

nickjoycearchitectsltd
architects and historic building consultants

mortuary chapels
evesham cemetery

condition report
no. 01
dated 29/11/2022

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mortuary chapels

evesham cemetary, waterside, Evesham. wr11 4sb

report no: One

date of inspection: Monday 28th November 2022

weather conditions: Dry, 7°C

inspecting architect: Andrea Burton
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1.0 EXPLANATORY NOTES

1.1 Introduction

This report has been prepared in accordance with the publication, "A Guide to Church Inspection and Repair", published by the Council for the Care of Churches 1980.

It is not a specification for the execution of work and must not be used as such.

1.2 Scope of the Report

The report is made on the findings of an inspection made from the ground. 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. No inspection was made of the service installations or any below ground drainage.

1.3 Electrical Installations

It is recommended that the electrical installation should be tested every 5 years unless otherwise specified by your insurer and immediately if not done within the last five years by an approved NIC EIC electrical contractor. An insulated resistance and earth-continuity test should be obtained on all circuits.

1.4 Heating Installation

The heating installation should be checked at the end of each summer prior to recommencement of heating and it is recommended that the council enter into an annual maintenance contract with a qualified heating engineer to ensure that the installation runs safely and efficiently.

1.5 Lightning Conductors

Any lightning conductor should be tested annually in accordance with the British Standard Code of Practice CP 326, by a qualified electrical engineer and the record of the test results and conditions should be kept with the church log book. The insurers of the building may stipulate regularity of testing.

Where no lightning conductor exists, it is recommended that the council notify the insurers of the building to ensure that the building is covered under the terms of the insurance policy for any damage by lightning.

1.6 Asbestos

It is recommended that an asbestos survey is undertaken.

1.7 Maintenance

It is particularly important to ensure that all gutters, hopper heads and downpipes are secure and free flowing, and all gullies remain unblocked at all times. Slipped or damaged tiles should be replaced, and flashings and leadwork checked for soundness. The best period for carrying out annual maintenance is at the end of each autumn after leaves have fallen.

1.8 Recommendations for Repairs

The report will identify defects that were recorded at the time of the inspection prioritising those items where it is felt that the defect may lead to further and potentially serious damage to the fabric of the building or where there is a risk of personal injury.

Where action is needed, the report gives this on a scale from 1 to 5 according to the urgency of the repair:

The categories are as follows:

1. Urgent, requiring immediate attention
2. Requires attention within 12 months
3. Requires attention within the next 12-24 months
4. Requires attention within 5 years
5. A desirable improvement with no timescale

Other categories of work which may be identified in the report are as follows:

- FIR Areas of work where further investigation is required to identify potentially defective parts of the building which could not be satisfactorily examined during the course of the inspection
- MON Areas of work that should be monitored

2.0 DESCRIPTION OF THE BUILDING

2.1 Location and site location

The mortuary chapels are located at the north-western side of the cemetery approximately 30 metres from the road (Waterside).

Evesham Cemetery is situated on the south side of the River Avon approximately ½ kilometre from the town centre.

2.2 General Description of the Building

Built in the late 19th Century (1875) the chapels are a pair of gabled structures linked by a timber arcade with spire. The buildings are constructed of lias stone with some red Bromsgrove stone banding, and clay tiled roofs. The arcade spire is slated. Leaded light windows are framed with limestone tracery.

The buildings are not listed but are mentioned in Pevsner's 'The Buildings of England' as part of the Evesham Cemetery section:

"EVESHAM CEMETERY, Waterside, 1874-5 by Sansome and Lunn of Birmingham. Two chapels of Lias with some Red Bromsgrove banding, linked by a gabled timber arcade with central spirelet; plate tracery."

2.3 Report structure

For the purposes of this report the building will be described in three parts: west chapel, east chapel and arcade.

3.0 INSPECTION FINDINGS

Priority

3.1 CHAPELS EXTERNALLY

i) Roof coverings

The roofs are covered with hand-made plain clay tiles with decorative clay ridge tiles.

Tiles abut the stone gables sitting tightly below the over-sailing parapet coping stones and have mortar fillets at the abutments.

The condition of the tiles suggests the roofs have been stripped and re-laid sometime in the c20th. The roofs are lined with pine boards internally and it is therefore unclear whether a roofing felt is incorporated into the construction.

Condition

All roof slopes have some slipped, missing and broken tiles.

Moss growth is particularly evident on the more sheltered eastern slopes.

Viewed from ground level only, the following defects were noted, but further defective tiles may be discovered on closer inspection:

West Chapel

West Slope	1 missing ridge tile 1 missing tile 8 slipped tiles Moss growth
East Slope	1 missing ridge tile 3 slipped tiles 1 cracked tile Moss growth

East Chapel

West Slope	1 cracked tile 5 slipped stiles Moss growth
East Slope	3 cracked tiles 5 slipped stiles Moss growth

Arcade

North Slope	5 slipped stiles 1 cracked tile Moss growth
South Slope	2 broken tiles 1 slipped tile

 **Recommendations**

- Replace all slipped, missing and broken tiles with tiles to match. 1
- Fit new ridge tile to match on west chapel ridge. 1
- On all slopes take up eaves tiles, fit a plastic eaves tray, draped into gutters and re-lay tiles. 1

ii) Rainwater Goods

The rainwater goods generally are of ogee painted cast iron gutters and round eared down-pipes. The arcade roof-slopes have half round gutters. Ogee gutters appear to be undersized.

Condition

All gutters are full of leaves and plant growth.

Most gutter joints appear corroded and likely to leak – most evident on walls which appear saturated below gutter joints. Downpipes are in better condition

Recommendations

- Clear all gutters of vegetation (this should be done periodically and at least annually). 1
- Recommend replacement of all ogee gutters with new cast-iron to match, with deeper section of the construction allows. 1
- Refurbish half-round gutters and all downpipes with new rust inhibiting systems and new gloss paint finish. 1
- Refit and ensure all joints are tight and sealed. 1

iii) External Walls

The walls are built of equal width courses of coarsely dressed lias stone with a deep band of red sandstone below window cill level. Windows have dressed limestone head, jambs and cills. Gables have dressed limestone coping stones. Pointing is a buff coloured lime mortar, with some large areas of repointing noted on the east chapel in particular.

The arcade is a pitched roof timber framed structure on lias plinth walls with limestone dressed cappings.

Condition

Generally the face of all the lias stonework is delaminating as is to be expected with this type of stone.

All walls are showing signs of movement most evident internally with diagonal cracks in the plastered surfaces visible around all windows.

West Chapel

North wall The upper part of the gable has been repointed and a small area of new stone inserted at the top. It is

Priority

	<p>important that the repointing did not use any cement in the mix as this will speed up erosion of the stone around the pointing.</p> <p>Otherwise the existing fairly soft lime mortar pointing is in good condition.</p> <p>Facing lias stonework as noted above.</p> <p>The limestone dressings to windows and buttresses, and the red sandstone are in good condition.</p> <p>Coping stones on the east parapet are in poor condition.</p>
West wall	<p>Open joints are evident around windows and the base of the middle buttress and above the SW buttress.</p> <p>On the south side the plinth has been repointed with a cement mortar smeared over the face of the stonework, and a plinth stone has lost its weathering.</p> <p>The SW buttress is showing signs of movement with open joints on its north and south sides.</p> <p>The lintel stone to window W2 has moved out.</p> <p>The upper section of wall below the gutters at the north end appears saturated.</p>
South wall	<p>The upper gable is on poor condition with open joints and some areas of missing stone.</p> <p>A small area of gable stonework has been repointed (5-10 years ago) – the same cautionary note applies as the north wall.</p> <p>The SE buttress is showing signs of movement with open joints on its north and south sides.</p> <p>A coping stone on the east side is in poor condition.</p>
East wall	<p>Coping stones on the west side are poorly bedded.</p> <p>Open joints are evident around windows and the base of the buttresses. The SE buttress as above.</p> <p>Moss growth to buttress heads.</p> <p>Moss growth to parapet coping stones.</p>
East Chapel	
North wall	<p>All of the east side of this wall has been repointed well in what appears to be a lime mortar.</p> <p>An open joint is evident to the kneeler stone on the west side.</p> <p>Stonework appears saturated on the west side due to leaking rainwater goods.</p> <p>A coping stone on the east side is in poor condition.</p>
West wall	<p>Base of central mullion to W10 has eroded.</p> <p>This wall appears to have been repointed at the same time as the north wall.</p>

Priority

	The area of stone above the NW buttress and the buttress itself are showing signs of faster corrosion due to the leaking gutter above.	
South wall	This wall appears to have been repointed at the same time as the north and west walls. Open joint in upper part of gable. Base of central mullion to W14 has eroded.	
East wall	This wall appears to have been repointed at the same time as the north, south and west walls. Upper section of wall is saturated below leaking gutter joint at north end, and buttress stone below has eroded significantly. Moss growth to buttress heads. Moss growth to parapet coping stones.	
Arcade		
North wall	Open joints noted generally to plinth wall.	
South wall	Open joints noted generally to plinth wall.	

Recommendations

Generally remove moss growth t face of all stone.	1
West Chapel Refer to drawings 2510/02 and 03	1
East Chapel Refer to drawings 2510/02 and 03	1
Arcade Refer to drawings 2510/02 and 03	1
** A structural condition report is strongly advised to report on structural movement evident around the building and remedial works that may be required to prevent further movement and stabilise the existing structure.	1

iv) Windows

Each chapel has a double-lancet window with quatrefoil opening over in the north and south gables, all in dressed limestone to head, jambs and cills. East and west windows in both chapels are lancet windows with trefoil heads, all in dressed limestone to head, jambs and cills.

Windows are leaded lights with diamond set clear quarries.

Condition

Limestone surrounds are generally good with some stone repairs required to the base of mullions (W10 and W14), jamb sections (W9 and W11) and rebuild head of window W2.

All glazing is in generally good condition with a small number of glass panes needing replacement.

Priority



Recommendations

- Stone repairs to windows W9, W10, W11 and W14. 1
- Rebuild head of window around W2. 1
- Replace missing panes (6 no. noted) and seal base of panels where pointing has failed (4 no. windows). 1

v) External Doors

Doors into each chapel are a pair of timber framed and ledged boarded doors, painted externally, supported with cast-iron hinges held on cast-iron pintels set into the stone jambs. ED1 has been made into a single door leaf at some time in its recent history.

Condition

- ED1 Good condition except the base of the doors that are showing some sign of rot.
- ED2 Good condition except the base of the doors that are showing some sign of rot.

Recommendations

Redecorate external faces and consider applying a timber weather bar to the base of the doors to shed water off the face of the boards. 2

Arcade Structure

The arcade structure, all in painted timber, consists of a central archway with gabled roof structure consisting of a truss supported off posts sitting on a timber sole-plate supported on a stone plinth. Posts are braced at right angles. The archway is flanked by two open window openings with trefoil detail at the head.

Condition

In poor decorative order but the structure appears sound apart from the south side which has already undergone repairs to the feet of the posts and braces, and sole-plates. The repaired braces are failing and corresponding sole-plates have failed.

Recommendations



- Replace the sole-plates on the south side with new hardwood sections and renew the feet of the braces with new hardwood sections, morticed connections to the soleplate and half-lapped joints to the brace. 1

3.2 CHAPELS INTERNALLY

i) Roof Structure - Chapels

Exposed timber rafters at 400mm centres supported off a purlin at mid-span supported off timber trusses at third points to create three bays. Trusses supported off decorative stone corbels. Additional timber braces in the centre of each bay.

Rafters are boarded over with timber boards.

All internal roof timbers are stained a mid-brown.

Condition

West Chapel Good

East Chapel Good

Recommendations

None

Roof Structure - Arcade

Roof structure (assumed rafters) not visible aside from purlin at mid-span and wall-plate. Rafters under-boarded with timber boards.

Condition

Assumed good condition as other roofs.

Recommendations

Remove boarding to inspect condition of rafters.

2

ii) Ceilings

Stained timber boards (sarking) fixed on top of rafters.

Condition

Good.

Recommendations

None.

iii) Internal Walls

NB not all areas were accessible for inspection due to stored furniture/ equipment etc.

West Chapel Plastered walls (internal walls may be brick) with stone ashlar pattern inscribed in the plaster.

Plaster skirting band noted in lobby area.

Priority

East Chapel Plastered walls (internal walls may be brick) with stone ashlar pattern inscribed in the plaster.
Remains of some timber skirting noted at south end.

Condition

West Chapel Plaster is generally good but structural movement evident in diagonal cracks around windows, and below W5. Horizontal open joint also evident around the walls at mid-height.

Large gaps to W2 window head.

Walls may be suffering rising damp due to a lack of damp-proof course and ground levels at the same level as the floor. However there is no obvious defect in the plaster or appearance of damp.

East Chapel Plaster is generally good but structural movement evident in diagonal cracks around windows and door opening, and below window W14.

Damp as above.

Recommendations



A structural condition report is strongly advised to report on structural movement evident around the building and remedial works that may be required to prevent further movement and stabilise the existing structure.

1

Rake out and repoint cracks in plaster and monitor for future movement (method prescribed by structural engineer).

1

iv) Floors

West Chapel Quarry tiles in herringbone pattern.
Office has a raised timber floor.

East Chapel Quarry tiles in herringbone pattern.

Condition

West Chapel Good.
Raised timber floor not accessible to determine condition.

East Chapel Good.

Recommendations

None

v) Access

Access to both chapels (aside from the office) is level with the ground and door openings are wide, therefore suitable for disabled access.

3.3 Maintenance Issues

Lias Stonework

Lias stone is quarried along the length of the lower reaches of the Severn Valley being the top bed of the limestone belt. It is essentially a densely compressed mud stone containing a lot of clay particles. It is difficult to work and for walling is typically laid in random courses of irregular length with limestone used for the dressed stones around window and door openings and for quoins, buttresses and string courses.

It relies on being well pointed with a weak lime mortar and is prone to rapid failure where mortar joints become open or where a too dense cement-based mortar is used. Tell-tale signs of decay are erosion of the stone work around mortar joints with cuboid cracking and delamination.

It is important therefore to maintain the walling in good condition, swiftly repointing in lime mortar, any areas which become open jointed.

3.4 Ecological Issues

Presence of bats and other protected species of fauna:

No evidence of bats using the Chapels was reported.

The chapels and churchyard may offer a habitat for bats and nesting birds. Any repair works to the walls and roofs will require the involvement of an ecologist to carry out protected species surveys and advise on mitigation measures to be included in the works.

Signed

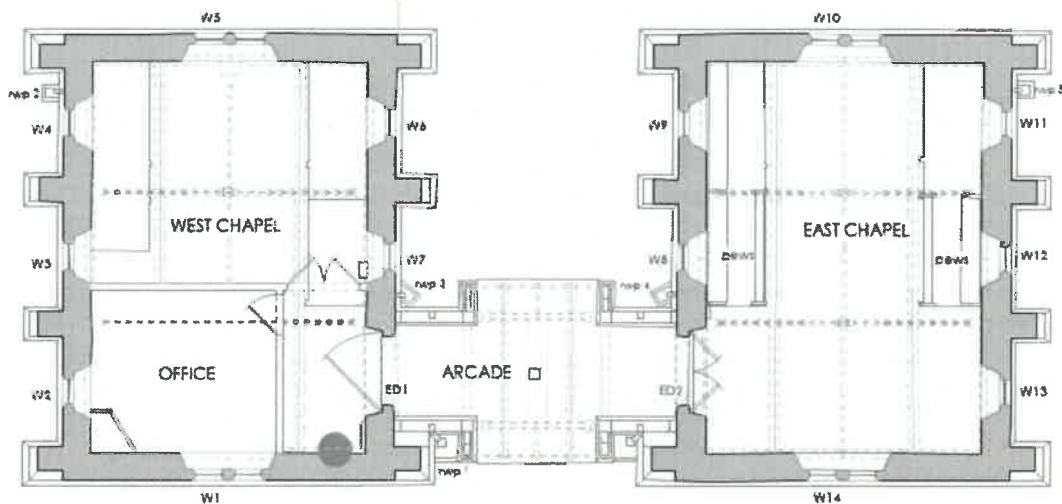


For Nick Joyce Architects Ltd

Date

29th November 2022

PLAN OF THE CHURCH



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<p>nick joyce architects ltd architects and historic building consultants</p> <p>Company No 05119968 Registered in England and Wales</p> <p>5 BARBOURNE ROAD WORCESTER WR1 1RS TELEPHONE 01905 778997/7997 FAX 01905 778997</p>	<p>MORTUARY CHAPELS AT EVESHAM CEMETARY</p> <p>KEY PLAN FOR CONDITION REPORT</p>	
	<p>SCALE - 1:100 @ A4</p> <p>DATE - NOV 2022</p>	<p>DRAWN -</p> <p>CHECKED -</p>

APPENDICES

APPENDIX A Glossary of Terms

Abutment - this word can be used in two senses. It is the point at which a roof meets a wall head and also a massive structure supporting the ends of a bridge.

Ashlar - masonry that has been shaped into regular squared blocks and given a smooth face. It is laid in level courses and tends to have very fine mortar joints.

Buttress - a masonry support that gives additional strength to a wall and resists outward thrust.

Came - a strip of lead with an H-shaped profile used to join pieces of glass together in a leaded window.

Clerestory - the section of the main wall below the eaves and about the top of the aisle roof which is pierced with windows giving light into the interior.

Conservation - action necessary to preserve anything of acknowledged value.

Coping - a protective covering of brick or stone on the top of a wall. The coping will usually project to help throw rainwater away from the wall.

Corbel - a block of masonry that projects from the wall and carries the end of a roof truss or beam. Corbels are often carved with grotesque human or animal figures.

Cornice - a continuous horizontal feature running around the top of a wall or the top of a room.

Curtilage - it is difficult to define curtilage exactly but it is generally taken to be a piece of ground ancillary to a building and necessary to the function and/or enjoyment of that building. The important factors are the physical relationship between the ground and the building; past and present ownership; and the past and present use.

Eaves - the underside of a sloping roof where it overhangs the wall below.

Efflorescence - this is a white powdery deposit found on the surface of stone, brick or plaster. It occurs when excessive moisture causes the soluble salts present in the masonry to dissolve. They are then drawn towards the internal surface of the wall, as this is usually warmer than the external surface. Once they reach the inside face of the wall the water evaporates and the salts re-crystallise on the surface. Efflorescence is unsightly but relatively harmless and can be brushed off when dry, although it is often a sign that there may be too much moisture in the fabric. The underlying causes must therefore be investigated and addressed.

Fabric - the materials from which a building is constructed.

Fascia - a strip of timber boarding fixed to the ends of the rafters or fitted below a wallhead on a building with a flat or low-pitched roof. It is sometimes decorative but often supports the gutter fixings.

Ferramenta - the metal framework of internal saddle-bars and external stanchions used to support the glazing in large windows. Ferramenta were originally made from wrought iron but are now more likely to be manufactured from mild steel or sometimes stainless steel.

Fillet - a fillet is a thin flat band, running between mouldings, the purpose of which is to separate and define them. It is also a wedge shaped strip of mortar used to protect a junction such as that between a roof and a wall from the weather.

Flashing - a protective strip of lead, copper or zinc covering a joint that is exposed to the weather. Where a horizontal surface meets a vertical surface, flashings are often in two parts- an upstand, which turns up the vertical surface and a cover (counter) flashing, which turns down over it. Soakers are small individual flashings laid with each course of slate or tile.

Hood mouldings - a projecting stone moulding over an arch, door or window, which is designed to throw rainwater clear of the building.

Ironmongery - a general name for door and window fittings including hinges, locks and catches, handles and knobs.

Jamb - blocks of masonry forming the side of a door or window.

Lime - quicklime (calcium oxide) is made by heating limestone or chalk (calcium carbonate) to drive off the carbon dioxide. When water is added to the quicklime (slaking) heat is given off. If slacked lime is mixed with sharp sand in the right proportions, it can be used as a mortar or to be accurately specified, mixed and applied in the right conditions. Slacked lime can also be mixed with water and used as a coating for masonry or render. It is known as limewash.

Maintenance - the process of slowing down the rate of decay by keeping the fabric of a building in good condition.

Mullion - a vertical timber or stone bar dividing a window into 'lights'

Parapet- a low wall built around a roof to prevent people from falling over the edge.

Pier - a solid vertical mass or masonry supporting a vertical load.

Pinnacle - a tall pointed decorative feature, usually at a corner of a building or above the top of a buttress.

Putty - glazier's putty is a mixture of whiting (crushed chalk) and linseed oil and is used to fix glass paned into a window frame. Lime putty is the product of slaking quicklime with water.

Quoin - a large, dressed stone used to form the corner of a building.

Rafter - the sloping beam in a timber roof structure that connects the ridge beam to the wall plate. A roof may have principle rafters and/or common rafters. A purlin is a horizontal timber member that transfers the load from the common rafters to the principle rafter.

Repair - work that is carried out to put right defects, significant decay or damage.

Sill (or cill) - the horizontal bottom member of a window or screen.

Soffit - the flat ceiling under a lintel, gallery, beam, stair or overhanging roof etc.

Tracery- slender moulded stone bars which intersect to form patterns at the head of a window. Tracery is usually a feature of the Gothic style of architecture.

Transom- in any large window with mullions, the transom is a horizontal bar of wood or stone running across the whole window. It will usually have a similar profile to the mullions.

Wallhead - the top of a masonry wall sometimes visible from the roof space.

Wall plate- horizontal timber member placed on top of the wall to support the load imposed upon it by the roof structure.

APPENDIX B
Maintenance Checklist

Rainwater Goods and Drains

Gutters and Downpipes	Do the gutters slope correctly? Is the water carried away effectively? Are there any stains on the wall suggesting blocked or damaged goods? Are the fixings secure? Do the gutters and downpipes need to be repainted?	<ul style="list-style-type: none"> • Clear away leaves and debris regularly • Consider fitting bird/leaf guards
Gulleys	Does the gully catch all the water from the downpipe? Are the gulleys free from leaves and other debris? Does the water flow away effectively after rainfall?	<ul style="list-style-type: none"> • Clean gulleys regularly and remove any silt and debris • Clean any blockages using drain rods • Empty an silt traps every three months
Ground gutters	Is the pointing between the bricks or flags in good condition or does it need to be repaired?	
Surface water drains	Is water satisfactorily carried away from the structure?	<ul style="list-style-type: none"> • Consider installing a water butt to collect rainwater
Foul and combined drains	Are accessible drains, manholes inspection chambers and outlets clear and in good condition?	
Soakaways	Does the water drain away and quickly after rainfall?	<ul style="list-style-type: none"> • Check for silting or contamination every few months or so • Remove any silt deposits when the soakaway chamber is empty

Roofs

Clay tiles, natural slate and stone	Is there any sign of frost, snow or wind damage?	<ul style="list-style-type: none"> • Record this location of slipped slates and tiles before having them replaced
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	<p>Is there debris from the broken slates and tiles on the ground?</p> <p>Are there any loose, slipped or missing slates or tiles?</p> <p>Are there any large areas of moss on the roof covering?</p>	
Ridges and hips	<p>Are there any missing ridge or hip tiles?</p> <p>Are there any areas where the pointing is missing?</p>	<ul style="list-style-type: none"> • Use mastic or repair tapes as an emergency measure until a proper repair can be carried out • Consider having heating tapes fitted in inaccessible gutters
Asphalt	<p>Are there any splits, cracks, blisters or bumps that are allowing water to penetrate the roof covering?</p>	<ul style="list-style-type: none"> • Use mastic or repair tapes as an emergency measure until a proper repair can be carried out
Roof valleys and parapet gutters	<p>Are plants, birds' nests or other materials blocking the passage of water in valley and parapet gutters?</p>	<ul style="list-style-type: none"> • Clear debris from roof valleys and parapet gutters at least twice a year • Clear away snow from parapet and valley gutters in the winter
Flashings	<p>Are any flashings in good condition, without holes or splits?</p> <p>Are flashings securely fixed?</p> <p>Is the mortar pointing in good condition?</p>	<ul style="list-style-type: none"> • Remove leaves and other debris that has become trapped underneath duckboards
Access	<p>Is the covering flashing in good condition?</p> <p>Are duckboards, access platforms and handrails safe and in good condition?</p>	
Towers and steeples	<p>Can you see any dislodged blocks of masonry or other damage to louvers, weathervanes or lighting conductors?</p>	<ul style="list-style-type: none"> • Consider commissioning a steeplejack to inspect the tower or spire once every five years

Walls

Structural issues	<p>Have you noticed any unusual or progressive cracks, bumps or bulges?</p> <p>Have you observed any spalling of the edges and</p>	<ul style="list-style-type: none"> • Note down the position of any existing cracks, bulges or any other such defects in your logbook. Take advice from your architect or
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	corners of the blocks of masonry?	<p>surveyor about whether monitoring is required</p> <ul style="list-style-type: none"> • Report significant changes in any cracks to your architect or surveyor
Masonry	<p>Are there any signs of damage, particularly to key features such as string courses, cornices and hood moulds?</p> <p>Are there any areas of masonry that have become deeply eroded?</p> <p>Is the pointing in good condition or are there areas where it is deeply recessed, crumbly, loose or missing?</p>	<ul style="list-style-type: none"> • Clean gulleys regularly and remove silt and debris • Clear any blockages using drain rods • Empty any silt traps every three months
Render	<p>Are there any areas where the lime render has worn away exposing the stone underneath?</p> <p>Are there any cracks in the cement render that could be allowing water to penetrate into the core of the wall?</p>	
Timber	Are there any signs of timber decay or possible insect infestation?	<ul style="list-style-type: none"> • Ensure that the integrity of paint finishes is maintained by repainting external timberwork every few years
Plants	<p>Are there any plants or shrubs growing close to the wall and blocking air bricks or ventilators?</p> <p>Are there any plants growing on the walls that may cause damage?</p>	<ul style="list-style-type: none"> • Clear away plant growth from around the building • Consider removing ivy and other climbing plants
Ground levels	Does the water drain quickly after rainfall?	<ul style="list-style-type: none"> • Clean air bricks or ventilators if necessary • Consider fitting fine mesh behind the ventilator to exclude rodents and insects
Air bricks and ventilators	Are air bricks or ventilation grilles in good condition and free of obstruction?	<ul style="list-style-type: none"> • Clean air bricks or ventilators if necessary • Consider fitting fine mesh behind the ventilator to exclude rodents and insects

Doors and Windows

Doors	Is it possible to open and close doors easily, without using any force? Are there any metal coverings and flashings intact?	<ul style="list-style-type: none"> • Lubricate door ironmongery • Check the security of any locks
Metal windows	Do metal windows 'stick' or are they difficult to open? Is the metal in good condition and free from corrosion? Are any paint finishes in good condition?	<ul style="list-style-type: none"> • Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years • Make sure that windows can be opened easily so that the building can be ventilated • Lubricate window ironmongery • Check the security of any locks
Leaded windows	Is the lead matrix in good condition? Are any opening lights easy to operate?	<ul style="list-style-type: none"> • Make sure that windows can be opened easily so that the building can be ventilated • Clear away any dirt condensation drainage channels
Glass	Are there any broken, cracked or missing panes of glass?	
Ferramenta	Are the metal supports in good condition and free from corrosion? Are any paint finishes in good condition?	<ul style="list-style-type: none"> • Check for silting or contamination • Remove any silt deposits when the soakaway chamber is empty
External joinery	Are there any areas of cracked or rotten wood? Are there any paint finishes in good condition?	<ul style="list-style-type: none"> • Ensure that the integrity of paint finishes is maintained by repairing external joinery every few years

Inside the Building

Roof spaces	Is there any evidence of roof leaks or damage to the roof covering during heavy rain? Does the roof insulation restrict ventilation?	<ul style="list-style-type: none"> • Consider installing a water butt to collect rainwater
Ceilings	Can you see any patches of staining on the underside of the roof or ceiling?	<ul style="list-style-type: none"> • Consider carrying out an inspection of the roof covering if you observe any new stains
Internal walls	Are there any patches of staining on the walls or other signs of excessive dampness?	<ul style="list-style-type: none"> • Identify and address the cause of any dampness indication by patches of staining or peeling paint

		<ul style="list-style-type: none"> • Open windows and doors on dry days during the summer months to allow water vapour to escape
Internal joinery	<p>Are there any signs of timber decay or insect attack?</p> <p>Have you checked less accessible areas such as floor and roof voids, under stairs and in cupboards?</p>	

Services

Electrical systems	<p>Are there any faulty appliances that should be taken out of use and replaced?</p> <p>Are there any extension cables running under carpet?</p>	<ul style="list-style-type: none"> • Commission an electrical inspection by a qualified person at least once every five years
Fire safety	<p>Have you carried out a fire risk assessment and placed a copy in your log book?</p>	<ul style="list-style-type: none"> • Test and clean smoke alarms regularly • Arrange for fire extinguishers to receive an annual maintenance check and service • Consider having your lighting conductor system tested at least once every five years

PHOTOGRAPHS



South Elevation



North Elevation



West Chapel from west



East Chapel from east



West Chapel east wall



West Chapel east wall window W7

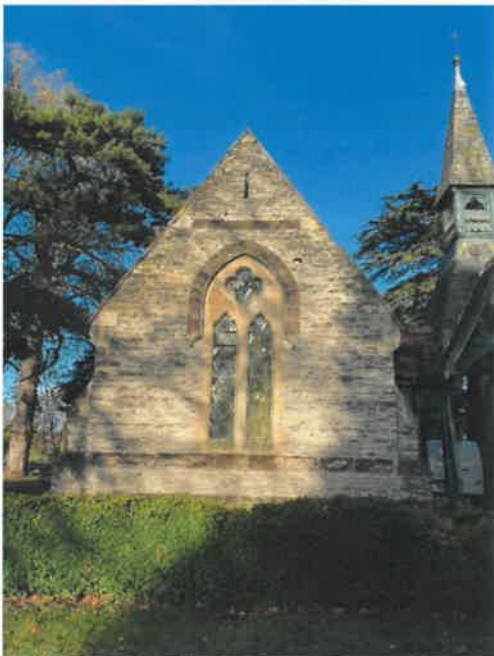
PHOTOGRAPHS



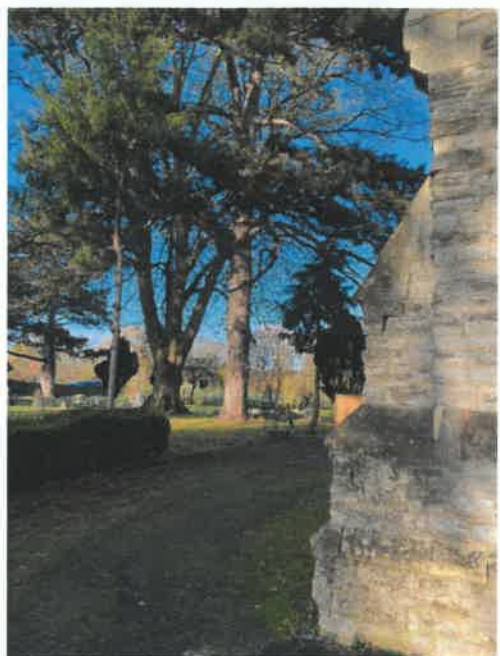
West Chapel east wall ED1 and arcade



West Chapel SE buttress and arcade

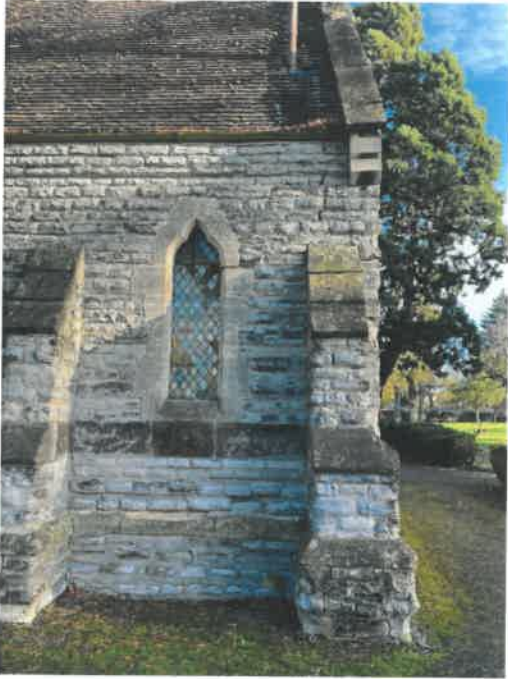


West Chapel south wall



West Chapel SW buttress

PHOTOGRAPHS



West Chapel west wall



West Chapel west wall and roof



West Chapel west wall gutter



West Chapel west wall downpipe

PHOTOGRAPHS



East Chapel west wall



East Chapel west wall



East Chapel south wall



East Chapel north wall



East Chapel east wall

PHOTOGRAPHS



Arcade from south



Arcade from north



Arcade from north at east chapel



Arcade from south at west chapel



Arcade from south at east chapel



Arcade spire

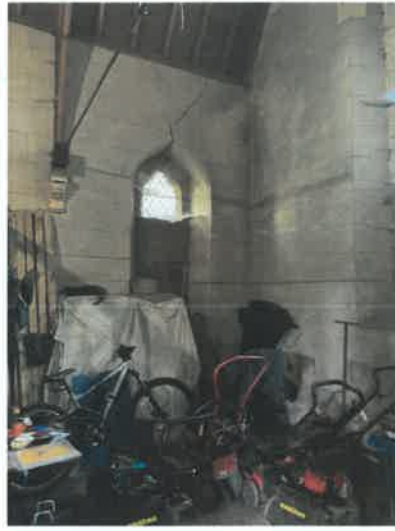


Arcade roof from underside

PHOTOGRAPHS



West chapel W5



West chapel looking north-west



West chapel looking north-east to W6



East chapel W10



East chapel W14



East chapel west wall truss support

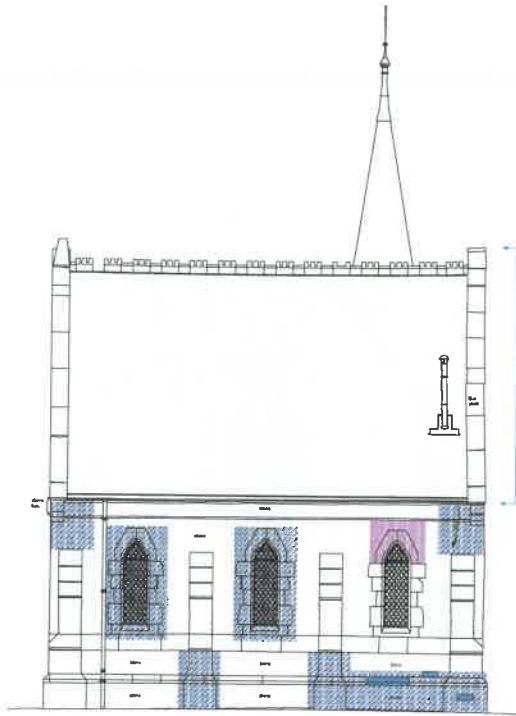
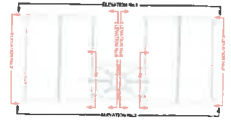


East roof at south bay

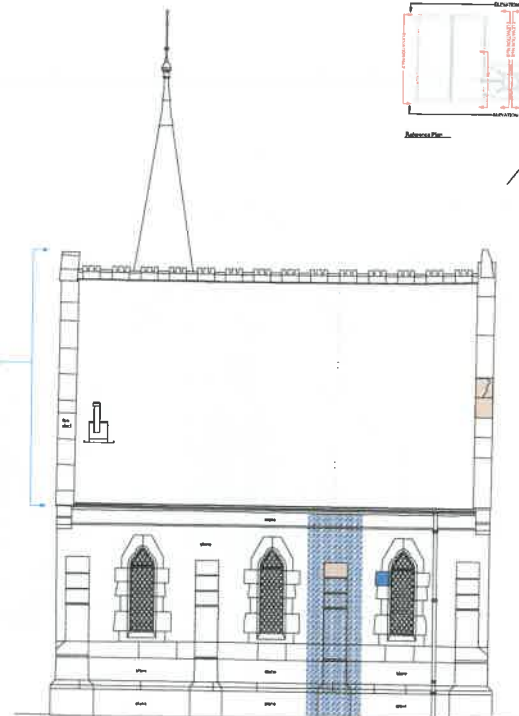


East chapel pew

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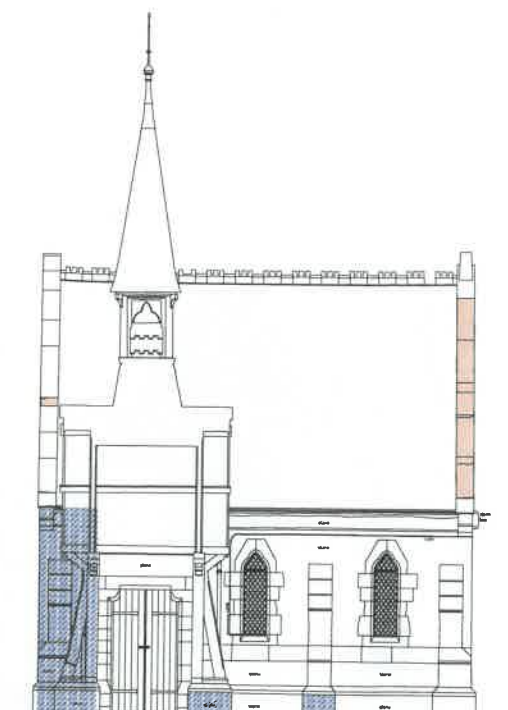
WEST CHAPEL - WEST ELEVATION



EAST CHAPEL - EAST ELEVATION



EAST CHAPEL - WEST ELEVATION



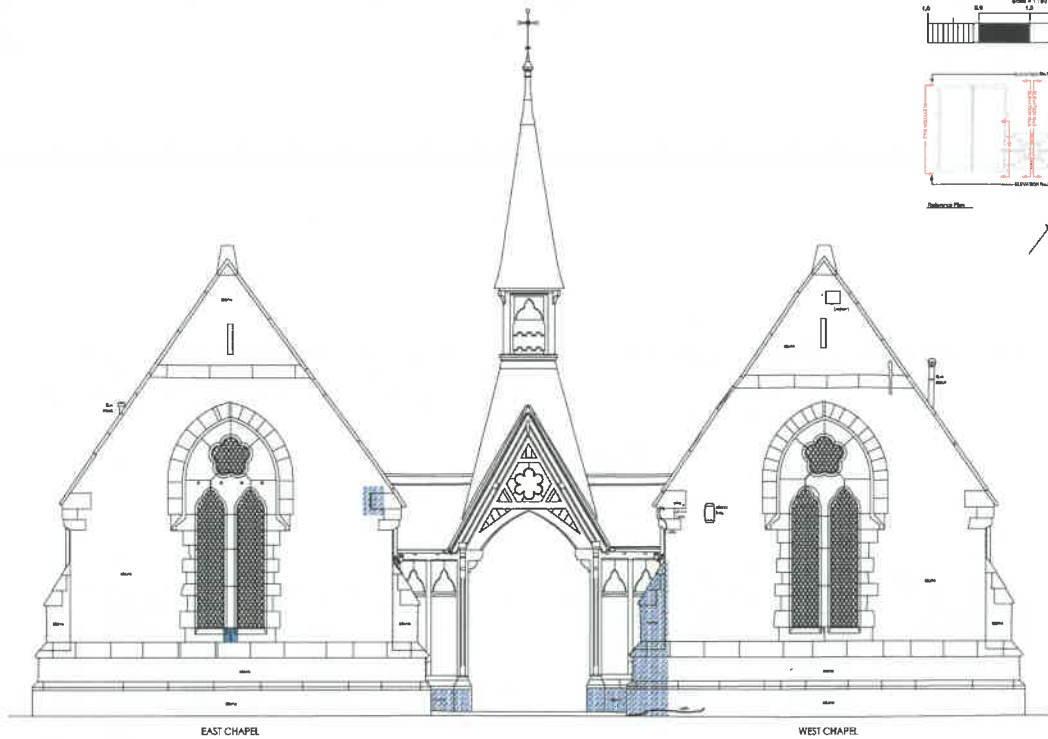
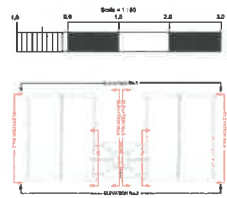
WEST CHAPEL - EAST ELEVATION

KEY TO STONE REPAIRS

-  Indicates whole of perished stone to be removed and replaced with new to match existing stone and profiles.
-  Indicates sections of individual perished stone removed to a depth of approx 150mm and new stone to match setting inserted.
-  Indicates open joints to be raked out and repointed to approved sample in lime mortar (1:3 lime putty sharp sand).
-  Indicates areas of walling to be rebuilt, taking out outer skin of blue lias and building in new stone to match existing colour, stone size and coursing. Method as structural engineer's specification.

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MORTUARY CHAPELS AT EVESHAM CEMETERY		
STONE REPAIRS - 1 of 2		
SCALE - 1:100 @ A1	DRAWN - APB	DRG No -
DATE - NOV 2022	CHECKED -	2510/02

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NORTH ELEVATION

NORTH WEST ELEVATION



SOUTH ELEVATION

SOUTH EAST ELEVATION

KEY TO STONE REPAIRS

-  Indicates whole or partial stone to be removed and replaced with new to match existing profiles.
-  Indicates sections of individual hatched stone removed to a depth of approx. 100mm and new stone to match existing inserted.
-  Indicates open joints to be mixed and not repointed to approved sample in lime mortar (1:2 lime putty:sharp sand).
-  Indicates areas of walling to be rebuilt taking out outer skin of rubble and building in new stone to match existing colour, stone size and shaping. Method as structural engineer's specification.

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MORTUARY CHAPELS AT EVESHAM CEMETARY		
STONE REPAIRS - 2 of 2		
SCALE - 1:100 B/A1	DRAWN - APB	DWG No - 2510/03
DATE - NOV 2022	CHECKED -	