

Overview

The 2015 Quinquennial Inspection found the Fabric, apart from two key areas, to be of good condition. These areas of note are the South Roof and the need for Bells refurbishment.

We plan to petition three faculties.

1. QI maintenance/repair works. A permission for a 5-year period of works, linked to the 2015-20 Maintenance plan and budget.
2. The South slope to Nave and Chancel is identified as needing reroofing. This was initially pointed out when our spire was repaired by A.E. Hughes. We want to start initial design and setup funding applications as soon as.
3. The Bells refurbishment project which we are just starting. This is another major project to fix 100 years wear and tear. This will need a faculty and is managed by the Bell Captain.

This briefing covers 2 The South roofing. The plan is to survey the roof as part of the roof quotation. Some unplanned repairs may be required depending on what is found when the tiles are removed. We would also perform other roof-level works whilst scaffolding is in place to save costs. All work to be under Architect supervision.

Key points for this work request (based on QI) are:-

- Repoint cover flashings 11
- Repair defective tiling 12
- Remove moss from roof slopes 7, 10
- Re-roof South slope to Nave and Chancel 8
- Re-shingle Tower and Spire 39

Church Building. The church of St Mary the Virgin (in the United Benefice of Tadley with Pamber and Silchester) is a much-loved Grade 1 Listed building dating from the mid-12th-century. Although in an isolated rural setting, located in the walled roman town of Calleva Atrebatum, we recently added an extension that has greatly added to community life. We regularly host meetings of the Site panel as well as Reading University. An organ refurbishment has just been completed.



Statement of Need Summary

Silchester is a rural village (population 918 (2001) of all ages) 10 miles south of Reading and 5 miles north of Basingstoke and is part of The United Benefice of Tadley South and Silchester (Deanery of Basingstoke). It has a wide social mix of retired people and working people, most of whom commute out of village. There is some agricultural work, but the main local employer is AWE Aldermaston. The main focal points in the village are: the Calleva Arms Pub, village hall, school, cricket green and football pitch. The parish of Silchester has two church buildings and a strong association with the Silchester Church of England (Aided) Primary School.

Silchester Mission Church: Used for occasional mid-week services, including Ash Wednesday and Ascension Day, also if weather conditions make St Mary's inaccessible. Originally the Parish Room it is licensed for Worship (1927).

St Mary the Virgin: Its isolated location makes the church an ideal place for quiet reflection. The building is well maintained and the last Quinquennial inspection was in June 2015. In recent years windows have been removed, repaired and replaced, 13th century wall paintings renovated, some re-ordering has been undertaken to improve versatility of the church. The 4 year-old extension, built to replace the Victorian south porch, provides a vestry-cum-meeting room, toilet and kitchen area. The church raised almost the whole cost of the extension (£250,000). Since the extension was built its community use has expanded and now thrives with visitors and events. It hosts the University of Reading annual 'dig' in the Roman Town of Calleva Atrebatum as an education centre. It is also an increasingly popular venue for weddings and baptisms..

Statement of Requirements Summary

A.E. Hughes survey report (September 2014) noted that the south slope of the Nave roof has slipping tiles, and the shingles of the tower should also be replaced. The spire was repaired but some more work may be needed. The subsequent Quinquennial Inspection Report (2015) confirmed this. Key points for this work request are:-

Repoint cover flashings 11
Repair defective tiling 12
Remove moss from roof slopes 7, 10
Re-roof South slope to Nave and Chancel 8
Re-shingle Tower and Spire 39

Specification of Works

Hughes survey noted:-

The shingles on the tower should eventually be replaced but there is no immediate urgency although there are a lot of holes. They do not let much water penetrate and what does dries out quickly as there is plenty of air circulating.

While considering priorities it might be wise to take into account that the south slope of the nave roof is in poor condition as there are a lot of slipping tiles. The problem seems to be that the metal tile pegs are rusting and bursting these very soft tiles.

We replaced the tiles that we removed to get a fixing for our ladders and put a few back that had slipped but there is a lot which are relying on friction alone.

QI Report noted:-

4. The Church of St Mary is in good state of repair. To a large degree this reflects the ongoing efforts by the Parish to ensure that repair works are undertaken in a timely manner.
5. Nevertheless, of some concern, is the condition of the clay tiling to the South elevation of the Chancel and Nave roofs. The clay tiles are in a poor state of repair and retiling will need to be undertaken within the next two years. In the slightly longer term, the shingles to the Tower and Spire will need to be renewed within five years.
6. The pitched roofs to the Church are covered in clay tiles with clay ridge tiles. The overall condition of these pitched roofs and their coverings is, at best, mediocre.
7. To the North slope of the roofs there is a considerable amount of moss growing on the tiles, both to the North Aisle and Chancel as well as the Northwest Porch. This moss should now be removed as its presence can trap moisture and exacerbate decay to the clay tiling.
8. To the South elevation of the Chancel and Nave, there were a considerable number of clay tiles which were slipped, broken or missing during my inspection. In 2014 the Parish commissioned a steeple jack to inspect more closely the clay tiling to the roof slopes, particularly to the South elevation. They reported that the overall condition of the clay tiling was poor in many areas. Rusting nail fixings to the clay tiles were causing the tiles to become dislodged. The time has come where consideration now needs to be given by the Parish to re-roof the pitched roof slopes to the South elevation of the Chancel and Nave within the next 18 months.
9. The condition of the tiling to the South Aisle roof appears reasonable and no significant defects were noted.
10. The pitched roof to the Vestry Extension to the Southeast is covered as well in clay tiles. These are in a good state of repair. However, again moss is beginning to grow, particularly to the East slope of the pitched roofs and this, too, now needs to be suitably removed.
11. To the West slope of the new Extension, where the pitched roof abuts the Church, there is cracking to the pointing of the lead cover flashings. Suitable repairs should now be undertaken.
12. To the North elevation to the West at eaves level, a cracked and broken clay tile was noted. Suitable repairs should be undertaken.
39. In 2014 the Parish commissioned a report on the condition of the Tower and Spire to the Church by the steeple jack Peter Harknett. Following this, in early 2015, suitable repairs to the Tower and Spire, particularly the cedar and oak shingles, but also the finial and weathervane, were undertaken. These immediate repairs should hold for some three to five years. After this period however consideration will need to be given by the Parish to renewing the shingle cladding to both the Tower and the Spire.