

St. John's Church



Quinquennial Inspection Report

St. John's Church

Llangwm Isaf

Usk

NP15 1HA

13th December 2017

Diocese of Monmouth

Archdeaconry of Monmouth

Deanery of Raglan/Usk

Rectorial Benefice of Usk

Parish of Llangwm Uchaf, Llangwm Isaf, Gwernesney, & Llangeview.

Statutory Designation: The Church is Grade 2 listed

(1.Front Cover): View of St John's Church, Llangwm, taken from the South West corner of the churchyard.

CONTENTS

Section A	Introduction	3
	Limitations of Survey	3
	Description	4
	Historical Summary	4
	Summary of Recent Work	5
Section B	Review of Site	6
Section C	Review of Exterior	8
Section D	Review of Interior	12
Section E	Examination of Services	15
Section F	Disability Discrimination	16
Section G	Specialist Inspections Required	17
Section H	Summary of Recommendations	18
Section J	Maintenance	19
	Appendices	
	I - Listed building Description	21
	II - Sketch Ground Floor Plan (NTS)	23
	III - Photographs	24
	Contacts	33

Survey by:

Michael Davies

BSc(Hons), BArch(Hons), DipCons(AA), AABC, IHBC, RIBA

Email: md@davies-sutton.co.uk

Location: A small churchyard in a rural village in Monmouthshire, located 3 mile east of Usk alongside the Llangwm Isaf brook.

Record Type: Parish Church | **County:** Monmouth | **Community:** Llangwm |

Unitary Authority: Monmouthshire | **Locality:** Llangwm | **Traditional County:** Monmouthshire

Building Class: Religious, Ritual and Funerary.



(2) Aerial View St. John's Church highlighted.

1. Introduction

- 1.1. This report on the quinquennial survey in 2017 of St. John's Church, Llangwm Isaf has been prepared on the instructions of the Reverend Kevin Hassler for the Diocese of Monmouth, and has been made in accordance with the Monmouth Diocesan Scheme.
- 1.2. This is a summary report only and is not a Specification for the execution of the recommended work and therefore, must not be used as such.
- 1.3. A thorough general survey of the church has been made and those parts of the churchyard for which the Parish is responsible. The inspection was visual, and generally made from ground level, and by use of binoculars. No part of the building was opened up for inspection, and the report therefore, does not include any part of the church which was covered up, unexposed, or inaccessible. Consequently, no guarantee can be given of the absence of rot or beetle or of any other defect.
- 1.4. We normally recommend that a suitably qualified 'conservation accredited' architect be involved in any work to a historic church, no matter how small. It is appreciated that funds are often limited, however, it is our experience that repairs carried out solely by a builder can be ineffective and in the long term, prove uneconomic.
- 1.5. The Parochial Church Council is advised that the insurance cover should be index linked so that an adequate cover is maintained against the inflation of building repair costs. The basic sum insured should be sufficient at the inception of index linking as this will deal only with future inflation.
- 1.6. The previous Quinquennial Report was provided by the Parish and therefore, the inspection was conducted with reference to previously recommended repairs or alterations.
- 1.7. The inspection was carried out on a very wet day with sunny spells, and with the temperature being 10°C. This was following previous days of changeable weather.

2. Limitations of the Survey

- 2.1. The inspection carried out was of the church only.
- 2.2. Roof inspections were generally made from ground level, and the churchyard where possible.
- 2.3. No access was made available to the internal facing slopes of the roof and valley gutter but a visual inspection was possible from ground level.

- 2.4. Inspection of the rain water gutters was made from ground level generally.
- 2.5. No drains, heating or electrics were tested other than lights.

3. Description

- 3.1. The parish church of Llangwm Isaf can be backdated to the 12th Century but was mostly rebuilt through the 19th Century by John Prichard in the victorian style with medieval origins. The church consists of a porch which leads into the Nave and Chancel at the East end of the building. The church has a concrete-tile roof and walls are principally built of local Old Red Sandstone¹.
- 3.2. Internally, the Nave and Chancel are divided by the Chancel arch, an addition by Prichard. The internal finish consists of exposed rubble stone with red sandstone opening surrounds². The floors in the Chancel are combination of exposed diagonal clay tiles and areas which are carpeted.
- 3.3. The church sits at the back of a well kept churchyard with tombs scattered throughout the grounds. The churchyard is bounded by a stone wall which sits adjacent to Pentre Farm. With level access to the church along an evenly graded pathway leading to the church from the churchyard gate entrance in the west.
- 3.4. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Church has been classified as Grade 2. The church does not lie within a Conservation Area and is not on the Buildings at Risk Register.
- 3.5. The description of the church in this report assumes it to be traditionally oriented using the liturgical points of the compass, that is with the altar at the East end of the church.

4. Historical Summary

- 4.1. The ruined church was rebuilt in 1849-51³ by John Prichard, however the porch is thought to be retained from the original building with medieval features evident.
- 4.2. The churchyard appears on the tithe map (GRO D917.19) as nearly circular; it was extended several times between 1870 and 1909 and is now irregular in shape, the earlier boundaries have been obliterated.

¹ Source: *The Buildings of Wales: Gwent/Monmouthshire*, John Newman, 2000

² Source: *Listed Building Full Report*, CADW, 2000

³ Source: *The Buildings of Wales: Gwent/Monmouthshire*, John Newman, 2000

5. Summary of Recent Work

- 5.1. We were informed that, there has not been any work completed since the last quinquennial inspection.

6. Review of Site

- 6.1. **Boundary:** Boundary walls to the churchyard are generally constructed in random rubble local stone. This is for the majority well kept, however there are areas that are covered in plant growth and should be carefully removed as far as possible without damaging the boundary wall. The south boundary is partly retaining the adjacent garden with a ten metre long section bulging. In the south east corner some areas are dilapidated.
- 6.2. **Access:** The access is through a gate to the west of the churchyard and the church is approached by an evenly paved pathway. The path is well maintained and clear of any vegetation generally. Similarly, the gate is in a good condition and appears to have contemporary timber element adjacent to the original gate, which is also in good condition. The path is not lit by means of floodlights, an area which should be reviewed for safety of uses in the winter months accessing the church.
- 6.3. **Churchyard:** The church is set within a proportionate well-kept churchyard with tomb stones to the front adjacent to the path leading to the church entrance from the churchyard gated entrance. The churchyard is in the ownership of the church and there are both burials and cremations in the churchyard.
- 6.4. **Grassed area and Vegetation:** The grass between the graves in the immediate precinct of the Church is well maintained. all vegetation within the churchyard has been maintained to a high standard and should continue to do so. Trees are located close to the north face of the church and are restricting air flow, creating a damp environment.
- 6.5. **Tombstones:** Tombstones within the churchyard are in a reasonable condition generally although some are showing signs of subsidence and some headstones are leaning. The stonework is in varying degrees of decay and a thorough survey of the memorials should therefore be undertaken by a specialist company with particular focus on memorials that might present a danger to those using the churchyard.
- 6.6. **Car parking:** There is no provision for vehicle access or car parking within the site, and limited parking on the road to the West side of the church is available.

- 6.7. **Present Condition and Future Development:** The Church building is well looked after by the parishioners. However, there is significant sign of structural movement, and decay in the stonework, both of which are significant. The west gable of the porch presents a DANGER to users of the building and it is recommended the the church should be CLOSED until the gable can be propped and then repaired.

As the church does not have a large congregation the building does not necessarily require expansion. However, many churches are now providing toilet facilities and a small extension would be necessary to provide such a facility. Opportunities may exist on the north and south sides of the Nave as no visible burials are present. An archaeological evaluation would be required followed by a faculty approval.

Review of Exterior

7. Roofs

- 7.1. The Nave and Chancel are under a continuous roof and they are covered with concrete roof tiles. The porch roof is also covered with the same artificial tiles. The life of concrete roof tiles is generally 25 years and they appear to have become weathered and porous.
- 7.2. On the north side there are two raised areas of tile at the eaves in an undulating formation. This is rather unusual and it is difficult to say what has caused it. It may have been some misalignment in the structure which has now been covered up with the new tiles without any attempt to straighten out the structure. It was mentioned in the previous inspection, so is not new. A high level inspection and uncovering the tiles will be necessary to determine the exact cause of this defect.
- 7.3. Some tiles are cracked and cornered and a few were missing, with some triangles also visible. This suggests that the nails are corroding and will continue to lose more tiles. Given the age and problems with the roof it will be necessary to replace all roof coverings with new material, presenting the opportunity to undertake a detailed inspection of the roof structure.
- 7.4. Mortar flashings were noted and some areas are cracked. These should be replaced.
- 7.5. Flashband had been used to cover the drip stones at the bellcote. These are not a permanent solution and should be replaced with lead.
- 7.6. The roof coverings over the porch have opened up owing the severe movement in the structure, particularly at the gable. These are now at risk of water ingress.

8. External Drainage

- 8.1. The building was inspected during a very wet period. There is no gutter system at the eaves. The water runs directly off the roof and onto the ground and sometimes down the walls, particularly on the north side where the lower walls batter out. consequently, the ground is very wet and it has created a very damp environment at low level.

- 8.2. The north side is also lined with thick evergreens planted in a line close to the building and coupled with the water runoff from the roof soaking the base of the walls and creating a damp environment that is/will lead to dampness inside the building. The soft purple sandstone window dressings are decaying badly on the north side of the church.
- 8.3. It is therefore suggested that a system is put in place that will remove the water away from the building as quickly as possible, such as adding metal gutters and down pipes, to gulleys and soakaways. It is also recommended that the evergreen trees be removed.

9. Walls

- 9.1. The walls are constructed of coursed rubble stone masonry with large dressed quoin stones. There are areas of cement pointing, which should be removed and repointed with historic lime mortar. The stone dressings appear to be the same purple/grey stone that is used for general walling. However, they have not weather well, with many window surrounds decayed and split, so much so on the west gable that the window has completely deformed and much is missing. much of the defects are due to the wrong bedding of the stone.
- 9.2. All copings have open joints and some are misaligned owing to movement in the walls below. These parapets will require removing and rebidding with lime mortar. The north and south buttresses are constructed from good squared block stone but the south buttress copings have open joints and are misaligned by movement in the structure.
- 9.3. Much of the general building stone is delaminating with areas of stone peeling from the surface. there are several areas of cement pointing and erosion of the general stonework as a direct result of the inappropriate hard pointing. this can be seen on the west gable of the nave, the north side of the nave and chancel.

9.4. Porch

The west porch gable appears to be leaning out. There are vertical cracks at the masonry corners one of which has opened up by 50mm with the remainder being filled with cement. This in turn has opened up the vertical joints in the roof tiles, and the coping stones are also misaligned. the joints in the Porch trusses have also opened up as a result of the structural movement.

The stone arched doorway is reasonably true but many of the joints are open, probably due to the structural movement.

This has the potential to be very DANGEROUS and is likely to progress to the eventual collapse of the gable. I WOULD RECOMMEND THAT THIS AREA SHOULD BE CLOSED OFF UNTIL AND EMERGENCY PROPPING CAN BE PUT IN PLACE. For a more permanent repair it will need to be tied back to the main structure, using Cintec

ties or similar. This should be inspected by a structural engineer and a detailed specification prepared for this type of repair.

9.5. North Chancel and Nave

The general stone has been stained with streaks of green from excessive and continuous water dripping from the gutterless roof above. Many areas of delamination and cement pointing. The two Nave windows are unusually deeply recessed into the wall, and their stone repairs have been very poor conceived and executed. The east window of the two has been smeared with a light grey cement as a means of consolidating delaminating dressed stone. The same delimitation can be seen on the opposite window jamb. The cement repair is not only ineffective, but also unsightly.

The Chancel window has a badly weathered trefoil head, remnants survive but are precariously hanging on.

Below the windows the wall is battered out and appears to be continuously wet, the adjacent evergreen trees not giving the walls the chance to dry out. There is a slight bulge near the centre section but this does not appear to be serious. This should however be monitored.

9.6. East Chancel

The gable has large areas of cement pointing, also voids and much delimitation of the rubble stone. There is a vertical crack under the east window which is also evident on the inner face. This is due to the structural movement and should be inspected by a structural engineer, but it is likely to be caused by unstable movement. The east window is in good condition with some minor open joints. A lead flashing has been dressed over the arched dripstone.

Copings are twisted on the south slope and have open joints.

9.7. South Chancel and Nave

General masonry is delaminating with mixture of open joints and cement pointing. East window is delaminating where sheets of stone have peeled from the surface. The quoin stones surrounding the south door have split and delaminated, as has the stone threshold step. The stone steps are covered with grass. The four plank wooden door has considerably rotted and the metal strap irons badly corroded and missing in places. The double course of dressed eaves stones appear to be remarkably true and level with virtually no sign of movement, particularly when the roof eaves above is undulating so severely and there appears to be ground movement causing distress to the structure. This suggests that the problem with the roof is not being caused by movement in the supporting walls below.

The single Nave window is in quite good condition, considering the condition of the other windows in the church. The joints are open and should be filled to stop water ingress and to resist movement and the stability of the window.

Above the Nave window the masonry has open joints, whilst further west the rubble stonework has decayed and some areas contain cement pointing. At eaves level where it abuts the gable there are large open joints and the parapet copings are misaligned and have open joints.

The small belcote located above the Chancel arch was inspected through binoculars. The stonework has eroded with much delamination caused by the wrong bedding of the stones and cement pointing. The apex cross appears to be in reasonable condition.

10. Glazing and Ventilation

10.1. Porch

Single light with Perspex glazing and mesh guarding.

10.2. Nave West

2no single light windows with new diamond leaded lights and pointing. No vents (as incorrectly previously noted). Small quatrefoil window in apex with lead light in good condition.

10.3. Nave North

West - 3 light with cinquefoil heads and diamond leaded lights. One new glass quarry and rusted vent, minor bulging of lead lights.

East - 2 light with cinquefoil heads and diamond leaded lights. Much bulging of lead light and rusting vent.

10.4. Chancel North

Single diamond leaded light

10.5. Chancel East

3 light traceried window with new glazing and pointing.

10.6. Chancel South

Single light with new clear glazing.

10.7. Nave South

3 light traceried window with rusting vent. Some glazing is bulging. Mastic has been used to prevent water ingress.

Review of Interior

11. Interior

- 11.1. Bear stone walls of sandstone pointed with cement ribbon pointing. red sandstone dressings around Nave windows, and purple/grey dressing to Chancel Arch and east window. There are various structural movements including over the west door that extends up through the gable to the apex, and in the corners of the west porch gable and kneelers, corresponding to those externally. A large open crack appears under the east window corresponding with the external crack. Various other movements appear to have stabilised but they should all be kept under observation. For more detailed assessment a structural engineer should be engaged.
- 11.2. The Nave consists of 5 no. arched A-framed trusses with two purlins each side with exposed rafters. The timber is stained and there is a certain amount go beetle attack as noted in the last inspection. The arch braced to the east truss are detached from the collar.
- 11.3. The roof/ceiling above the Chancel appears to be plasterboard between rafters. The boards appear to be sagging and have turned grey and patchy. The rafters and trusses appear to be affected by the damp environment showing slight patched of surface mould. This may be caused by the condensation from the damp environment below, and /or water penetrating the roof coverings above.
- 11.4. On the north wall of the Chancel where it abuts the Chancel arch, there is a large damp patch with a green mossy surface. Clearly this has been letting in water for some considerable time, and has created a damp environment. There are electrical cables and a socket fixed to the damp wall which is clearly dangerous. It is recommended that this be terminated immediately by a suitably qualified electrician.
- 11.5. The floors in the Chancel are diagonal clay tiles, which are partly carpeted. Given this level of damp and condensation in the Chancel it is advisable to remove the carpet to inspect the tiled floor and underlay, both of which may be rotting.
- 11.6. The timber floor beneath the Nave pews (south) are rotting. Some broads are now breaking up and the joists are visible below. there was also signs of rot visible in the floor joists. The pews will need to be taken up as will the floor and new timber joists inserted.

- 11.7. A number of stone steps within the church have delaminated and will, in time, present a potential trip hazard.

12. Control of Asbestos

- 12.1. An Asbestos Survey has not been made available and should therefore be carried out. As per information provided to us, no Asbestos was found during the last phase of restoration works completed in 2003 but a report or certification was not available.
- 12.2. **PCC Obligations (Church Care website):** The management of asbestos in buildings is regulated by law. The principal duty that affects churches is the making of a suitable and sufficient assessment as to whether asbestos is or is liable to be present in the premises.

In making the assessment:

- Steps that are reasonable in the circumstances should be taken.
- The condition of any asbestos which is, or has been assumed to be, present in the premises should be considered.
- Account must be taken of building plans and of relevant information and the age of the premises.
- Parts of the premises which are reasonably accessible should be inspected.
- The assessment must be reviewed if there is reason to suspect that the assessment is no longer valid, or if there has been a significant change in the premises.

Where the assessment shows that asbestos is or is liable to be in the premises:

- A determination of the risk from that asbestos must be made.
- A written plan identifying the parts of the premises concerned must be prepared.
- The measures to be taken for managing the risk must be prepared.
- The measures specified in the plan shall be adequate for monitoring condition, ensuring proper maintenance or removal, ensuring that information about the location and condition of asbestos is provided to every person liable to disturb it, and to the emergency services.

The duty holder must record the measures taken to implement the plan; and review it at regular intervals. In the church context, the duty holder is the PCC. These regulations have been in place since 2006, so it is likely that the church will already have an asbestos survey. If not, the HSE guidance says that where premises are small and there is no maintenance work planned, it may be appropriate for the dutyholder to carry out their own assessment inspection. However, if maintenance or repair work is planned, a suitably trained person should be employed. Discuss a suitable way forward with the inspecting architect/surveyor.⁴

⁴ <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

13. Examination of Services

- 13.1. **Electrics:** The Church is serviced by mains electricity. The electrical system has not been tested in the past five years. Surface mounted aluminium trunking has been adopted for the wiring. This does not look appropriate for an historic listed building. the mains switch board is also very visible and unsightly. The north Chancel wall wiring is mounted on a damp wall and could be dangerous.
- 13.2. **Lighting:** this is generally by 4no pendant light fittings in the Nave, supplement by 4no floor mounted gas lamp standards in the Nave. The Chancel is lit with high level spot lights.
- 13.3. **Heating:** 4no aluminium radiant infra-red heaters are fixed to nave walls, and 2no in chancel.
- 13.4. **Water supply:** There is no mains water supply connection to the Church.
- 13.5. **Gas Connection:** There is no gas connection.
- 13.6. **Lightning protection:** There is no lightning conductor system present.
- 13.7. **Security:** There are no security measures in the church, and it is permanently left open for visitors.
- 13.8. **Toilet Facility:** There is no toilets facility in the church.

14. Fire Safety

There are two exits from the church:

- through the west entrance Porch
- through the priest's door in the south Chancel, although this is dilapidated and is not usable.

There is no fire fighting equipment in the Church.

15. Bells

- 15.1. There is a single bell above the roof of the Chancel arch. It has a bell cord running down the east side of the Chancel arch. It is not known if this is in working order.

16. The Disability Discrimination Act

16.1. The Equality Act came into effect on the 1st October 2010 replacing most of the Disability Discrimination Act. It combines a number of pieces of legislation relating to discrimination such as age, race, sexuality, gender, disability, etc. and makes it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services, or the management of premises. The Equality Act 2010 states that, 'service providers' have to take reasonable steps to change practice, policy, or procedure which makes it impossible or unreasonably difficult for a disabled person to make use of its services. Use of premises by a disabled person must be anticipated and not left until the situation arises. It is important that all people are included in the provision of the service.

16.2. An Access Audit has not been made available and should therefore be carried out.

16.3. Approach: There is no dedicated disabled parking. There is a level access through the gate access from street level and the churchyard path is fair and even up to the church entrance.

16.4. Physical Access

1. Generally the ground floor is at the same level internally. Access into the Porch and Nave is level and therefore is easily accessible to wheelchair users, although there is no wheelchair space available. further pews would have to be removed to accommodate such a space.
2. Steps into the Chancel limit access for the disabled. These may need to be highlighted along their nosings to assist the visually impaired users. Wheelchairs do not need to advance further than the steps.

16.5. Sensory Disability

1. There is no induction loop system, or sound enhancement system for the hard of hearing in the church.
2. No Braille or large print hymn books were in evidence.

17. Specialist Inspections Required

17.1. It is recommended that the following specialist investigations and/or reports be commissioned to ensure an accurate survey of the condition of the existing church can be established:

1. An Asbestos Report
2. The electrical installations
3. Structural survey

These should be made available to the inspecting Architect.

17.2. Following the Asbestos report, all areas of asbestos should be clearly labelled by an appropriately qualified asbestos inspector, and if appropriate, removed by a suitably qualified contractor.

17.3. In addition to the above it is also noted that churches often provide suitable environments for Bats. In most churches however, the number of bats is small and often the congregation may not even be aware of their presence.

17.4. Bats and their roosts are legally protected from harm and disturbance. Works such as remedial timber treatment, the installation of floodlighting, structural repairs and roof renovations can be harmful to bats. Various guidance notes therefore exist to help church wardens understand how bats can affect plans for building projects. The principle source being the Bat Conservation Trust which can be found at:

http://www.bats.org.uk/pages/help_and_advice_for_churches_with_bats.html

17.5. Similarly, it is also against the law to disturb nesting birds during the breeding season.

18. Summary of Recommendations

- 18.1. The works required to be undertaken are referenced in the previous text, the costs being estimates of the individual items required to be carried out.
- 18.2. It should be noted that these costs are estimates only, and exclude professional fees, contractor's preliminaries and Vat.

Immediate Repairs to be carried out

Item	Description	Paragraph
1	Provision of telltales to monitor structural movement. Structural engineer inspection	9.4
2	Replace all roof coverings and flashings. Check cause of bulging at south eaves. Allow for structural repair to roof structure.	7
3	Fit new rainwater gutters and downpipes, including new gullies and soakaways.	8, 9.5
4	Take up and rebed all stone copings.	9.2
5	Structural repairs to Porch.	9.4
6	Repairs to stone windows	9.5
7	Remove trees to north of Nave/Chancel.	6.4, 8.2
8	Take up rotten timber floor and replace joists and boards.	11.6
9	Testing of electrical systems by qualified engineer and any safety measures undertaken.	11.4, 13.1
10	Minor anti-beetle treatment	11.2

Repairs within the next 18 months

Item	Description	Paragraph
11	Provision of lightning conductor to Code of Practice	13.2
12	Repoint all stone walls externally and repoint internal ribbon pointing.	9.3-7, 11.1
13	Additional structural repairs - subject to Structural Engineer's advice	9.4-6, 11.1
14	Remove carpets and make good.	11.5
15	Replace ceiling boards in Chancel.	11.3
16	Restoration of eternal doors and ironwork	9.7
17	Renewal of lighting and heating installations (subject to inspection report)	13.2-3
18	Further attention to boundary walls, headstones, trees, etc.	
19	Implementation of DDA measures	

19. Maintenance

- 19.1. Although the measure requires that an architect inspect the church every five years, serious problems may develop between surveys if minor defects, such as displaced tiles or slates, blocked or leaking gutters and down pipes, are left unattended. To avoid this situation it is recommended that the Church Wardens should make, or cause to be made, a careful inspection of the building at least once a year. A number of useful technical advice sheets are also available from the Ecclesiastical Insurance Group.
- 19.2. It is recommended that a Log Book should continue to be kept in the church for the use of the Church Officers and Inspecting Architect as required. It should include all information regarding inspections, and reports, tests on installations, notes of repairs carried out, including dates and costs, etc.
- 19.3. All rainwater goods, once fitted, should be thoroughly cleaned out twice per year and repaired where necessary. Rainwater gullies should be cleaned out, and any drainage runs rodded to ensure efficient flow.
- 19.4. Any electrical system should be tested every five years by a competent engineer. The engineer should carry out an insulation resistance and earth continuity test on all circuits, their report being kept with the Church Log Book. Any alteration or extension of the electrical installation must be carried out by qualified personnel, and a suitable test certificate obtained and kept with the Church Log Book.
- 19.5. Any heating, should be tested every five years by a competent engineer, their report being kept with the Church Log Book. Any alteration or extension of the mechanical installation must be carried out by qualified personnel, and a suitable test certificate obtained and kept with the Church Log Book.
- 19.6. Any lightning conductor should be tested every five years by a specialist engineer in accordance with BS 6651 and the record of the test kept with the Church Log Book. Any alteration or extension of the system must be carried out by a qualified engineer and a suitable test certificate obtained and kept with the Church Log Book.
- 19.7. All ivy, vegetation and lichen should be removed from all external walls, with the ground level around the church kept where possible a minimum of 150 mm below the interior floor level, and all grass and vegetation cut away at least 300 mm from the external face of the walls.

Appendix - I

Listed Building Description

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
24118		II	Designated	12/10/2000	12/10/2000

Name of Property	Address
Church of St John, Llangwm Isaf	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Llangwm	Usk	Llangwm	342901	200653

Street Side	Location
	Situated adjoining Pentre Farm, some 600m N of Llangwm village, and 500m W of Llangwm Uchaf church.

Description

Broad Class	Period
Religious, Ritual and Funerary	

History

Parish church of Llangwm Isaf, situated only some 500m from Llangwm Uchaf church. Recorded from C12, but mostly rebuilt in 1849-51 by Prichard & Seddon, as in 1848 it was said to have been ruined for 100 years.

Exterior

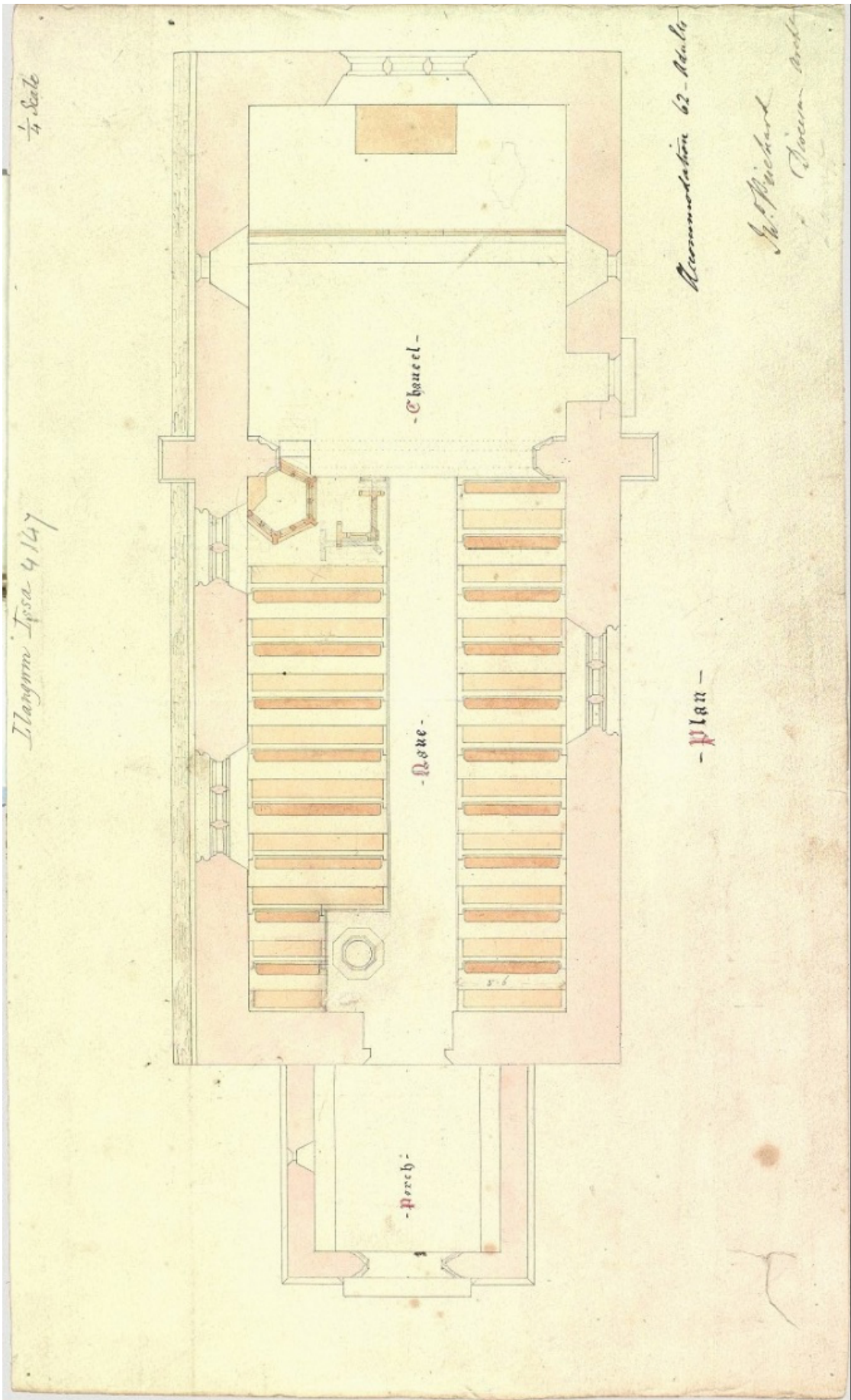
Parish church, purple rubble stone with dressings in pale stone and purple sandstone, and imitation stone tiles to roof. Single chamber with W porch and bellcote on ridge between nave and chancel. Coped gables, cross finials to E gable and bellcote, which has single cusped opening and one bell. All windows and doors apparently C19, perhaps restorations of existing medieval features. W front has pale stone flush quoins, 2 small purple stone eroded cusped lancets, and apex quatrefoil. Large porch has coped gable, similar quoins and finely moulded pointed entry with hoodmould and stone voussoirs over. Moulding is of two ogees with a hollow between and a half-round shaft with simple moulded capitals and chamfered bases, apparently C19 but matching late medieval mouldings at Llansoy. C19 porch roof with arch-braced collar-trusses, pointed chamfered W doorway, with plank door. S side has 2-step buttress between nave and chancel, nave has Perpendicular style flat-headed 3-light window with hoodmould, chancel has narrow Tudor-arched door and single cusped lancet. E end has large pointed Perpendicular-style 3-light window with panel tracery in head, and hoodmould. Quatrefoil light in gable. Pale flush angle quoins. N wall base is battered, possibly medieval, nave has 2 eroding purple stone flat-headed windows similar to that on S side, one 3-light, one 2-light, similar buttress and similar lancet to chancel.

Interior

Exposed rubble stone within with tooled red sandstone surrounds to openings and cambered rear arches. Nave 4-bay roof with arch-braced collar-trusses. Nave and chancel divided by continuously moulded pointed chancel arch in pale stone. Ogee moulding. C19 brass hanging corona above. One step to chancel, which has 3-bay roof similar to nave but with windbracing. Two steps to sanctuary. Sanctuary railing on 4 brass standards. Stalls on S side, 2 benches, one with pierced cinquefoils. Matching litany desk on N side. C19 pews, 5 oil lamps (originally 6) on timber standards. Stone and concrete curved pulpit, designed and made by W.G. Stephens, churchwarden, 1965. High Victorian heavy octagonal ashlar font with deep bowl, moulded beneath, squat shaft and moulded base.

Reason for designation

Included as a well-preserved smaller Victorian rural church with medieval origins.



Note: Sketch Ground Floor Plan (Not to Scale)

Appendix - III

Photographs





(3.) View of the Churchyard and Church in the background, photographed from the road.



(4.) Entrance of the church with even pathway for access route through the grounds which are well maintained



(5.) View of the Porch with signs of major structural movement evident. Note the gable is leaning over, and large crack at corner.



(6.) Stone arched doorway showing open joints likely to be caused by structural movement.



(7.) Water ingress evidence on the exterior walls of the church. Lack of gutter system leading to rainwater running directly off roof down the walls. Also, stone window decay, with cement render over right side of frame.

(8.) The four plank wooden door has become rotten and iron strapping considerably corroded. Steps are mossy, damp and slippery.



(9.) High level Nave windows with delaminating dressed stone. new glass in window and mortared in place with 'pink' mortar. Mains cable routed between glass and stone cill.



(10.) South side of Nave/Chancel showing delaminating stone work, poor quality roof, and rotting door.



(11.) Undulating formation of roof which is likely to be caused by structural movement in the roof structure.



(12.) General view of Bellcote over Chancel arch.



(13.) Internal evidence of water ingress resulting in moss growing on the surface of the wall. Electric cables and fittings can be effected by the presence of moisture. This is dangerous. Electric supply should be isolated from this area.



(14.) Large areas of cement ribbon pointing (internal) and delamination of stone (external).



(15.) Roof over the Chancel. Note the sagging boards between the rafters with grey mottled effect, suggesting dampness above and/or a damp internal environment.



(16.) Internal Chancel arch dividing the Nave and Chancel beyond.



(17.) Internal cracking of the East window in the Chancel caused by structural movement. This needs to be inspected by a structural engineer.



(18.) Internal damage to the timber flooring under the pews. Timber floor joists are also rotten. This area should be closed off as the floor may collapse.

Contact

Architect

Michael Davies
Davies Sutton Architects
Penhevad Studios
Penhevad Street
Grangetown
Cardiff
CF11 7LU

T. 029 2066 4455

E. md@davies-sutton.co.uk

www.davies-sutton.co.uk



BUDGET COSTS

REPAIR WORKS

AT

**ST JOHN'S CHURCH
LLANGWM ISAF
USK
NP15 1HA**



MILDRED, HOWELLS & CO
Construction Cost Consultants
North Hill
7 St. James Crescent
Swansea
SA1 6DP

January 2018

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	Item Total £
	<u>IMMEDIATE REPAIRS</u>						
1	TELLTALE MONITORING, INSPECTION AND REPORT						3,600
a	Set up telltales		Item	800		800	
b	Monitor telltales	4	nr	450		1,800	
c	SE Report		Item	1,000		1,000	
d	General preliminaries and overheads and profit (30%)		N/A				
2	REPLACE ROOF COVERINGS AND REPAIR ROOF STRUCTURE						57,368
a	Renew concrete tile roof coverings with new slate	150	m²	150		22,500	
b	Lead flashings to sloping abutments	32	m	125		4,000	
c	Eaves	34	m	20		680	
d	Ridge	17	m	40		680	
e	Bellcote flashings		Item	500		500	
f	Structural repairs to roof construction		P Sum		10,000	10,000	
g	General preliminaries and overheads and profit (30%)		Item	11,508		11,508	
h	Access scaffold		Item	7,500		7,500	
						60,968	60,968

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	Item Total £
3	<u>IMMEDIATE REPAIRS</u>						
	RAINWATER GOODS AND DRAINAGE						14,855
	a Cast iron gutters	34	m	50		1,700	
	b Cast iron downpipes	20	m	80		1,600	
	c Rainwater gullies	6	nr	75		450	
	d Soakaways	4	nr	1,400		5,600	
	e Drains	20	m	75		1,500	
	f General preliminaries and overheads and profit (30%)		Item	3,255		3,255	
4	g Access equipment/plant		Item	750		750	
	STONE COPINGS						1,248
	a Take up and rebed	32	m	30		960	
5	b General preliminaries and overheads and profit (30%)		Item	288		288	
	STRUCTURAL REPAIRS TO PORCH						24,700
	a Specialist pinning of gable wall, bwic, attendances etc		Item		15,000	15,000	
	b Remedial foundation works		P Sum		2,000	2,000	
	c Temporary support		Item	1,000		1,000	
	d Additional structural repairs etc		P Sum		1,000	1,000	
	e General preliminaries and overheads and profit (30%)		Item	5,700		5,700	
						40,803	40,803

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	
6	<u>IMMEDIATE REPAIRS</u>						
	REPAIR TO STONE WINDOWS						13,260
	a Porch (1nr)		Item	500		500	
	b Nave West (2nr)		Item	NFI		NFI	
	c Nave North (2nr)		Item	7,200		7,200	
	d Chancel North (1nr)		P Sum		1,000	1,000	
	e Chancel East (1nr)		Item	500		500	
	f Chancel South (1nr)		Item	500		500	
	g Nave South (1nr)		Item	500		500	
	h General preliminaries and overheads and profit (30%)		Item	3,060		3,060	
7	TREE REMOVAL						3,900
	a Remove trees to North of Nave/Chancel		P Sum		3,000	3,000	
	b General preliminaries and overheads and profit (30%)		Item	900		900	
						17,160	17,160

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	
	<u>IMMEDIATE REPAIRS</u>						
8	RENEW TIMBER FLOOR (SOUTH CHANCEL)						3,315
	a Remove and refix pews etc		P Sum		500	500	
	b Remove timber floor complete	10	m²	10		100	
	c Skips	1	nr	300		300	
	d New timber joists and boards	10	m²	100		1,000	
	e Decoration	10	m²	15		150	
	f Builders work in connection		Item	500		500	
	g General preliminaries and overheads and profit (30%)		Item	765		765	
9	ELECTRICAL						2,600
	a Electrical Test and safety measures		P Sum		2,000	2,000	
	b General preliminaries and overheads and profit (30%)		Item	600		600	
10	TIMBER TREATMENT						975
	a Minor anti-beetle treatment		Item	750		750	
	b General preliminaries and overheads and profit (30%)		Item	225		225	
	NOTES						
	A No allowance for professional fees, statutory fees, financial contingencies and vat						
						6,890	6,890
		4	(excluding VAT)	Total		125,821	125,821

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	Item Total £
11	REPAIRS WITHIN 18 MONTHS						
	LIGHTNING CONDUCTOR						1,885
	a Lightning conductor installation		P Sum		1,000	1,000	
	b Access equipment/plant		Item	450		450	
	c General preliminaries and overheads and profit (30%)		Item	435		435	
12	REPOINTING STONE WALLS						30,670
	a External stone walls	170	m²	100		17,000	
	b Access scaffold	170	m²	20		3,400	
	c Internal ribbon pointing (20%)		Item	3,400		3,400	
	d Access equipment/plant		Item	750		750	
	e General preliminaries and overheads and profit (30%)		Item	6,120		6,120	
13	ADDITIONAL STRUCTURAL REPAIRS						6,500
	a Structural repairs		P Sum		5,000	5,000	
	b General preliminaries and overheads and profit (30%)		Item	1,500		1,500	
14	REMOVE CARPETS						325
	a Remove carpets from Chancel and make good		Item	250		250	
	b General preliminaries and overheads and profit (30%)		Item	75		75	
						39,380	39,380

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	Item Total £
	<u>REPAIRS WITHIN 18 MONTHS</u>						
15	CHANCEL CEILING						3,071
	a Remove ceiling boards	27	m²	10		270	
	b Skip		Item	300		300	
	c Renew ceiling boards	27	m²	30		810	
	d Decoration	27	m²	15		405	
	e General preliminaries and overheads and profit (30%)		Item	536		536	
	f Access equipment/plant		Item	750		750	
16	EXTERNAL DOORS						5,200
	a Four plank door		Item	3,000		3,000	
	b Other external door repairs		P Sum		1,000	1,000	
	c General preliminaries and overheads and profit (30%)		Item	1,200		1,200	
17	RENEW LIGHTING AND HEATING (SEE ALSO IR 9)						8,450
	a Renew lighting and heating	65	m²	100		6,500	
	b General preliminaries and overheads and profit (30%)		Item	1,950		1,950	
						16,721	16,721

REF	DESCRIPTION	QTY	UNIT	RATE	P SUM	£	
18	REPAIRS WITHIN 18 MONTHS						
	BOUNDARY WALLS, HEADSTONES AND TREES						14,300
a	Remove plant growth from boundary walls		Item	2,000		2,000	
b	Repair bulged South boundary wall		P Sum		2,500	2,500	
c	Repair SE corner wall		P Sum		2,000	2,000	
d	Stabilise headstones		P Sum		2,500	2,500	
e	Additional tree works		P Sum		2,000	2,000	
f	General preliminaries and overheads and profit (30%)		Item	3,300		3,300	
19	DDA MEASURES						2,893
a	Remove pews to provide wheelchair space		Item	750		750	
b	Highlight nosings to Chancel steps		Item	500		500	
c	Induction loop system	65	m²	15		975	
d	General preliminaries and overheads and profit (30%)		Item	668		668	
	NOTES						
A	No allowance for professional fees, statutory fees, financial contingencies and vat						
						17,193	17,193
		3	(excluding VAT)	Total		73,293	73,293



VAT No: 433 11 32 04

UTR No: 65180 02324

Cintec House
11 Gold Tops
Newport

NP20 4PH

01633 246614

Quotation

(All quotations are subject to VAT @ 20%)

Q26337

St John's Church, Llangwm

26 June 2017

Material	Orientation	Hole Diameter	Hole Length	Anchor Length	Quantity	Metreage	Anchors Each	Total Anchor Price	Installation	Man days	Mobilisation	
RB16	Horizontal	50mm	4050	4000	7	28	£249.31	£1,745.17	£3,080.00	8	£240.00	Porch walls
RB16	Inclined	50mm	3450	3400	2	6.8	£209.84	£419.68	£748.00	2	£60.00	Porch gable
RB16	Horizontal	50mm	2250	2200	1	2.2	£137.85	£137.85	£242.00	2	£60.00	Porch gable
Rb12	Horizontal	30mm	1050	1000	8	8	£36.85	£294.80	£680.00	2	£60.00	Porch front
RB10	Consolidation	30mm	800	750	40	30	£24.18	£967.20	£2,550.00	7	£210.00	Main gable
10mm	Consolidation	32mm	350	300	15	4.5	£12.98	£194.70	£382.50	1	£30.00	Porch gable
						Total metres	79.5	£3,759.40	£7,682.50	22	£660.00	£12,101.90
											Welfare van	£530.00
												£12,631.90

Additional:

Price assumes safe and certified scaffold to be provided as required

Price assumes access to a power and water supply will be provided