

Date: 22nd July 2019

Ref: GM/ET

Client / Address: Ms Caroline Hansen, Cuckfield Parish Council, Queens Hall, High Street, RH17 5EL

Site Address: HOLY TRINITY CHURCH, CUCKFIELD, RH17 5JZ

Surveyor: Mr Gary Moakes C.S.R.T, C.S.S.W, C.S.J.K.

Date / Time of Survey: 17th July 2019 @ 14:00

Weather conditions: Dry, warm and sunny.

Dear Caroline,

Further to your recent telephone instructions received on 17th July 2019, our surveyor has carried out an inspection for rot, decay and wood boring insect activity to the Lychgates at Holy Trinity Church.

We hope we have interpreted your instructions correctly; however should this not be the case, please let us know immediately.

Our observations and recommendations are set out below based on the practical examination that was possible at the time of our inspection.

OBSERVATIONS:

The Lychgates which are known as the North Gate and the West Gate are both grade 2 listed. The North Gate was erected in 1893. The West Gate was erected in 1911.



North Gate.

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West Gate.

There is a live ongoing infestation of Death Watch Beetle (*xestobium rufovillosum*) in the timbers of both gates. Two of the square supporting piers in the North Gate are particularly heavily infested.



Infestation to a pier in the north gate.

There is noticeable deterioration at the base of both gates, including at least three of the six square piers at the north gate. Neither gate appears to have had any sort of recent renovation apart from the renewal of the small double gates in 2000 at the North end.

Some of the base timbers in the west gate are shown below.



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Some of the base timbers in the north gate are shown below.



RECOMMENDATIONS:

Conservation work to both of these important historical structures is clearly required.

The work should be carried out in stages in a logical and methodical manner. **We can carry out all of the recommended works.**

Stage 1 – This should be the treatment and control of the active Death Watch Beetle infestation in both gates as a matter of urgency.

Stage 2 – This should be the cutting out and removal of any structurally weakened timbers before splicing in replacement oak timbers. This will probably be two of the supporting piers in the north gate plus some smaller supporting timbers and probably some of the base timbers in the west gate.

Stage 3 – This should be the treatment of the timbers in both gates with two coats of raw linseed oil plus a re-inspection of the timbers for any ongoing wood boring insect activity.

Proposed works by INSITU SCP:

Stage 1

We will carry out a programme of de-frassing the worst affected areas by removing the loose and friable material in order to get back to sound timber prior to applying treatment. We will then brush down all timbers to remove surface dust and debris.

We will then pressure spray two applications of a dual purpose insecticide/fungicide fluid treatment to the exposed timbers in both gates. This will ensure maximum saturation of the timbers.

In addition to the treatments detailed above we would also brush apply a deep penetrating insecticidal paste into large dimension and heavily infested timbers and where possible inject insecticidal fluid through old flight holes. Fluids must be applied at a heavy dosage.

Death Watch Beetle extermination can be exceptionally difficult to achieve – additional treatments MAY be required.

NB We are unable to offer a guarantee for this work due to the nature and location of the timbers.

We would carry out the above

FOR THE SUM OF £1,920.00 + VAT.

Once stage 1 has been completed, we will return to site and quote for the remedial works required for stage 2.

NOTE

We have not inspected any timbers which are currently covered, unexposed or inaccessible, nor have we inspected any parts of the premises other than those listed. We are therefore unable to report on the condition of any such other parts, or to provide an indication as to whether, or not, they are free of infestation, rot or dampness.

This report is for the sole use and benefit of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

We have not inspected those parts of the property which are covered, unexposed, or otherwise inaccessible and, as indicated, this report does not represent a full structural survey

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We thank you for inviting our company to carry out an inspection on your behalf, we hope that you found the content of our report easy to understand, however, if there is any part that you would like explained in greater detail please telephone the surveyor concerned.

We have pleasure in enclosing our estimate to carry out the treatment work proposed and naturally hope that you will instruct our company to undertake this work. To accept our estimate please complete the enclosed Acceptance of Estimate form and return it to our office by post or email (by signing this you are accepting our Terms & Conditions and Client's Responsibilities). Upon receipt, our contracts manager will contact you to arrange a mutually convenient date for the work to take place.

Should you have any further queries at this stage, please do not hesitate to contact our offices.

Yours sincerely,

Gary Moakes CSRT,CSSW, CSJK
Surveyor/Operations Manager