



5. EXECUTIVE SUMMARY AND RECOMMENDATIONS

This is a personal opinion about the general condition. A description of the condition is set out in section 11 and priorities and estimates are listed in section 17 of this report.

The church and halls are in need of extensive repairs and conservation.

A good start has been made at the west end with the repair of the west wall and window and the vestry roofs and the new rainwater goods. During this work I understood the construction and condition of the building better and realise that the walls and roofs need full repair by rebuilding as they have been damaged by cement repairs and patches in the past. This allows water in which is damaging the very fine decorations. The windows too have been patched and now need proper repairs.

The wall paintings are deteriorating and recent water ingress has seriously damaged the main wall painting in the South Chapel. A major conservation programme should be in place to conserve and restore all the wall paintings.

The tower remains a concern with its leaking roof, and patched walls, I feel it would not take much for rapid decay to set in which would cause falls of flintwork and masonry.

The Halls are in reasonably good condition, but areas are becoming poor including the abutments and parapets and the windows. Structurally the Old Confessional is in very poor condition. The internal arrangement of the Halls limits how and when they can be used. Ideally the Halls should be redeveloped to meet the current requirements of the community.

This could be a splendid and spectacular building that the whole of Great Yarmouth could be very proud of, but it does need major repairs, ideally in a single phase as tackling the work in £250,000.00 packages will take years and be exhausting. (This needs over £1,500,000.00 spent on it immediately).