

LARGO & NEWBURN PARISH CHURCH



Tod & Taylor Architects

CONDITION SURVEY REPORT OCTOBER 2014

LARGO & NEWBURN PARISH CHURCH

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LARGO & NEWBURN PARISH CHURCH

1 INTRODUCTION

1.1 Property Inspected

1.1.1 Church: Largo and Newburn Parish Church, Church Place, Upper Largo, Leven, Fife, KY8 6EH

1.1.2 The inspection of the Church was carried out on 8th October 2014.

1.1.3 The inspections were carried out by Rosalind Taylor RIBA, ARIAS, Accredited Conservation Architect, BArch hons, and Roger H Taylor RIBA, ARIAS, Accredited Conservation Architect, BArch hons.

1.1.4 The buildings elevations were generally inspected from ground level. The Church roof was accessed via the hatches off the stair to the South Gallery and the Tower from the access door at roof level. Roof voids were not inspected and below floors were not inspected.

1.1.5 This report is intended as a guide for future maintenance work and repairs to the fabric.

1.1.6 Photographs are supplied to illustrate some of the points noted. There are also some general views to give an indication of the scale and style of the building. The roof plan is intended for identification of elements only.

Broad Conclusions

1.17 Fees or other similar items

The Church and grounds are very well presented. The building is obviously well cared for, however some items requiring attention were noted and these are highlighted in the report.

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2.0.0 MAINTENANCE RECOMMENDATIONS

Maintenance should be planned for, and carried out regularly. A typical programme for six monthly inspections and maintenance of the fabric follows. This should take place in May and November.

2.1.0 Health and Safety Regulations

The need for consideration of Health and Safety matters must be noted. In particular provision must be made for safe access for maintenance of high-level areas including roofs, towers, belfry etc. Stairs and access ladders within the tower must be securely fixed and have adequate handrails and lighting. The Boiler house must have good access with adequate ventilation and lighting. All these areas must be kept clean and tidy and free from rubbish.

Reference Advice on safe use of ladders etc can be obtained from: The Health and Safety Executive website www.hse.gov.uk

2.2.0 General Maintenance for six monthly inspections

2.2.1 Clean out rhones, gutters and downpipes, roof outlets etc, including drains and traps, and make sure that they are draining freely.

2.2.2 Check roof coverings, mortar skewes, and watergates, and make good as necessary.

Remove plant growth from high level masonry, kill roots and fill holes to prevent plants developing a grip on the masonry.

2.2.3 Ensure that wall footings are clear of plant growth.

2.2.4 Check footpaths and steps to ensure that tripping hazards are not developing and that weed growth is kept under control.

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2.2.5 Check interior of roof spaces where these are accessible, for signs of damp.

Check that the mesh on the louvres is intact to prevent birds getting into the clock mechanism.

2.2.6 Internal floor finishes must be maintained to avoid tripping hazards developing.

2.2.7 Interior decoration is not rated as essential, nevertheless it is important that all properties should be properly maintained in this respect. It is therefore highly desirable that a planned programme is made out and adhered to, so that important well used rooms can keep a sense of being well cared for. Careful maintenance of external paintwork is considered to be essential.

2.3.0 Specialist Maintenance

Certain items should be inspected by specialists, under an insurance scheme, or within an annual maintenance agreement. There are set periods for inspections, to ensure that safety standards are maintained, and these time periods should be adhered to.

2.3.1 Electrical Installation. Under the IEE Regulations, the recommendation is for Church electrical installations to be checked annually, unless they are new installations, in which case a check every second year is recommended. For domestic properties, such as Manses, the recommendation is for the electrical installation to be checked every five years.

2.3.2 Central Heating Boilers and their controls. It is usual to have a maintenance agreement for a central heating boiler. Where gas is used it is particularly important to adhere to the annual inspection by a qualified plumber or heating engineer, as there are serious risks associated with gas burners not functioning correctly, or inadequate air supply for combustion.

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2.3.3 Asbestos. The Asbestos at Work Regulations 2002 state that those who are responsible for maintenance of non-domestic property have a duty to manage the risk of asbestos. An Asbestos Register should be available, to be handed to any contractors working on the premises.

24 Other Items

2.4.1 Adequate insurance should be maintained.

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2.5.0

A TYPICAL MAINTENANCE PLAN (Note that this is not hard and fast and can be varied to suit your own requirements).

JANUARY Arrange to have electrical equipment PAT tested.

FEBRUARY Arrange to have minor internal repairs carried out.

MARCH Check that all the equipment such as organ and clock is in working order.

APRIL Check over the roof and clean out all the rhones, and roof outlets from parapet gutters.

MAY Arrange any repairs to harling, or external paintwork. To be carried out before the end of October.

JUNE Check inside the Tower to make sure there are no birds nesting inside.

JULY Carry out internal redecoration to one room or area each year.

AUGUST Arrange to clean windows.

SEPTEMBER Make sure the garden grounds are tidy and check footpaths and gates.

OCTOBER Arrange to have the boiler inspected.

NOVEMBERS AND LIMITATIONS

Check over the roof and clean out all the rhones, and roof outlets from parapet gutters.
Make sure the rainwater pipes are working - all before the winter.

DECEMBER Walk round the outside of the building after any storms to check for damage.

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- 3.2 Where areas of the buildings are inaccessible and were not inspected in detail in particular below floor coverings or floors or in enclosed roof spaces it should not be assumed from this report that rot does not exist. If a more detailed inspection is required arrangements should be made for this as a separate report.
- 3.3 Limitations of access. The roofs were inspected via the roof hatch, however the parapets are low, and detailed examination of all the leadwork was not carried out.
- 3.4 Furthermore, we must stress that we have not carried out any investigation to determine whether High Alumina Cement or Asbestos was used during the construction of the buildings inspected and we are therefore unable to report that the buildings are free from risk in this respect.

4.0.0 HISTORY AND DESCRIPTION

- 4.1 The church in “Kirton of Largo” forms a focal point of the village. There has been a church on this site since 830AD. The current building dates from 1623 with major alterations in 1816-26 and in 1895 and is grade “B” listed. Alexander Selkirk (whose life was the inspiration behind “Robinson Crusoe”) was born in the village and his parents’ memorial stone can be seen in the graveyard.
- The church has 4 stained glass windows and 8 “quarry and crown” leaded windows. These were installed in the late 19th and early 20th century.

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5.0.0 DEFINITIONS OF PRIORITIES

| | | |
|----|---------------------|---|
| A | Urgent | Immediate action required because of urgency or progressive structural damage. Should be dealt with at once. |
| B | Essential | Items should be dealt with within two years. |
| C | Desirable | Items should be considered within the next five years and can be carried out at any time after completion of A and B items so long as necessary funds are available |
| SH | Self Help | Items which can be carried out by church officer or volunteers. |
| RM | Regular Maintenance | To be dealt with within routine maintenance programme. |
| F | Future | Identified as included in proposals for future alterations. |

We have shown the items such as clearing roof outlets in Routine Maintenance. It is important to ensure that the routine maintenance of the roof outlets is carried out twice yearly.

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|-------|--|--|--|---|-----------------|-------------|
| 6.0.0 | Church: Exterior | | | | | |
| | | | | | | |
| | To be read in conjunction with Roof Plan which identifies the elements described. | | | | | |
| | | | | | | |
| 6.1.0 | EXTERIOR | | | | | |
| | | | | | | |
| 6.1.1 | Tower | Stone | Some hard pointing failing | Provide access. Carefully rake out fill mortar and point up with good lime mortar | B | £ 5,500 |
| | | | | | | |
| 6.1.2 | | Access via timber door | Paintwork failing | Prepare and paint | B | £ 250 |
| | | | | | | |
| 6.1.3 | Tower Roof at base of Spire | Lead | In good order | | | |
| | | LARGO NEWBURN PARISH CHURCH | | | | |
| 6.1.4 | Spire | Stone | Some hard pointing failing. | Provide access. Repoint at open joints using a good lime mortar | B | £ 13,000 |
| | | | | | | |
| 6.1.5 | | | Plant growth on crockets | Remove plant growth including roofs and point up gaps with suitable mortar | B | £ 750 |
| | | | | | | |
| 6.1.6 | | Openings with timber louvres. | Paintwork failing | Prepare and paint louvres. | B | £ 1,000 |
| | | | | | | |
| 6.1.7 | | Fit netting inside | | Ensure mesh is fully fitted to the inside | B | £ 250 |
| | | | | | | |
| 6.1.8 | Clock | Two clock faces black with gold numerals and hands. Mechanism inside the Spire | Appears to be well maintained and in working order | Continue Regular Maintenance | RM | |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|--------|---------------------|---|---|--|-----------------|-------------|
| 6.1.9 | Bell | Struck on the hour. Rope available for ringing via system of pipes | Appears to be in working order | | | |
| 6.1.10 | Finial | With cockerel | Appears sound | | | |
| 6.1.11 | Roof | Slated slopes running to lead lined gutters | Generally in good order except for details noted below | | | |
| 6.1.12 | East Chancel Roof | Slated slopes with lead ridge and lead valleys including main gable Tower | Slate slopes satisfactory | | | |
| 6.1.13 | East Gable | Stone pinnacle on apex LARGO NEWBURN PARISH CHURCH | Moves slightly | Arrange access to enable stone to be lifted off then redowelled in position | B | £ 2,500 |
| 6.1.14 | Chancel gutters | Lead gutters to North and South | Stepped lead gutters in good order, outlets have some debris | Access and clear outlets | RM | |
| 6.1.15 | North Transept Roof | Slate slopes with lead ridge and lead valleys to adjacent slopes | Slate slopes satisfactory, valleys clean | | | |
| 6.1.16 | Top of North Gable | Masonry battlemented | Plants growing including established cotoneaster at foot of west skew | Arrange access and remove all plant growth, poison roots and fill holes with suitable mortar. Point up open joints | B | £ 2,800 |

| | Element | Description | Condition | Action | Priority | Cost |
|--------|-------------------------------|---|--|---|-----------------|-------------|
| 6.1.17 | West Gutter | Lead lined stepped gutter with outlet to hopper | Appears sound | Ensure outlet is clear | RM | |
| 6.1.18 | East gutter | Lead lined gutter has sunk from the bay beside the outlet to the chimney and the bay North of the chimney | Gutter sole rotted. Water backs up due to outlet being choked, and sole sunken | Access, strip out lead, repair rotted timber sole and remake gutter | B | £ 10,000 |
| 6.1.19 | Chimney | Stone built chimney on East wallhead | Very open joints in masonry | Access, dismantle and rebuild with stones dowelled in position | B | £ 2,500 |
| 6.1.20 | | | | Note that liner and stainless steel terminal plate may be required | B | £ 4,000 |
| 6.1.21 | West Nave Roof | Shallow pitched slated roof with lead ridge and lead valleys LARGO NEWBURN PARISH CHURCH | Slate slopes satisfactory | | | |
| 6.1.22 | North & South Gutters of Nave | Lead lined, stepped to outlets | Appear sound | Clear outlets | RM | |
| 6.1.23 | South Transept Roof | Slate slopes to lead gutter. Lead ridge | Slate slopes satisfactory | | | |
| 6.1.24 | West Gutter | Stepped lead gutter to outlet | Appear sound | Clear outlet | RM | |
| 6.1.25 | East Gutter | Adjoins the stair roof | Used as access to Tower | | | |
| 6.1.26 | | Lead lined with duckboards | Outlet to RWP 11 has debris | Clear outlet | RM | |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|--------|--------------------------------------|--|---|--|-----------------|-------------|
| 6.1.27 | | Cast iron pipes runs along East side from stair roof to the Tower, taking the bell rope | Appears to be in working order | Consider repainting in grey micaceous paint to be less conspicuous | C | £ 1,500 |
| 6.1.28 | Top of South Gable | With stone pinnacles | Some fern growth on outside face suggests open joints between cope stones | Access and point up open joints. Rebuild as necessary | B | £ 2,500 |
| 6.1.29 | Stair Roof | Lead covered with access hatch | Good | | | |
| 6.1.30 | | Sump in S E corner of roof channels water through the roof to the outlet in N E corner LARGO NEWBURN PARISH CHURCH | Clear on day of visit | Inspect regularly during routine maintenance | RM | |
| 6.1.31 | Vestry Roof | Slated slope with lead flags and lead to gable | Appears to be in good order | | | |
| 6.1.32 | Walls | Masonry, with Chancel walls rendered | Generally good but see detailed comments below | | | |
| 6.1.33 | Nave Walls including West Gable | Ashlar | A few open joints at low level | Access and carefully point up open joints | C | £ 3,200 |
| 6.1.34 | South Transept including South Gable | Ashlar with some mortar patching | | | | |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|--------|--------------------------------------|--|---|---|-----------------|-------------|
| 6.1.35 | East Gable and Chancel | Masonry rendered with plinth course | The masonry, particularly of the gable, is holding water, due to hard render | Remove render, attend to masonry and repoint | B | £ 40,000 |
| 6.1.36 | | Carved panel, dated 1623 above window | Plant growth around stone suggests open joints, or possibly water held by render | Access and point up open joints | B | £ 2,000 |
| 6.1.37 | North Wall of Chancel | Grave stone hard against wall with plant growth on top | Moisture visible on interior in this location | Remove render, point up. Consider fitting flashing. (cost taken at 6.1.35) | | |
| 6.1.38 | Stair Walls | Ashlar with dressed stones to openings LARGO & NEWBURN PARISH CHURCH | Generally good, except for crack in East wall | Point up crack | B | £ 750 |
| 6.1.39 | | Tracery to WO 3 | Open joints at base of mullion | Point up open joints | B | £ 500 |
| 6.1.40 | Vestry Walls and Buttresses | Ashlar with stone copes to mono pitch gable | Good | | | |
| 6.1.41 | East Wall of North Transept | Ashlar with chimney stack at parapet | Plant growth to South of chimney stack | Access and point up open joints and areas of failed mortar | B | £ 3,500 |
| 6.1.42 | | Lower part of wall has significant mortar patching | Ferns growing out of joints . Water seems to be seeping into the masonry from above | Rake and repoint where mortar has failed, following repairs to gutter above | B | £ 2,500 |
| 6.1.43 | North & West Walls of North Transept | Ashlar. Gable wall goes right down to road level | Gable wall has plant growth at the top, noted elsewhere | Access rake and repoint open joints | B | £ 7,000 |

| | Element | Description | Condition | Action | Priority | Cost |
|-------|--|--|---|---|-----------------|-------------|
| 6.2.0 | Rainwater Goods | All cast iron painted | Generally good, but painterwork beginning to fail | Overhaul and paint when access is in place for masonwork | C | £ 2,000 |
| 6.2.1 | RWP1. North elevation of Chancel | C I with C I hopper section unpainted | | Prepare and paint unpainted section when access available | C | £ 250 |
| 6.2.2 | RWP2. South elevation junction Chancel Vestry | C I stepped over plinth | | Check over at next routine maintenance | RM | |
| 6.2.3 | RWP3. Stair East elevation | C I with C I hopper discharging into gutter of Vestry roof LARGO NEWBURN PARISH CHURCH | Appears to be running over near to top. | Check that drain is clear below ground | A | £ 350 |
| 6.2.4 | | | Pipe seems to be cracked | Access and replace cracked section, once the drain has been cleared | B | £ 500 |
| 6.2.5 | RWP4. South Transept East side | C I with C I hopper serving South Transept Roof | | | | |
| 6.2.6 | RWP5. West elevation South Transept | C I with C I hopper | Gully is standing full of water | Clear drain | A | £ 350 |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|--------|--|--|---|---|-----------------|-------------|
| 6.2.7 | RWP6. South elevation Nave | C I with C I hopper | Evidence of water running over. Gully is standing full of water | Clear drain | A | £ 350 |
| 6.2.8 | RWP7. North elevation Nave | C I with C I hopper | Evidence of running over. Gully is holding water | Clear drain | A | £ 350 |
| 6.2.9 | RWP8. West elevation of North Transept | C I with C I hopper | Gully at the foot is standing full of water | Clear drain beyond this trap | A | £ 350 |
| 6.2.9 | RWP9. East elevation of North Transept | CI with CI hopper with bend to road below | Appears to be failed, water seeping out | Clear drain | A | £ 350 |
| 6.2.10 | RWP10. East door of North Transept | CI with CI hopper. Mid section unpainted LARGO NEWBURN PARISH CHURCH | | Prepare and paint | C | £ 500 |
| 6.2.11 | Rainwater Disposal generally | Not clear whether this goes to a drain or to soakaway | Several downpipes have problems | Check whether drainage is to drain or soakaway. If it is to a drain this must be to soakaway as per the plan Archaeologist | A/B | £ 5,000 |
| 6.3.0 | Windows | Stone tracery set in gothic arched openings with leaded glass. Three stained glass windows | For condition of glass see specialist report with proposals | | | |
| 6.3.1 | SGO1 | Stained leaded glass to Chancel | | | | |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|--------|----------------|--|--|---------------|-----------------|-------------|
| 6.3.2 | WO2 | Clear leaded glass to Vestry | | | | |
| 6.3.3 | WO3 | Clear leaded glass | | | | |
| 6.3.4 | SGO4 | Stained leaded glass to South Transept | | | | |
| 6.3.5 | WO5 | Clear leaded glass to South Transept | | | | |
| 6.3.6 | WO6 | Clear leaded glass to Nave | | | | |
| 6.3.7 | WO7 | Clear leaded glass to Entrance Porch LARGO NEWBURN PARISH CHURCH | | | | |
| 6.3.8 | WO8 | Clear leaded glass to Nave | | | | |
| 6.3.9 | WO9 | Clear leaded glass to North Transept | | | | |
| 6.3.10 | W10 | Clear leaded glass fan light to door | Georgian | | | |
| 6.3.11 | SG11 | Stained leaded glass in Rose Window | In Memory of Sir Andrew Wood of Largo. Presently concealed by the organ case | | | |
| 6.3.12 | SG12 | Stained leaded glass to North Transept | | | | |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|-------|---------------------|--|--|---|-----------------|-------------|
| 6.4.0 | DOORS | Timber painted | | | | |
| 6.4.1 | D1 | Upstairs Vestibule to South Gallery | | | | |
| 6.4.2 | D2 | Entrance to South Transept | | | | |
| 6.4.3 | D3 | Main Entrance to Vestibule and stair to West Gallery | | | | |
| 6.4.4 | D4 | Entrance North Transept and North Gallery | | | | |
| 6.4.5 | | Note fanlight over | | | | |
| | | LARGO NEWBURN PARISH CHURCH | | | | |
| 6.4.6 | | 8 panelled door | | | | |
| 6.4.7 | Lightning Conductor | Tape rises on North Elevation of Chancel | | Allow for refixing tape and testing after pointing work | B | £ 3,500 |
| 6.4.8 | | In a band around the spire | | | | |
| 6.4.9 | Access | Access to roof via small internal hatch | This is suitable for routine maintenance by appropriately trained staff, but for work described scaffolding will be required | Allow for scaffolding | B | £ 30,000 |
| | | | | Church: Exterior | Total | £ 149,850 |
| | | | | Total Category A | | £ 7,100 |
| | | | | Total Category B | | £ 135,300 |
| | | | | Total Category C | | £ 7,450 |

LARGO & NEWBURN PARISH CHURCH

| <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|----------------|--------------------|------------------|------------------|-----------------|-------------|
| | | | Total Category F | | |

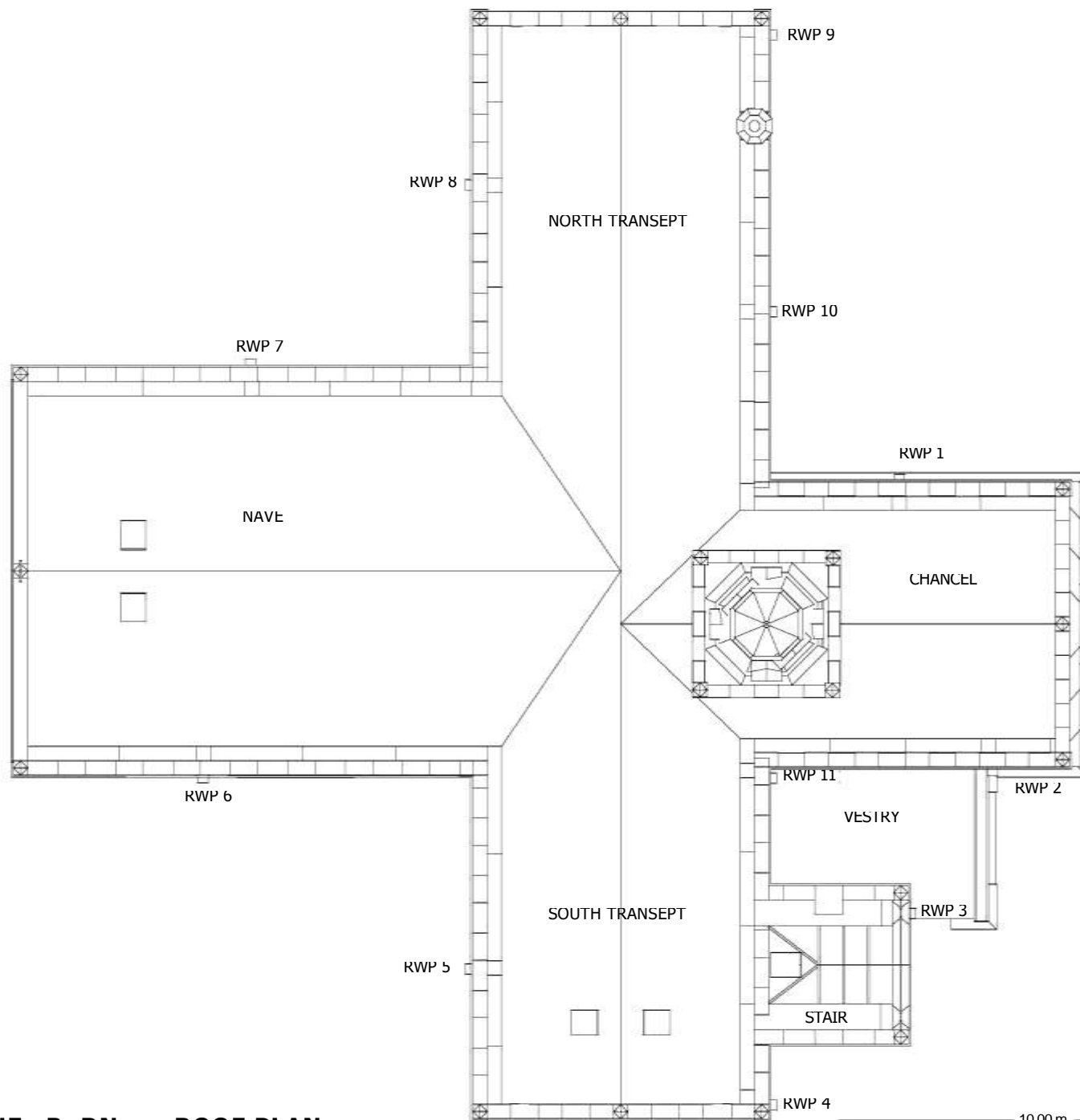
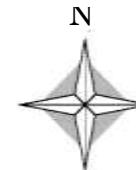
| | Element | Description | Condition | Action | Priority | Cost |
|-------|---|---|--|---|-----------------|-------------|
| 7.0.0 | Church: Interior | | | | | |
| 7.1.0 | INTERIOR | | | | | |
| 7.1.1 | Stair to North Gallery H by D3 | | | | | |
| 7.1.2 | Stair to North Gallery | Lower flight stone, upper flight timber, by D4 | | | | |
| 7.1.3 | Electrics cupboard at the foot of the stair by D4 | LARGO NEWBURN PARISH CHURCH | | | | |
| 7.1.4 | Stone stair to South Gallery D1 | | | | | |
| 7.1.5 | Store off this stair with hatch to roof | | | | | |
| 7.1.6 | Door of Vestry | Ashlar with carved heads as label stones | | | | |
| 7.1.7 | Stonework of SGO1 | Bipartite opening with three lights above, all with coloured leaded glass | Masonry appears to be wet above the apex and around the arch | See reference to work to the Chancel Gable. Allow for redecoration following external works | C | £ 2,000 |

| | Element | Description | Condition | Action | Priority | Cost |
|--------|------------------------------|---|---|--|-----------------|-------------|
| 7.1.8 | | Ashlar splay | Evidence of dampness | | | |
| 7.1.9 | Stonework of SGO4 | Tripartite with coloured leaded glass below balcony below only | | Stonework is being attended to with planned window repairs | | |
| 7.1.10 | | Upper part of window triple lights with leaded glass and coloured panels at the top | Lead deformed stonework crumbly | Stonework is being attended to with planned window repairs | | |
| 7.1.11 | Stonework of SG11 | Rose window with stone panels and leaded glass | Some evidence of water ingress from above | See work to North Gable to remove plant growth | | |
| 7.1.12 | Stonework of SG12 | Bipartite with 7 lights above and coloured leaded glass | Tracery appears to be water stained | See work to sunken gutter and chimney stack | | |
| | | LARGO NEWBURN PARISH CHURCH | | | | |
| 7.1.13 | Stonework of WO3 | Bipartite with single light above and clear leaded glass | Sill stone fractured and open joint below mullion | See item 6.1.38. | | |
| 7.1.14 | Wall monument list | James Calderwood Durham General James Durham Elizabeth daughter of Col Sheldon David Briggs Sir John Leslie James Kettle John Goodsir Christian Ranken Lilias Calderwood Durham Anne Calderwood plaque | All appear in good order | | | |
| 7.1.15 | Slate stone set in the floor | Andrew Wood of Largo | | | | |

| | <i>Element</i> | <i>Description</i> | <i>Condition</i> | <i>Action</i> | <i>Priority</i> | <i>Cost</i> |
|--------|--------------------------|---|--|--|-----------------|-------------|
| 7.1.16 | Pulpit | Georgian 1815 brought from Newburn Kirk in 1965 painted timber | Good | | | |
| 7.1.17 | Model Boat | Painted timber model of the boat belonging to Andrew Wood | Would be of interest to the wider public | | | |
| 7.1.18 | Nave & Transept Ceilings | Exposed timber following roof line with trusses visible | Good | | | |
| 7.1.19 | Chancel ceiling | Plaster vaulted | | | | |
| 7.1.20 | Heating | Gas fired boiler in boiler house below the Church LARGO NEWBURN PARISH CHURCH | See notes on chimney | Allow for recommissioning boiler following work to chimney | B | £ 2,500 |
| 7.1.21 | | Entrance from the street to the North | Boilerhouse not seen | | | |
| 7.1.22 | | Column radiators in the Chancel | Good | | | |
| 7.1.23 | Plaque in Porch | Stone with Latin Inscription | | | | |
| | | | | Church: Interior | Total | £ 4,500 |
| | | | | Total Category A | | |
| | | | | Total Category B | | £ 2,500 |
| | | | | Total Category C | | £ 2,000 |
| | | | | Total Category F | | |

| SUMMARY | | | | | |
|--------------------------|---------------|-----------------|---------------|---------------|-----------------|
| Property | Total A items | Total B items | Total C items | Total F items | TOTALS |
| Church: Exterior | £7,100 | £135,300 | £7,450 | £0 | £149,850 |
| Church: Interior | £0 | £2,500 | £2,000 | £0 | £4,500 |
| URGENT/URGENT | | | | | |
| TOTALS | £7,100 | £137,800 | £9,450 | £0 | £154,350 |
| | | | | | |
| | | | | | |
| | | | | | |

The costs shown are indicative probable costs and have not been prepared by a Quantity Surveyor. They are given as nett builder costs, shown without the addition of amounts for VAT, Local Authority Charges, Fees or other similar items



LARGO & NewBuRN
PARISH CHURCH

ROOF PLAN
AS EXISTING 1:100 @A3

10.00 m
Scale - 1:100 Date - 15 October 2014

C533 101

TOD & TAYLOR ARCHITECTS
43 MANOR PLACE tel 0131 225 7988
EDINBURGH EH3 7EB fax 0131 220 0122



LARGO & NewBuRN
PARISH CHURCH
 EXISTING

SOuTH ELEVATION
 AS 1:100 @A3

10.00 m
 Scale - 1:100 Date - 15 October 2014

C533 103

TOD & TAYLOR ARCHITECTS
 43 MANOR PLACE tel 0131 225 7988
 EDINBURGH EH3 7EB fax 0131 220 0122



LARGO & NEWBURN
PARISH CHURCH
 EXISTING

EAST ELEVATION
 AS 1:100 @A3

10.00 m
 Scale - 1:100 Date - 15 October 2014

C533 104

TOD & TAYLOR ARCHITECTS
 43 MANOR PLACE tel 0131 225 7988
 EDINBURGH EH3 7EB fax 0131 220 0122



LARGO & NEWBURN
PARISH CHURCH
 EXISTING

NORTH ELEVATION
 AS
 1:100 @A3

10.00 m
 Scale - 1:100 Date - 15 October 2014

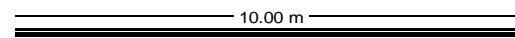
C533 105

TOD & TAYLOR ARCHITECTS
 43 MANOR PLACE tel 0131 225 7988
 EDINBURGH EH3 7EB fax 0131 220 0122



LARGO & NEWBURN
PARISH CHURCH
 EXISTING

WEST ELEVATION
 AS 1:100 @A3



Scale - 1:100 Date - 15 October 2014

C533 106

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 43 MANOR PLACE tel 0131 225 7988
 EDINBURGH EH3 7EB fax 0131 220 0122

NAVE FROM SOUTH TRANSEPT RIDGE



NAVE LOOKING WEST



SOUTH WEST VALLEY



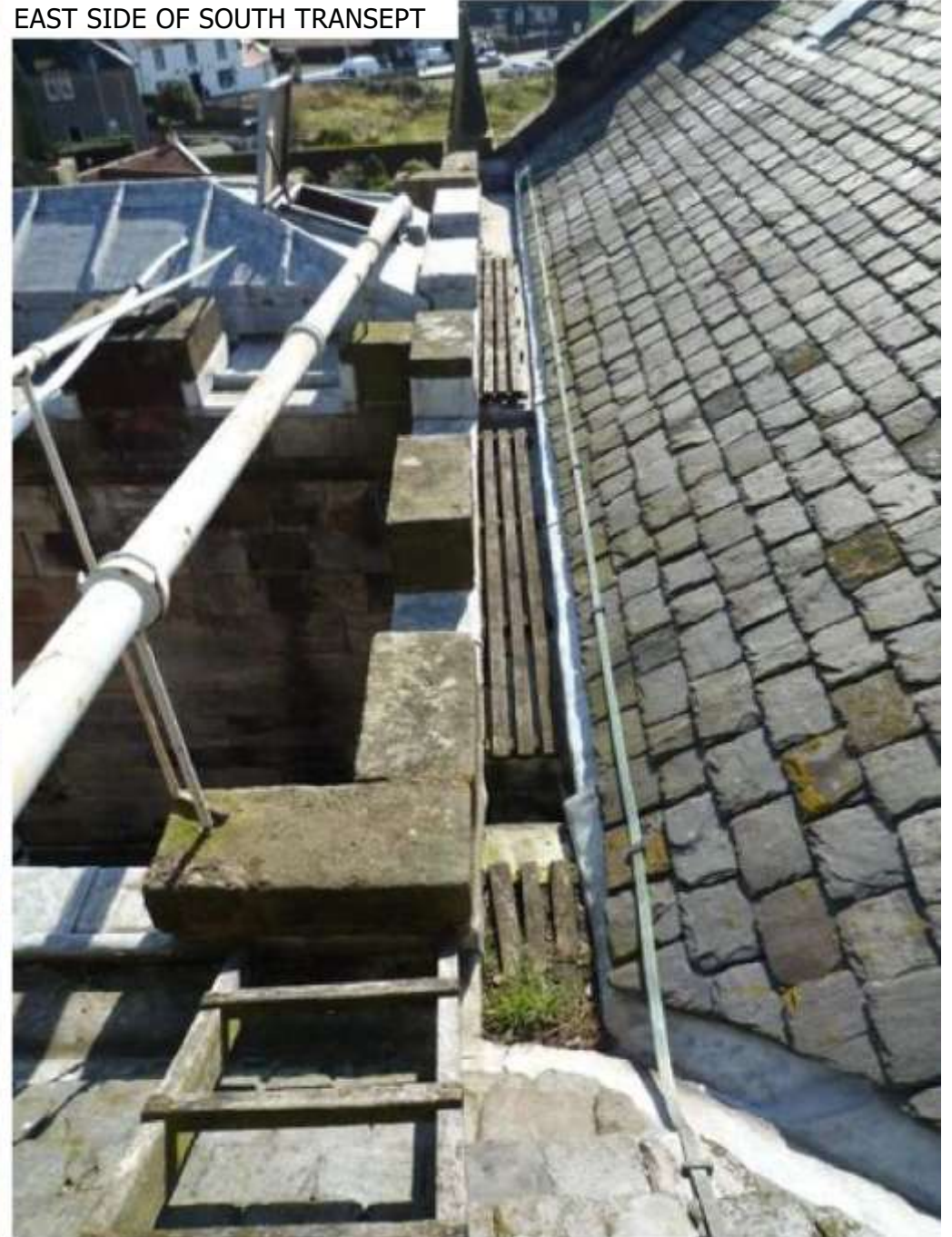
NORTH WEST VALLEY



SOUTH TRANSEPT



EAST SIDE OF SOUTH TRANSEPT



NORTH TRANSEPT



NORTH SIDE OF
CHANCEL



SOUTH SIDE OF CHANCEL



GUTTER ON EAST SIDE
OF NORTH TRANSEPT

VESTRY



GUTTER CATCHPITS



CHIMNEY STACK



OPEN
JOINT THRO
MASONRY



LEAD LINED GUTTER BEYOND CHIMNEY
HAS SUNKEN SOLE



CHIMNEY ON PARAPET OF EAST WALL
OF NORTH TRANSEPT

OPENING JOINT THRO
MASONRY



PARAPET GUTTER EAST SIDE OF NORTH
TRANSEPT SUNKEN SOLE

TOWER FROM SOUTH TRANSEPT STAIR WITH CHANCEL BEYOND



HARLING REMOVED FROM EAST GABLE TO REVEAL STONEMWORK



RAINWATER PIPE ON WEST SIDE OF NORTH TRANSEPT



CRACK IN STAIR WALL

SPIRE AND TOWER



ROWAN



LOUVRES



INTERIOR

104 0 14901 210200010

LEAD COVERING

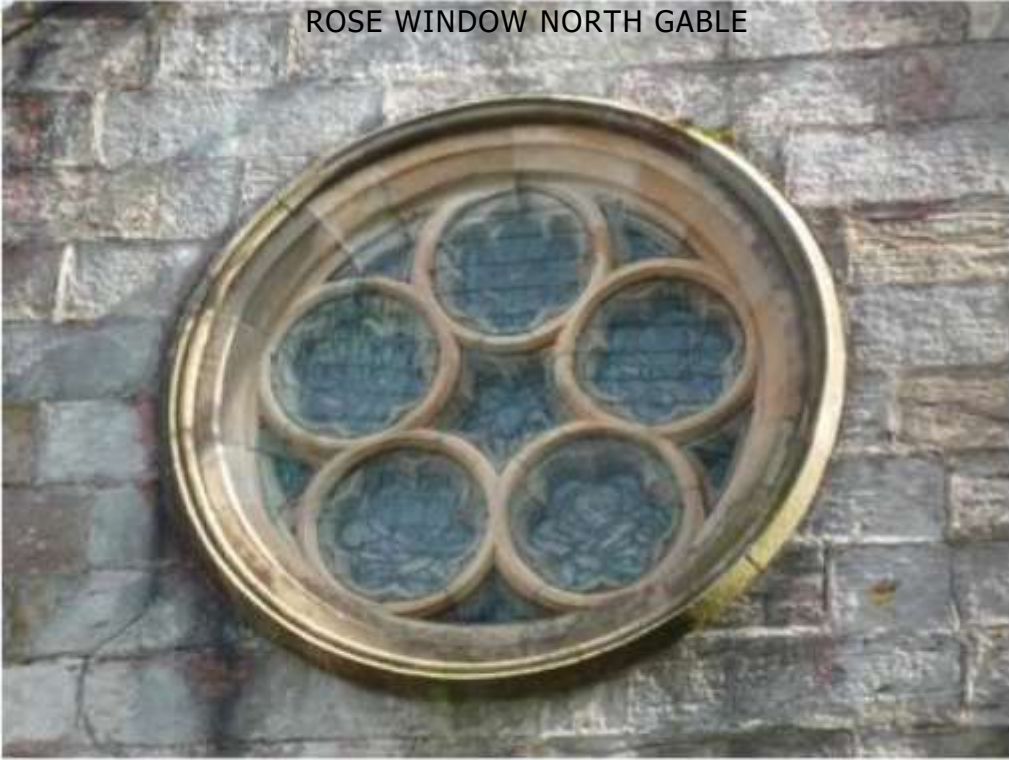


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PLANT GROWTH



ROSE WINDOW NORTH GABLE



PLANT GROWTH NORTH GABLE



TOP OF NORTH GABLE



COTONEASTER

