

SUMMARY

1. Items of utmost urgency

- a. Re-pointing
- b. Lead gutters
- c. Minor running repairs to existing rainwater pipes.
- d. Carry out any recommendations of the electrical report (report not available at time of Inspection).
- e. Check uneven floor in Vicar's vestry.
- f. Re-test lightning conductor.

2. Items which should be completed within the next 18 months

- a. Minor leaded light repairs
- b. Main entrance (west end) path repairs.
- c. Paint gates to south boundary and repair bolts.
- d. Rub down and repaint supporting steelwork and straphangers to bell.
- e. Remove unsightly repairs to polycarbonate protection of stained glass.

3. Repairs which should be carried out during the quinquennium

- a. Repairs to window mullion in organ enclosure.
- b. Remove dead tree from grave yard.

4. Desirable repairs which could be postponed to a future quinquennium

- a. Roof re-slating. Although the roof may last with continued running repairs a case should be made to bring this item forward under one contract with the pointing and lead work renewal.
- b. Boundary wall re-pointing (Unfortunately, a massive undertaking due to the extent of the boundary wall) Either a rolling programme of work to tackle the wall in sections or financial assistance is sought to carry this work out as part of a larger contract.
- c. Re-cover flat felt roofs and flashings at the east end.

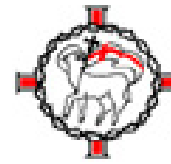
5. Other recommendations

- a. The concrete ramped approach at the west end is rather crude and it is recommended that the general levels of the external paving are lifted in conjunction with relaying the paths to provide a level approach.
- b. The existing radiators are domestic in nature. An improvement to the appearance could be made by painting either matt black or dark brown to match the dado panelling

General comment on the future of the fabric

- a. The external masonry will continue to deteriorate if the issue of pointing is not addressed.
- b. It makes sense to apply for heritage Lottery Funding to assist with the three major items, re-pointing, re-roofing and lead work. Consideration might also be given to including the boundary wall pointing. However, with funding being directed mainly to high level urgent fabric repairs it seems unlikely that this would be successful.

Approximate cost of items 1, 2 and 3 £180,000 inclusive.



St George Stalybridge



Quinquennial Report November 2005 Summary

Scope of the Report

The inspection was undertaken on 4 October 2005 by R A Jackson DipArch RIBA, AABC under the terms of inspection of Churches Measure 1955.

The report is based on the findings of an inspection made from ground level, floor level(s), ladders and other readily accessible positions. Unless otherwise stated the inspection has been purely visual and no enclosed spaces or in accessible parts, such as boarded floors, roof spaces, or hidden timbers have been opened up for inspection.

This report indicates the condition of the building and identifies defects. It does not purport to be wholly comprehensive or to give definite solutions for remedial work. It is a report only. It is not a specification for the execution of work and must never be used for such purposes.

It is not a document for the purpose of obtaining estimates from builders. Professional advice should be obtained in determining appropriate work. Insensitive repairs (even minor repairs) can easily destroy architectural character and inappropriate technical solutions to defects may prove unsatisfactory in the long run or even aggravate the problem

General Condition

The general condition of the exterior of the Church is poor. Previous attempts at re-pointing with incorrect materials and methods have led to classic erosion problems on the external face of the masonry. The problem is relatively longstanding, however, very recent re-pointing has been undertaken on the first lift of the tower and this too has been carried out incorrectly. A hard cement based mortar has been

used in a band or strap technique. In time this will affect the tower masonry in the same way that the general masonry has deteriorated.

In order to rectify the problem and halt this accelerated erosion, **all of the existing re-pointing needs to be removed and the whole Church re-pointed using the correct materials and techniques.**

Lead gutters at high level behind the parapets also require replacing. The gutters have been the source of longstanding leaks. They have been laid in bay lengths too long for the weight of lead, and have been patched and repaired on an 'as needs' basis. The daubing of solar reflective paint and the use of strong cement mortar in the joints of the parapet stones have not helped.

Although the Church is reasonably vigilant in identifying and dealing with maintenance issues **guidance on the correct materials and methods should be taken** rather than to allow well meaning jobbing builders loose on the historic fabric.

The roof, whilst at first glance appears in fair condition, has a large number of tagged slates. Many of the slates have broken or chipped corners and there is a degree of unevenness, particularly on the north side. There have been many running repairs and whilst this will continue to be required the overall conclusion is that **the roof should be re-covered** particularly as scaffolding will be required for pointing and gutter repairs. Economies in scale should be taken by using scaffolding to its maximum benefit.