

CONDITION REPORT 2024



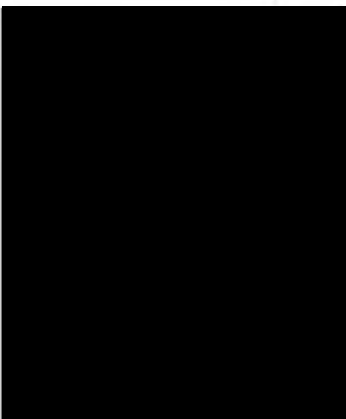
of
HOLBEACH CEMETERY CHAPELS

for
Holbeach Parish Council
Coubro Chambers
11 West End
Holbeach
Lincolnshire
PE12 7LW

Architect:



Date of inspection: 19th June 2024



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**AS HPC IS IN PRE-TENDER STAGES ANY IDENTIFIERS AND
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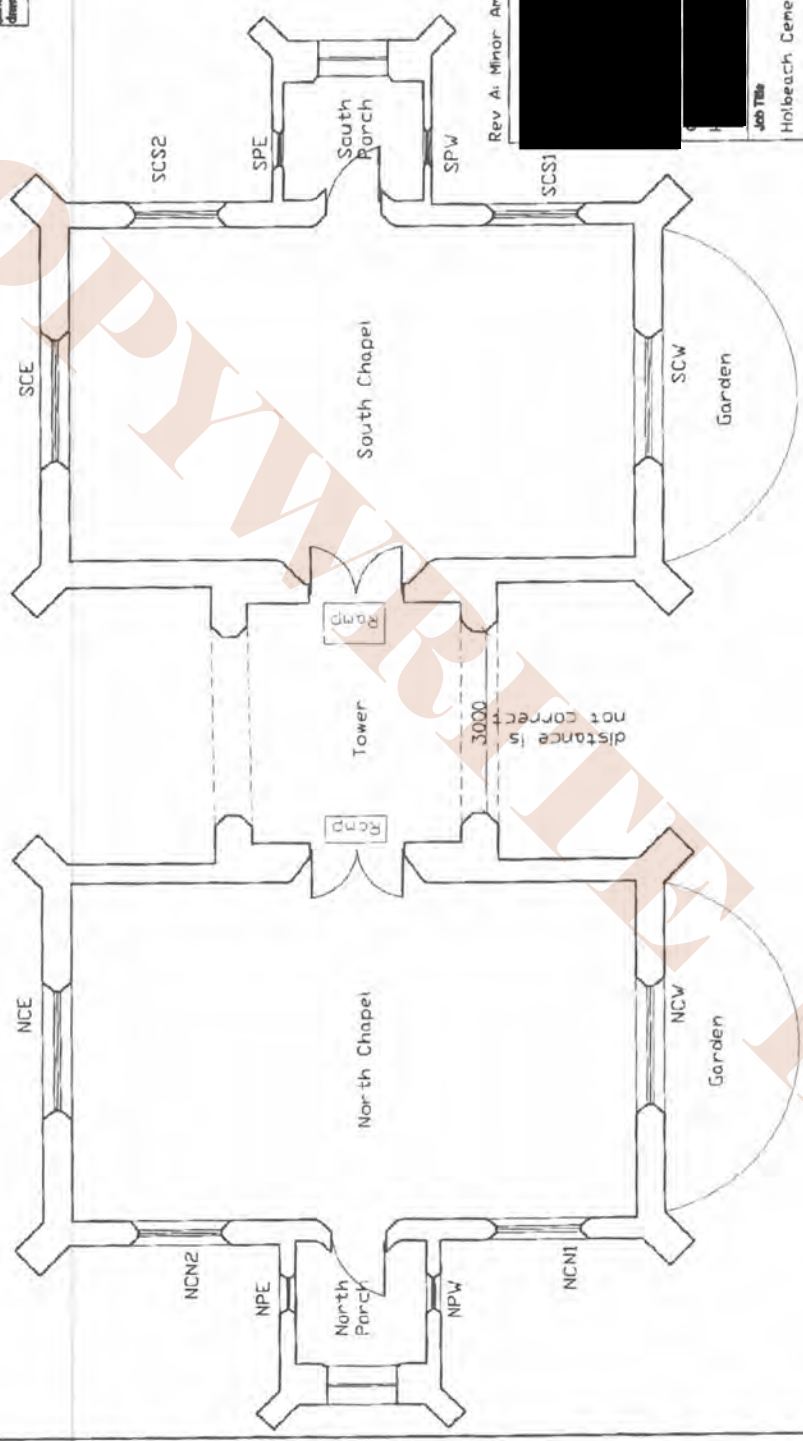
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**CONDITION REPORT: UPDATED 2024
HOLBEACH CEMETERY CHAPELS**

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NOTE 1
 Do not scale from this drawing.
 Confirm all dimensions on site.
 Reiter any discrepancies to the
 Architect before work is put
 in hand. Read the drawing in
 conjunction with the relevant
 schedule of works and other
 drawings.



Rev A: Minor Amendments Dec 2012

[Redacted]

Job Title
 Holbeach Cemetery Chapels, Lincolnshire

Drawing Title
 Floor Plan

Scale
 Drawing No.
 Date
 [Redacted]

**CONDITION REPORT 2024
HOLBEACH CEMETERY CHAPELS**

Key:

- A - Denotes urgent, requiring immediate attention.
 - B - Denotes work which requires attention within 12 months.
 - C - Denotes work which requires attention in the next 18 – 24 months.
 - D - Denotes work which requires attention within five years.
 - E - Denotes a desirable repair or improvement with no timescale or defects requiring reassessment after five years.
 - M - Denotes routine maintenance which may be undertaken without further professional involvement.
 - * - Denotes subject to further examination.
-

Dates of inspection:

19th June 2024

Weather:

Dry, fine, windy.

Those present:

[REDACTED]

Previous inspections:

A condition report was prepared in 2012 by [REDACTED] updated 5th September 2012, 2017 and again in 2020.

A structural engineering report was prepared in 2007 by [REDACTED] consulting as civil engineers.

[REDACTED] prepared a survey and quotation for damp proofing of both chapels in 2008 (not carried out).

A report on the condition with photographs and other information was prepared in 2006 by [REDACTED]

This report should be read in conjunction with the previous reports.

CONDITION REPORT 2020 HOLBEACH CEMETERY CHAPELS

1.0 EXECUTIVE SUMMARY

- 1.1 The roof repairs carried out since the last inspection have saved the building from complete dereliction.
- 1.2 There remains a very large amount of repair work needed. The most urgent is the assessment and removal of ironwork from the tower and spire.
- 1.3 The rainwater goods work is next most important element, followed by the windows.

2.0 WORK UNDERTAKEN SINCE THE LAST REPORT

- 2.1 It can be seen that the south chapel and both porch roofs have been re-slatted. The north chapel south roof has been re-slatted and the north slope slating repaired.

3.0 DESCRIPTION OF BUILDING AND ORIENTATION

3.1 Location and general description of the building:

The chapels are located in the Cemetery on Park Road at the junction with Park Lane, straddling the main east to west path through the Cemetery.

They comprise a north and south chapel each with a vestibule projecting north and south respectively, each space having its individual pitched roof. Between the two chapels is a carriage porch surmounted by a short tower stage and a stone spire. There are double doors from the carriage porch into each of the chapels and a single door from each vestibule into the chapel and thence to the exterior (exterior openings now blocked). There are windows at the east and west ends of each chapel and on the outer facing north/south elevations in each case. The vestibules formerly had openings on the east and west sides now bricked in. The vestibule external doorways have been bricked in. The building is orientated with the carriageway and the chapels on the east/west axis.

- 3.2 **Ordnance Survey Reference Number:** TF 359 249.

3.3 **Materials:**

Construction is generally of a white brick with stone dressings. Roofs of the chapels and of the north and south porches are covered in grey welsh slate cut in decorative patterns. The tower/spire is roofed by stone offsets.

Rainwater goods are generally of PVC although some cast iron remains in places. Windows have stone surrounds/mullions/tracery with leaded glazing within them. Windows are currently boarded up at ground level. The carriageway surface through the centre is of black tarmac with two concrete slopes up to the stone thresholds of the doors.

The interior walls are plastered and painted, the spaces have vaulted ceilings, ribs appear to be of timber and the web of the vaults is of plaster on timber lath, carved corbels appear to be of stone, painted. The north and south porches have red/black floor tiling, the north chapel floor is similarly tiled, the south chapel floor has mid 20th century plastic tiling on a solid floor. There is a black plastic skirting in the south chapel and a hard cement plaster skirting in the south vestibule and the north chapel. A stone lectern and some benches survive in the south chapel, and some panelling and wall benches survive in the north chapel.

The central carriage porch has a vaulted ceiling with stone ribs on stone corbels and a brick web.

There is an electricity supply to the building, entering at the north east corner.

There is a system of rainwater drainage. The central area drains to a catchpit west of the building. Outfalls from the vestibule gutters is not known.

Other inspection chambers along the length of the central path through the cemetery seem to serve ground drainage for the cemetery.

3.4 **Historical Development:** the building is of one date (mid to late 19th century, precise date not known). The south chapel has been given a thermoplastic tile floor finish in the late 20th century. The chapel fell into disuse and the south (Anglican) chapel was deconsecrated in 2008 now being disused. The north chapel is currently used as a store.

3.5 **Stained Glass:** photographs available show that there was once a panel of stained glass in the south chapel but this is no longer present.

3.6 **Bells:** there is a bell in the spire interior, a simple gong type hung from a timber beam on an iron bolt. Chiming is by iron hammer on the outer surface.

4.0 LISTING

4.1 Grade 2.

List entry no: 1064493.

5.0 MAINTENANCE

- 5.1 Guidance to owners on routine annual maintenance and information on grants are given as appendices at the end of the report.

6.0 LIMITATIONS OF THE REPORT

- 6.1 This report is based on an inspection made from the ground and other points of safe access. It is emphasised that the inspection is entirely visual and no enclosed spaces or inaccessible points have been opened for inspection.

This report is not a specification for the execution of works and should not be used as such.

I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and cannot therefore report that any such part of the property is free from defect. No investigations have been carried out requiring exposure work and concealed structural elements have not been exposed.

I have not tested drainage, electrics or lightning protection. I recommend that electrical protection tests be undertaken at least every five years and lightning protection tests every four years and encourage owners to co-ordinate this with a quinquennial inspection report on the building fabric.

The budget costs are "guessed" and are for guidance only for budgeting and grant purposes: they have been updated with general allowances for inflation since the quantity surveyor's costings of 2017. Detailed inspections, specification and builder's estimates based on architect's specifications need to be obtained before firm estimates can be provided, and these will differ from the guessed costs.

Priorities are set out to identify defects in detail (priority A), to secure the fabric in a sound wind and watertight condition externally (priority B) and to repair the interiors (priority C). Priority D work, while not structural in nature addresses ongoing decay of external surfaces. Priority E work will require reassessment after five years, but includes work to reinstate features which have been lost from the building, but whose reinstatement is not absolutely necessary for the wellbeing of the fabric.

REPORT MAIN SECTION

7.0 ROOFS

7.1 **Spire:** octagonal, limestone, with carved finial at apex sitting on open octagonal buttressed stage with stone gablets above each opening. Louvres within the open octagonal stage are of slate and are backed with chicken wire.

7.2 The stone finial at the apex appears sound seen through binoculars from ground level. The surfaces of the spire including the ribs have a covering of lichen and show no substantial signs of erosion. The bed joints are open particularly on the southern side at the level of the apex of the gablets: given the date of the building it would be surprising if there were no ironwork built in and this open jointedness suggests some movement consistent with rusting ironwork. It can now be seen that there is ironwork: it is rusting and blowing the stone surfaces off on the west and north west faces.

7.3 The ironwork present will need to be cut out, budget including scaffolding and allowance for incidental repairs in other places from the scaffold.

7.4 The carved stonework for the gablets is in fair order seen from ground level: in places the stoolings of the apex finials appear to have been cut and the finials rebedded lower down? When high level access is available the stability of these elements should be checked together with the other carved ornament. Allowance for repairs.

7.5 The stonework of the octagon buttress stages is satisfactory. One stone in the SSE buttress lower slope has a marking which may be a crack, slate louvres are becoming thin seen from inside and some renewal with piece repairs of stonework is needed.

ITEM B [REDACTED]

ITEM B [REDACTED]

ITEM B [REDACTED]

[REDACTED]

PRIORITY
B/FWD

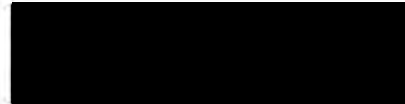


7.6 **Tower stage:** the stone offset bands are arranged in a square pattern with triangular areas at the north east, south east, south west and north west angles in front of the octagon above.

The stonework is satisfactory seen from ground level: there are no signs of any joints opening up which might indicate rusting ironwork. There is light decay to some of the stonework under the cills of the octagonal stage.

The four pinnacles at the corners of this stage are satisfactory seen from ground level apart from minor erosion of the western corner of the north west pinnacle shaft under the carved work and some erosion to the north east face of the south east pinnacle shaft. The latter might indicate a wrongly bedded stone which should be checked at close quarters. In association the stability of the ornament generally to the pinnacles should be checked. Allowance for incidental repairs at 7.3 above

ITEM B



7.7 There are signs of cracking of an eroding bed in the south east pinnacle rectangular shaft. Check when scaffolding is in place, but assume that the top will need to be dismantled and rebuilt, renewing the rectangular section.

ITEM B



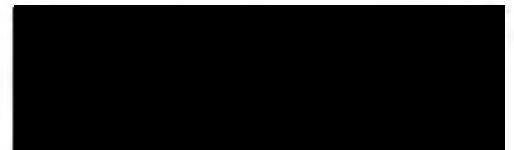
7.8 **North chapel north roof slope:** grey Welsh slate in varying patterns (diamond, fishtail and half round together with plain). Lead cover flashings at abutments with gable copings and lead valley at junction with north porch roof. open timber eaves below with exposed sprockets and slating battens showing (no soffit board). Ridge is of black terracotta roll top type with decorative inserts. The defects seen in 2020 have been repaired and the roof appears to be in sound order. Records should be checked to confirm that the nails are satisfactory.

ITEM B MAINTENANCE

7.9 The lead flashings at the abutments are satisfactory seen from ground level although the lead is in long lengths and has been patch repaired against the east gable with flashband in position. It was not renewed when other roof work was carried out so it is presumed to have been found serviceable in the short term. The roof slope may need re-slating in the next ten years.

ITEM E

7.10 The ridge is in good condition.



PRIORITY BUDGET COSTS
 B/FWD [REDACTED]

- 7.11 **North chapel south roof slope:** access for viewing was available at back gutter level and from ground level. Materials are as for the north slope. Slating is in good order.
- 7.12 The lead back gutter against the tower is satisfactory but the flashing requires pointing or sealing with lead mastic.

ITEM B [REDACTED]

NORTH PORCH ROOF

- 7.13 Grey Welsh slate with slate, square, diamond and fish tail slates and black terracotta roll top ridge with fleur-de-lys inserts. Mortar flashings against the parapet backs, lead stepped flashings against the chapel roof and a lead back gutter against the north chapel roof. The ridge is in good condition. The roof has been re-slating with slates salvaged from the old and is in good order. The lead back gutter, stepped flashings and flashings are sound.

SOUTH CHAPEL ROOF

- 7.14 **South chapel north slope:** condition is good following re-slating.
- 7.15 **South chapel south slope:** slating is in good order having been re-slating. The ridge and the flashings are sound.

SOUTH PORCH ROOF

- 7.16 The slating is grey Welsh, square, diamond and round edged similar to the chapel roof. There is a mortar flashing against the gable and a stepped lead flashing against the chapel wall. The ridge is of black terracotta with roll top and fleur-de-lys inserts.
- 7.17 The condition of all parts is sound following recent re-roofing.

8.0 WALLING:

TOWER

- 8.1 **Tower stage walling:** north elevation: this is largely obscured by the north chapel roof but where visible brickwork is sound. Stonework to the north east buttress capping north west face in the upper part is failing. Renewal excluding access; point open joints and the brickwork adjacent.

ITEM B [REDACTED]

C/FWD [REDACTED]

PRIORITY
B/FWD



8.2 There are iron bands on the north and south faces connected to iron rods which run through the tower. The centre rod is let into the floor at this level and is visible; the two end rods are set into the walls and are rusting, causing damage to the internal brickwork. The rods and bands should be renewed, subject to a structural engineer's advice.

For engineer's advice.

ITEM B



8.3 For renewal, including allowance for temporary bracing of the structure during renewal.

ITEM B



8.4 **East elevation:** the brickwork in the upper panel is spalling in places, generally this is not significant but there are sundry bricks which should be cut out and renewed if access is available.

Budget for renewal based on approx. 50 bricks.

ITEM B



8.5 The stone offset below is sound. Triangular brickwork panels below that are satisfactory. The stonework of the gable is satisfactory: there are lead flashings over the face and stepped flashings in the brickwork which appear satisfactory. Brick walling below this level down to chapel eaves is in fair condition: point minor movement cracks north and south of the arch and the horizontal joint which seems to relate to the buried ironwork.

ITEM B



8.6 The stonework of the north east buttress is satisfactory subject to the defects at the head noted above. The south east buttress requires pointing and one quoin in the top stage at the north east corner should be renewed.

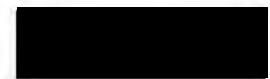
Budget excluding access.

ITEM B



8.7 The north east corner kneeler shows minor movement away from the walling and there is some small scale cracking below that suggesting a past movement. There is no obvious sign of movement in the fabric at the vault in this corner inside the carriage porch. Ordinarily this might be kept under review but if the building is to be put into a reliably sound state cut out defective bricks and fit tie bars or other restraining mechanism (movement also shows in the north wall face at the corner).

ITEM B



C/FWD



		PRIORITY	BUDGET	COSTS
		B/FWD		
8.8	The brickwork on the north side below chapel eaves level has suffered from water running down from the gutter and the panel requires repointing.			
		ITEM	B	
8.9	The panel on the south side is satisfactory.			
8.10	Tower south elevation: the brickwork where visible from ground level, (the south chapel roof obscures view) is in fair order. There is spalling of bricks in places. Minor pointing is required to some joints together with the removal of plant growth, renew approx. 50 bricks.			
		ITEM	B	
8.11	The wall is rendered where not visible from below. Render is in poor order seen from a ladder at the eaves west of the tower; re-render in association with tower repairs.			
		ITEM	B	
8.12	West elevation: the brick panel in the upper part is in fair order. There is spalling of the brick faces in places and it is possible that the problem here and elsewhere is exacerbated by pointing up in a cement rich mortar. If funds could be found for a general repointing at this level the longer term survival of the brickwork could be much better achieved.			
		ITEM	E	
8.13	The stone offset below this panel is in fair order: there have been some past piece repairs. The brick triangular panels below are in need of repointing.			
		ITEM	B	
8.14	The stone coping of the gable and the lead flashings are sound. The brickwork of the gable is in fair order: there is occasional spalling of bricks. There is hairline cracking on the northern side above the carriage porch north jamb. There are no obvious signs of movement internally at this point. Ordinarily this might be kept under longer term review but to achieve reliably sound fabric as part of a major repair project, stitch across the brick joints with associated pointing.			
		ITEM	B	
8.15	The stonework of the north west buttress is in fair order seen from ground level. Minor pointing is needed to the base. The south west buttress is in need of pointing to exclude rainwater.			
		ITEM	B	
		C/FWD		

PRIORITY
B/FWD



8.16 The brickwork on the west face from chapel eaves level down to ground has spalled in places, possibly due to the later cement rich mortar pointing. Minor brick renewals/pointing are needed at the base where bricks have failed on the north and south piers.

ITEM B



8.17 **North and south elevation gables:** oblique views of the stonework from ground level and from the valleys above the chapel roof suggest this is sound but it needs to be checked at closer quarters and the remaining brickwork below when access is available at high level.

ITEM B



NORTH CHAPEL EXTERNAL WALLING

8.18 **North elevation east of porch:** brickwork is in fair order, stone window cill level offset and plinth offset are satisfactory. There has been minor movement above the window and joints here require wedging and pointing.

ITEM B



8.19 **North elevation west of porch:** the brick surfaces and the stone offsets are generally satisfactory but there has been past movement above/to the east of the window opening. This has been pointed in the past in cement mortar which has cracked. Cut out and repoint in lime mortar.

ITEM B



8.20 **East elevation:** the gable stonework is satisfactory; the apex detail suggests there may have been a cross here in the past but this is no longer extant. The brickwork including the two angle buttresses is generally sound. There has been minor spalling in places due probably to later cement based mortars. None of the spalling has a structural implication at this stage but one brick on the east elevation below the window south jamb should be cut out and renewed and there is some pointing needed to the east corner of the north east buttress and to the south east at plinth level (with brick renewals).

ITEM B

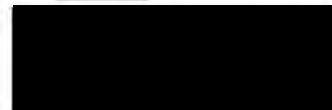


8.21 The stone offset below the window cill and stonework to the plinth and buttresses is generally sound except for some loss to the north east face of the south east buttress plinth offset: the short length of stonework is in need of renewal here and on the plinth under the window.

ITEM B



C/FWD



		PRIORITY	BUDGET	COSTS
		B/FWD		
8.22	North chapel south elevation east of tower: the brickwork to the area east of the tower is in fair order: there has been minor past movement at the south east corner which has been pointed. The joints require raking out and repointing.			
		ITEM	B	
8.23	The stonework to the upper level offset is in fair order: there is minor decay in places. The plinth stonework is generally sound but two sections have spalled and should be renewed: point up plinth generally.			
		ITEM	B	
8.24	South elevation west of tower: stonework of the cill level offset and the plinth is satisfactory apart from minor spalling. Brick surfaces are generally sound: there is minor spalling at plinth level. Renew one length of plinth offset stone on the south west buttress south east face.			
		ITEM	B	
8.25	There has been minor movement at the south west corner and this again requires cutting out and pointing.			
		ITEM	B	
8.26	There is evidence of minor diagonal cracking in the brick courses in the middle of the wall at about the level of the head of the buttress: this should be pointed also in association.			
		ITEM	B	
8.27	North chapel west elevation: the stone gable coping is satisfactory. The decorative element to the apex has again been lost. Brickwork is in reasonable order generally: there has been some spalling of the plinth stages of the two angle buttresses. Planting beds obscure much of the west elevation below plinth level and a detailed comment is not possible at that point, but some pointing is obviously needed including refacing the south west buttress plinth.			
		ITEM	B	
8.28	There has been some movement between the lower window head and the upper trefoil opening. This does not extend into the walling above: rake out and point. Point up the gap between the brickwork and the south west gable kneeler stonework and the small amount of cracking above in association.			
		ITEM	B	
8.29	Poison and remove ivy.			
		ITEM	B	
		C/FWD		

PRIORITY	BUDGET	COSTS
B/FWD		

NORTH PORCH WALLING

8.30 **North porch east elevation:** the brickwork is satisfactory, stone offset at plinth level is sound. The brickwork inserted on the site of the former opening is unsightly and the mortar of cement but there is no structural defect.

8.31 **North porch north elevation:** the apex stone and the upper part of the stone coping of the gable are satisfactory. On the east side the lower two parts of the coping have delaminated and are in need of renewal. These are not integral with the kneeler and can be doweled on.

ITEM	B	
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8.32 The west slope coping lower half has been made up in concrete and should be renewed in stone. Part of the coping above has delaminated in the past; since other work is to be carried out here this should be renewed and doweled back onto the kneeler stone of which it forms a part.

ITEM	B	
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8.33 The brickwork is generally satisfactory including the two angle buttresses although a small patch of crude cement mortar repair on the north east face of the north west buttress and some pointing in cement mortar on the north east face of the north west buttress should be cut out/pointed to preserve the adjacent fabric, together with renewing decaying bricks.

ITEM	B	
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8.34 A small piece of stone plinth moulding requires renewal on the south west face of the north west buttress plinth.

ITEM	B	
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8.35 **North porch west elevation:** brickwork and the stone plinth are sound. The infill on the site of the former opening is as for the east elevation.

SOUTH CHAPEL EXTERNAL WALLING

8.36 **South chapel north elevation east of tower:** the brickwork and the cill level offset stonework are generally satisfactory. Stonework of the plinth offset has been rendered up at some stage and this is slowly failing. This should be renewed.

ITEM	B	
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8.37 There has been minor movement at the upper east end of this wall between the head of the buttress and the eaves: rake out and point up.

ITEM	B	
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C/FWD		
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		PRIORITY	BUDGET	COSTS
		B/FWD		
8.38	South chapel north elevation west of tower: the brickwork is in fair order. There is minor spalling at low level. There are small signs of past movement at the upper west corner: rake out and point.			
		ITEM	B	
8.39	The stone offset at window cill level has been made up in concrete in one position: this is structurally sound but will fail in due course (it is already sounding hollow and cracking away from the fabric above). Renew this completely, in association with other stone renewals.			
		ITEM	B	
8.40	The plinth at low level has been partly made up in concrete and there is erosion also. Renew, to preserve the fabric.			
		ITEM	B	
8.41	South chapel east elevation: the gable stone coping is in fair order. The apex has lost its detail as elsewhere. One coping stone on the south slope has lost its upper surface (noted in 2020) but there is no fresh loss of surface and this does not pose an urgent repair need.			
		ITEM	E	
8.42	The brickwork of the east elevation is in reasonable order above window cill level: there are signs of some pointing having been carried out between the lower and the upper window openings but this has not reopened. The stone offset below the window cill has failed in places although none of it has eroded behind the front face of the brickwork below. As such renewal is not a pressing matter. It is not clear whether the offset of the plinth at low level is stone or made up in mortar due to the amount of lichen but there are no obvious signs of failure except for minor spalling towards the north end. The plinth offset to the north east buttress north west face has been rendered up and this is slowly failing: renew in association with adjacent north walling, point up and renew defective brickwork under.			
		ITEM	B	
8.43	Brickwork below window cill level has been patched with cement in places on the main elevation and particularly so to the south west buttress. While this is all structurally adequate, it poses a longer-term threat to the adjacent fabric and bricks should be cut out and renewed where rendered over (internal damp/salt problems will relate to this in part).			
		ITEM	B	
8.44	Brickwork behind the water butt is quite open jointed due to past overflow and this should be pointed.			
		ITEM	B	
		C/FWD		

	PRIORITY	BUDGET	COSTS
	B/FWD		
8.45			
	ITEM	B	
8.46			
	ITEM	B	
8.47			
	ITEM	B	
8.48			
	ITEM	B	
8.49			
	ITEM	B	
8.50			
	ITEM	B	
	C/FWD		

		PRIORITY	BUDGET	COSTS
8.51	South chapel west elevation: the stone coping is generally satisfactory: again the apex detail has been lost. There has been some delamination in one place on the north face but the stone here is covered with lichen/dirt similar to elsewhere and there was no ongoing erosion (noted in 2020). Brickwork above window cill level is satisfactory apart from minor cracking above the lower window head: rake out and point.	B/FWD		
8.52	Brickwork below the window cill level is partly obscured by plants. It can be seen that a damp proof course has been injected above the plinth and there is a substantial amount of cement pointing which has caused loss of some of the brick faces. For the better preservation of the building rake out and repoint here although this will bring forward the renewal of a substantial number of bricks.	ITEM B		
8.53	The stonework of the cill level offset and the plinth offset are satisfactory as far as plants permit inspection. Stonework of the two angle buttresses is satisfactory. There is a loss of brick surface due to the hard cement mortar: rake out and point at plinth level at least to promote better drying at low level in association with the west wall work, with brick renewals.	ITEM B		
	SOUTH PORCH WALLING			
8.54	South porch east elevation: brickwork is in fair order: there has been a damp proof course injected above the plinth offset. There is minor spalling above and below the plinth offset. The stonework of the offset is failing in the northern part: the southern part appears to be made out of render? In the northern part this is now eroding back beyond the front edge of the brickwork and should be renewed.	ITEM B		
8.55	South porch south elevation: the apex stone retains its decorative feature, in this case a Catherine wheel. The east coping is satisfactory, the west coping has a crack in one stone and another is spalling although lichens cover this. The lower coping stone has a later hook type strap holding it to the kneeler and the relative position of the coping stone to kneeler suggests there has been some past movement here. Rake out and point the open perpend joint of the west coping, renew the cracked coping stone, drill and dowel fix the lowest coping stone and remove the hook which appears to be of galvanised mild steel and will rust eventually causing substantial damage.	ITEM B		
		C/FWD		

		PRIORITY	BUDGET	COSTS
		B/FWD		
8.56	The brickwork to the south elevation generally is in fair order: rake out and point up movement cracking above the door head and adjacent to the buttress.			
		ITEM	B	
8.57	The walling at low level has been injected with a damp proof course and there has been much pointing in cement mortar causing brick faces to spall. To relieve the drying pressure on the brick faces, rake out and point the plinth and in association remake brickwork where crudely rendered on the south west buttress face, renew failing bricks on the south east buttress north east and south east faces.			
		ITEM	B	
8.58	The stonework to the buttress offsets is in fair order. Plinth stonework is in poor condition particularly to the east of the door and west of the door through to the west re-entrant to the buttress of the west wall. Cut out and renew the stonework here.			
		ITEM	B	
8.59	South porch west elevation: the brickwork is in fair order: there has been a damp proof course injected above the stone plinth but mortar below does not appear to be particularly cement rich and the spalling problems have not occurred as elsewhere. Rake out and point up minor movement crack in the upper south corner.			
		ITEM	B	
8.60	The common brick infill on the site of the former opening again is cement pointed and is unsightly but is not structurally defective.			
8.61	The plinth offset stonework is failing generally on this elevation: renew in association with other stone renewal.			
		ITEM	B	
9.0	WINDOWS AND DOORS			
	TOWER			
9.1	Spire: the stonework and louvres and chicken mesh to the eight openings in the octagon are satisfactory as far as can be seen from ground level and from inside. Check and reset any loose louvres from inside (see also 7.5 above).			
		ITEM	B	
9.2	Tower north opening: the stone surround of the door (above the north chapel roof) is in poor order. Renew chicken wire mesh fixed to the door in stainless steel. Renew defective stonework. Supply and fix access ladder to the wall below.			
		ITEM	B	
		C/FWD		

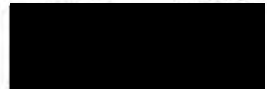
		PRIORITY	BUDGET	COSTS
		B/FWD		
9.3	Tower east window: the stone surround is satisfactory seen from ground level, glazing is in poor order: renew.			
		ITEM	B	
9.4	Tower south opening: the stone surround is in poor order; renew and relead the glazing.			
		ITEM	B	
9.5	Tower west window: stonework is satisfactory seen from ground level, glazing is poor: re-lead.			
		ITEM	B	
9.6	Tower east arch: the label mould and the stonework generally is satisfactory at high level, the south label stop has been replaced with a stone block in the past which is sound, and the north label stop is slightly decayed but is still extant: the renewal of the leaking gutter above would help to preserve this. The stonework of the south pier is generally satisfactory: there is vertical cracking from plinth up to approximately 2 metres above ground level which should be stitched through the stone joints, with some stone renewal on the west face.			
		ITEM	B	
9.7	The stonework on the north pier is reasonably sound, but again there is cracking in need of stitching. At the base the stonework is decayed and brickwork is also in poor condition having been rendered up with cement. This should all be renewed in association with stitching. For stitching, stone renewal and brick renewal at the base.			
		ITEM	B	
9.8	Allow for some additional renewals and possible buried iron cramps needing renewal in both piers.			
		ITEM	B	
9.9	Tower west arch: the label mould is satisfactory, south label stop has been renewed as a block which is sound. The north label stop appears sound from ground level, the jamb stonework is generally satisfactory but some stitching is needed to the north pier and rather more to the south. In association renew one quoin stone to the south where decayed: this may bring forward renewal of the adjacent stones and therefore the budget could be quite high. Stitch north pier.			
		ITEM	B	
9.10	Stitch south pier.			
		ITEM	B	
		C/FWD		

		PRIORITY	BUDGET	COSTS
		B/FWD		
9.11	South pier stone renewals, possible iron cramps; renew.	ITEM	B	
9.12	South pier plinth north west face has been patched with cement, renew the stonework and brickwork here.	ITEM	B	
NORTH PORCH OPENINGS				
9.13	The window openings are no longer extant on the east and west sides and have been bricked up. If desired new openings could be provided: research would be needed on the detail of the old openings or a new design based on precedents elsewhere.	ITEM	E	
9.14	North gable high level opening: the stonework is in fair order; glazing is in need of renewal.	ITEM	B	
9.15	North porch north doorway: the stone surround and its two label stops are in fair order. Label joints need pointing.	ITEM	B	
9.16	The doorway has been infilled with concrete block and the threshold covered over with concrete to discharge water. Ideally this should all be removed and the door put back. At present it is structurally sound however.	ITEM	E	
9.17	The stone lower step has come away from the doorway and requires resetting if this is to be reused as a doorway.	ITEM	E	
NORTH CHAPEL WINDOWS				
9.18	North window NCN1: two lights with stone cill, mullion, jambs, tracery and clear diamond quarries in lead cames.			
9.19	Stonework is satisfactory seen internally, glazing is in need of re-leading. New guards will be needed in association externally.	ITEM	B	
9.20	Stonework is satisfactory seen externally, point up with label and window head joints.	ITEM	B	
		C/FWD		

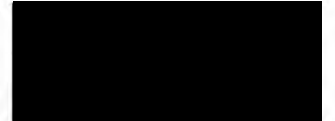
		PRIORITY	BUDGET	COSTS
		B/FWD		
9.21	North window NCN2: two lights with stone cill, mullion, jambs, tracery and clear diamond quarries in lead cames.			
9.22	Stonework is satisfactory seen internally, glazing is in need of re-leading. New guards will be needed in association externally.			
		ITEM	B	
9.23	Stonework is satisfactory seen externally, point up head joints.			
		ITEM	B	
9.24	East window NCE: three lights with stone cill, jambs, mullions and tracery, glazing clear diamond quarries in lead cames.			
9.25	Stonework is satisfactory seen externally. Stonework is satisfactory seen internally: re-lead glazing and provide guards externally.			
		ITEM	B	
9.26	High level east opening: the stonework and bird mesh are in fair order seen from ground level. The glass has now been lost: reinstate.			
		ITEM	B	
9.27	West window NCW: three lights with stone cill, jambs, mullions and tracery, glazing clear diamond quarries in lead cames. Stonework is satisfactory seen externally. Stonework is satisfactory seen internally: re-lead glazing and provide guards externally. Point up movement in tracery.			
		ITEM	B	
9.28	High level opening: stone surround is satisfactory, bird mesh is in fair order, glazing is in poor condition, re-lead.			
		ITEM	B	
		ITEM	B	
	SOUTH CHAPEL WINDOWS			
9.29	East window SCE: three lights with stone cill, jambs, mullions and tracery, glazing clear diamond quarries in lead cames. Timber two light casements provided in the centre light at cill level. Re-lead glazing, remove the timber casement and provide a steel framed casement of traditional design.			
		ITEM	B	
9.30	Stonework is in reasonable order seen externally: point up the open joints above the two label stops.			
		ITEM	B	
9.31	Clean off flaking paint finishes internally.			
		ITEM	B	
		C/FWD		

	PRIORITY	BUDGET	COSTS
	B/FWD		
9.32	High level east opening: the stone surround is satisfactory seen from ground level, glazing appears poor and in need of re-leading seen from ground level: the stone cusps have been made from mortar and may require remaking after removing the glazing.		
	ITEM	B	
9.33	South window SCS1: two lights with stone cill, mullion, jambs, tracery and clear diamond quarries in lead comes. Stonework is satisfactory seen externally but point the open joint in the head. Stonework is satisfactory seen internally, glazing is in need of re-leading. New guards will be needed in association externally.		
	ITEM	B	
9.34	South window SCS2: two lights with stone cill, mullion, jambs, tracery and clear diamond quarries in lead comes. Stonework is satisfactory seen internally, glazing is in need of re-leading. New guards will be needed in association externally. Point the open joints in the head outside.		
	ITEM	B	
9.35	West window SCW: three lights with stone cill, jambs, mullions and tracery, glazing clear diamond quarries in lead comes. Timber two light casement provided in the centre light at cill level. Re-lead glazing, remove the timber casement and provide a steel framed casement of traditional design.		
	ITEM	B	
9.36	South chapel west SCW window stonework: this is satisfactory seen externally. There is a minor bed/crack in the north jamb (hidden by plants at the inspection): point up if open and then keep under review.		
	ITEM	B	
9.37	Clean off flaking paint finishes off the stonework internally.		
	ITEM	B	
9.38	South chapel west elevation; high level opening: the stone surround and bird mesh is satisfactory, glazing is in poor order: re-lead.		
	ITEM	B	
SOUTH PORCH OPENINGS			
9.39	South porch east and west: the two openings have been removed and bricked up. These could be put back in due course.		
	ITEM	E	---
	C/FWD		

PRIORITY BUDGET COSTS
B/FWD



9.40 **South porch south doorway:** this has been bricked up, the stone threshold has not been interfered with. Condition of the bricking in and the thresholds is reasonable. The stone surround has been partly lost on the west side the first stone above the springing: piece in here to make good. The east jamb at mid-level and at the springing is cracked and piece repairs are needed.

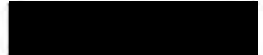


ITEM B

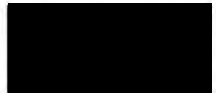
9.41 Reinststate the door.

ITEM E

9.42 **South porch high level opening:** the stonework is satisfactory seen externally, leaded glazing can just be seen in the back of the opening: assume this needs re-leading, given the condition of other glass elsewhere.



ITEM B



10.0 RAINWATER DISPOSAL AND DRAINAGE

RAINWATER DISPOSAL

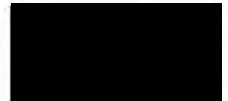
TOWER

10.1 There are no rainwater goods as such: the water is discharged down the walls or into the back gutters with the chapels and thence to the chapel eaves gutters.

NORTH CHAPEL

10.2 **North eaves to the west of the porch:** grey uPVC eaves gutter and downpipe joining the downpipe from the porch east eaves. Condition is poor; renew.

ITEM B



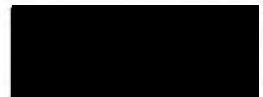
10.3 **North eaves east of the porch:** grey uPVC eaves gutter which is taken around the east elevation to discharge in a PVC hopper and downpipe and thence to a water butt at ground level. Cast iron offset over the plinth survives, green painted. This gutter is partly supported off the boarding for the window and obviously is not an historic feature: the north east eaves should be provided with new gutter and downpipe discharging into the gulley adjacent to the porch. The **east side gutter** should be removed and alternative provision made for collecting water for flowers. Renew the north gutter and downpipe.

ITEM B



10.4 The **south eaves east of the tower** requires a new gutter and downpipe with new gulley at ground level (disturbance at ground level suggests there may have been a drain in this position as on the west side).

ITEM B



C/FWD



PRIORITY BUDGET COSTS

B/FWD



10.5 **South eaves west of tower:** grey uPVC eaves gutter, in poor condition, renew. The downpipe is of cast iron with hopper head and offset over the plinth: this requires removing, repainting and refixing. One length should be renewed due to defective foot and collar: the whole pipe requires renewing for budget purposes.

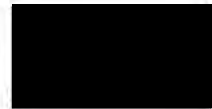
ITEM B



NORTH PORCH RAINWATER GOODS

10.6 **East:** eaves gutter has been removed (presumed broken). It fed water into pipe also picking up the north chapel north east gutter and thence into the top of a salt glazed pipe projecting from the ground for the drain. Renew with the chapel gutter and pipe adjacent.

ITEM B



10.7 **West:** grey uPVC gutter discharging into cast iron hopper head and then to grey uPVC pipe into the ground. Renew, including hopper and pipe. Adjust detailing to pick up water from the north chapel north east eaves.

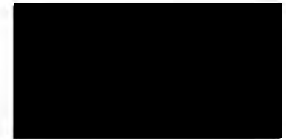
ITEM B



SOUTH CHAPEL RAINWATER GOODS

10.8 **South chapel north eaves west of tower:** grey uPVC gutter with swan neck and PVC pipe discharging into cast iron pipe and offsets directly into ground. The PVC should be renewed in association with re-roofing, the cast iron is in poor condition with cracks and past patching. Renew.

ITEM B



10.9 **South chapel north eaves east of tower:** grey uPVC gutter returning along east elevation to a grey uPVC hopper and downpipe into a water butt. The elevation is also crossed by a pipe from the south east eaves. Remove this completely, provide new gutter for the north east eaves with downpipe discharging into new drain below.

ITEM B



10.10 **South chapel south east eaves:** grey uPVC gutter returning around the east elevation as noted above. Renew in durable materials in association with window work, provide new rainwater pipe in this drain adjacent to porch.

ITEM B

10.11 **South chapel south west eaves:** grey uPVC gutter and pipe, with the pipe discharging into the porch west eaves pipe. Renew.

ITEM B

c/FWD

	PRIORITY	BUDGET	COSTS
	B/FWD		
SOUTH PORCH RAINWATER GOODS			
10.12	East: grey uPVC gutter and downpipe into clay collar of the drain projecting above ground. Renew gutter and downpipe with re-roofing, provide new gulley at ground level also serving chapel south eaves.		
	ITEM	B	
10.13	West: PVC eaves gutter and downpipe discharging into the ground also picking up the chapel eaves pipe. Renew providing new gulley at ground level.		
	ITEM	B	
DRAINAGE			
10.14	The rainwater pipes discharge into the ground with no formal gullies or other access. It is not certain where the water from the two porches discharges. There is a drain run through the centre of the carriage porch, which appears to pick up the drainage from the pipes on the west side and from former pipe locations to the east of the carriage porch. The water drains to a catchpit west of the building and then to a soakaway.		
10.15	The drains have no means of cleaning underneath rainwater pipes and debris will tend to clog drains or collect at the base of pipes. The drain heads should be provided with proper gullies with kerbs and gratings. There are six existing drain heads and a further two (to the east of the carriage porch) should be provided with drain runs with gullies.		
	ITEM	B	
11.0	BUILDING INTERNAL FABRIC		
	TOWER INTERIOR		
11.1	Spire interior: access was not available due to the design of the interior, inspect when scaffolding is next erected outside.		
	ITEM	B	
11.2	Tower octagonal section interior: the stonework, slate louvres and chicken wire bird netting are in fair order. Renew chicken wire in stainless steel mesh for longevity. For louvres and their stone setting, see 7.5, 9.1 above.		
	ITEM	B	
	C/FWD		

	PRIORITY	BUDGET	COSTS
	B/FWD		
11.3	Tower lower chamber interior: some of the brickwork on the east and west sides will need to be cut out and remade as part of the iron bar works; see 8.2 above.		
11.4	The floor at this level has a thin screed over hoggin type fill over the vault. Condition is adequate for maintenance access. Clean out debris including bird skeletons, with appropriate protection.		
	ITEM	B	
11.5	Carriage porch interior: the brick vault web is sound viewed from ground level. The stonework of the ribs against the walls and of the main diagonals are satisfactory as are the corbels and the bosses. There is some decay apparent to the horizontal ribs to the north, south and west sides: there appears to have been some movement between the rib and the west corbel possibly strapped up from above: this was not loose as checked from a ladder in 2012, but keep under review.		
	ITEM	E	
11.6	Check south rib, allow to dowel fix cracked sections		
	ITEM	B	
11.7	Some stone renewals may be needed.		
	ITEM	B	
11.8	Ground floor of the carriageway: tarmac surfaces and two cast iron boot scrapers, formerly painted. Condition is satisfactory. Boot scrapers could be repainted if desired.		
	ITEM	B	
11.9	North internal wall: the brickwork is in fair order. There is minor cracking above the door head and adjacent to the stonework of the door: rake out and point.		
	ITEM	B	
11.10	The stonework of the plinth offset is partly chipped and made up in mortar; piece repairs needed.		
	ITEM	B	
11.11	North doorway: the stone threshold to the door is worn, the concrete ramp up is in poor condition. The future of these and how access is to be gained will need to be considered in more detail. The iron bolts holding the door frame should be removed and the door frame secured independently. Stone renewals are required on the west jamb and the arched head at springing also.		
	ITEM	B	
11.12	The door requires repainting. Some repair will be needed in association.		
	ITEM	B	
	C/FWD		

	PRIORITY	BUDGET	COSTS
	B/FWD		
11.13	South internal wall: there are concealed iron straps as on the north side. Cut out and renew in stainless steel, rebuild face brickwork where cut out.		
	ITEM	B	
11.14	South face: brickwork is in fair order but open jointing/movement jointing above the door head requires pointing and stitching.		
	ITEM	B	
11.15	The south door threshold is slightly worn and the concrete ramp is poor: consider future.		
	ITEM	B	
11.16	The stone door surround is satisfactory: the label stops have been removed in the past and bricked up. The doors require work to remove later fibreboard on the inside and repainting. For this work only, no improvement.		
	ITEM	B	
	SOUTH PORCH INTERIOR		
11.17	South porch interior: the reveals of the two windows either side show as having been lancets. Walls require re-plastering, remake the cement skirting at low level. The roof timberwork is in fair order seen from below, the lath and plaster ceilings have been removed during re-roofing and require remaking.		
	ITEM	B	
11.18	The floor is tiled: inspection was not possible due to ceiling plaster debris. Clean away the debris and reseal. In 2020 it appeared to be capable of cleaning and retention and this is likely still to be the case.		
	ITEM	A	
11.19	The door from the south chapel appears sound: redecorate.		
	ITEM	B	
	SOUTH CHAPEL INTERIOR		
11.20	South chapel interior: the ceiling has timber vaulted ribs on stone corbels all white gloss painted, web of vault is of plaster on timber lath painted. There has been a patch repair to the vault in gypsum plaster on the north slope west of the door. There is some cracking along the web in the centre bay on the south side in the second and fifth bays from the east. Provide access with step ladders to check condition and tap over. Assume some plaster repair needed, at this stage, say 20 m ² .		
	ITEM	B	
	C/FWD		

		PRIORITY	BUDGET	COSTS
		B/FWD		
11.21	Plasterwork on the walls is generally in fair order: there is some failure at low level particularly on the west wall, on the north wall west of the north door and deposition of salts along the east. This will be due in part to the relatively impermeable mortars used on the outside of the walls, also to the impermeable floor finish now present in the chapel. In the past there has been a report from a damp specialist recommending injecting a damp proof course in the walls but in a building of this technology it would be unwise to take that route, (although there has been an injection in the past to the south chapel external walls). The salt damage to the plasterwork should be made good and then the interior would benefit from redecoration. Plasterwork in the north door reveals is poor, possibly due to buried ironwork (see 11.13). There is minor cracking over each of the windows and the north door (all present in 2020). There is extensive horizontal cracking in the north wall at door head level and above (noted in 2020). This may be due to rusting ironwork or decaying timber in the brickwork. Investigate.			
		ITEM	A	
11.22	Repair brickwork.			
		ITEM	E	
11.23	For plaster repairs.			
		ITEM	E	
11.24	Redecoration, including removal of paint from carved stone corbels to prevent blistering and stone decay.			
		ITEM	B	
11.25	Remove the failing black plaster skirtings if this can be done without disturbing the asbestos containing floor tiling, make good plaster.			
		ITEM	B	
11.26	The failure of the north door west reveal plaster is due to iron straps here. The east reveal is now cracked in the same fashion. Drill out and renew in stainless steel.			
		ITEM	B	
11.27	The floor is covered in thermoplastic tiles. The condition is fair overall; one tile is missing and another broken in the centre of the room. Samples have been tested and the tiles found to contain asbestos (bound). It will be necessary to have a full asbestos survey carried out on the building before building work, although the chances of asbestos elsewhere are low.			
		ITEM	B	
11.28	Remove the asbestos containing tiles in the longer term or when future improvements take place.			
		ITEM	E	
		C/FWD		

PRIORITY	BUDGET	COSTS
B/FWD		

NORTH PORCH INTERIOR

11.29 **North porch interior:** the walls are in need of re-plastering, remake the moulded skirting detail at floor level. Ceiling plaster is failing, laths are in poor condition in three positions suggesting the whole ceiling needs re-plastering in association with re-slating the roof externally.

ITEM	B	
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11.30 Fallen ceiling plaster prevented inspection of the floor. Clean and review.

ITEM	A	
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11.31 The floor tiling is uneven but might respond to a careful clean based on the 2020 inspection.

ITEM	B	
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11.32 The door into the chapel requires repainting and providing a new latch to match the south porch door, overhaul hinges in association.

ITEM	B	
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NORTH CHAPEL INTERIOR

11.33 **North chapel interior:** the timber ribs are stone colour painted sitting on unpainted stone corbels. The vaults are plastered on lath. There is lime plaster on the walls, painted up to shoulder height, with timber vertical boarding on the south wall. Benches are fixed underneath this boarding. The floor is of red and black tiling much covered with mud in places.

11.34 The carved work has been lost from three of the vault ridge bosses at some time in the past. The plaster to the vault has been patched in two places with gypsum plaster. Access to be provided for tapping over to ascertain condition. On the south side, this has failed in the second bay from the east and is increasingly suspect in other places due to past rainwater ingress. It will require renewal, say 30m².

ITEM	B	
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11.35 Strip and renew plasterwork complete to the south wall including reveals of the door, remake the lath and plaster infill between the head of the door and the structural arch. Remake the moulded skirted detail at low level. Renew approx. 1m length of the vault rib against the south wall over the door and refix the boss here.

ITEM	B	
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C/FWD		
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	PRIORITY	BUDGET	COSTS
	B/FWD		
11.36 Replaster the north wall up to provisional 2 metres height including window cills and reveals on door reveals. Add further 4m ² re-plastering on the north walls. Replaster east wall to 2 metres height including window cill and reveals, re-plaster west wall to the same height. Redecorate generally.			
	ITEM	B	
11.37 Drill out iron tie bars in the south wall flanking the door, renew in stainless steel.			
	ITEM	B	
11.38 Wedge/point cracks above south and north doors, the diagonal cracks in the north wall, east end and presumed cracks behind the plaster at the west end.			
	ITEM	B	
11.39 To prevent further decay, clean mud off floor, cut out and piece in new tiles where broken/missing, allow provisional 10m ² in small areas.			
	ITEM	B	
11.40 For a serviceable finish, lift and relay 100% floor, renew floor screed under to level, renew 50% tiling.			
	ITEM	B	
12.0 INTERNAL FIXTURES AND FITTINGS			
12.1 South chapel: there is a stone lectern in the north east corner, the condition is satisfactory.			
12.2 The timber benches are free standing against the walls and are painted. The intermediate legs are not supported off the floor properly and so the benches are not particularly stable but have hooks to keep them in place. Other benches are now stored in the north chancel. If these are to be reused, some work will be needed to make them serviceable.			
	ITEM	B	
12.3 North chapel: one bench remains fixed to the south wall, in poor order. Three others are painted as in the south chapel. If retained repairs will be needed.			
	ITEM	B	
12.4 Tower lower chamber: the ladder from this level up to the octagonal stage is just serviceable but it would be safer to provide a modern aluminium ladder fixed in position, while access is available for north chapel re-roofing.			
	ITEM	B	
12.5 Belfry: repair the chiming mechanism of the bell, refix the bell with stainless steel fixings.			
	ITEM	B	
	C/FWD		

PRIORITY BUDGET COSTS

B/FWD



13.0 MONUMENTS AND MEMORIALS

13.1 There are no monuments in/on the building.

14.0 SERVICES INSTALLATIONS

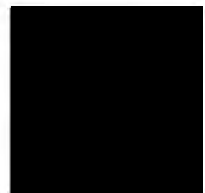
14.1 Heating installation: there is no heating system (electric fan heaters in the south chapel have been disconnected).

14.2 Electrical installation: there is an electricity supply, single phase entering underground with the board on the north chapel east wall at the north corner. There is a modern double socket adjacent. A submain feed to the south chapel has been recommissioned and is in working order. Routine testing is needed.

ITEM B

ITEM C

ITEM D



14.3 Lighting at high level in both chapels is defunct. There are electric cables from the sockets to floodlights.

14.4 Water supply: there is no supply.

14.5 Lightning protection: there is a lightning protection finial on the north side with tape passing down the north face, then on the west face of the tower to ground level. The system requires testing.

ITEM B

ITEM D



14.6 When the specialist visits, check whether a second downtape is needed on the west side of the tower. If a second tape is needed, budget.

ITEM B

15.0 SURROUNDINGS:

15.1 External ground: to the north and south, the buildings are surrounded by grass and some gravelled/soil areas between the chapels and the porches. There is substantial planting against the chapels on their west elevations. To help with the maintenance of the walls plants must be kept clear of the walls by 450mm (18") so that air can pass through and prevent frosting of wet bricks in the winter.

ITEM B



15.2 Between the two chapels and under the archway the surface is of black tarmacadam, in reasonable order.

15.3 Grave markers: there are no grave markers within the footprint of the building, nor immediately adjacent.

C/FWD



PRIORITY BUDGET COSTS
B/FWD

16.0 MISCELLANEOUS

16.1 **Disaster Plan:** the owner is recommended to prepare a disaster plan which should list names of key holders, the name of the owner responsible for keeping the list of key holders' names and addresses up to date, information stating which parts of the building should be cleared in what order of priority in the event of fire, provisions for storage of salvaged items in the event of a fire.

ITEM B

16.2 **The Construction (Design and Management) Regulations 2015:** these regulations and their implications for the owner under criminal law. The owners should familiarise themselves with the requirements of the regulations.

ITEM B

16.3 **Asbestos:** the owners should prepare a record of any asbestos containing materials in the church, or a record confirming that there are no such materials (see 11.27 also).

ITEM B

16.4 **The Equality Act:** if public access is proposed to the interior, in the first instance, the owners are advised to evolve and adopt an equal access policy, then to carry out an audit of the building and surroundings so that problems can be identified.

ITEM B

PRIORITY GUESSED BUDGET COST

- A
- B
- C
- D



**CONDITION REPORT 2024
HOLBEACH CEMETERY CHAPELS**

SUMMARY

A PRIORITY MAJOR REPAIR WORKS

- 11.21 **South chapel interior:** investigate cracks

A PRIORITY MAINTENANCE

- 11.30 **North porch interior:** clean floor and review ceiling

B PRIORITY MAJOR REPAIR WORKS

- 7.3 **Spire:** cut out and make good ironwork including scaffolding and incidental repairs in other places
- 7.4 Check stability of gablets and the apex finials and other carved ornament when high level access is available
- 7.5 **Spire:** piece repairs of stonework in the SSE buttress
- 7.6 **Tower upper stage roof:** check the stability of the pinnacle ornament generally
- 7.7 **Tower stage:** south east pinnacle repair
- 7.12 **North chapel south roof slope:** point or seal flashing with lead mastic
- 8.1 **Tower stage walling:** point open joints and the brickwork adjacent
- 8.2 **Tower stage walling:** renew the iron rods and bands subject to structural engineer's advice
- 8.3 **Tower stage walling:** renew iron bands on the north and south faces including allowance for temporary bracing
- 8.4 **Tower east elevation:** budget for renewal based on approx 50 bricks
- 8.5 **Tower east elevation:** point minor movement cracks north of the arch
- 8.6 The south east buttress requires pointing and one quoin in the stop stage at the north east corner should be renewed, budget excluding access
- 8.7 **Tower north east corner:** allow for cutting out of bricks and setting in ties bars or other restraining mechanism
- 8.8 **Tower north side below chapel eaves level:** repoint panel
- 8.10 **Tower south elevation:** minor pointing, remove plant growth, renew approx. 50 bricks
- 8.11 **Tower south elevation:** re-render in association with repairs
- 8.13 **West elevation:** repoint brick triangular panels
- 8.14 **Tower west elevation:** stitch across the brick joints
- 8.15 **Tower west elevation:** minor pointing to the base of the north west buttress and south west buttress
- 8.16 **West elevation:** minor brick renewals / pointing at the base
- 8.18 **North chapel north elevation east of porch:** wedge and point above window
- 8.19 **North chapel north elevation west of porch:** cut out and repoint movement cracks

- 8.20 **North chapel east elevation:** renew one brick below the window south jamb, point the east corner of the north east buttress at plinth level
- 8.21 **North chapel east elevation:** renew short length of stonework
- 8.22 **North chapel south elevation east of tower:** rake out and repoint joints
- 8.23 **North chapel south elevation east of tower:** renew two sections of spalled plinth stonework
- 8.24 **North chapel south elevation west of tower:** renew one length of plinth offset stone
- 8.25 **North chapel south elevation west of tower:** minor movement requires cutting out and repointing
- 8.26 **North chapel south elevation west of tower:** pointing in the middle of the wall
- 8.27 **North chapel west elevation:** repointing and refacing plinth
- 8.28 **North chapel west elevation:** rake out and point movement joint between lower window head and upper trefoil opening, point up gap between brickwork and the south west kneeler
- 8.31 **North porch north elevation:** renew delaminated east coping
- 8.32 **North porch north elevation:** renew west slope coping
- 8.33 **North porch north elevation:** cut out and repoint, renewing decaying bricks
- 8.34 **North porch north elevation:** renew a small piece of stone plinth moulding on the south west face of the north west buttress plinth
- 8.36 **South chapel north elevation east of tower:** renew rendered stonework
- 8.37 **South chapel north elevation east of tower:** rake out and point up the upper east end of the wall
- 8.38 **South chapel north elevation west of tower:** rake out and point
- 8.39 **South chapel north elevation west of tower:** renew stone offset at window cill level
- 8.40 **South chapel north elevation west of tower:** renew plinth at low level
- 8.42 **South chapel east elevation:** renew plinth offset to north east buttress, point up or renew defective brickwork
- 8.43 **South chapel east elevation:** cut out and renew bricks where rendered over
- 8.44 **South chapel east elevation:** point brickwork behind the water butt
- 8.45 **South chapel east elevation:** remove render from south east buttress and point, assume substantial brick renewal
- 8.46 **South chapel south elevation, east of porch:** remove cement patches, some bricks will need renewing, rake out and point the panel of brickwork from plinth down to ground in lime based mortar
- 8.47 **South chapel south elevation, east of porch:** renew plinth offset, point up open joints at high level
- 8.48 **South chapel south elevation, west of porch:** rake out and point upper west corner
- 8.49 **South chapel south elevation, west of porch:** rake out and point the plinth generally
- 8.50 **South chapel south elevation, west of porch:** renew plinth offset in the eastern half
- 8.51 **South chapel west elevation:** rake out and point minor cracking above the lower window head

- 8.52 **South chapel west elevation:** rake out and repoint brickwork below the window cill level
- 8.53 **South chapel west elevation:** rake out and repoint at plinth level with brick renewals
- 8.54 **South porch east elevation:** renew eroding northern part of stonework
- 8.55 **South porch south elevation:** point the open perpend joint of the west coping, point the cracked coping stone, drill and dowel fix the lowest coping stone
- 8.56 **South porch south elevation:** rake out and point up movement cracking above the door head
- 8.57 **South porch south elevation:** rake out and point the plinth and re-make brickwork, renew bricks where rendered up on the south east buttress north east face
- 8.58 **South porch south elevation:** cut out and renew stonework to the east of the door and west of the door
- 8.59 **South porch west elevation:** rake out and point up minor movement crack in the upper south corner
- 8.61 **South porch west elevation:** renew plinth offset stonework
- 9.1 **Spire:** check and reset loose louvres from inside
- 9.2 **Tower north opening:** renew chicken wire mesh fixed to the door in stainless steel, renew stonework, provide access ladder
- 9.3 **Tower east window:** renew glazing
- 9.4 **Tower south opening:** renew and re-lead glazing
- 9.5 **Tower west window:** re-lead glazing
- 9.6 **Tower east arch:** stitching and stone renewal on west face
- 9.7 **Tower east arch:** stitching, stone renewal and brick renewal
- 9.8 **Tower east arch:** additional renewals
- 9.9 **Tower west arch:** stitch north pier
- 9.10 **Tower west arch:** stitch south pier
- 9.11 **Tower west arch:** south pier stone renewals possible iron cramps, renew
- 9.12 **Tower west arch:** south pier north west face stonework and brickwork renewal
- 9.14 **North porch north gable high level opening:** renew glazing
- 9.15 **North porch north doorway:** repoint label joints
- 9.19 **Window NCN1:** re-lead glazing and fit new guards
- 9.20 **Window NCN1:** point up stonework with label and window head joints
- 9.22 **Window NCN2:** re-lead glazing and fit new guards
- 9.23 **Window NCN2:** point up stonework head joints
- 9.25 **Window NCE:** re-lead glazing and fit new external guards
- 9.26 **North chapel east high-level opening:** reinstate glass
- 9.27 **Window NCW:** re-lead glazing and fit external guards, point up movement in tracery
- 9.28 **North chapel west high-level opening:** re-lead glazing
- 9.29 **East window SCE:** re-lead glazing, provide a steel framed casement of traditional design
- 9.30 **East window SCE:** point up the open joints above the two label stops
- 9.31 **East window SCE:** clean off flaking paint finishes internally
- 9.32 **South chapel high level east opening:** re-lead glazing and repair stone cusps
- 9.33 **South window SCS1:** point open joints, re-lead glazing and fit new external guards
- 9.34 **South window SCS2:** point open joints, re-lead glazing and fit new external guards

- 9.35 **West window SCW:** re-lead glazing, remove timber casement and provide a steel framed casement of traditional design.
- 9.36 **South chapel west SCW window stonework:** minor bed/crack to the north jamb, point up if open and keep under review
- 9.37 **South chapel west SCW window:** clean off flaking paint finishes off the stonework internally
- 9.38 **South chapel west elevation, high level opening:** re-lead glazing
- 9.40 **South porch south doorway:** piece in stone surround on the west side to make good, piece repair the east jamb springing
- 9.42 **South porch south high-level opening:** re-lead glazing
- 10.2 **North chapel north eaves to the west of the porch:** renew rainwater goods
- 10.3 **North eaves east of the porch:** renew north gutter and downpipe
- 10.4 **North chapel north eaves east of porch:** east side gutter should be removed, **south slope east** of the tower requires a new gutter and downpipe with new gulley at ground level
- 10.5 **North chapel south slope west of tower:** renew rainwater goods, remove cast iron downpipe, repaint and re-fix, renew one length to defective foot and collar
- 10.6 **North porch rainwater goods, east:** renew
- 10.7 **North porch rainwater goods, west:** renew
- 10.8 **South chapel north west eaves:** renew rainwater goods
- 10.9 **South chapel north east eaves:** renew rainwater goods
- 10.10 **South chapel south east eaves:** renew rainwater goods
- 10.11 **South chapel south west eaves:** renew rainwater goods
- 10.12 **South porch rainwater goods, east:** renew gutter, provide new gulley at ground level
- 10.13 **South porch rainwater goods, west:** renew providing new gulley at ground level
- 10.15 **Drainage:** drain heads should be provided with proper gullies with kerbs and gratings
- 11.1 **Spire interior:** inspect when scaffolding is next erected outside
- 11.2 **Tower octagonal section interior:** renew chicken wire in stainless steel mesh
- 11.6 **Carriage porch interior:** check south rib, allow to dowel fix cracked sections
- 11.7 **Carriage porch interior:** stone renewals may be needed
- 11.8 **Ground floor of the carriageway:** boot scrapers could be repainted
- 11.9 **North internal wall:** point cracking above the door head and adjacent to the stonework of the door
- 11.10 **Carriage porch north internal wall:** piece repair stonework of the plinth offset
- 11.11 **North doorway:** remove iron bolts holding the door frame and secure independently, stone renewals on the west jamb
- 11.12 **Carriage porch north door:** repaint door, some repair will be needed in association
- 11.13 **Carriage porch south internal wall:** drill and stitch. Assume iron straps, renew with stainless steel
- 11.14 **Carriage porch south face:** open jointing/movement jointing above the door head requires pointing and stitching
- 11.16 **Carriage porch south door:** door requires work to remove later fibreboard on the inside and re-painting

- 11.17 **South porch interior:** walls require re-plastering, remake the cement skirting at low level, remake lath and plaster ceilings on south side, east slope
- 11.19 **South chapel interior:** redecorate door
- 11.20 **South chapel interior:** plaster repairs
- 11.22 **South chapel interior:** repair brickwork
- 11.23 **South chapel interior:** plaster repairs
- 11.24 **South chapel interior:** redecoration including removal of paint from carved corbel
- 11.25 **South chapel interior:** remove skirtings, make good plaster
- 11.26 **South chapel interior:** probable iron straps buried in wall, drill out and renew in stainless steel
- 11.27 **South chapel interior:** full asbestos survey of building
- 11.29 **North porch interior:** ceiling repairs
- 11.32 **North porch interior:** clean floor, repair, repaint door providing a new latch, overhaul hinges
- 11.34 **North chapel interior:** renew defective plaster to the vault
- 11.35 **North chapel interior:** strip and renew plasterwork to south wall
- 11:36 **North chapel interior:** north and west wall plaster repairs. Redecorate generally
- 11.37 **North chapel interior:** replace iron tie bars with stainless steel
- 11.38 **North chapel interior:** wedge/point cracks
- 11.39 **North chapel interior:** replace broken/missing tiles
- 11.40 **North chapel interior:** renew floor screed, renew tiling
- 12.2 **South chapel fittings:** repair benches to make them serviceable
- 12.3 **North chapel fittings:** repair benches
- 12.4 **Tower lower chamber:** provide a modern ladder fixed in position while access is available for north chapel re-roofing
- 12.5 **Belfry:** repair the chiming mechanism of the bell, refix the bell with stainless steel fixings
- 14.2 **Electrical Installation:** routine testing required
- 14.5 **Lightning protection:** system requires testing
- 14.6 **Lightning protection:** second tape if needed

B PRIORITY MAINTENANCE

- 7.8 **North chapel north roof slope:** check nails are satisfactory and record
- 8.17 **North and south elevation gables:** check at close quarters when access is available at high level
- 8.29 **North chapel west elevation:** poison and remove ivy
- 11.4 **Tower lower chamber interior:** clean out light debris including bird skeletons from floor
- 11.15 **South face south door:** consider future of threshold and concrete ramp
- 11.18 **South porch floor:** clean away debris and reseal
- 11.31 **North porch interior:** clean floor
- 15.1 **External ground:** keep plants clear of the walls
- 16.1 **Disaster plan:** owner to prepare a disaster plan
- 16.2 **The Construction (Design and Management) Regulations 2015:** owners to familiarise themselves with the requirements of the regulations
- 16.3 **Asbestos:** owner to prepare a record of any asbestos containing materials in the church or confirm that there are no such materials (see also 11.24, asbestos survey)
- 16.4 **The Equality Act:** the owners are advised to evolve and adopt an equal access policy and carry out an audit to identify problems

C PRIORITY MAJOR REPAIR WORKS

14.2 **Electrical Installation:** routine testing required



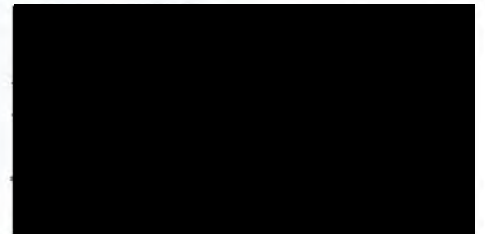
C PRIORITY MAINTENANCE

No items noted under this category

D PRIORITY MAJOR REPAIR WORKS

14.2 **Electrical Installation:** routine testing required

14.5 **Lightning protection:** system requires testing



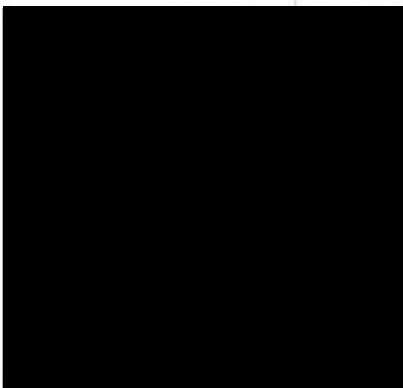
D PRIORITY MAINTENANCE

No Items noted under this category.

E PRIORITY WORKS

- 7.9 **North chapel north roof slope:** this may need re-slating in the next ten years
- 8.12 **Tower west elevation above arch:** general repointing of brickwork
- 8.41 **South chapel east elevation:** loss of surface from coping stones
- 9.13 **North porch openings:** new openings could be provided
- 9.16 **North porch north doorway:** ideally remove concrete block infill and put door back
- 9.17 **North porch north doorway:** reset lower stone step if this is to be reused as a doorway
- 9.39 **South porch east and west walls:** put back removed openings
- 9.41 **South porch external doorway:** reinstate door
- 11.5 **Carriage porch interior:** keep decay under review
- 11.28 **South chapel interior:** remove asbestos containing tiles in the long term

Budget not given due to likely inflation and dilapidation.

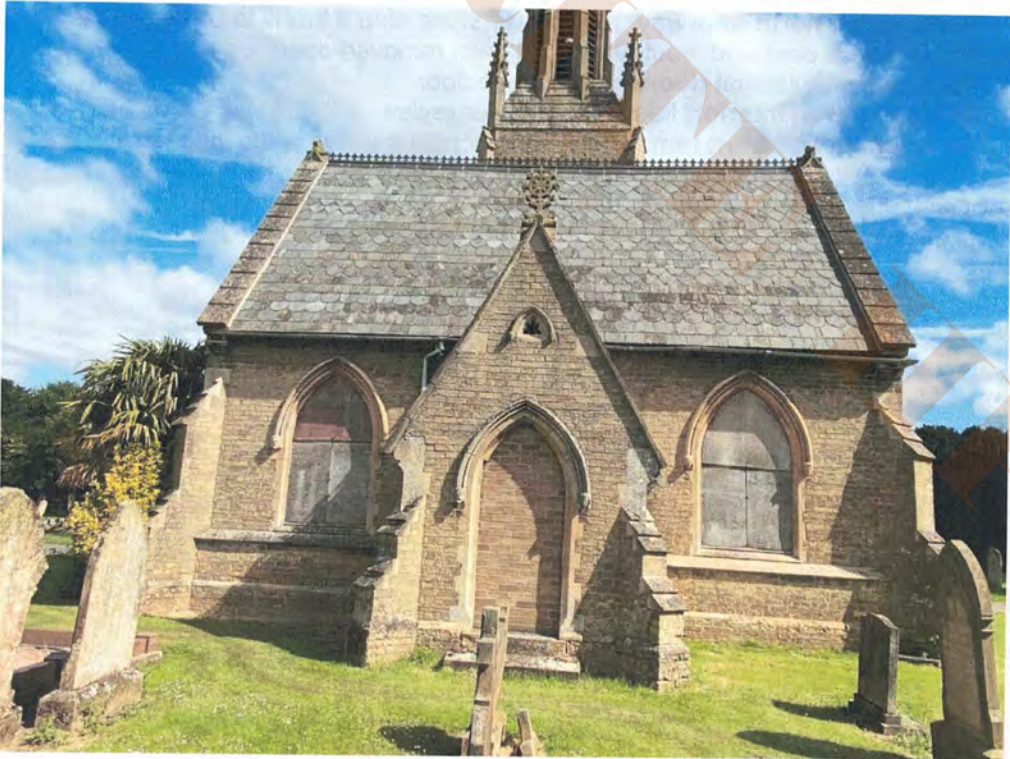


**CONDITION REPORT 2024
HOLBEACH CEMETERY CHAPELS**

PHOTOGRAPHS



Exterior from north



Exterior facing south



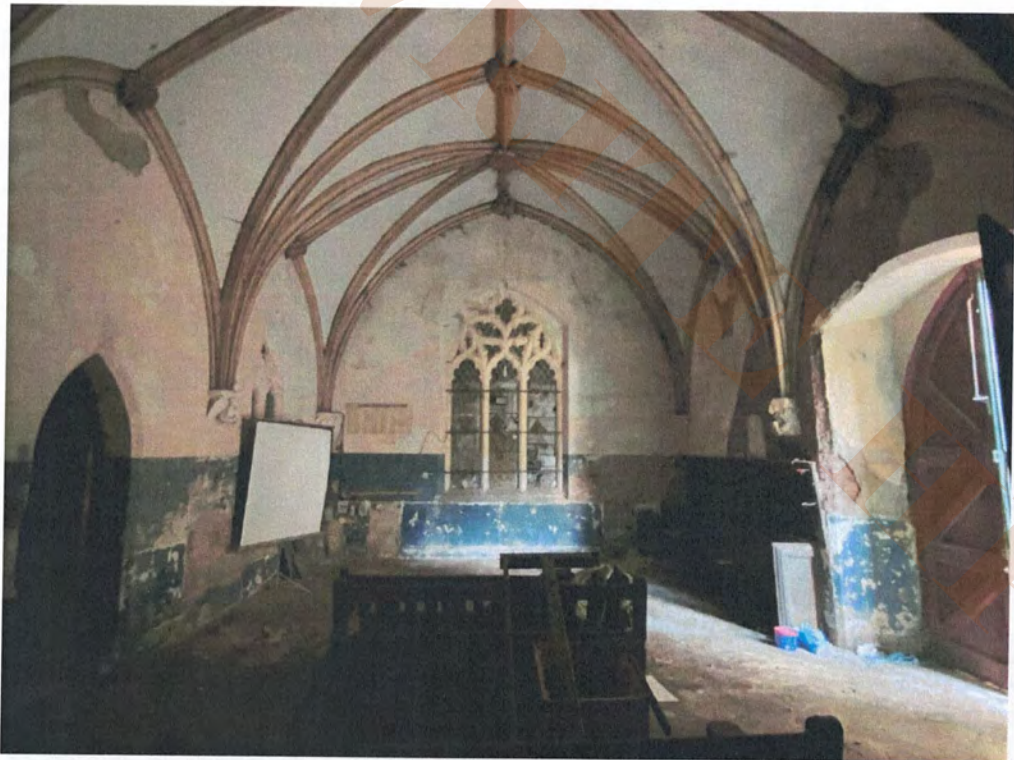
Exterior from east



Exterior from west



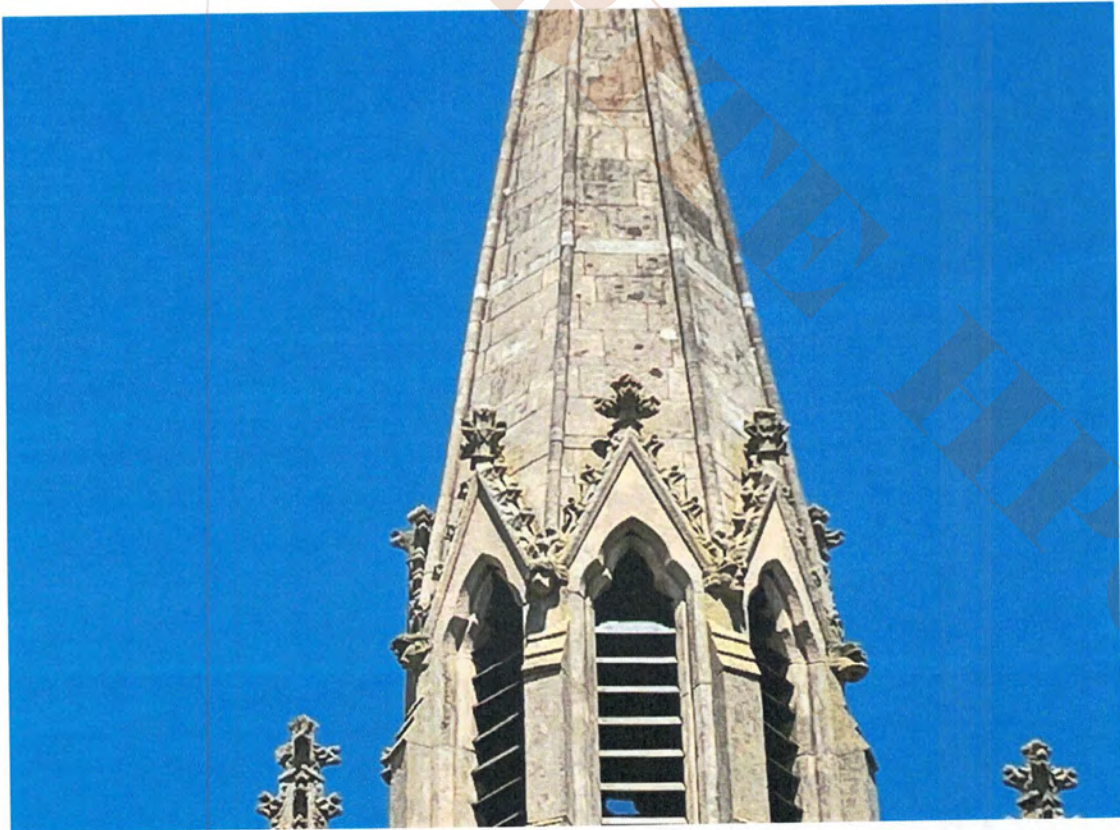
South chapel interior looking east



North chapel interior looking east



South chapel interior looking west



7.3 Spire: movement from buried ironwork



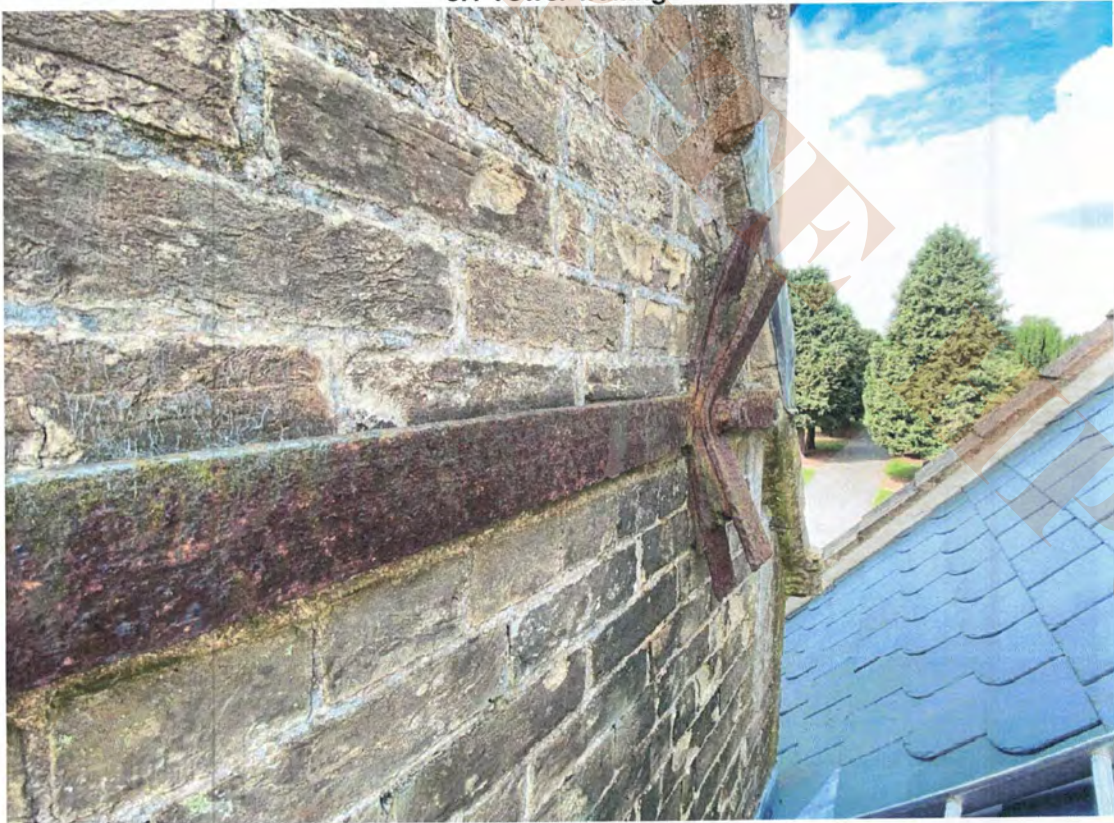
7.5 Octagon SSE buttress
7.7 south east pinnacle



7.12 North chapel south roof/ tower flashing



8.1 Tower north east buttress
8.1 Tower walling



8.2 Tower north elevation ironwork



8.2, 8.3 Tower north elevation ironwork



**8.5 East elevation cracking
8.7 kneeler**



8.6 Tower south east buttress



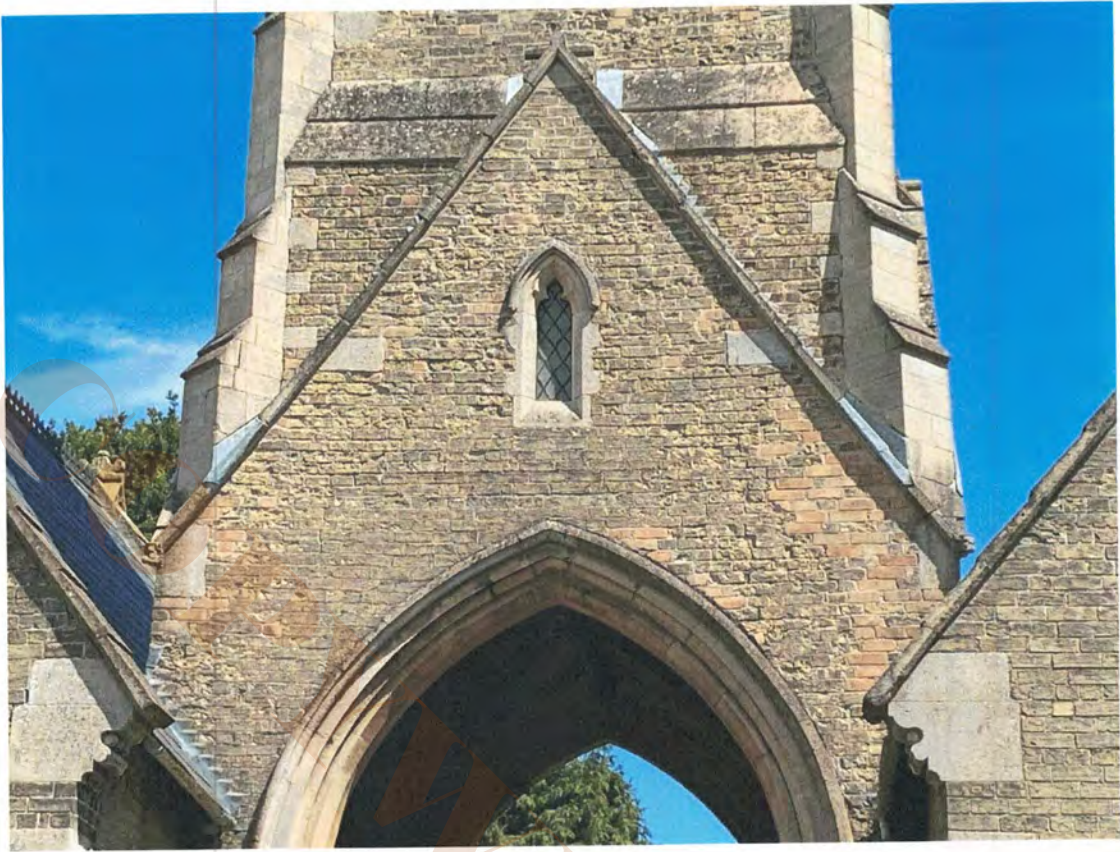
8.8 Tower east elevation north side brickwork



8.10 Tower south elevation seen over chapel roof



8.13 Tower west elevation triangular panels



8.14 West elevation



8.16 West elevation north pier



8.16 West elevation south pier



8.18 North chapel north elevation east of porch



8.19 North chapel north elevation west of porch



8.20 North chapel east elevation



8.20 North elevation north east buttress



8.20 North chapel south east buttress



8.21 North chapel east plinth offset



8.21 North chapel south west buttress plinth offset



8.22 North chapel south elevation east of tower



8.23 North chapel south elevation east of tower: plinth



8.24 North chapel south west buttress



8.25 North chapel south elevation west of tower



8.27 North chapel south west buttress



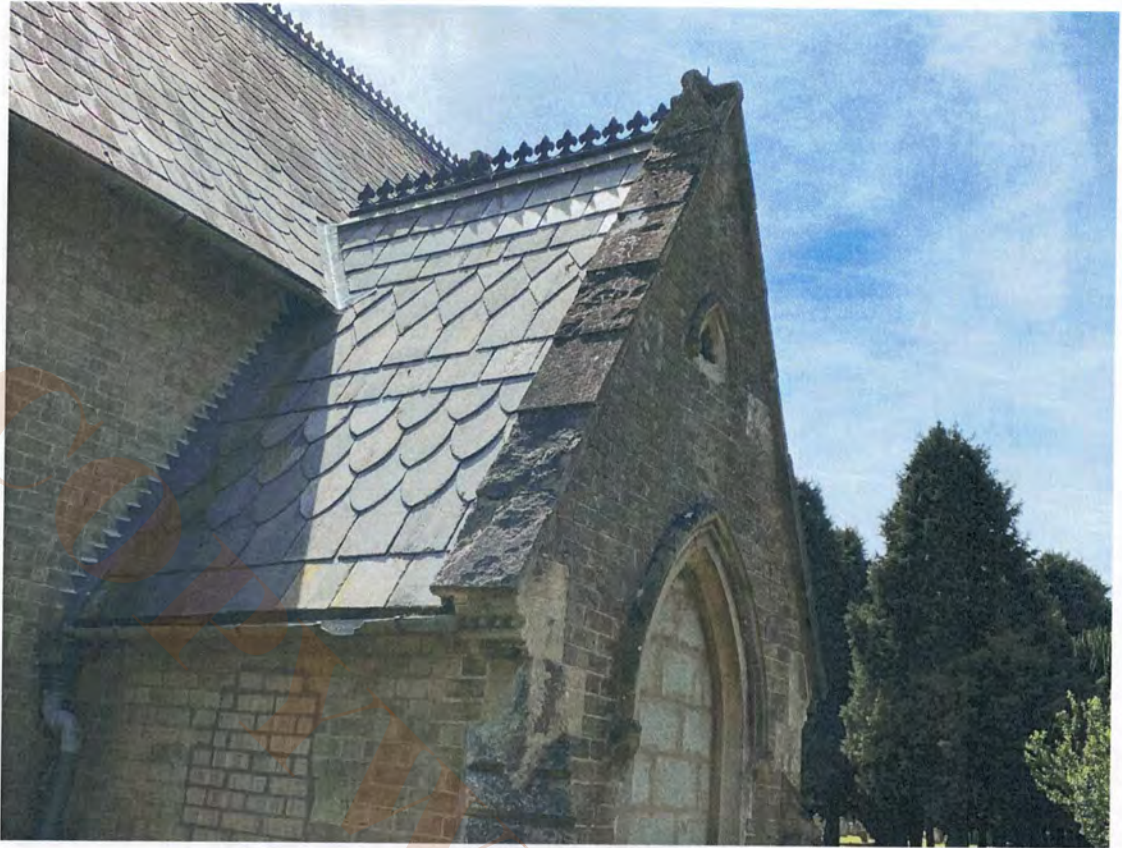
8.28 North chapel south west kneeler



8.28 North chapel west elevation



8.29 North chapel west elevation ivy



8.31 North porch east coping



8.32 North porch west coping



8.33 North porch north west buttress



8.34 North porch north west buttress



8.36 South chapel north elevation east of tower



8.37 South chapel north elevation east of tower



8.38 South chapel north elevation west of tower



8.39 South chapel north elevation west of tower: plinth



8.42 South chapel north east buttress



8.43, 8.44 South chapel east elevation



8.45 South chapel south east elevation



8.46, 8.47 South chapel south elevation east of porch



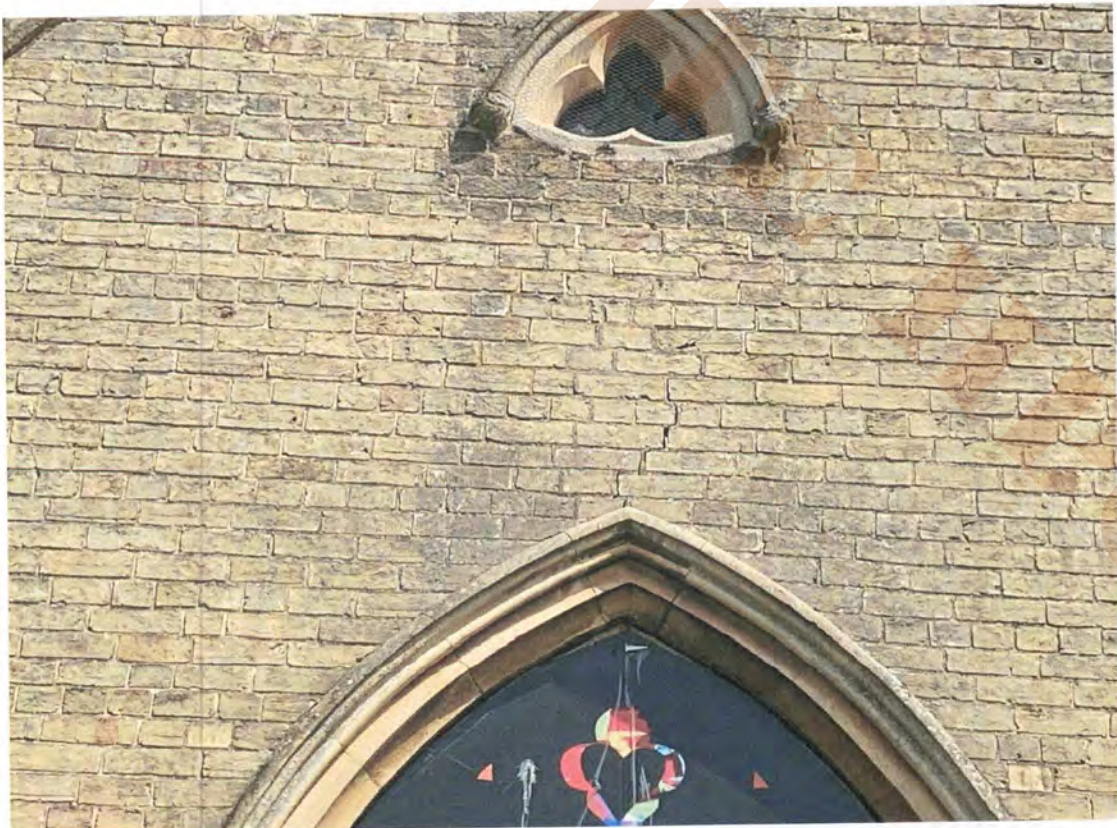
8.47 South chapel south elevation east of porch



8.48 South chapel south elevation west of porch



8.49, 8.50 South chapel south elevation west of porch



8.51 South chapel west elevation



8.52 South chapel west elevation



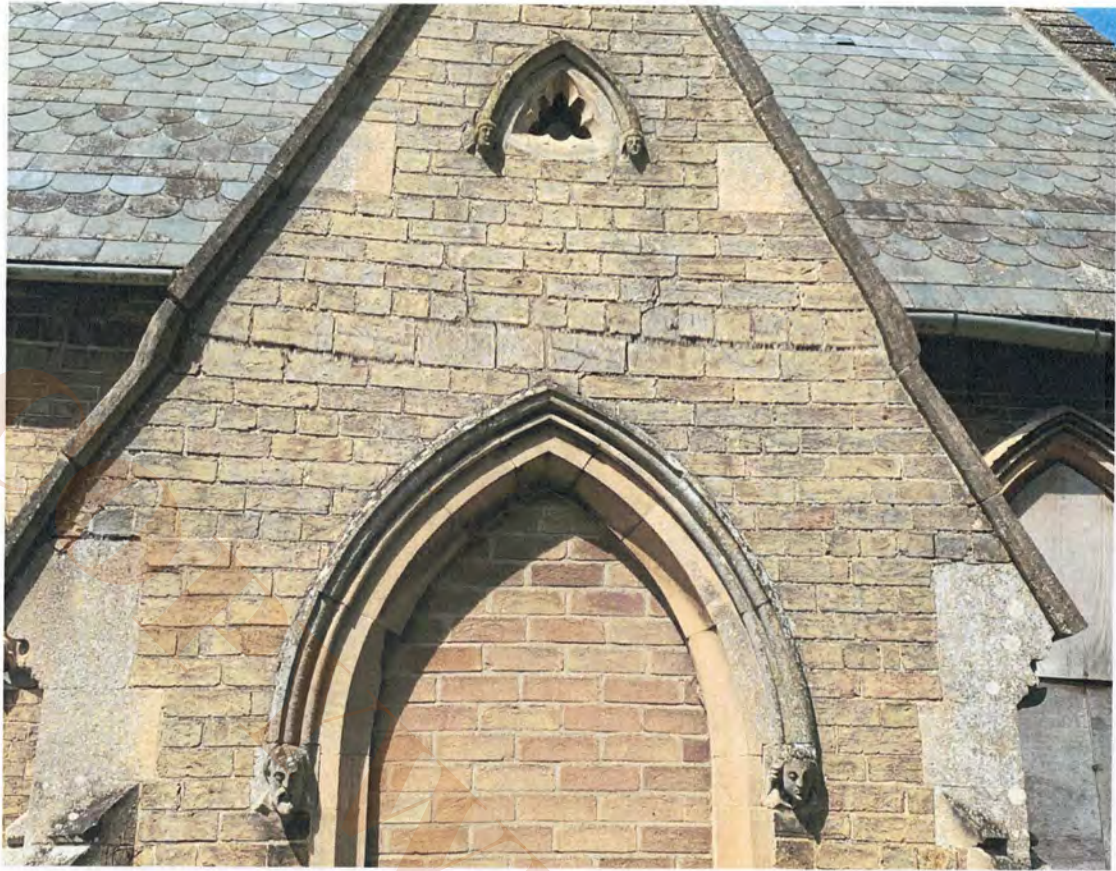
8.52 South chapel south west buttress



8.54 south porch east elevation



8.55 South porch west gable coping



8.56 South porch south elevation



8.57, 8.58 South porch south elevation



8.59 South porch west elevation



8.61 South porch west elevation



9.1 Spire louvres (typical, internal view)



9.2 Tower north door



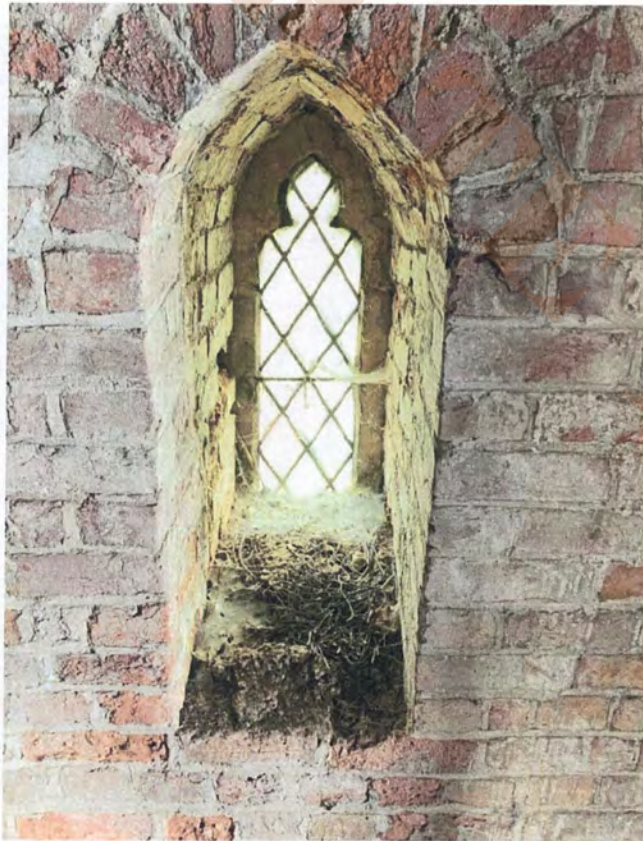
9.3 Tower east window (internal view)



9.3 Tower east window



9.4 Tower south window (internal view)



9.5 Tower west window (internal view)



9.5 Tower west window



9.6 Tower east elevation south pier



9.7, 9.8 Tower east elevation north pier



9.9 Tower west elevation north pier



9.10, 9.11, 9.12 Tower west elevation south pier



9.14 North porch north gable high level opening



9.15 North porch north doorway labelmould



9.18 Window NCN1



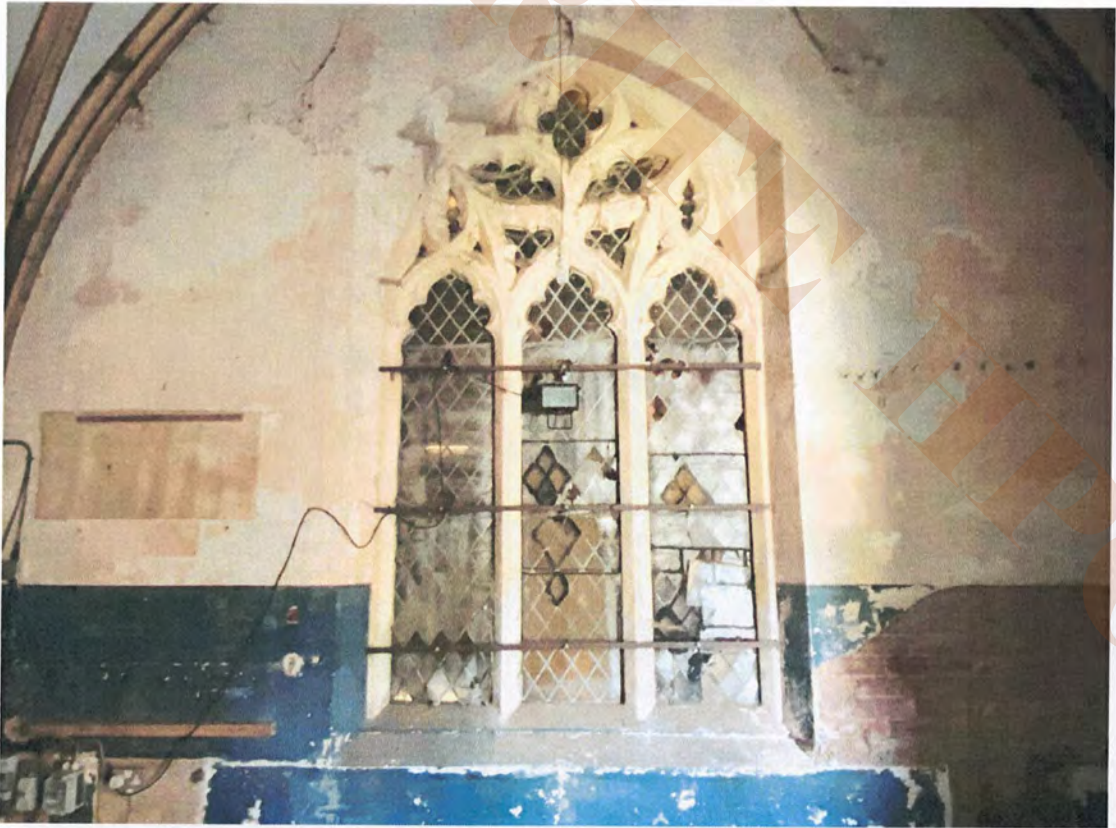
9.18, 9.19, 9.20 Window NCN1



9.21 Window NCN2



9.21, 9.22, 9.23 Window NCN2



9.27 Window NCW



9.25 Window NCE



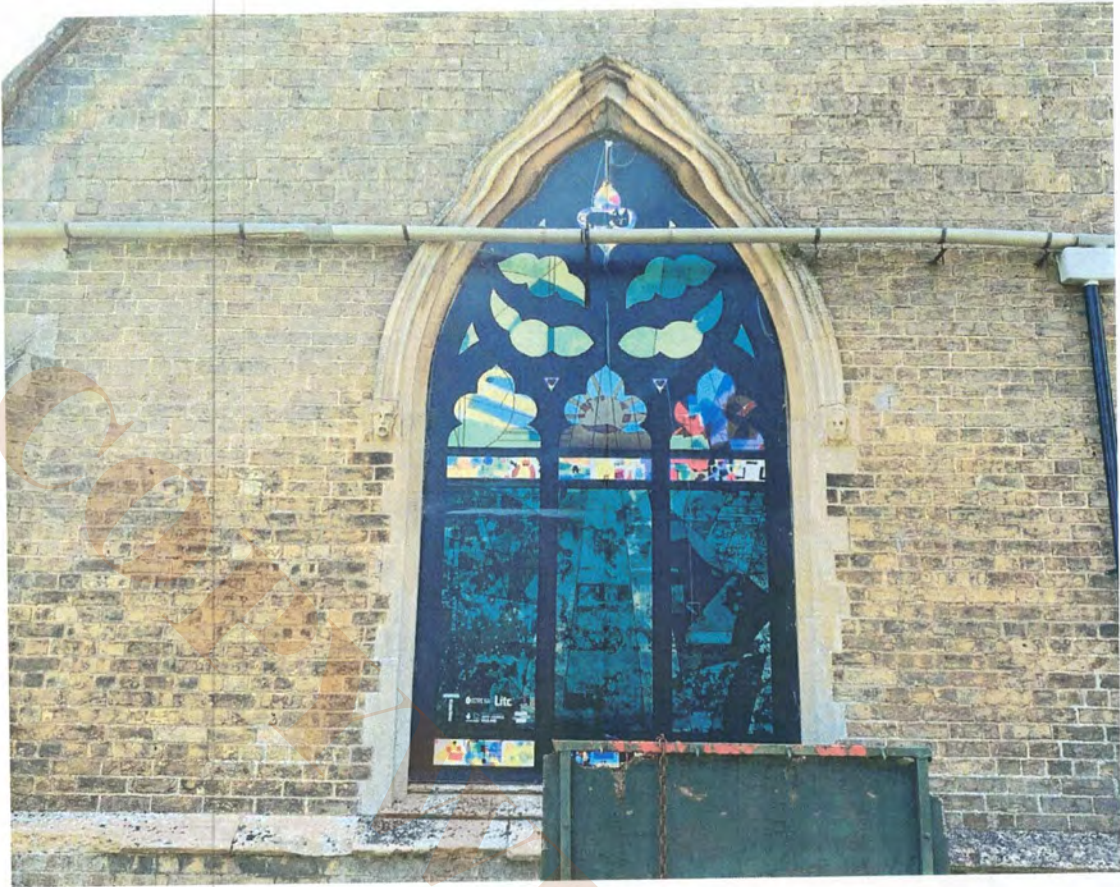
9.24, 9.25 Window NCE



9.26 North chapel east high level opening



9.27 Window NCW
9.28 High level opening



9.29, 930 Window SCE



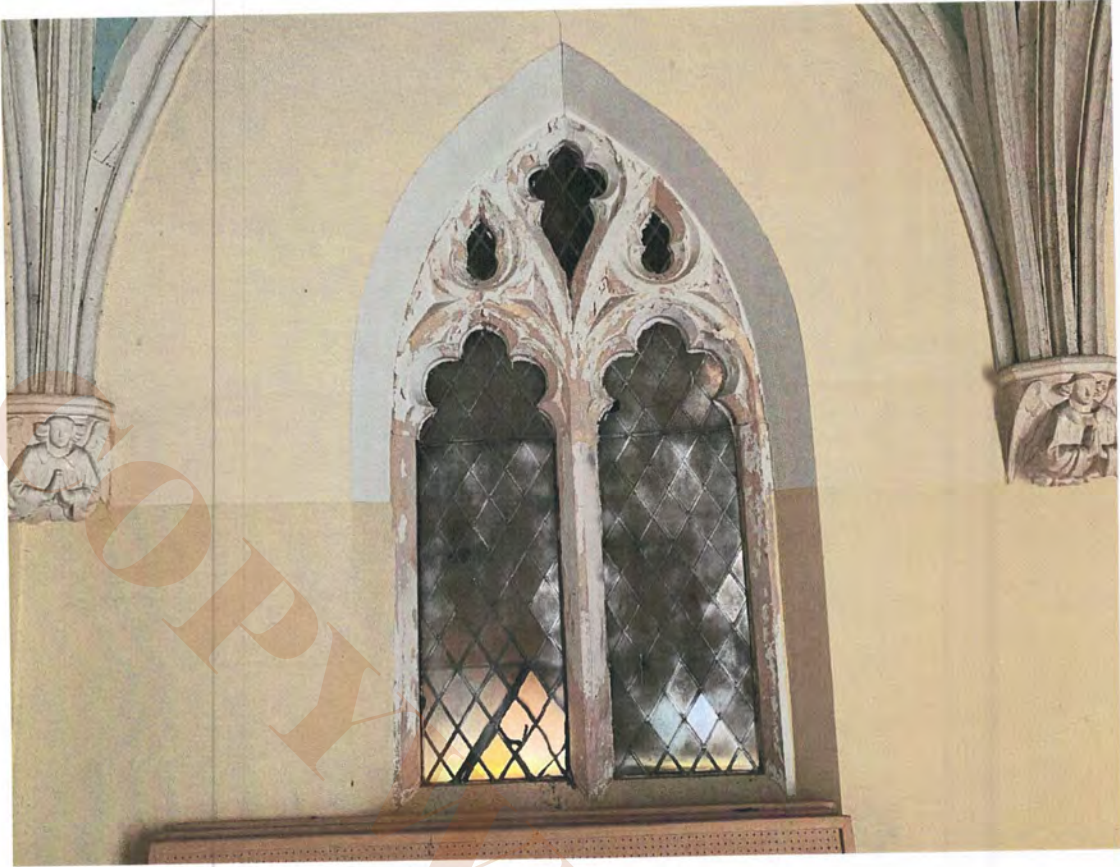
9.29, 9.31 Window SCE



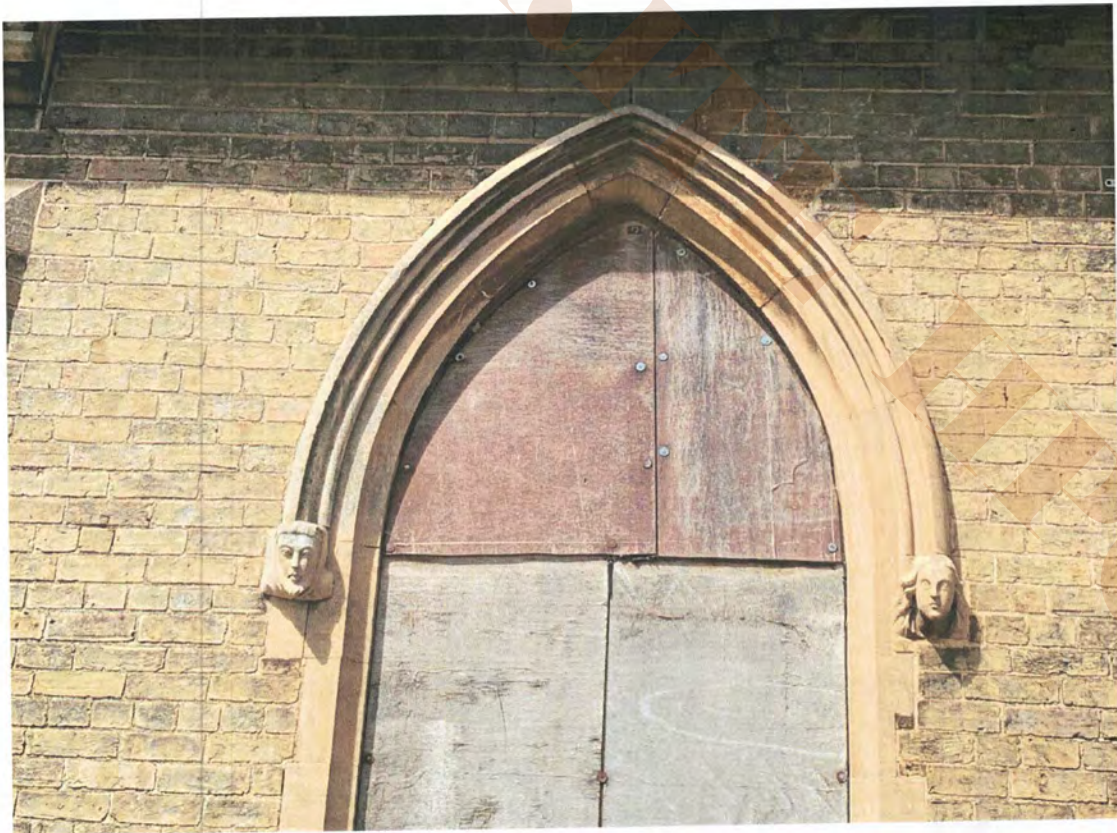
9.32 South chapel east high level opening



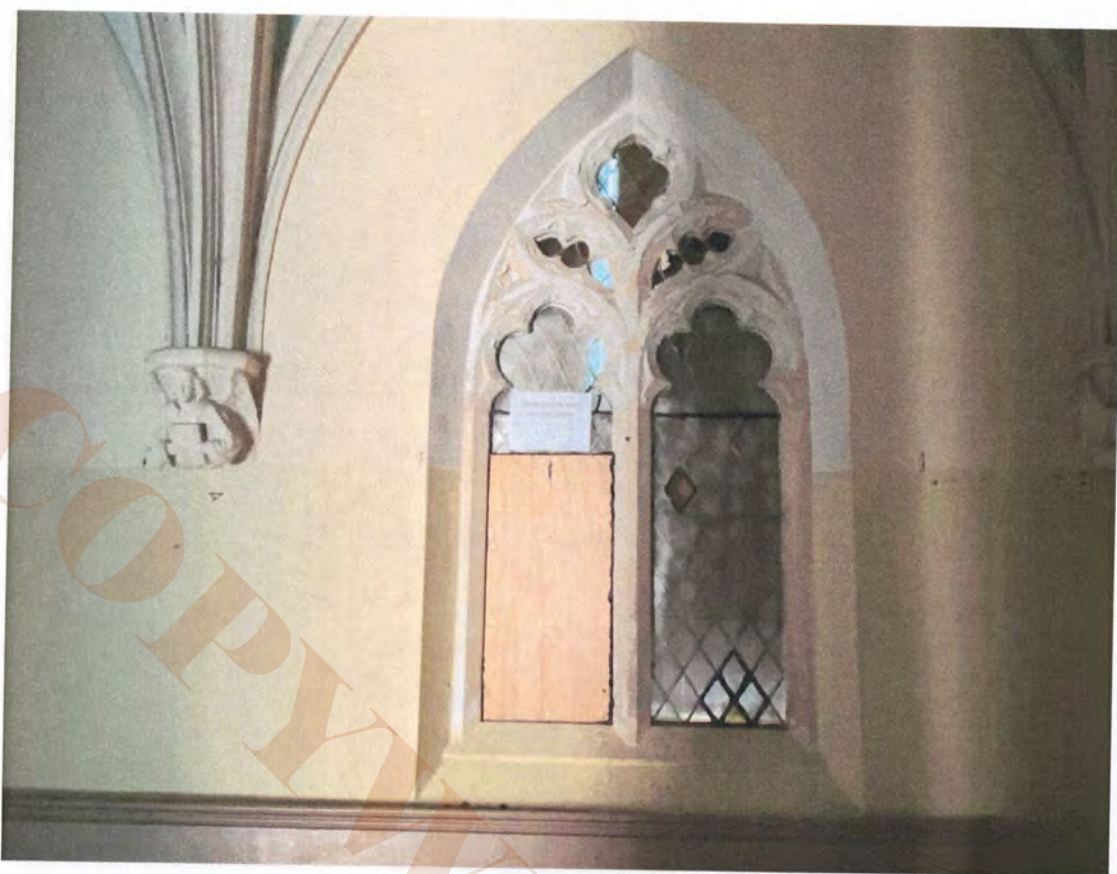
9.34 Window SCS2



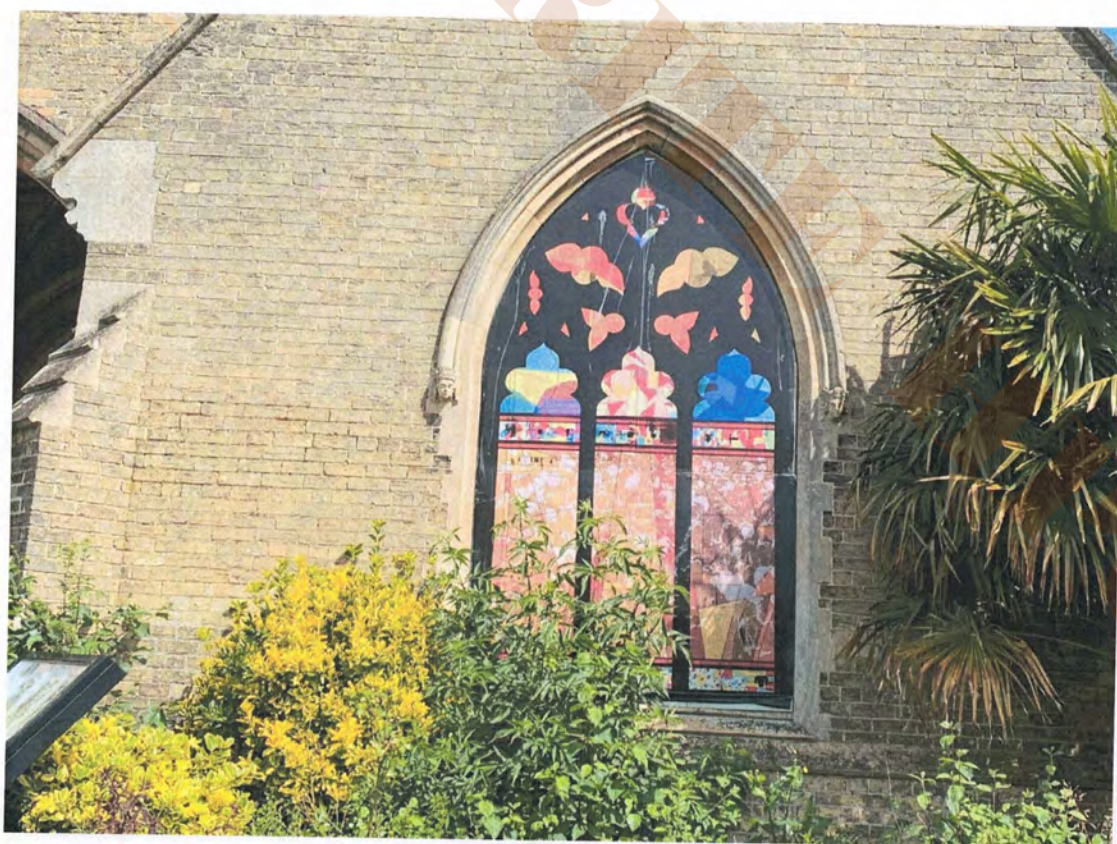
9.34 Window SCS2



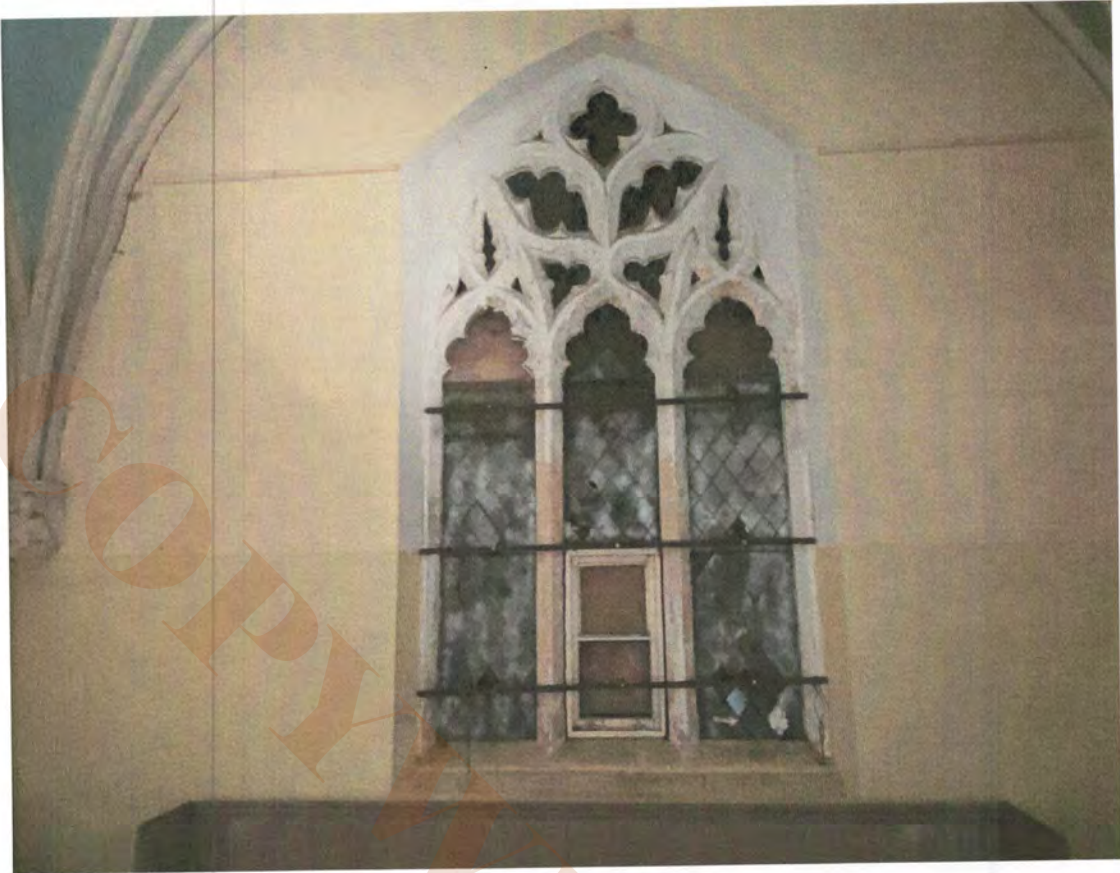
9.33 Window SCS1



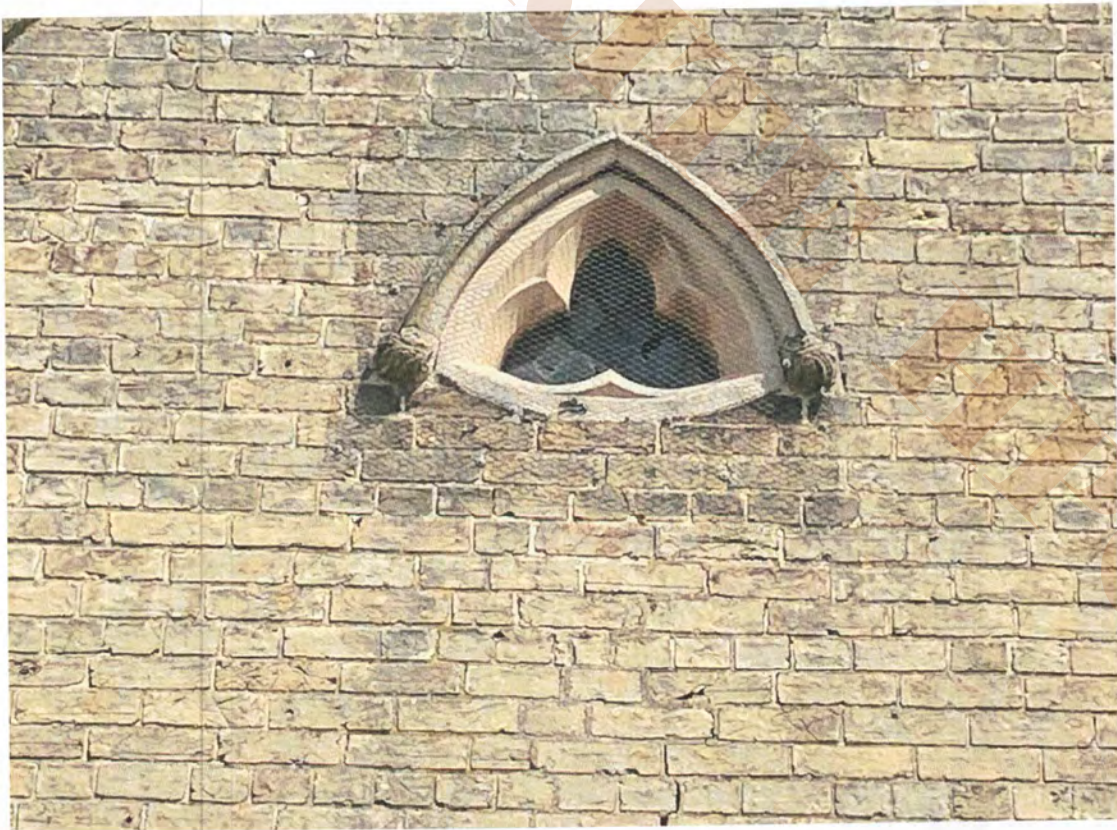
9.33 Window SCS1



9.35, 9.36, 9.37 Window SCW



9.35, 9.37 Window SCW



9.38 South chapel window high level opening



9.40 south porch south doorway



9.41 South porch south gable opening



10.2 North chapel rainwater goods: west of the porch



10.3 North chapel rainwater goods: east of porch



10.3 North chapel rainwater goods on east elevation



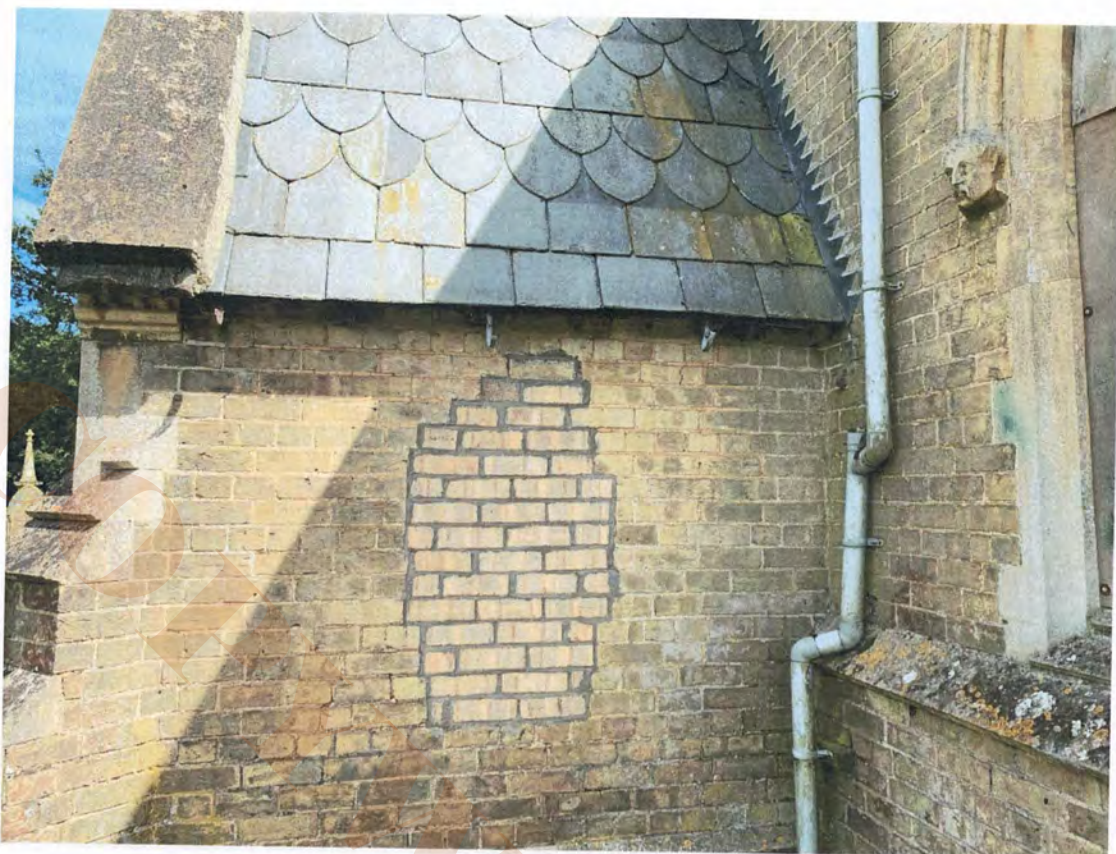
10.4 North chapel rainwater goods: south eaves east of tower



10.4 North porch west eaves



10.5 North chapel south eaves rainwater goods: west of tower



10.6 North porch east eaves



10.9 South chapel north rainwater goods east of tower



10.10 south chapel south rainwater goods east of porch



10.11 South chapel south rainwater goods west of porch



10.12 South porch rainwater goods east eaves



10.13 South porch rainwater goods west eaves



11.2 Tower interior mesh



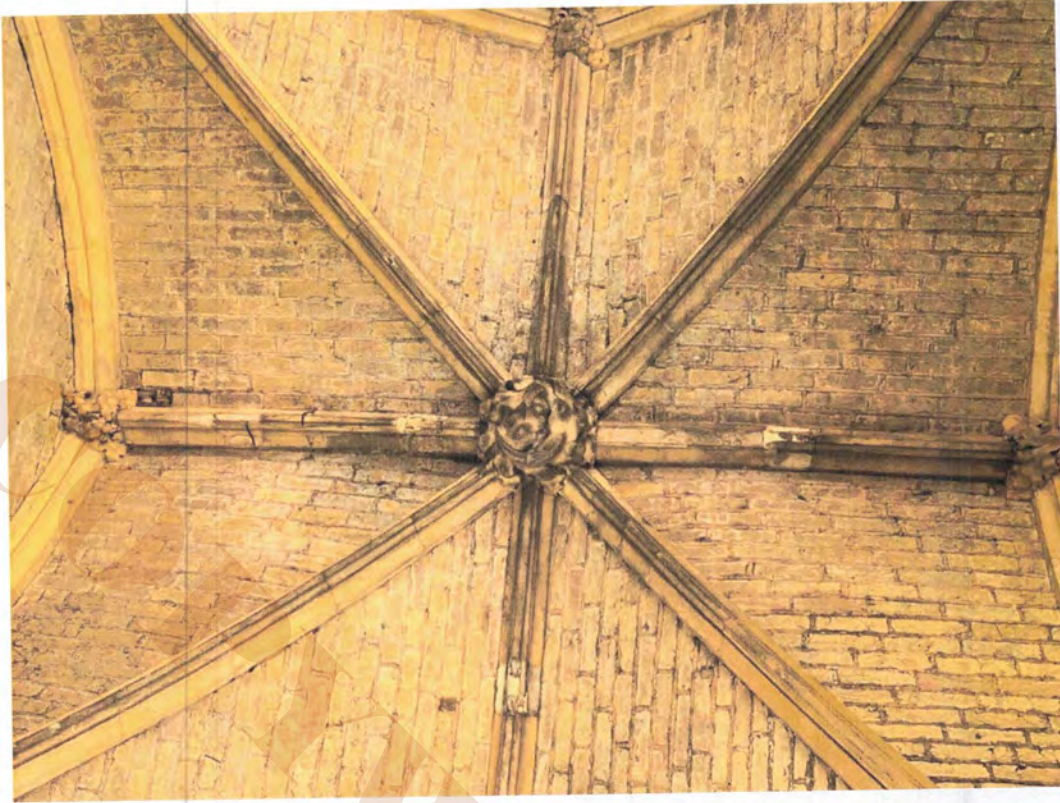
11.3 Tower lower chamber interior



11.4 Tower lower chamber interior



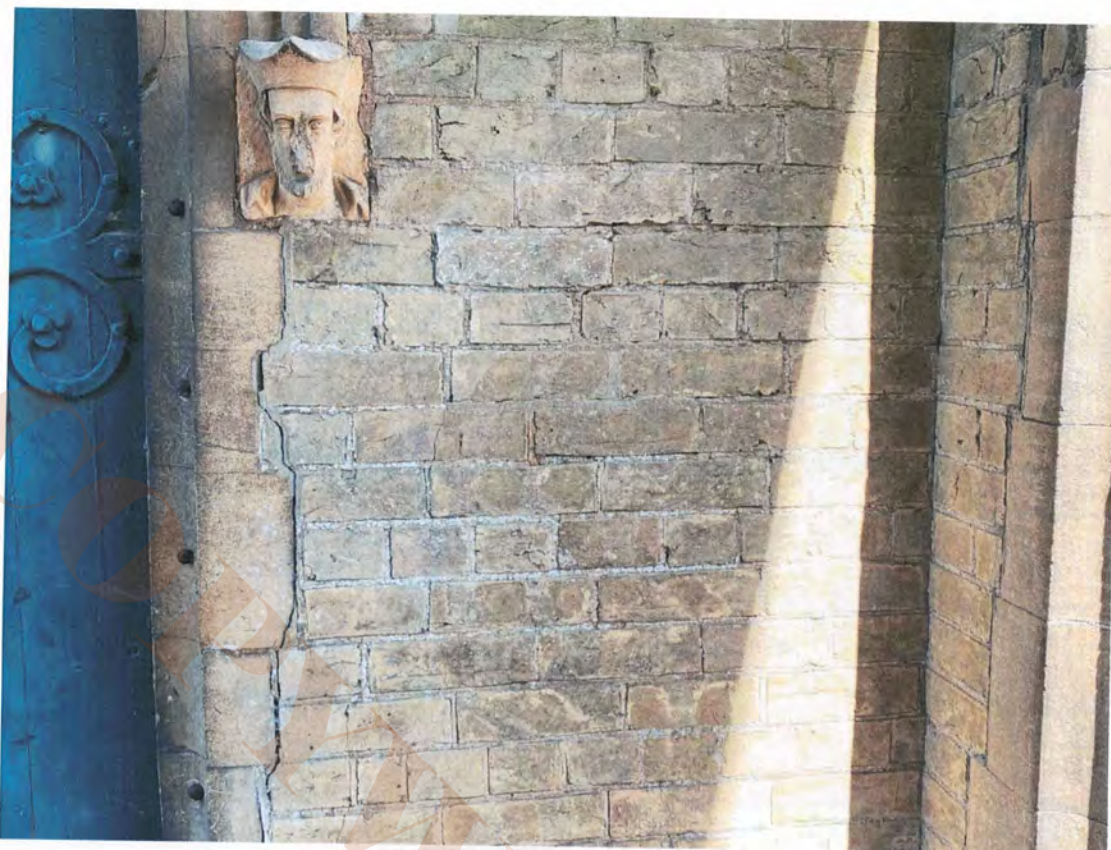
11.4 Tower lower chamber floor



11.5, 11.6, 11.7 Carriageway vault



11.8 Boot scrapers



11.9 Carriageway north wall east



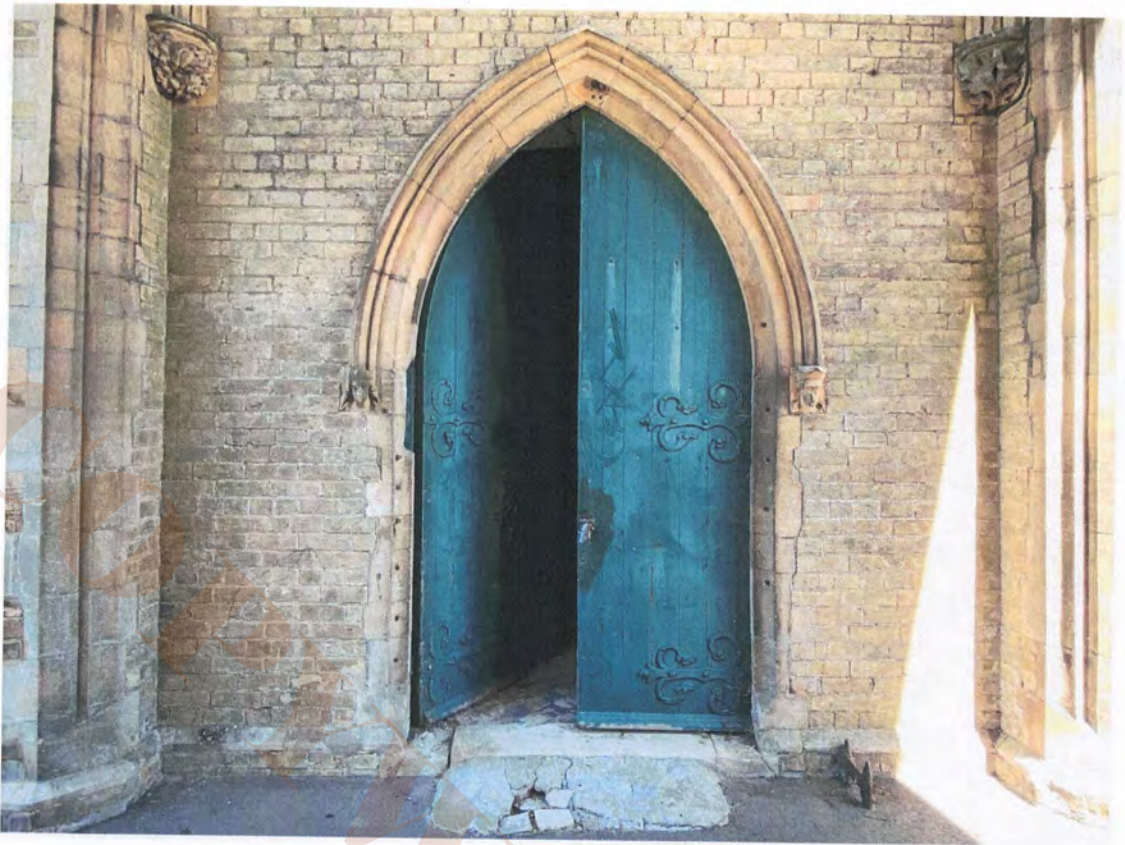
11.9 Carriageway north wall



11.9 Carriageway north wall west



11.10 Carriageway north plinth



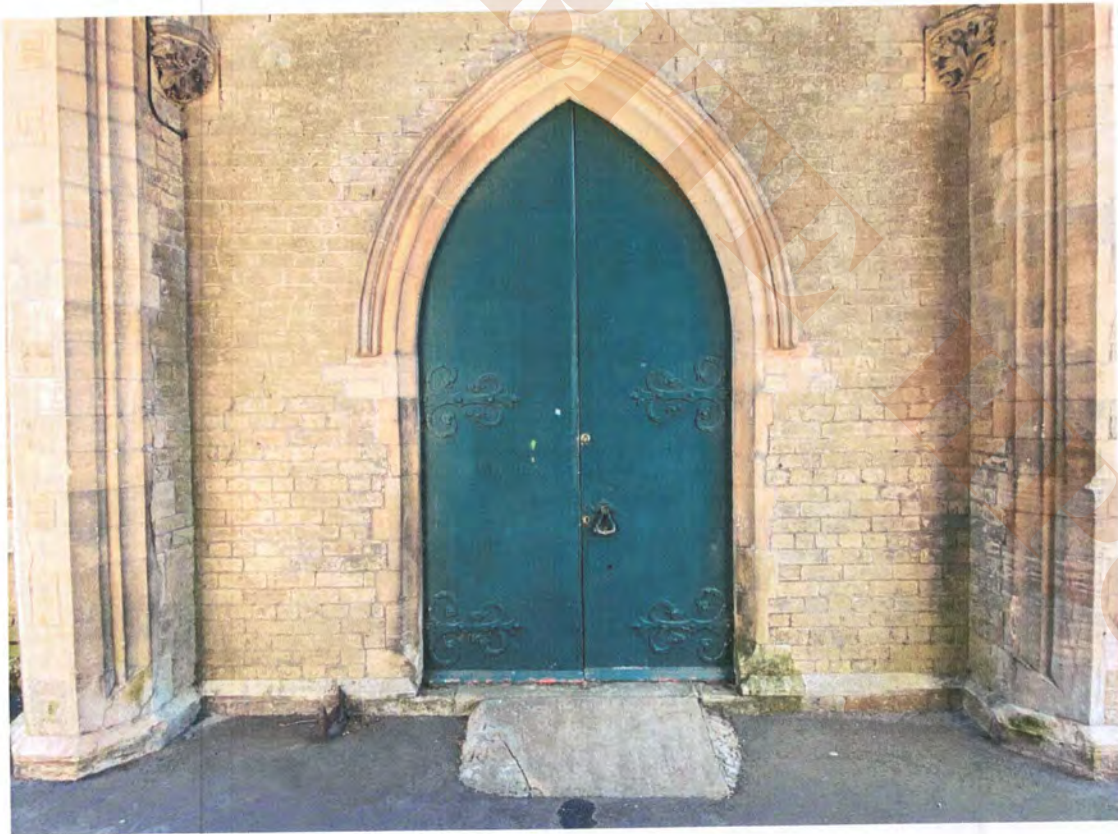
11.11, 11.12 North doorway



11.13 Carriageway south wall east



11.14 Carriageway south wall



11.15, 11.16 South doorway



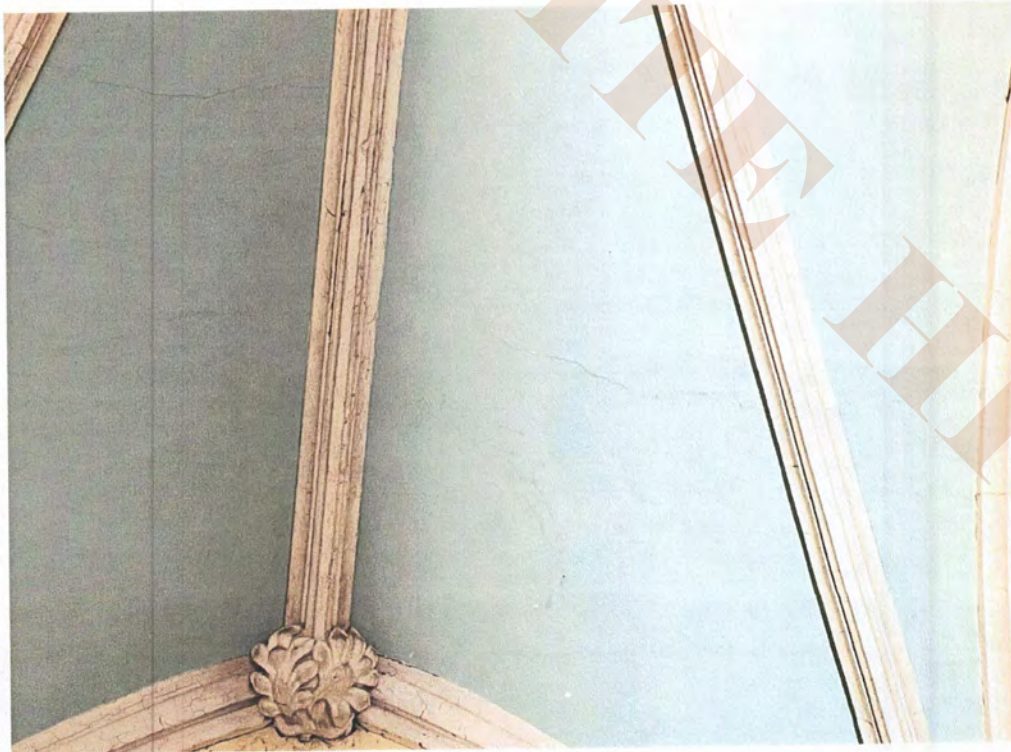
11.17 South porch ceiling



11.18 South porch floor



11.19 South chapel south porch door



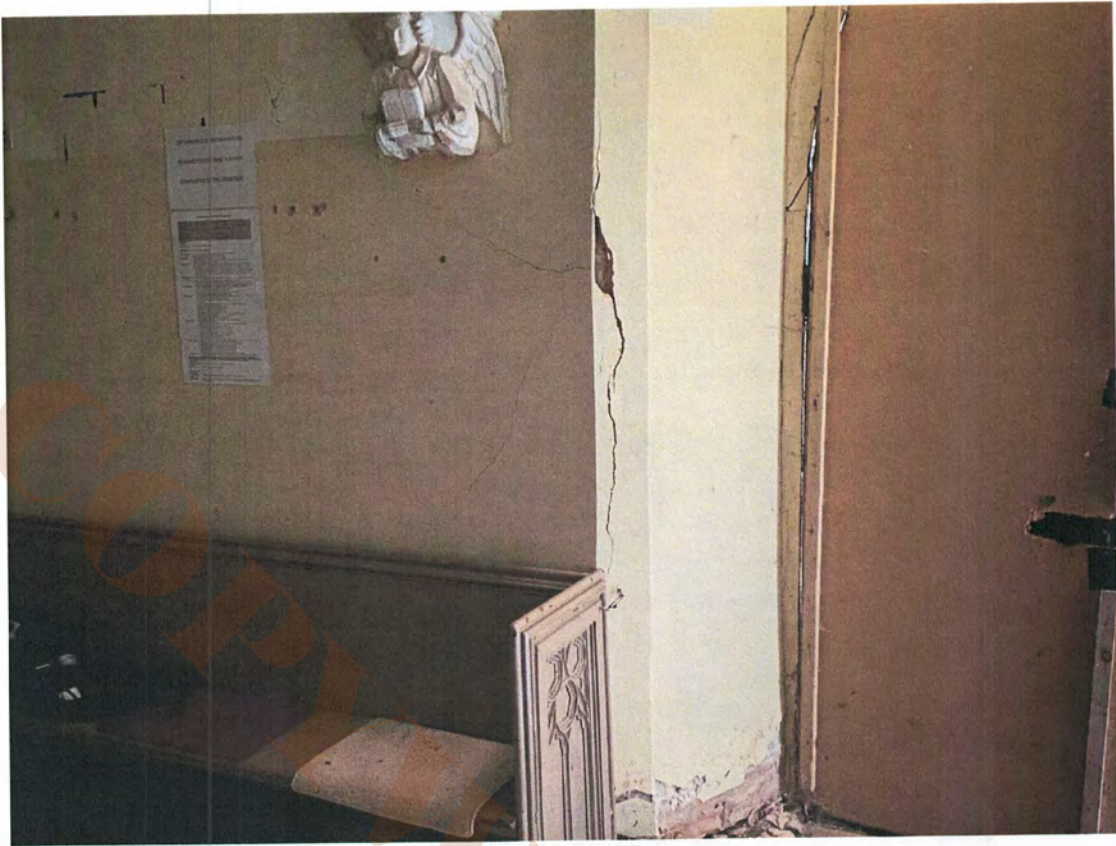
11.20 South chapel ceiling (cracking)



11.21 South chapel north wall



11.25 South chapel PVC coving



11.26 South chapel north door west reveal



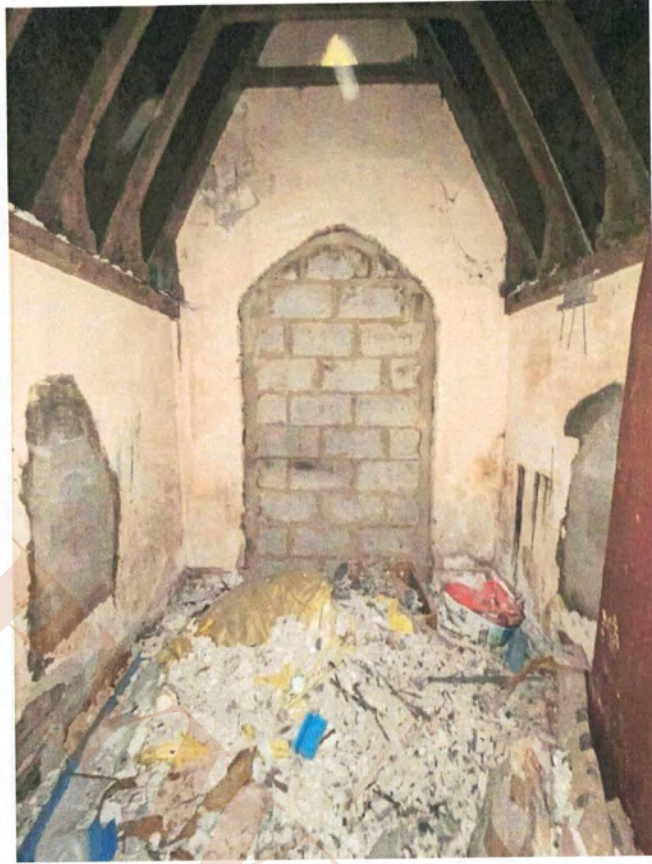
11.26 South chapel north door east reveal



11.28 South chapel floor



11.29 North porch ceiling



11.30, 11.31 North porch floor



11.32 North porch interior door



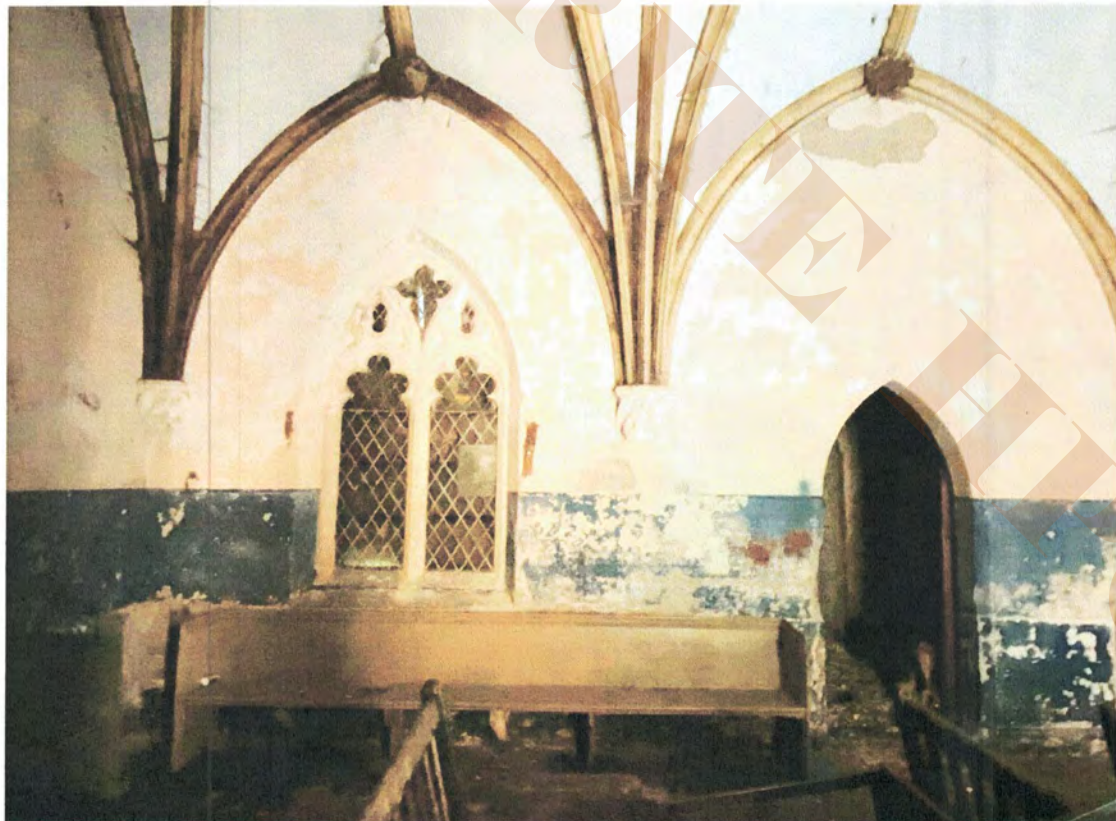
11.35 North chapel south interior



11.35 North chapel south interior



11.36 North chapel north interior



11.36 North chapel north interior



11.37 North chapel south wall ironwork



11.39, 11.40 North chapel floor



12.2 South chapel bench



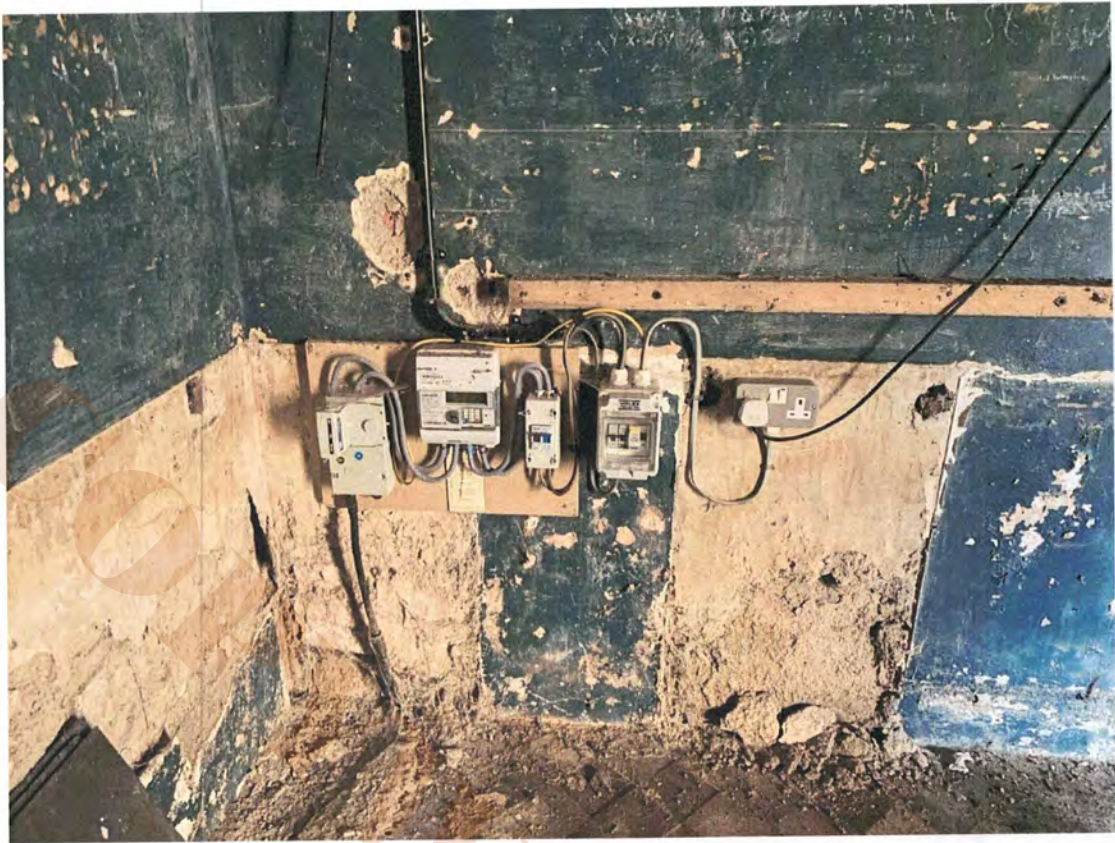
12.3 North chapel south wall bench



12.4 Tower lower chamber ladder



12.5 Bell and chiming mechanism



14.2 Electrical switchgear

COPYWRITE HPC