Carry out repairs to the two wall mounted external monuments.

The total estimated cost for the above repairs is £12,150.00 plus VAT (including fees and contingency).

C) WORKS RECOMMENDED AS ESSENTIAL WITHIN THE NEXT FIVE YEARS

- Carry out minor repairs to steps in front of south door.
- Replace rotten rafter ends at the north east corner of the church.
- Refurbish the reredos including rebedding of capping and repointing of Ashlar stonework.
- Replace cracked and broken quarry floor tiles.
- Repair uneven surface to the floor at the west end of the Nave.
- Repair step to pulpit.
- Cut back ivy growth from churchyard walls.
- Hack out and repoint boundary walls.
- Rub down and redecorate pedestrian gates and railings around memorial plots.

The total estimated cost for the above repairs is £14,000.00 plus VAT (including fees and contingency).

D) DESIRABLE WORKS IE. REPAIRS, RENEWALS OR IMPROVEMENTS (BUT NOT NECESSARILY WITHIN 5 YEARS)

- Take off and replace rainwater goods with cast iron alternatives in traditional profile.
- Supply and install a lightning conductor.
- Repair stone step within the Sanctuary.

E) WORKS REQUIRED TO IMPROVE THE DISABLED FACILITIES AND ACCESS OF THE CHURCH

- Add handrail beside steps.
- Improve lighting levels within the church.
- Provide hymn books with large print.
- Provide portable ramp for access to the south door.
- White lines should be added to the nosings of steps.

F) SUGGESTED WORKS TO IMPROVE ENERGY EFFICIENCY

- Draught proofing to the South door.
- Replace light fittings with energy efficient units.

Note - The above costs are for budget purposes only. They represent average costs received in recent tenders but must be treated with caution because they can vary depending upon choice of contractor, his proximity to the site and prevailing market forces.

G) RECOMMENDATIONS ON CARE, DESIRABLE REPAIRS OR IMPROVEMENTS

Appendix A & B

H) A LISTING STATEMENT OF ST. ELLDERYN'S CHURCH

Appendix C

The report on this Church is based on detailed examination of selected areas and excludes those areas which are inaccessible or covered. The Parish provides such ladders and other assistance which the Inspector considers necessary.

SIGNED _____ BSc. (Hons) B.Arch RIBA ACI Arb.

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DATED 20TH SEPTEMBER 2018