

The Chapel of St. Lawrence Warminster

Condition Inspection Report 2023



Based on a survey carried out on 17th January 2023

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DATE OF INSPECTION: 17th January 2023

WEATHER AT TIME OF INSPECTION: VERY COLD AND DRY

The Chapel of St Lawrence is a 'Peculiar' being outside denominational control. It is looked after instead by a local organisation known as the 'Feoffees and Trustees of St Lawrence Chapel Warminster'. The Chapel is a registered Charity.

A INTRODUCTION

1 Purpose of the report

This is a condition report, similar to that required by the Care of Churches Measure 2018 (part 3, section 45). The architect will be pleased to discuss its implications with the Feoffees and Trustees of St Lawrence Chapel, Warminster with a view to drawing together its recommendations into a viable and economic schedule for pricing by suitably skilled craftsmen. He will also assist in applying for any listed building or planning consents that may be required, and direct the execution of the repairs if required. The chapel is advised against using this condition report as a basis for negotiating repairs without further input from the architect. *This report is not a specification and should not be used as such.* It is not sufficiently specific to ensure either good workmanship or economic pricing.

2 Scope of the Report

This report is based on the findings of an inspection made from the ground and from accessible parts of the building. The inspection was undertaken by Christian King ARB BA Hons Dip Arch, on Tuesday 17th January 2023. The weather conditions during the inspection were very cold (around 0-1 degrees) and dry. This is the first inspection of this building by Christian King and the first undertaken by the current body of Feoffees and Trustees. It is to be noted that we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

3 Previous Repairs

This is the first such inspection and as such a list of previous repairs and alteration works is not available. It is recommended that a 'Logbook' is started to record all works to the chapel. This should be kept in the chapel with other certifications (electrical etc.). Note: the current trustees are in the process of going through their archive documentation to start compiling a record of all known previous works. A full CAD survey of the Chapel and Curfew House has been commissioned and will greatly aid future works. Proposed future works include:

2023	Repairs (re-leading) to the 19 th century stained-glass east window: quotation received from Salisbury Cathedral Stain Glass and Pre-Application Advice submitted to Local Planning Authority.
2023	Repairs to clock chamber floor in bell tower. Structural Engineer report received. Listed building consent to be submitted.
2023	Repairs to front churchyard iron railings, gate and stone pillar to west access to Curfew Cottage.

4 Electrical Installation

The electrical installation should be tested regularly (3-5 years) by a competent electrical engineer. An insulation resistance and earth continuity test should be obtained on all circuits. If this has not been done within the last 5 years this is highly recommended. The engineer's test report should be kept with the Chapels Logbook.

5 Heating Installation

Electrical heating installations should be included in the regular electrical test and reports and be regularly examined between times. The heating engineer's test report should also be kept with the Chapels Logbook.

- 6 **Lightning conductor**
The lightning conductor system should be regular inspected and tested.
- 7 **Maintenance**
The chapel should be regularly maintained as minor defects such as blocked gutters and downpipes, displaced roof coverings and leaking pipes can cause serious long-term problems if not dealt with in a timely manner.
- 8 **Fire Insurance and Security**
The chapel is advised that the fire and other insurance cover should be periodically reviewed to keep pace with rising costs. Fire extinguisher provision should be reviewed and equipment maintained as necessary. St. Ann's Gate Architects are unable to provide specific advice on fire safety or fire performance of buildings, parts of buildings or building components and materials. Specific specialist advice on the subject should be obtained before changes or adaptations are made. St. Ann's Gate Architects will not be liable for any claim directly or indirectly arising from fire safety issues.
- 9 **Mobility access**
The Chapel is fortunate in having level access from the adjacent High Street at the front of the Chapel and through the front yard and porch and into the nave. There is a step at the sanctuary rail and another to the altar platform but there is level access from the chapel nave into the ground floor of the tower where an accessible sized toilet is located. If not already undertaken it is recommended that a Disability Access Audit is commissioned to help identify other possible practical improvements to accessibility around and within the chapel.
- 10 **Asbestos**
The chapel should be aware of the requirements of the asbestos regulations. Those responsible are obliged to provide an audit showing where asbestos is present. This record should be maintained and made available to all who work on the building to ensure their health and safety.
- 11 **Photographic records**
The architect retains photographs, taken during the inspection and a limited amount appended to this report.
- 12 **Listing**
The Chapel is a Grade II listed building. The listing is included at the end of this report in Appendix A.
- 13 **Bats**
No evidence of bats was observed during the inspection. All species of bats are protected by legislation. They are often attracted to the habitat provided by church buildings and an ecology report may be required at an early stage prior to undertaking any repair works that might affect bats or their roosts; this will establish any implications for the project and programming. Advice should be sought on this from either the Bats Conservation Trust or Bats in Churches Partnership. Both organizations have large and useful websites.

B BRIEF DESCRIPTION OF THE CHAPEL

14 Schedule of Accommodation

The Chapel consists of an un-aisled nave, with a sanctuary at its east end and a two-stage bell tower to the west. The main entrance to the Chapel is via a small open porch on the north side of the nave. The ground floor of tower is now used as a vestry and kitchenette. It also now has an accessible toilet attached to the ground floor of the tower which extends out from the west side of the tower at ground level. The intermediate clock chamber and belfry above are reached by an octagonal staircase turret set in the south-east corner of the tower. A new storage level has been created within the ground floor area of the Tower by the construction of the vestry (which has its own timber roof). This level is open to the nave through the large tower archway but is only accessible by a hatch and folding ladder located within the ceiling of the vestry.

15 History

The Chapel of St Lawrence Chapel is believed to have first been founded during the reign of Edward I (1272-1307) as a Chantry Chapel or Chapel of ease to St Denys: the first mention of it in a deed is dated 1290. Its exact original form is unknown but probably included a west tower and nave similar to its present plan. The Chantry Chapel was seized and closed by the crown during the early reformation period in England and was indeed partially sold in 1550. The crown however retained ownership of the tower, public bell and roofing lead which saved it from likely demolition: although the churchyard was let out for building on and the internal contents were removed. The Chapel was eventually purchased (it had finally come into the ownership of one person in 1571) by the residents of Warminster in 1575, as a place of worship under the direction of the vicar of Warminster. The ownership and care of the Chapel was then formally transferred to 12 trustees in 1592. These trustees were local townsmen called 'Feoffees'. As such the ownership and care of the Chapel exists outside of any denominational control of the Church of England and is often referred to as a 'peculiar' and is open to all denominations.

16 The upper north face of the tower was rebuilt in 1642, as was the spirelet. The nave of the Chapel was then rebuilt from its foundation by local architect and builder William Leigh in 1725 in a new 'Grecian' style. 1829 saw the spirelet taken down and re-erected in a more gothic style. The first plan of the Chapel is from 1828 and shows the chapel in pretty much its present configuration with the outline of what is Curfew Cottage. The Chapel was then extensively renovated in the 1850's with a new roof and parapet raised on the nave and battlements added to the tower. The north porch was also built and new windows added throughout. This also saw major internal alterations throughout the chapel such as the addition of new pews and paneling. Also, during this period, the buildings which had been built of the church yard and had obscured the Chapel were demolished. The listing description in Appendix A provides a fuller history.

17 A particular unusual feature of the Chapel is the lead pipe, covered in lead, linking the Chapel with Curfew Cottage. The ringing of the curfew bell was started in 1651 at 8.00pm every evening. The pipe was added in 1854 to carry the bell rope so the sexton could ring the curfew bell from inside the cottage.

C REPORT ON THE FABRIC

Recommendation

THE CHURCH EXTERIOR

ROOFS & RAINWATER GOODS

Tower Roof

18 The tower roof is of lead covering with a central shallow pitch running south to north with solid cored roll detailing. The roof falls into two shallow parapets gutters located along the east and west end of the tower roof. Both gutters have lead step detailing. The roof and gutters have lead cover flashing detailing to the surrounding parapet stonework. Extensive repairs to the tower stonework was known to have been carried out in 2010.

19 The west parapet gutter has a central outlet with lead step detailing to either side. The east parapet gutter has an outlet at its north end with two step details. The top step is flush with the sloping lead. Both outlets have stainless steel grating. The gutters outlets drain into external lead downpipes situated beneath the weathering cornice to the parapets. The east parapet downpipe is situated on the north face of the tower face and the west parapet downpipe is situated on the west face of the tower. The north downpipe has a lead hopper separating the outlet from the downpipe. The west downpipe seems to have no hopper. This indicates the downpipe is directly connected to the outlet. Consideration should be given to fitting a hopper to this downpipe to provide better drainage.

Consider fitting hopper to west tower downpipe if works are planned in future to tower roof.

20 The lead sheeting is dated 1995 and is in good condition with no sign of corrosion, splits or movements. The step detailing to both parapet gutters is somewhat shallow (they should be a min of 60mm) and the south junction of the east gutter with the pitch roof sheeting is awkward with no step detail as elsewhere. There are however no signs of water ingress into the belfry below. This should be monitored. The roof and gutters have some debris and vegetation. This should be cleaned and checked regularly.

*Monitor
Regularly inspect tower roof and parapet gutters and clear of debris. Ensure outlet are free flow to external hopper and downpipes.*

21 The surrounding stone castellated parapet is slender (6 inches) but seems in good order generally. There is a small amount of fraying to the internal stone walling to the south end of the west parapet but this is not as yet of concern. There is also a small stainless steel cramp set within the merlon's of the south parapet. This may suggest historic movement to the stone work in this area. This area should be monitored for any movement.

Monitor to ensure stability of the parapet.

- 22 The access stair turret is situated on the south east corner of the tower roof. It has a large octagon stone spirelet with decorative rib and band detailing of perpendicular style. This projects above the roof of the tower by a considerable height. The spirelet is crowned by a stone finale with a metal weather vane topped by a cockerel. Generally, the stone work visible seems in good condition with some weathering to the more exposed detailing but with no sign of movement or cracking. There are signs of new stone and pointing presumable from the 2010 renovation. The pointing is generally in good condition and seems to be lime based. The inside of the spirelet is visible from below within the turret stairwell. There was some sign of internal condensation to the internal stonework but this was probably related to the very cold weather. The inside of the spirelet should be regularly inspected for signs of corrosion or movement. *Monitor to ensure condition of the spirelet.*
- 23 The access from the access turret on to the tower roof is somewhat cramped and discharges onto the sloping roof and has a large internal step. The door has no sill or upstand to the lead work however, there is no sign of water ingress. The door ironwork and ironmongery should be oiled to prevent corrosion. The oak door may benefit from oiling/treatment. *Oil metal work to access door. Treat door*
- 24 Situated in the north west corner of the tower roof is a metal (aluminum) flag post. Access to the flag post is across the roof. This may be problematic during wet or icy conditions. Consider safe access to flagpole. The flag pole is fixed to the parapet stonework. Possible movement of the flag post may loosen or damage the supporting stone work. It is noted that the flag pole is metal but has no lightning connection to the lead roof. *Consider safe access*
Monitor stonework for flag post for movement.
- 25 The tower roof structure is visible from the belfry chamber below. It consists of two large oak trusses sitting on timber wall plate sitting on the edge of the tower walls: there is large set back in the external wall at this area. The trusses support a series of purlins running from south to north which in turn supporting the timber boarding to the lead roof. The boarding is loosely butted jointed with noticeable gaps allowing ventilation to the underside of the lead. A detailed inspection of the roof structure is difficult due to its height and the layout of the belfry chamber however the structure visible seems in good condition with no observable sign of decay or movement: it is probable this roof is new more than likely dating from the 1995 re-leading of the tower roofs. Consideration should however be given to appropriate timber pesticide treatment as approved by Natural England. *Treatment to tower timber roof structure*

Nave Roof

- 26 The nave has a pitched tiled roof which runs the length of the chapel nave from west to east. The roof is steep (approximately 47-50 degrees) and drains into two concealed lead parapet gutters to either side of it. The parapet gutters have lead step detailing with two visible outlets each side. These outlets drain into four painted cast-iron hoppers and downpipes, two to either side of the roof. The nave roof abuts the tower at its west end and has a stone gable with projecting stone parapet and coping at its east end. The roof has lead apron and cover flashing to both the gable upstand and the abutment of the roof. The tiles used are clay plain tiles with decorative banding of arrow head 'cubs' tiles and ornate ridge tiles.
- 27 There is no direct access onto the nave roof making a close inspection of the roof coverings not possible. The roof was however partially visible from the tower roof and ground. The following was noted. Both parapet gutters were fairly heavily covered in debris mostly leaves and dead moss. This should be cleared as a matter of urgency. Both roof slopes, but particularly the north slope were heavily covered in moss and organic matter. Several missing tiles were observed to both slopes of the roof pitch. The north pitch tiles showed signs of delamination to areas of the roof this suggesting the tiles covering are coming to the end of their life span: the coverings may well be the original 1850's roof coverings. A closer inspection of the roof coverings by an experienced roofer would be recommended to determine its condition and possible remaining life span. The long-term planning for the recovering of the nave roof would be important due to its likely impact on the finances and operation of the Chapel.
- 28 The inside of the roof structure is open to the nave below. This structure is formed from a series of darkly stained arch-braced collar beams rising from stone corbels with exposed purlins and rafters. These have painted plaster in-between. This structure dates from the 1850's. There is no sign of water ingress from the roof other than to an area of the south nave wall around the security camera: this is a historic leak relating to a blocked outlet on the parapet gutter and is being left to dry out. A small area of timber infill to the lower part of the collar to the far east gable trust was observed as being misaligned or possibly to have come loose. This should be monitored for further movement. No insect or decay was observed but should be monitored.
- 29 The Bath stone parapets to either side of the roof are pierced and heavily curved. A close inspection of the parapet was not possible other than from the ground level but numerous open joints were observed as well as frayed and spalling stonework. As such a close inspection of the parapet by an experienced stone mason would be beneficial to determine the condition of parapet stonework.
- Clear and regularly inspect parapet gutters and outlets.*
- Clean roof coverings of moss and replace missing tiles.*
- Determine condition and life span of roof coverings*
- Consider implications of recovering nave roof*
- Monitor*
- Monitor for decay or insect activity.*
- Determine condition of stone parapet.*

- 30 The east gable and associated Bath stone copings and cross were not visible apart from on the tower roof and ground level. No issues were observed but it would be prudent to include a closer inspection of the gable copings with the inspection of the parapets. *Inspect copings.*
- 31 The rainwater pipes and hoppers are cast-iron. They all drain to enclosed gullies. There were no obvious signs of blockages or leaks however they are in need of redecoration. The four downpipes should be regularly inspected and checked for blockage or leaks. *Redecorate and regularly inspect for blockages.*

The Porch Roof

- 32 The north porch has a fairly steep (50+ degrees) pitched roof with an open stone gable to its front. The gable has a low parapet with dressed stone copings topped by a stone cross. The roof is of a similar design and age (1850's) as the nave roof having plain tiles coverings with pattern banding and ornamental ridge tiles. The tiles are heavily weathered stained and moss covered. The abutments to the nave and gable parapets are a mortared hunching. This seems intact. No missing tiles were visible but staining was observed to the roof boarding above the exposed timber trusses within the porch. This should be investigated by a roofer experienced in this type of covering. Consideration should be given for recovering of porch roof coverings possible at same time as nave roof. *Clean tiles of moss*
Determine condition and life span of roof coverings
- 33 The roof has no gutters and so discharges directly onto the surface below. This is common with small church porches but the installation of cast gutters and downpipes to the roof should be considered to prevent damage to the surrounding fabric. There is no sign of birds roosting and or bird guano in the porch. Bird spikes were noted to the wall plates of the roof. The porch should be monitored for bird activity or insect activity. *Consider installing cast iron gutters and downpipes.*
Monitor for bird or insect activity.
- 34 The roof trusses are dark stained arch-braced collar beams, these support timber boarding. A small section of the arch support to the front truss beam has split and needs refixing. There are two light fittings fixed to the underside of the porch roof trusses with exposed cabling. These are of modern construction and design: one is an emergency light. Consideration should be given to their replacement with one single fitting to more suit the character of the Chapel. This should include better concealed cabling. *Timber repair*
Rationalise number and type of light fittings.
Conceal cables.

Toilet roof

- 35 The small single pitch toilet roof is of modern construction and design with clay tile covering with lead flashing to abutment with tower and cast aluminium gutters and downpipes. The gutter and downpipes should be regular inspected and cleared of any debris. The gutter and downpipes would benefit from redecoration.
- Regular inspect and clean gutter and downpipe.*
- Redecorate gutter and downpipe.*

EXTERNAL WALLS

The Tower

- 36 The west tower is in two stages plus parapet and plinth. It has diagonal buttresses on the west face, and an angle buttress at the north-east. At the south-east angle is an octagonal stair turret with a tall spirelet over. The tower is constructed mainly of dressed freestone, probably an Oolitic limestone with some Bath stone dressings and detailing. The tower is probably of late 13TH or early 14TH century origin, but with considerable later alteration running into the 20th Century. The parapet was crenellated in 1855-7. Its string course has gargoyles on each corner and to the face of the west and east side: two were replaced in 2010. The top level to the tower contains the belfry with the intermediate clock chamber below. The buttresses have three offsets above the plinth. A recent single story toilet extension has been added at ground level to the west end of the tower. This has concealed the original west doorway.
- 37 The belfry has three identical lancet openings to its west, north and east face. These consist of similar paired cusped lights with stone mullion and louvres. The lower intermediate clock chamber has two similar single cusped lancets openings with leaded light infills. The west face has a further large un-cusped single light of late 13th century form which is now just visible above the new vestry within the nave.
- 38 Externally the tower is generally in good condition with most of the defects noted below being fairly minor. This is not surprising as the tower has had major works undertaken to it over the last 30 or so years and especially in 2010: this is most visible in the new stone work to the belfry window openings and repairs to the spirelet. However unfortunately there is a large amount of hard cementitious pointing to most faces of the tower. This can cause damage to the surrounding stonework especial when in exposed location where the stone becomes wet for long periods. Consideration should be given to the removal of the hard mortar pointing and its replacement with lime mortar to match existing.
- Longterm planned works to remove hard mortar and replace with lime mortar to match existing – all faces of tower.*

Tower: North Face

- 39 A small amount of spalling to lower chamber window masonry is visible. Mainly to tracery and right-hand side dressings This is not of immediate concern but should be monitored. String course below parapet is heavily weathered in places with some spalling. Missing piece observed near hopper outlet. Parapet also weathered. Slopes of weathering details to plinth, string course and buttresses has organics growth viable: moss etc. This should be removed if practical. Some dark staining to stonework. Most of rougher dressed stone has been repointed with a hard cementitious mortar in a protruding style not in keeping with the character of the Chapel: see section 33 above.
- Monitor*
Re-point where accessible.
Clean moss and organic matter from weathering areas of stone works where practical.

Tower: East Face (visible above nave roof)

- 40 In a similar overall condition to north face with small amount of weathering and spalling to parapet and string course stone work and use of hard cementitious mortar in a protruding pointing style not in keeping with the character of the Chapel: see section above. Possible small amount of open joint to north part of parapet. Very minor. To be monitored. A small render repair is visible to lower part of northern wall close to corner coins. Seems in good condition but should be repaired with stone when practical.
- Monitor*
Re-point where accessible.
Monitor
Replace render with stone.

Tower: West Face

- 41 Spalling to lower window (balcony) stone arch just above new toilet extension roof. Also, small amount of spalling to lower coins. Window masonry has been repointed with hard mortar. To be repaired in long term. In short term to be monitored. Small amount of delamination/spalling to new stone louvres and tracery to belfry window. Minor to be monitored. String course below parapet weathered in places with some spalling. Parapet also weathered. Slopes of weathering details to plinth, string course and buttresses has organics growth viable: moss etc. This should be removed if practical. Small amount of dark staining to stonework. Most of the rougher dressed stone has been repointed with a hard cementitious mortar in a protruding pointing style not in keeping with the character of the Chapel: see section above. Small amount of delamination to areas of stone to high level section of southern buttress. To be monitored. Incoming electrical cable and box attached to northern buttress at high level. Consider more aesthetic alternatives.
- Monitor until repair and repoint possible.*
Monitor
Clean moss and organic matter from weathering areas of stone works where practical.
Re-point where accessible.
Monitor erosion
Relocate high level power box

Tower: South Face

- 42 A small amount of lamination to turret tower stone dressing. Missing piece of lower string course just above third slot window. Both minor, to be monitored. Possible missing

dressing of spalling stone to parapet string course next to

corner gargoyle. Minor issue. Areas of hard mortar pointing to lower sections of turret tower stone work and plinth. Where possible remove and re-point with lime mortar to match existing. Most of rougher dressed stone has been re-pointed with a hard cementitious mortar in a protruding pointing style not in keeping with the character of the Chapel: see section above. Small amount of delamination to areas of stone to high level section of southern buttress. To be monitored. A lead covered pipe runs over the narrow alley on the south side of tower at high level into Curfew Cottage. Its condition is difficult to assess without closer inspection.

Monitor erosion

Masonry repairs

Re-point where accessible.

*Monitor Delamination
Inspect lead cover pipe condition.*

The Nave

- 43 The nave was entirely rebuilt in 1855-7 in an early Gothic style (Perpendicular) with a small open north porch. The west end of the nave is attached to the tower. The east end has a gable with parapet and stone copings and a large three light stain-glass window. This has angles buttressing. The north and south elevations each have two light stain-glass windows of similar size and configuration. Both sides have pierced parapets of bath stone in S-curves carvings. The parapet gutter is drained by small stone gargoyles set below the string course. These empty into painted cast iron hoppers and downpipes. These should be regular inspected and redecorated. The construction is of coursed rubble stone with Bath stone dressings. Much of the stone works has however been re-pointed in hard cementitious mortar. This prevents the wall from breathing and should be replaced in a more porous lime mortar to match the existing. The jointing is particularly ugly in places. Consideration should be given to the removal of all hard mortar and its replacement with lime mortar as part of long-term works.

Regularly inspect and redecorate.

Removal of hard pointing and re-point with lime mortar

Nave North Elevation

- 44 The stonework to the north elevation is generally in good order with the ground level having a neat border of stone chippings. Much of the stone works has however been re-pointed in hard cementitious mortar. This prevents the wall from breathing and should be replaced in a more porous lime mortar to match the existing. The jointing is particularly ugly in places. Consideration should be given to the removal of all hard mortar and its replacement with lime mortar as part of long-term works.

Removal of hard pointing and re-point

45 The condition of the pierced parapet is however of concern. There are signs of both decay and spalling in the stone detailing and open joints to the copings particular to its east end. The height of the parapet and lack of access to the roof above makes a detailed assessment of the condition of the parapet hard. As such an inspection of the parapet by an experienced stone mason should be undertaken and the stone work repaired and or repointed as required. This would require scaffolding and could be done in coordination with works to the nave roof. Until repair works are undertaken the parapet should be regular monitored.

Carry out inspection of parapet and repair/repaint.

Monitor

46 There is a central buttress to the middle of the nave with a large carved gargoyle and another to the east end of the nave. These are weathered and heavily stained and would benefit from cleaning and conservation.

Clean gargoyles

47 The two stainless windows are both of paired cusped lancets with quatrefoil, three squints and an outer hood weathering mold with small figurative carvings at their ends. Exposed to the high Steet they both have a well fitted protective mesh. It is important that the mesh and fixings should be stainless steel to avoid damage to the stone work and that the fixing are only into the joints of the stonework not the actual stone. This should be confirmed.

Confirm mesh type and or replace with stainless steel.

48 The stone work to the small open porch to the south elevation is in good condition generally.

Nave: South Elevation

49 The south nave elevation has a similar arrangement as the north nave elevation with matching paired cusped stain glass windows, pierced parapet and buttress. There is also a small amount of fraying to the high-level tracery to the east most window. This should be repaired. There is generally less hard mortar visible.

Stone repair

Nave: East Elevation

50 The east elevation is mostly concealed by its close proximity (less than 2M in places) to the neighboring property and a recently installed timber fence. It consists of a steep gable with angles buttresses and has a large stain-glass window with a small quatrefoil light above (this is not visible internally). The elevation is in similar condition to the other nave elevations with the majority of the stone work being repointed in a hard mortar. The stain glass to the east window is in the process of being re-leaded. This will necessitate the removal of the external security mesh the fixing of which have damaged the stone work to the window. This should be repaired and the

fixings replaced with new stainless screws which should only be fixed into joints between stones not into the stones.

Repair stonework during works to east window

THE INTERIOR OF THE CHURCH

The Tower Internally: Belfry

- 51 The belfry is accessed from a doorway set in the south wall from the turret stairwell. The ironmongery to the oak door should be regularly oiled and the door treated. There is no light at this level within the stairwell. The chamber is divided in two by the large bell frame in the center of the chamber. The north side of the chamber was not accessible. Safe access over the bell frame should be provided.
- Oil door ironmongery and treat.
No light to stairwell at this level.
Consider safe access to the north side of the bell chamber.*
- 52 A large hole to the belfry floor is visible in the north west corner of the floor. The reason for the hole is not known but the hole should have a hatch and or the opening made safe with handrails etc. No insect or decay was observed to the accessible parts of the floor but consideration should be given to treatment to the floor to prevent decay or insect/beetle infestation. The chamber would benefit from a thorough clear out and clean. This may not be fully possible until the floor is fully repaired and safe access is provided to northern part of belfry.
- Repair hole to floor
Consider treatment to floor. Monitor for activity.
Clearout and clean belfry*
- 53 Two quarterjacks' bells and supporting frame were observed in front of the north chamber window openings. These are connected to the clock mechanism below and not in use. It is presumed they will be reinstated when the floor to the clock chamber below is repaired and the clock reactivated. This should include a close inspection of the bells to determine their condition and also that of their supporting frame.
- Inspection of quarter jacks' bells and frame.*
- 54 The main tower bell to the belfry is dated 1657 and was cast locally by John Watts. It is a large bell (16.5 cwt 838 kilos) and is hung on a large oak frame spanning from west to east in the center of the chamber. The frame dates from 1783 and is in good condition over all. The bell was originally rung by swinging it with a clapper striking it on its return. The bell is now rung by an electric striking hammer fitted in and does not swing. The bell hanging straps are somewhat rusty but are generally in good condition but consideration should be given to their long-term conservation. The bell and frame should be regularly inspected for decay and or corrosion. A specialist bell conservator should be commissioned to carry out a detailed inspection and report on the condition of the bell and frame. The frame should be cleaned and treated to prevent decay or insect/beetle infestation.
- Regular inspection
Report on bell and frame by specialist.
Consider treatment of bell frame. Monitor*
- 55 Generally, the internal walls are in fair condition but would benefit from local repoint with lime mortar.
- Repointing*

- 56 There are three window openings to the belfry of similar design. They are all unglazed with stone louvered in paired cusped openings. The north window is not assessable. All the widows have a bird mesh fitted on to their internal face. This is by means of timber battens. The battens seem to have been nail into the stonework. Generally, this is a crude application. The mesh is not fitted well with openings and gaps visible which may allow access. Of concern is the fixing of the battens into the fine dressed and jointed stonework to the openings. This should be avoided due to the danger of the stone being damaged by the fixings and or later corrosion of the fixings. It would be better if a frame was constructed and then fixed into the stone reveals to the side of the openings. The mesh should also be stainless steel and insect proof. The timber used should be treated grade. Fixings should be stainless steels and only into the jointing of the stonework. Both of the east and west windows have some loose mortar and or open joints. These should be repointed with lime mortar. The east window has two boxes to the lower opening of the window presumable for bird nesting. It is not known when they were fitted and if they are in use. These should be monitored for use and maintained.
- Replace bird wire protection to window openings*
- Repoint missing or loose mortar.*
- Monitor nesting boxes and maintain as required.*
- 57 There are various electrical sockets and wiring within the chamber. These are open to the elements and should be externally rated. It is strongly recommended that the electrical installation to the chamber is inspected and upgraded if required. Redundant wring/switch etc. should be carefully removed.
- Check rating of electrical switching and wiring and upgraded.*

The Tower Internally: Clock (Intermediate) Chamber

- 58 The floor boarding to the clock chamber floor has been partially taken up due to movement/subsidence in the floor at its north end: just behind the clock mechanism. A report by a Structural Engineer has been undertaken and has suggested repairs to the supporting beams. The works are now awaiting a listed building application before being carried out. It should be noted that any new material to the timber floor should match the existing. Consideration should also be given to treatment of the floor timbers to protect them from decay and insect attack if not already done. Any treatment should however be recommended by Natural England.
- Repair floor beams and boards.*
- Consider treatment to floor.*

- 59 Situated to the north of the chamber is the clock mechanism. This is dated from 1794 and was made by a local clock maker Tilliam Rudd. The clock has no external face but strikes the quarter hour by two quarter jack bells situated in the belfry: see above. The mechanism is set within a wrought iron frame which a timber case and paneled access and heavy frame and supporting timbers. The clock was fitted with an electrical mechanism in 2005. The use of the clock has been affected by the subsidence of the floor. It is understood that the clock will be reinstated when the repair works to the floor have been completed. This may be a good opportunity to have the clock and mechanism inspected by a specialist. This should include inspection of the cabinet and supporting timber and metal (cast) frame: the mechanism needs to be re- levelled.
- Reinstate clock including conservation to the clock, cabinet and frame.*
- 60 Situated within the chamber is a group of wall mounted electrical fuse and junction boxes. The chamber is lit by an old fluorenes light fitting attached to the underside of one of the floor beams above. Various electric cabling and sockets are situated around the chamber some fitted to timber elements and some to the wall. It is strongly recommended that the electrical installation to the chamber is inspected and upgraded if required. Redundant wiring/switch etc. should be carefully removed.
- Electrical installation to chamber to be inspected and upgraded as required.*
- 61 The small leaded light to the west window has an open lead junction just below the trefoil detail to the window. The window should be inspection by a specialist glazer to determine its condition and or need for repair. There is a crack to the stone trefoil head (left side). This crack lines up with an open joint to the stone arch above. This should be careful repointed with lime mortar to match existing and monitored for movement.
- Leaded light to be inspected by specialist glazer.*
- Filling in crack and open joints to stone tracery and window arc. Monitor.*
- 62 The leaded light to the north wall is set with in new (2010) stone (Bath) tracery. It looks in poor condition and should be inspected at the same time as the west window. Hard mortar has been used to point parts of the stone reveal of the window. This should be removed and replaced with new lime mortar/stone to match the existing
- Leaded light to be inspected by specialist glazer.*
- Remove hard mortar and replace with new lime mortar.*
- 63 The internal stone walling to the chamber has areas of recent hard cementitious pointing and various open recesses: these may be historic plug holes. Consideration should be given to removal of hard mortars as part of any longer-term repair works. Only lime mortar to match the existing should be used.
- Consideration to removal of hard mortar.*

64 The timber floor to the belfry above is visible from the clock chamber. The floor is constructed mostly from oak with elm floor boards, however, there are areas of newer soft wood boarding. There is also an open hole/access to the north west corner of the floor: see above. There are also signs of decay and insect activity – it is difficult to determine if this is historic or more recent. Consideration should be given to the conservation and preservation of the floor as part of longer-term works.

Long term conservation and repair of belfry floor including appropriate treatment.

65 It would benefit the chamber if all materials, debris and loose fittings and fixtures not associated with the chamber were removed from the chamber and the chamber was careful cleaned after the repair works have been completed. It is noted that the chamber is not heated and has no direct ventilation. Situated on the south wall of the chamber wall is a timber pulley and hole which connects to the lead pipe between the Chapel and Curfew House. This is now redundant but of historical relevant and should be conserved.

Remove materials, debris and clean chamber.

Conserve.

The Tower Internal: Ground Level (Vestry)

66 The originally ground floor of the tower was originally open to the nave by means of a large tower arch; still visible at high level. This area was however converted into a vestry in 2012, with kitchen facilities and an accessible toilet. The toilet is contained within a new single-story extension which projects out from the west end of the tower. This area is now separated from the nave by a semicircular timber screen with a timber door. Above this a new balcony area which is now used for storage. This is accessed by a well designed and generous sized hatch and folding timber ladder. It was noted however that there is no guarding around the hatch opening. It is assumed this was approved by Building Control at the time of the works. Visible within the toilet and vestry is the stone surround to the original west door.

Check for approvals of work.

67 The conversion is to a high standard and generally this area is in good condition with modern electric heaters and mechanical ventilation. There was however a noticeable and persistent smell in the toilet extension which may suggest an issue with drainage and should be monitored: the cause maybe due to a lack of ventilation to the drainage system. It was noted that the toilet cistern did not have an external overflow. This should be confirmed. The cupboards containing the electrical meters and fuses where also noted as not being fire rated nor is the door connecting the kitchenette to the nave. It is assumed this was approved by Building Control at the time of the works.

Investigate smell in toilet/drainage.

Confirm presence of overflow.

Check for approvals of work.

- 68 Within the new balcony area is a single un-cusped window of 13th century form, with a leaded stained-glass window in memorial to David Kinnier, dating from the 19th century. Above the balcony is visible the original timber paneled ceiling to the clock chamber floor above. This is dated 1851 on one of the supporting stone corbel's and has a large octangle opening to the access hatch in the floor above. The ceiling is propped on its the north side due to the movement in the floor above. This is to be removed and the paneling repaired as required after the repair works to the bell chamber floor have been completed.

Remove temporary propping and repair panelled ceiling.

The Tower Internal: Stair turret

- 69 At the south-east angle of the tower is a small octagonal stair turret believed to be renewed in the 1642 and rebuilt again in 1897 after a lightning damage. The newel stair is in stone. The stairwell is accessed from the new vestry via a timber door and then gives access to the clock chamber belfry and on to the tower roof. The turret projects from the tower roof with a stone spirelet. This has an open void to the stairwell: see above. The access doors are of variable condition and would benefit from regular maintenance.
- 70 The spiral; stairwell has no landings to the access doorways to the bell chamber, belfry and tower roof but there is a rope handrail attached to the stone newel which provides help. The handrail should be regularly inspected to ensure it is in good condition. The stairwell is well lit other than at the belfry level and is generally in good condition. A few treads at the high stages are worn but most are acceptable or have been repaired. There are small cracks to the internal stonework but these are minor.
- 71 The turret windows are glazed with a combination of glass and hard plastics. There are signs of water ingress or condensation especially below the windows. These should be monitored.

Maintain access doors

Regularly inspect rope handrail.

Monitor

Nave: Plasterwork & timber Internal Surfaces, fittings Etc.

- 72 The walls to the nave are generally of painted plaster. They are in good decorative order with little sign or staining and or discoloring other than to around the security camera in the south wall: see above. No hollow patches were detected at ground level. There are some minimal signs of water staining beneath windows sills, and especially below the north facing windows. This is probably due to condensation but should be regularly monitored. The walls are solid masonry and its important that they are allowed to breath, they should only be repaired with appropriate lime plaster and only painted with breathable paints. Furniture and fixtures should not be fitted next to or on external walls if possible as they may cause damp

or condensation by preventing adequate ventilation.

Monitor

- 73 Above and surrounding the main north porch door is a large timber notice board(s) listing all the 'feoffees' dating back to 1570. The door is double boarded oak and in excellent condition. There is a green 'fire' sticker above the door frame which is presumable for escape? This is unusual in a listed church and is unsightly. *Check requirement for sign*
- 74 The low-level timber paneling and attached box pews to either side of the nave are dated from the 1850's. They are darkly stained but in good order generally with no sign of damp or insect activity. This should be monitored. It is noted that the paneling to the sanctuary is somewhat wobbly and would benefit from a firmer fixing. *Monitor for decay or insect activity.
Fix sanctuary panels.*
- 75 A font not original to the Chapel, was moved to St Giles Church, Imber on Salisbury plain in the early 2000's to improve access. The organ is a locally made Scudamore and is in good condition. It is presumed this is regular inspected and maintained. *Maintain organ.*
- 76 The plastered ceiling between the expose rafters is in good decorative condition with no sign of water ingress or staining. This should be monitored due to concerns with the nave roof. *Monitor*
- 77 A new oak reredos and paneling was installed to the sanctuary in 2014 to mark the century of the great war but was made to a 1914 design. This seems in good condition with no sign of any damp or water staining other than to the top of the reredos. This is associated with the condition of the east window and should stop when this window is re-leaded. The area should be monitored to ensure this occurs. *Monitor*
- 78 The exposed stonework (mostly Bath) to the nave (windows openings and tracery, wall columns and corbels and double-chamfered tower arch etc.) are generally in good condition with no open joints or sign of movement apart from to an area of tracery to the east window. The four nave windows have been repointed recently at the junction with their leaded lights. The reason for this is not known but presumably to do with water ingress at this point (there is similar pointing externally). This should be monitored. Note: a large patch of mortar (repair) is viable to the south east nave window just below the arch. This has staining beneath it. Fixing to the stonework should be avoided and if required should be into the pointing not the stone using only stainless-steel fixings. Cleaning of the dirtier areas of the stonework to the windows should be considered but is not urgent. *Monitor

Consider cleaning of stonework.*

79 The east gable has a large 19th century (1855) stained glass window comprising of 3 no main lights 3 no tracery panels and 4 no squints. The window depicts, St Stephen, Christ in Glory and St Lawrence, set within canopy work. The maker of this window is not known. The window is due to be re-lead by Salisbury Cathedral Stain Glass. The repairs are to include stone repairs to the stone tracery. A pre-application notice has been made to confirm the need for listed building consent.

Carry our repairs to east window

80 The four nave stain glass windows are of similar paired cusped lancets with quatrefoils. The stain-glass is Victorian often than to the south east window which was installed in 2013. Generally, they seemed in good order other than a loose tie to the east most south window lancet at high level. Their probably age and presence of staining to the stone sills beneath them may suggest the start of failure to the lead canes. As such it is recommended that they are inspection by a glazing specialist to determine their condition.

Inspection of nave windows by specialist

North Porch

81 The porch is open to the front with buttresses to either side. There are timber handrails to either side and a post box. There are two small glazed lancet windows to either side of the porch. All is good order.

Floors

82 The woodblock flooring to the nave is in good condition. This type of flooring should be regular treated and inspected for loose or missing blocks as well as wood boring insect activity. The large stone pavers to the porch, the west end of nave and vestry are generally intact and level. However, it is noticeable that the stones to the more heavily traffic areas around the north porch door within the nave are more worn. These should be repaired and or repointed. This should be done by specialist conservers. The Victorian floor tiling to the as sanctuary is in good condition. Covering up (mats etc.) of the existing floorings to the Chapel should be avoided to allow ventilation of the floor and avoid damp/condensation.

Inspect and maintain

Repair areas of stone flooring most worn.

Avoid coverings to floors

83 It was noted that the new kitchen units in the vestry are built on top of the existing stone flooring. The introduction of ventilation holes to the kitchen plinths would help with the ventilation

Create ventilation

Electrical Installations

- 84 The Chapel's electrical supply is from an incoming power cable situated at high level to the west side of the tower. This enters via an external unit fixed to the west wall of the tower and then presumably feed the meter and fuse units located in the cupboards situated in the new vestry. As has already been noted there is a further fuse/switch unit situated in the clock chamber. There are no test certifications for parts or the entirety of the electrical system to the Chapel. No electrical system can be considered 'Safe' for use until it has been **Tested & Inspected by qualified electricians**. All electrical systems deteriorate with age and use, and established systems should always be tested periodically to ensure compliance with BS 7671. This type of certification is now increasingly being required by Insurance Companies and the local HSE departments. As such it is strongly recommended that the system including the association electric heating has a full site test to NICEIC standards including a report on any remedial works required and the condition of the system as a whole. The remedial works should then be undertaken as soon as practical and including removal of redundant parts of the system, The electrical system should then be tested periodically as recommended by the electrician. Note: previous comments above on concern with the electrical supply to clock chamber and belfry.
- Undertake full site test of electrical system including any remedial work and removal or redundant parts/fittings.*
- Undertake periodic testing*
- 85 It should be noted that as a listed building work to the electrical system may require listed building consent. As such any change to the system should be careful consider such as types of fittings and or wiring routes.
- 86 Consideration might also be given to upgrade and improvement of the lighting internally and externally of the Chapel. The identification and removal of redundant light fittings would be beneficial. The heating is electrical also, by high level panel heaters in the nave and various wall mounted heaters elsewhere. The upgrade of the heating fittings in the nave with more modern efficient fittings could produce savings in the long run. It is not known if the chapel has a hearing loop.
- Improve/upgrade lighting*
- Upgrade heating fittings*

Churchyard

- 87 The front churchyard has a mid-19th century stone dwarf wall to the street and sides with ogee-capping piers and wrought-iron railings. The front section has had its piers reduced in height and has lost its railings. The reinstatement of the railings, entrance gate and piers would greatly benefit the character of the Chapel site. The east side pier and section of railing remain. The west side also retains its entrance piers, gate (to Curfew Cottage) and railings. These are in poor condition with one of the piers in danger of collapse. The Chapel is the process of repairing the piers, wall and railings including the entrance gate. This should occur as a matter of urgency. Ironwork should be regularly decorated with appropriate paint to avoid corrosion and damage to supporting stone works.
- Reinstate front piers gate and railings.*
- Repair west railing gate and entrance piers.*
- Redecorate ironwork*
- 88 The majority of the front yard is covered in lawn with some areas of flower beds. It generally slopes away from the Chapel towards the High Street. The paths are of well laid stone sets. All is well maintained and in good order. A border is retained along the line of the nave plinth with stone pebbles. This is good practice and should be extended to all areas of the Chapel where practical. Rainwater outlets have plastic coverings which although ugly are very good in keeping out vegetation. These should be regularly inspected. An external light and bench are situated to the front of the yard.
- Inspect and maintain*
- Inspect and maintain*
- 89 The site has located along its western side a path to Curfew Cottage. This is constructed of small traditional brick sets. These should be regularly cleaned and cleared of any vegetation.
- Inspect and maintain*
- 90 The Chapel site is closely boarded by neighboring properties to its east and west. The west property is old and now in a state of bad disrepair and is unoccupied. It is understood this property will be demolished in the near future due to its condition and replaced with a new building. The eastern property is of modern construction with brick cladding. This building is in places within 2M of the Chapel east end. The implication of neighboring properties, their conditioned, the legal ownership and requirements for boundary walls is outside the scope of this report and specialist advice should be sought. Note: works close to other properties and boundary walls may come under the Party Wall Act 1996.
- Check requirements for neighbouring properties and shared boundary walls etc.*

- 91 To the south of the Chapel is located Curfew Cottage and the rear churchyard. This area is border by the garden walls of both neighboring properties and by an area of waste land to the rear of the yard. Most of the yard has lawns with a boarder against the nave. The ground runs from a high point to its east with a noticeable fall. This area is generally in an inferior condition than the front yard with overgrown vegetation and debris. It would benefit from a tidy up and clearing of unwanted vegetation especially against the Chapel nave and Curfew Cottage. The trees to the surrounding properties would benefit from pollarding. The south boundary wall to the waste land at the rear of the property has a 2M drop and is covered in vegetation. The ownership of this wall and requirements to maintain it is not known and should be clarified. The wall has a gap at parapet level with the neighboring property at its easts end. This should be filled in to make the yard safe to use. The condition of the wall is difficult to assess due to the vegetation covering it. It is suggested that the wall does not have any weight applied to it until its condition is determined.
- Clear vegetation and tidy.*
- Remove vegetation to south boundary wall.*
- Make safe boundary wall.*
- 92 There are no graves or tombs visible within the site of the Chapel. This may be useful to confirm for future work to the external areas of the Chapel.
- Check for graves.*
- 93 Underground drainage is outside the scope of this report. There is a manhole to the front (west) of Curfew Cottage and another at its rear. A survey of both the foul and surface water drainage would be useful for future planning. Wessex Water maybe a useful first point of contact. The route of the main water supply is not known.
- Survey underground drainage and water mains.*

Curfew Cottage

- 94 Situated to the southwest of the Chapel is a small two storey house known as Curfew Cottage. This was due to the curfew bell in the Chapel being rung from the cottage via an interconnecting pipe carrying the bell rope. This is believed to have been installed in 1854 by the sexton. The pipe is now redundant but still existed and is situated on the south side of curfew cottage at high level. The pipes condition is unknown as it has a lead covering/boxing.
- Inspect curfew pipe to determine its condition.*

Listing

- 95 The cottage is not itself listed but is with the lead covered curfew pipe mentioned in the listing for the Chapel and as such may be considered within the curtilage of the Chapel. As such and until proved otherwise the cottage must be considered as part of the Chapel listings and would therefore require listed building consent for works that would alteration the character of the cottage. This should be confirmed by the Local Planning authority.
- Confirm listing of cottage.*

General Construction

- 96 The cottage is constructed from solid masonry walling with brick facing externally and plaster finishes internally. It is unlikely to have any insulation. The roofs are pitched with clay tile coverings, lead detailing and plastic guttering and downpipes. The roof structure is visible within the attic and is timber. The attic ceiling has mineral type insulation fitted to it. The ground floor is solid with timber flooring and staircase at first floor. The windows are double glazed timber casements. They are of recent construction but have no trickle ventilation. The internal fittings (kitchen and bathroom) are modern. There is no chimney stack visible externally but there are fireplaces in the main living room and main bedroom. These have been sealed with card/paper. The electric system is modern but there is no certification on their condition or date of installation. The heating is by electric heaters. An electric water cylinder is situated to the first-floor landing and provides the house with hot water. There is mechanical ventilation to the kitchen and bathroom.

Condition Externally

- 97 The condition of external brickwork is poor with missing or loose pointing. The walling should be repointing with lime mortar. Insulating the external walls would be difficult but would help with heating of the property. The gutters and downpipes should be regularly inspected and cleared to keep them free flowing. The timber ground floor windows to the south elevation are in need of repair and redecoration. The front door requires a new sill. The external joinery should be regularly inspected and redecorated. The north east corner of the single-story extension to the cottage has cracking both internally and externally. This should be inspected by a Structural Engineer and repaired. The roof to the main house has a small leak. This should be repaired. The felt to this roof has frayed and sagged (this is visible within the attic). As such the roof is more vulnerable to leaks and should be regularly monitored. The lower roof to the single storey side extension requires clearing of debris. Consideration should be given to the replacement of the roof in the long term. The external ground level is high in the area of north side of cottage – this should be locally reduced to avoid damp within the cottage. Vegetation, (ivy etc) should be regularly cleared from the walls of the cottage. The drainage is to the west side of the cottage as is the incoming water main. The power supply is by cable at high level from the access pathway to the west of the Chapel.

Repoint brick walling

Insulate external walls

Clean and inspect guttering and downpipes. Redecorate and repair timber windows.

Repair front door and redecorate.

Have cracking to wall checked.

Repair roof.

Monito.

Clean lower roof.

Consider replacement of roof coverings longer term.

Reduce ground level.

Clear vegetation

Internal Condition

- 98 The inside to the cottage is generally in good condition. The utility room would benefit from a door to separate this area from the kitchen. The hot water cylinder and electric storage heaters are old and would benefit from upgrading. The electrical installation should be tested. There is a small water stain to the main bedroom ceiling and mould/condensation to the external west wall of the smaller bedroom. This should be monitored. The timber stair has loose treads at its top section and requires repairing. The smoke alarm to the top of hallway has been disconnected and needs replacing.
- Add door to utility room*
- Upgrade heating and hot water system.*
- Test electrical system.*
- Monitor*
- Repair stair*
- Reinstate smoke alarm.*
- 99 **Note: the legal requirements for renting properties are outside the scope of this report but it is suggested that they are reviewed by the client as a matter of urgency especially relating to issues fire and electrical safety: note information is readily available online for of landlords of their duty and obligations.**
- Review landlords' requirements for renting properties.*

D SUMMARY OF RECOMMENDATIONS/CONCLUSIONS

REPAIR ITEM/DESCRIPTION	Para. Ref.	Approx. Cost £
ITEMS FOR ANNUAL MAINTENANCE:		
Inspect and clear rainwater goods and gullies	19, 20, 27, 31, 35, 86, 92, 97	
Maintain external paths	89, 88	
Inspect roofs and parapets clear moss/vegetation etc	20, 27, 35, 97	
Inspect doors and ironmongery. Oil/treat	23, 51, 69	
Inspect rope handrail to turret stairwell.	70	
Inspect for insect activity	74, 80	
Maintain internal decoration	70	
Maintain organ	75	
Avoid covering to floors	83	
Inspect and clear vegetation from walls/boundaries	91, 97	
	Total	£
ITEMS FOR IMMEDIATE ATTENTION:		
Clear parapet gutter and outlets to nave roof of moss/vegetation etc. Ensure all is free flowing.	27	
Clear moss/vegetation to nave and porch roof and replace missing tiles	27, 31	
Determine existing life span of roof coverings to nave and porch	27, 31	
Inspect parapets to nave roof and repair/conserve	29, 45	
Inspect copings/masonry repairs	30	
Remove moss/ vegetation/tree	39, 41	
Inspect lead covered bell pipe to curfew cottage. Conserve	42, 65, 94	
Repair and or provide hatch/ safe access around opening to belfry floor. Thorough clean belfry and remove unwanted items.	52	
Provide safe access to north end of belfry over bell frame.	51	
Repair stonework to east window	50	
New light to belfry stairwell	51	
Reinstatement of clock mechanisms including quarter jack bells (including frames)	53, 59	
Electrical work/inspections/upgrade	57, 60, 84, 98	
Repair floor to clock chamber	58	
Stone repointing/repair	61	
Clear clock chamber of debris and thoroughly clean.	65	
Check for approvals for works to new vestry/kitchenette/toilet.	66, 67	
Investigate cause of smell to toilet.	67	
Remove temporary propping to panelled ceiling and repair/conserve	68	
Fix/repair loose timber panel screen to sanctuary	74	
Repair east window including stone tracery and mesh.	79	
Repair/repoint stone floor to nave.	82	
Create ventilation to stone flooring beneath kitchen units.	83	
Repair/conserve railing and stonework to front churchyard – access to Curfew Cottage.	87	

Check requirements for neighbouring properties/shared boundaries etc.	90	
Clear vegetation and or tidy	91	
Make safe boundary wall and inspect (structural engineer)	91	
Confirm listing to Curfew Cottage	95	
Repair and/or redecorate timber windows (south elevation) to Curfew cottage). Repair front door.	97	
Inspect and repair cracking to Curfew Cottage external wall	97	
Clear moss/vegetation to Curfew Cottage roof and replace missing tiles.	97	
Reinstate smoke alarm to Curfew Cottage	98	
Repair stair to Curfew Cottage	98	
Review landlords' duties/requirements for renting out Curfew Cottage.	99	
	Total	£
ITEMS FOR ATTENTION WITHIN TWO YEARS:		
<i>Re-pointing works</i>	42, 43, 44, 55, 56, 62, 63, 92	
Repair carpentry/inspection/conservation	34, 64, 92	
Specialist inspection and conservation of bell and bell frame.	54	
Replace bird mesh to belfry window openings.	56	
Inspection of leaded lights by specialist – repair/conserv	61, 62, 80	
Check for any graves on chapel site.	92	
Make good decorations	31, 35, 43, 87, 92	
Repair stonework	49	
	Total	£
ITEMS FOR ATTENTION WITHIN FIVE YEARS:		
Replace mortar repair with new stone.	40	£
Replace mesh coverings with new stainless steel	47	
Insulation external wall to Curfew cottage	92	
	Total	£
ITEMS FOR ATTENTION WITHIN TEN YEARS:		
Replace hard mortar generally to external masonry.	38	
	Total	£
ITEMS FOR ATTENTION WITHIN 20 YEARS:		
Replacement of roof coverings generally		
Repointing to external stonework generally to remove hard mortar		
	Total	£
TO BE KEPT UNDER OBSERVATION		
Monitor stability of tower parapet	21	
Monitor insides of spirelet	22	
Monitor stonework to tower flag fixings	24	
Monitor timber arched beam to nave	28	
Monitor insect activity	28, 33	
Monitor bird activity	33, 56	
Monitor stonework	39, 40, 41, 42, 45	
Monitor glazing to turret stairwell.	71	
Monitor glazing to nave	72	
Monitor for any water ingress	76, 77, 78	

SUGGESTED IMPROVEMENTS		
Consider fitting hopper to tower roof east outlet	19	
Consider safe access to flag pole	24	
<i>Consider pesticide treatment to fabric timberwork</i>	25, 52, 54, 58	
<i>Consider replacing nave and porch roof coverings</i>	27, 32	
<i>Consider installation gutters and downpipes to porch roof</i>	33	
<i>Consider new lighting to porch</i>	34	
<i>Relocate electrical box to west tower face</i>	41	
<i>Consider stone cleaning</i>	46, 78	
<i>Remove fire sticker above door: see above for approvals to work to new vestry.</i>	73	
<i>Consider long term upgrade of electrical system including heating and lighting</i>	86	
<i>Reinstate front railing and associated piers to High Street</i>	87	
<i>Consider replacement to roof covering to Curfew Cottage.</i>	97	
<i>Consider adding door to utility room – Curfew Cottage</i>	98	

Notes: No cost are given above due to the unpredictable nature of building work after the pandemic. However, it should be noted grouping work together would be economical, especially when scaffolding is involved.

Attention is drawn to safe working practices when carrying out 'DIY' maintenance.

This list is not exhaustive with respect to other matters relating to improvement and enhancement.

APPENDIX A LISTING

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1193945

Date first listed: 28-Apr-1952

Statutory Address 1: CHAPEL OF ST LAWRENCE, HIGH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address:

CHAPEL OF ST LAWRENCE, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Wiltshire (Unitary Authority)

Parish:

Warminster

National Grid Reference:

ST 87385 45082

Details

WARMINSTER

929/6/1 HIGH STREET 28-APR-52 (South side) CHAPEL OF ST LAWRENCE

GV II Possibly 13TH or early 14TH century tower. The small chapel-like nave was rebuilt c. 1855-7 by the vicar, Rev. Arthur Fane. He may have employed an architect privately, but the name is not recorded.

Materials: Tower mainly of dressed freestone, probably an Oolitic limestone; coursed rubble with Bath stone dressings in the nave. Tiled roofs.

Plan: West tower, two-bay nave without aisles or chancel, north porch.

Exterior: The church sits at the top of a rise at the broad western end of the Market Place. Slightly set back from the building line, it is tightly hemmed in by buildings east and west. There is a small two-stage west tower, probably of late 13th or early 14th century origin, with Perp alterations. It has diagonal buttresses on the west face, and an angle buttress at the north-east. Single cusped light in the north face, a Perp addition (renewed). At the belfry stage are paired lights of the same design. The embattled parapet is of 1855-7, in Perp style, with arcaded panels at the corners. At the south-east angle is a tall Perp spirelet over the stair turret, although it was reportedly renewed in 1642 and rebuilt again in 1897 after lightning damage. It has a band of ornament at half height, with typical mid-17th century geometric patterns. The west face of the tower has a blocked four-centred door, probably c. 1500-50, then a large uncusped single light of late 13th century form, with a further small cusped lancet, perhaps also 13th century, above that. The nave was entirely rebuilt in 1855-7. The style is Dec, with two two-light windows north and south, and a pierced parapet of sinuous S-curves.

Interior: The nave has a simple arch-braced collar beam roof rising from corbels. The sanctuary is marked architecturally only by full-height wall shafts at the last nave bay. The double-chamfered tower arch dies into the piers without capitals, consistent with a late 13th or early 14th century date. The tower arch pier bases have been cut back. Given the unevenness of this alteration, it may be pre-19th century.

Principal Fixtures: There are simple 1850s panelled pews, and wrought-iron altar rails. The font is octagonal, with carved Perp-style panels. In the tower, a painted early 19th century board with the names of feoffees. The east window has mid 19th century glass of good colour but average draughtsmanship, with three figures of saints. The four nave windows and the west window have similar patterned glass with small figure panels. The town clock of 1765, by Thomas Rudd, has no face but strikes and has to be wound daily. It was restored in 1949. The single bell, dated 1657, was cast by John Lott of Warminster.

Subsidiary Features: Mid 19th century dwarf stone wall to the street, with ogee-capped piers, some reduced in height. A lead-covered pipe carries a bell rope from the tower over the narrow alley on the south side into Curfew Cottage. From there, the curfew bell is still rung at 8.00 every evening, an obligation fulfilled since 1651.

History: The church is a non-denominational peculiar, i.e. not under the jurisdiction of the Church of England. There was a chapel in the Market Place in the 13th century. Its precise origins are unclear, but it is traditionally supposed to have been founded in the reign of Edward I, and the dedication to St Lawrence is mentioned in a deed of 1290. So a date c. 1272-89 is possible. It was supposedly endowed by two maiden sisters called Hewett. It was a chapel of ease to St Denys, serving the area that grew up around the new market place. The earliest mention in the church's own records is a lease of meadow land next to Chapelstyle, dated 1489. Despite a petition saying that 800 people took communion there, it was sold by Edward VI in 1550. The people of Warminster bought back their chapel in 1574, with feoffees elected from among the townspeople to administer it. The feoffees have ever since invited the vicar of Warminster to serve as unpaid chaplain. The upper north face of the tower was rebuilt in 1642, as was the spirelet. Since 1669 the church has been open to all denominations. The nave was rebuilt in 1725 by William Leigh, a local architect-builder, and again in 1855-7, when 17th century houses in front of the chapel were demolished to open it up to the market place. The curfew bell is still rung every evening at 8.00; at 4.00 a.m. the

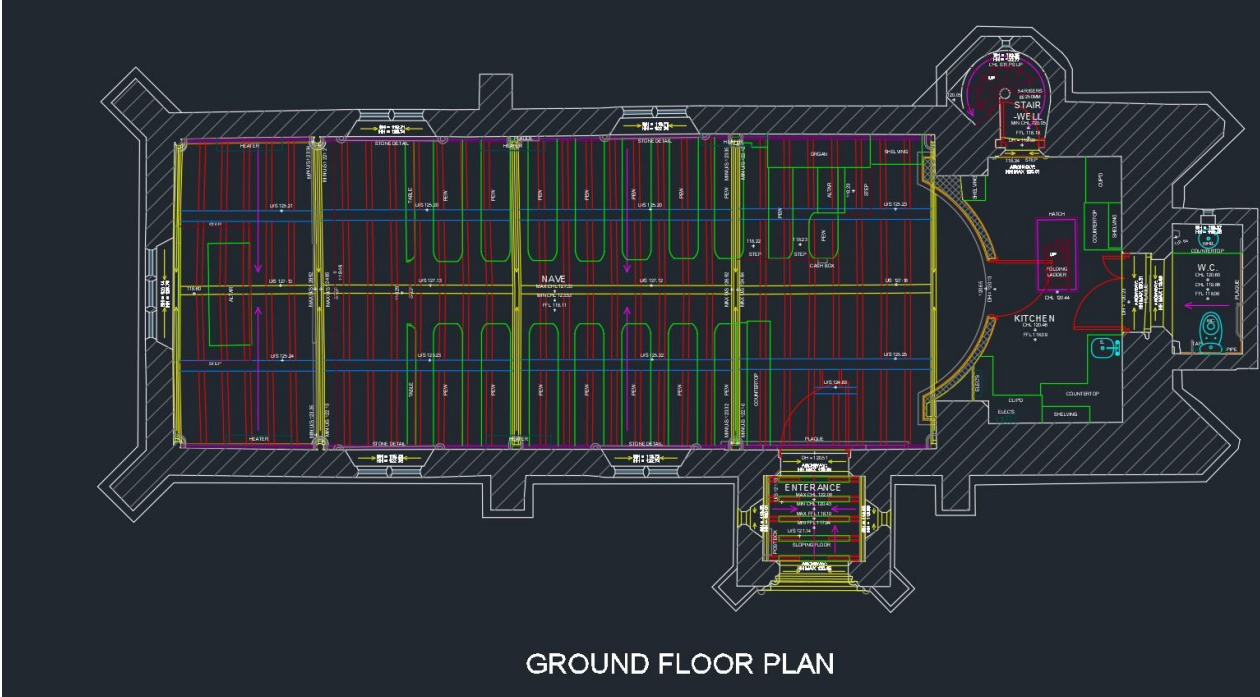
awakening bell was rung from 1694 - c. 1800. Regular services are still held.

Sources: Pevsner, N & Cherry, B., *The Buildings of England: Wiltshire* (1975), 555. *Victoria County History, Wiltshire, Volume 8: Warminster, Westbury and Whorwellsdown Hundreds* (1965), 117-24. Lambeth Palace Library, Incorporated Church Building Society (ICBS) archive, file 1476 (www.churchplansonline.org)

Reasons for Designation: The Chapel of St Lawrence, Warminster, is designated at Grade II for the following principal reasons:

- * The small tower, probably late 13TH or early 14th century, is a visually important landmark in the town centre.
- * The Victorian Gothic nave, c. 1855-7, possesses architectural quality.
- * The site reflects Warminster's medieval expansion from the parish church of St Denys towards the present market place.
- * Its unusual status as a non-denominational peculiar owned by the borough reflects the fluctuating fortunes of town and church at the Reformation.

APPENDIX B PLAN: The Chapel of St Lawrence, Warminster.



GROUND FLOOR PLAN

APPENDIX C PHOTOS

General:



External Photos:



Tower roof



Nave and porch roof



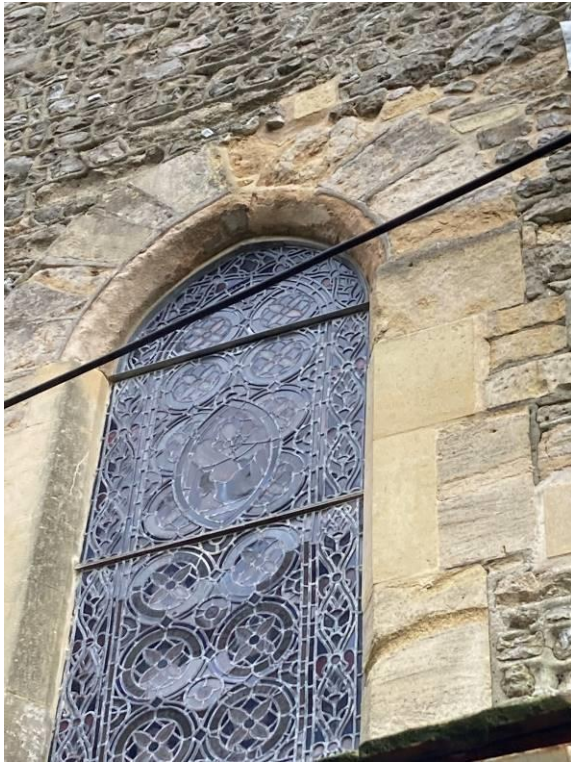


Nave parapet



East Window – mesh fixings /cracking to stone sill.





West elevation – lower window and buttress – note hard protruding mortar.



Hard mortar to various areas of the Chapel



Front (south) side railings, gate and stone pillar.



Nave north east window tracery condition.



Southern boundary wall



Curfew Cottage—south elevation



Missing bar detail.



Curfew Cottage - crack to east elevation



Internal Photos:



General photos of nave



Nave roof structure



Existing waterstain



Staining to stone work to nave window sills.



Staining and mortar repairs to nave windows.



Flooring to nave



Vestry





Storage area above vestry: propping to timber paneled ceiling at north end.



Turret spiral stairwell: staining to windows and opening to Spirelet.



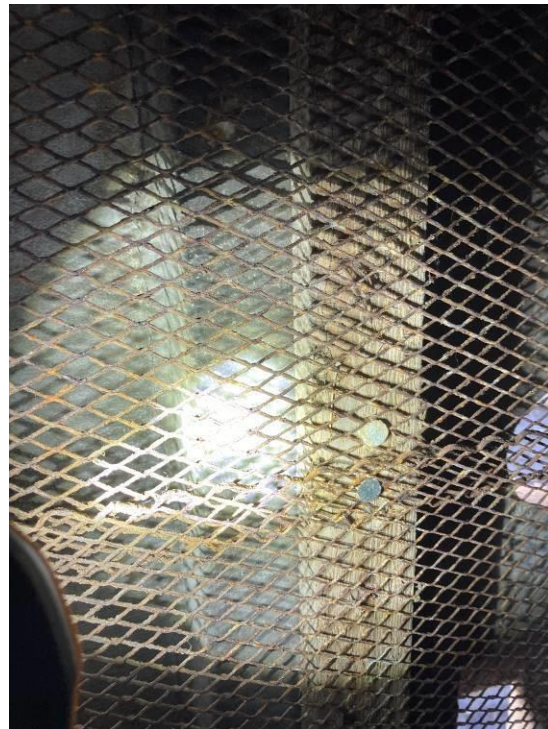
Clock (intermediate) Chamber – note electric units to wall.



Floor to Belfry showing condition and e opening to southwest corner.



Belfry looking north at bell frame and tower roof.



Belfry – west opening with crack and bird mesh – close up of fixings.



Belfry: bell frame and straps.



Quarter Jacks to north opening



Access door to tower roof.