








Photographs 2012-2017

|    | 2012   | 2014   | 2017  |
|----|--|--|---|
| 1. |   |  |            |
|    | Front Elevation (West)   | Front Elevation (West) – Dampness internally between right main window & buttress. | Front Elevation (West) – Dampness internally between right high level main window & buttress. |
| 2. |  |  |           |
|    | High level stone statue to front elevation.  |  | High level stone statue – no significant defects.   |



Photographs 2012-2017

|    | 2012  | 2014 | 2017   |
|----|---|------|--|
| 3. |  |      |   |
|    | Main entrance - typical condition of all doors                                    |      | Front Entrance – Defective gutter outlet to rainwater downpipe on right.             |
| 4. |   |      |  |
|    |   |      | General view of entrance roof and buttress.  |

Photographs 2012-2017





|    | 2012  | 2014   | 2017   |
|----|---|--|--|
| 5. |  |  |   |
|    | Left Elevation (North)  | Left Elevation (North)   | Left Elevation (North)   |
| 6. |   |  |  |
|    |   |  | Front Left missing key stone above e door.   |

Photographs 2012-2017





|    | 2012 | 2014 | 2017   |
|----|------|------|--|
| 7. |      |      |                     |
|    |      |      | Front left flat roof – Dislodged key stone sitting on roof. Detached lightning conductor left on roof. |
| 8. |      |      |                    |
|    |      |      | Front left flat roof rainwater outlet - stone feature.   |





Photographs 2012-2017

|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 9.  |  |   |   |
|     |  |   | Crack to front left stone feature.   |
| 10. |  |  |  |
|     | Front left and external basement access.   | Front left and basement access. Boxed in communal heating pipework.                 | Front left and basement access. Damage to communal heating pipework boxing.          |




Photographs 2012-2017

|     | 2012  | 2014  | 2017   |
|-----|---|---|--|
| 11. |  |   |   |
|     | Communal heating & hot water system outlet to front left room.                    |   | Damage to communal heating pipework boxing.  |
| 12. |   |  |  |
|     |   | Front Right.  | Front Right.   |

Photographs 2012-2017


|     | 2012 | 2014 | 2017   |
|-----|------|------|--|
| 13. |      |      |                   |
|     |      |      | Side Right Doors – Wet patch to top and bottom right, so may be due to water from flat roof above e. |
| 14. |      |      |                  |
|     |      |      | Side Right Doors – Bottom Right corresponds with water penetration to lobby floor internally.        |

Photographs 2012-2017


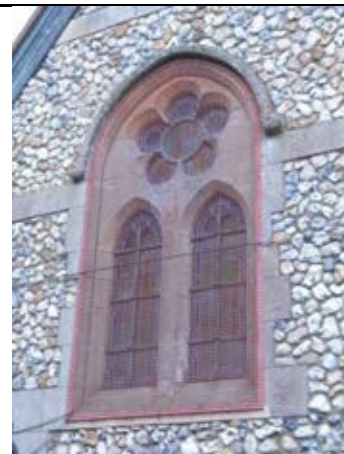
|     | 2012  | 2014  | 2017   |
|-----|---|---|--|
| 15. |  |   |   |
|     | Rear & Right Elevation (East & South)   | Rear & Right Elevation (East & South)   | Rear & Right Elevation (East & South)  |
| 16. |   |  |  |
|     |   | Rear right side door deterioration to base and temporary power supply cables.       | Rear right side door continues to deteriorate at the base.                           |






Photographs 2012-2017

|     | 2012  | 2014   | 2017   |
|-----|---|--|--|
| 17. |    |      |   |
|     | Rear right corner with both rainwater downpipes dislodged at the gutter connection. | Rear right corner both rainwater downpipes dislodged at the gutter connection.         | One dislodged rainwater downpipe has been fixed, but the other has still not been reconnected, which has been leaking since our original survey in 2012. |
| 18. |   |     |    |
|     |   | Rear right corner damage to stonework on buttress due to dislodged rainwater downpipe. | Rear right corner water staining internally and externally due to dislodged rainwater downpipe.  |


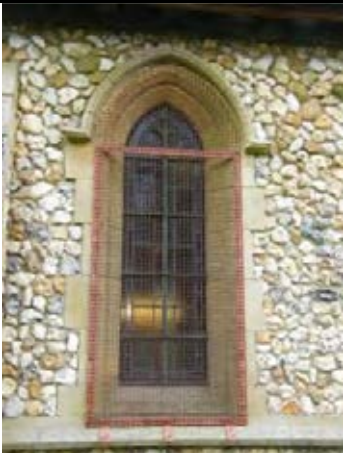


Photographs 2012-2017

|     | 2012 | 2014 | 2017   |
|-----|------|------|--|
| 19. |      |      |   |
|     |      |      | Rear right corner – dislodged rainwater downpipe joint.                              |
| 20. |      |      |  |
|     |      |      | Alter window on East elevation in fair condition.                                    |

Photographs 2012-2017





|     | 2012 | 2014   | 2017   |
|-----|------|--|--|
| 21. |      |  |   |
|     |      | Rear left staining to stonework and failed brackets to rainwater downpipe.         | Rear left staining to stonework and failed brackets to rainwater downpipe.           |
| 22. |      |  |  |
|     |      |  | Rear left failed brackets to rainwater downpipe.                                     |

Photographs 2012-2017






|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 23. |  |   |   |
|     |  |   | Left Side Elevation (North) looking towards front.                                   |
| 24. |  |  |  |
|     | Typical window with steel support, leaded light unit and stone surround.           | Typical window with steel support, leaded light unit and stone surround.            | Typical window with steel support, leaded light unit and stone surround.             |





Photographs 2012-2017

|     | 2012   | 2014   | 2017   |
|-----|--|--|--|
| 25. |  |  |   |
|     |  | Spalling of stonework due to corrosion in steel window supports.                   | Spalling of stonework due to corrosion in steel window supports.                     |
| 26. |  |  |  |
|     | Corrosion to window supporting steel struts.                                       |  | Corrosion to window supporting steel struts.   |




Photographs 2012-2017

|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 27. |   |   |   |
|     | Bitumen type damp proof course (dpc)   |   | Bitumen type damp proof course (dpc) may potentially be ineffective.                 |
| 28. |  |  |  |
|     | Overdue decoration to external joinery.  | Overdue decoration to external joinery.   | Overdue decoration to external joinery. New LED external lighting installed.         |

Photographs 2012-2017





|     | 2012 | 2014 | 2017   |
|-----|------|------|--|
| 29. |      |      |                       |
|     |      |      | Rear & Right Elevation (East & South) from above.  |
| 30. |      |      |                      |
|     |      |      | Right side main roof, clerestory and aisle roof.<br>Numerous patch repairs and staining from roof vents. |

Photographs 2012-2017



|     | 2012  | 2014 | 2017   |
|-----|---|------|--|
| 31. |  |      |   |
|     | Typical oculus window.  |      | Typical oculus window to clerestory.   |
| 32. |   |      |  |
|     |   |      | Front high level flue viewed from above.   |



Photographs 2012-2017

|     | 2012  | 2014   | 2017   |
|-----|---|--|--|
| 33. |  |  |   |
|     | Front high level flue – cracking to stone and dislodged lead flashings.           | Front high level flue – cracking to stone and dislodged lead flashings.            | Front high level flue – cracking to stone and dislodged lead flashings.              |
| 34. |   |  |  |
|     |   |  | View of crack to front high level flue.  |

Photographs 2012-2017

|     | 2012 | 2014 | 2017   |
|-----|------|------|--|
| 35. |      |      |  <p>View of defective flashings to front high level flue.</p> |
| 36. |      |      |  <p>Rear right roofs viewed from above.</p>                  |
|     |      |      |  |

Photographs 2012-2017

|     | 2012   | 2014   | 2017   |
|-----|--|--|--|
| 37. |  |  |   |
|     |  | Cracked and dislodged lead flashing to clerestory on right side.                   | Cracked and dislodged lead flashing to clerestory on right side.                     |
| 38. |  |  |  |
|     | Deformed vent, formed in lead, at high level to the main roof.                     |  | Deformed vent, formed possibly in zinc or lead, to main roof, viewed from above.     |

Photographs 2012-2017

|     | 2012  | 2014   | 2017   |
|-----|---|--|--|
| 39. |  |            |                       |
|     | Debris and vegetation to gutters generally.                                       | Slipped tiles to front right valley gutter and missing tiles likely cause of damp internally | Slipped tiles to right side forward most valley gutter and missing tiles likely cause of damp internally |
| 40. |   |           |                      |
|     |   | Dislodged and broken tile to base of rear right valley gutter.                               | Dislodged and broken tile to base of rear right valley gutter.   |





Photographs 2012-2017

|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 41. |   |   |   |
|     | View of bell tower from rear.  | Rear left view of spire.  | Rear left view of spire.   |
| 42. |  |  |  |
|     | Slipped and missing wood shingles and holes in back boards.                        | Deterioration to timber shingle covering to spire, viewed from front right side.    | Extensive slipped and missing wood shingles, with spire continuing to deteriorate.   |


Photographs 2012-2017

|     | 2012   | 2014   | 2017  |
|-----|--|--|---|
| 43. |  |  |                        |
|     |  |  | Slipped shingles to spire and holes where birds are entering the internal parts.                          |
| 44. |  |  |                       |
|     | Deterioration to lead and timbers, and overdue decorations.                        | Damage to timber slats on lower part of spire, with no protection against nesting.   | Damage to timber slats, with no protection against nesting, deterioration of lead and overdue decoration. |

Photographs 2012-2017





|     | 2012 | 2014 | 2017  |
|-----|------|------|---|
| 45. |      |      |          |
|     |      |      | Steel cross to head of spire and lighting conductor earthing rod. Details missing to cross. |
| 46. |      |      |         |
|     |      |      | Corrosion and breaks in steel brace fixing the cross to the head of the spire.              |

Photographs 2012-2017

|     | 2012  | 2014   | 2017  |
|-----|---|--|---|
| 47. |  |  |                    |
|     | Lead to rear of bell tower and vertical abutment with flintwork.                  | Damaged tiling to base of spire on right side of chapel.                           | Damaged tiling and poor condition of leadwork to base of the spire.                                   |
| 48. |   |  |                   |
|     |   |  | Pivot bar supporting bell is corroding and in poor condition. Weight of bell could cause bar to fail. |







Photographs 2012-2017

|     | 2012   | 2014  | 2017  |
|-----|--|---|---|
| 49. |  |   |            |
|     |  |   | Corrossion to bar supporting the bell in very poor condition.                                 |
| 50. |  |      |           |
|     | Flat roof over front right room with worn solar reflective coating and debris.     | Front Right Room – Flat roof in fair condition in need of new solar reflective coating. | Front Right Room – Substantial ponding to flat roof is causing damage to finishes internally. |

Photographs 2012-2017

|     | 2012   | 2014  | 2017  |
|-----|--|---|---|
| 51. |         |                         |      |
|     | Front Right Room – Poor lead condition with previous repair and missing mortar pointing. | Flat Roofs Generally – Recent roof repairs included sealant to all open joints.                           | Front Right Room – Condition of flat roof is deteriorating.                             |
| 52. |        |                        |     |
|     | Flat roof over front left room with worn solar reflective coating and debris.            | Front Left Flat Roof – Fair condition needing new solar reflective coating and refix lightning conductor. | Front Left Room – Flat roof condition is worsening and will invariably need recovering. |

Photographs 2012-2017

|     | 2012   | 2014   | 2017   |
|-----|--|--|--|
| 53. |   |  |  |
|     | Front Left Room – Various defects including dislodged lead cover flashing.         |  |  |
| 54. |  |       |      |
|     | Typical blocked rainwater gully.   | Rainwater Gullies are poor with defective brick upstands and blockages caused by debris. | Rainwater Gullies are poor with defective brick upstands and blockages caused by debris. |






Photographs 2012-2017





|     | 2012 | 2014  | 2017   |
|-----|------|---|--|
| 55. |      |   |   |
|     |      |   | Pathways to rear have been grubbed up as part of the adjacent development.           |
| 56. |      |  |  |
|     |      | Defective door into basement and debris at the entrance.                            | Defective door and window into basement and debris at the entrance.                  |







Photographs 2012-2017

|     | 2012 | 2014  | 2017   |
|-----|------|---|--|
| 57. |      |   |                     |
|     |      | Basement Room – Dampness to walls and ceiling, with thick wet silt debris to floor. | Basement Room – Dampness to walls and ceiling, with thick wet silt debris to floor.                    |
| 58. |      |   |                    |
|     |      |   | Damp staining to walls. Moisture from boiler may be cause of dry rot to herringbone wood floors above. |

Photographs 2012-2017

|     | 2012   | 2014   | 2017  |
|-----|--|--|---|
| 59. |  |  |                |
|     |  | Main Entrance – Viewed towards front left room.                                    | Main Entrance – Viewed towards front left room.   |
| 60. |  |  |               |
|     | Internal side of main entrance doors.  |  | Extensive dampness to boarded floor in entrance, most likely due to water penetrating under door. |

Photographs 2012-2017




|     | 2012   | 2014   | 2017   |
|-----|--|--|--|
| 61. |  |  |   |
|     |  |  | Dampness to floor boarding by entrance is causing wood rot to adjacent wood flooring.  |
| 62. |  |                                       |    |
|     | Front Left Room – deterioration to walls due to water ingress from flat roof.      | Front Left Room – Damage to wall plaster due to previous water ingress from flat roof. Damp evident to top right corner. | Front Left Room – Damage to wall plaster due to previous water ingress from flat roof. Damp still evident to top right corner, but to lesser extent. |

Photographs 2012-2017


|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 63. |           |   |                   |
|     | Front Left Room – plaster defects due to water ingress from flat roof.                     | Front Left Room – Dampness to flat roof decking above the door into the room.       | Front Left Room – Dampness to flat roof decking above the door into the room.                        |
| 64. |          |  |                  |
|     | View from Front Left Lobby towards door into Front Left Room showing rotten parquet floor. | Front Right Room – Wood rot to parquet flooring above basement boiler room.         | Front Right Room – Dry rot to parquet flooring above basement, possibly due to moisture from boiler. |





Photographs 2012-2017

|     | 2012  | 2014 | 2017  |
|-----|---|------|---|
| 65. |                                    |      |   |
|     | Door to front left room is rotten and wet rot to parquet wood floor.  |      |   |
| 66. |                                   |      |                                   |
|     | Close up of wet rot to Front Left Room floor. Parquet wood floor tiles have bitumen adhesive (may contain asbestos) |      | Close up of potential dry rot to Front Left Room floor. Possible asbestos contained within bitumen flooring adhesive. |



Photographs 2012-2017

|     | 2012   | 2014  | 2017  |
|-----|--|---|---|
| 67. |     |   |                      |
|     | Front Right Room – current water ingress to front corner due to flat roof flashings. | Front Right Room – Dampness to ceiling perimeter and walls.                         | Front Right Room – Dampness to ceiling perimeter may potentially be dry rot and needs urgent attention. |
| 68. |    |  |                     |
|     | Front Right Room – Temporary kitchen.  | Front Right Room – Dampness to front wall.  | Front Right Room – Extensive dampness to front right wall needs urgent attention.                       |

Photographs 2012-2017





|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 69. |         |   |               |
|     | Front Right Room – possible dry rot hyphae within door frame.                            |   | Front Right Room – Wood rot to timber floors around perimeter where against damp external walls. |
| 70. |        |  |              |
|     | Front Right Lobby – damage to wall plaster due to previous water ingress from flat roof. | Front Right Lobby – Dampness around door into front right room.                     | Front Right Lobby – Dampness around door into front right room.                                  |

Photographs 2012-2017

|     | 2012 | 2014 | 2017   |
|-----|------|------|--|
| 71. |      |      |                   |
|     |      |      | Front Right Lobby – Water penetration around door, which may be coming from flat roof above.         |
| 72. |      |      |                  |
|     |      |      | Front Right Lobby – Extensive water penetration around base of door will cause damage to wood floor. |



Photographs 2012-2017

|     | 2012   | 2014   | 2017  |
|-----|--|--|---|
| 73. |   |  |  |
|     | View down nave from entrance towards the altar, with aisles to the sides.          | View from Nave towards Altar.  | View down nave from entrance towards the altar, with aisles to the sides.           |
| 74. |  |  |   |
|     | Lifting parquet wood flooring due to leakage from roof vents at high level.        |  |   |

Photographs 2012-2017



|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 75. |   |   |   |
|     | View of right aisle from altar.  | View of side of chapel into the aisles.   | View of side of chapel into the aisles.  |
| 76. |  |  |  |
|     | View from altar towards entrance.  | View from altar towards main entrance   | View from altar towards main entrance.   |

Photographs 2012-2017

|     | 2012  | 2014  | 2017   |
|-----|---|---|--|
| 77. |  |   |   |
|     | Damp staining to left of stained glass window on front elevation.                 | Damp staining to left and above stained glass window on front elevation.            | Damp staining to left and above stained glass window on front elevation, which has been ongoing since our original survey in 2012. |
| 78. |   |  |    |
|     |   | Deterioration of perimeter walls.   | Deterioration of perimeter walls.  |







Photographs 2012-2017

|     | 2012  | 2014  | 2017  |
|-----|---|---|---|
| 79. |      |   |    |
|     | View from the end of the nave towards the altar.                                      | View from nave to altar.  | View from nave to altar and left chancel.   |
| 80. |     |  |   |
|     | Chancel – right side towards organ. To left of organ is the original electric intake. | View from altar towards organ in right chancel.                                     | Chancel – right side towards organ. To left of organ is the original electric intake. |







Photographs 2012-2017

|     | 2012  | 2014   | 2017   |
|-----|---|--|--|
| 81. |            |  |     |
|     | Chancel is raised above nave and there is a potential risk of falling due to unguarded edge | Dampness to rear external wall behind organ, due to faulty rainwater goods.        | Dampness to rear external wall behind organ, due to previously faulty rainwater goods. |
| 82. |           |  |  |
|     | Aisle side stone steps on both side are in poor condition.                                  |  |  |



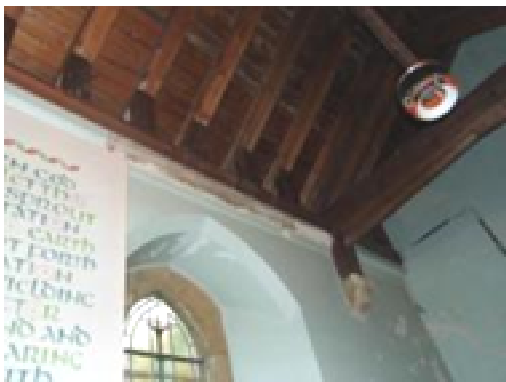

Photographs 2012-2017

|     | 2012  | 2014   | 2017   |
|-----|---|--|--|
| 83. |    |  |   |
|     | Left chapel to chancery with water staining at high level and to window cill beneath.   | Chancel – left side chapel. Damage to wall at high level.                          | Chancel – left side chapel. Damage to wall at high level.  |
| 84. |   |  |    |
|     | Rear right fire exit door –both outer lobby and external doors open in opposite direction to travel and do not have emergency escape ironmongery. |  | Rear left fire exit door – now fitted with emergency escape hardware, although both outer lobby and external doors open in opposite direction to travel. |

Photographs 2012-2017






|     | 2012   | 2014   | 2017   |
|-----|--|--|--|
| 85. |  |  |   |
|     |  | Alter – Dampness to wall in rear right corner, due to faulty rainwater goods.      | Alter – Ongoing dampness to wall in rear right corner, due to faulty rainwater goods identified during our survey in 2012. |
| 86. |  |  |                                        |
|     | Typical window.  |  | Typical window connection to stone surround.   |

Photographs 2012-2017

|     | 2012   | 2014  | 2017  |
|-----|--|---|---|
| 87. |   |   |   |
|     | Typical oculus window to clerestory.   |   |   |
| 88. |  |                        |                       |
|     | Front right aisle – damage to plaster coving from water ingress.                   | Front right aisle – Extensive water damage to wall plaster, coving and underside of timber roof boarding. | Front right aisle – Extensive water damage to wall plaster, coving and underside of timber roof boarding. |







Photographs 2012-2017

|     | 2012  | 2014  | 2017   |
|-----|---|---|--|
| 89. |  |   |   |
|     | Rear right aisle – view towards steps leading up to the rear right fire exit.     | Rear right aisle – Water staining to roof timbers in bottom corner.                 | Rear right aisle – Water staining to roof timbers in bottom corner.                  |
| 90. |   |  |  |
|     |   | Rear right aisle - Staining to roof timbers.  | Rear right aisle - Staining to roof timbers.   |



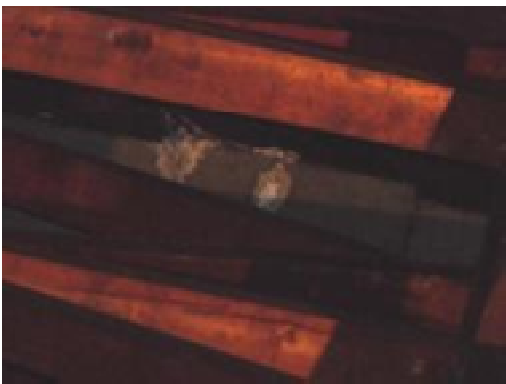

Photographs 2012-2017

|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 91. |   |   |   |
|     | Example of water staining to boarding on underside of aisle roofs.                 | Rear left aisle – Water staining to roof timbers.                                   | Rear left aisle – Water staining to roof timbers.                                    |
| 92. |  |  |  |
|     | Rear left aisle – damage to plaster coving due to water ingress from roof above.   | Rear left aisle – damage to plaster coving from water ingress.                      | Rear left aisle – damage to plaster coving from water ingress.                       |

Photographs 2012-2017

|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 93. |   |   |  |
|     | Roof structure at abutment with front wall.  |   |  |
| 94. |    |  |  |
|     | View of main roof structure to the knave. Towards the top of the photograph you can see the duct linked to the external vents. | Main roof structure viewed from altar (at bottom) towards the entrance (at top).    | Main roof structure with localised areas of minor staining to timber boarding.       |

Photographs 2012-2017


|     | 2012   | 2014  | 2017   |
|-----|--|---|--|
| 95. |   |   |  |
|     | View of one of the ducts linked to the external roof vents.                        |   |  |
| 96. |  |  |  |
|     | Indication of where water leakage is occurring to the roof vent ducts.             | Water staining to underside of vents at high level in main roof.                    | Water staining to underside of vents at high level in main roof.                     |







Photographs 2012-2017

|     | 2012  | 2014 | 2017 |
|-----|---|------|------|
| 97. |    |      |      |
|     | Roof structure at far end of nave under the bell tower.   |      |      |
| 98. |   |      |      |
|     | Close up view of roof structure under left side of the bell tower, with visible whitening to edges of timbers where water is running off. |      |      |

Photographs 2012-2017

|      | 2012   | 2014 | 2017  |
|------|--|------|---|
| 99.  |   |      |                      |
|      | Underside of the roof structure to the chancery.                                   |      | Underside of the roof structure to the chancery with localised areas of staining to the wood panelling. |
| 100. |  |      |   |
|      | Water staining to underside of chancery roof in area beneath the bell tower.       |      |   |

Photographs 2012-2017

|      | 2012  | 2014  | 2017  |
|------|---|---|---|
| 101. |    |   |   |
|      | Redundant original electric intake and distribution board behind organ in chancel.  |   |   |
| 102. |   |  |   |
|      | New temporary power supply (enters at base of door) and distribution board, linked to double sockets, and then extension leads. | Temporary electrical supply and distribution board, with plug based circuits.       | New temporary power supply and distribution board, linked to double sockets beneath, and then onto extension leads throughout the Chapel. |