

MSH/JH.1195A

28<sup>th</sup> January 2022

PCC All Saints Church, Monkokehampton  
c/o Mr John Pearce  
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Monkokehampton  
Winkleigh  
EX19 8SF

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Dear John

### ALL SAINTS, MONKOKEHAMPTON – LYCHGATE REPAIR COMPLETION



*(Before c2019)*



*(Repaired 2022)*

It was good to see you again last week and discuss the lychgate project carried out during the challenging times of the early lockdowns.

It was also good to see the lychgate useable again and not in a dangerous condition for users and visitors passing under to access the church and churchyard.

The work carried out is to a high-quality of workmanship and joinery replacement replicates details from the original structure.

Removal of the former concrete plinths and exposing the original/earlier granite bases and new oak bearers above is a significant improvement both visually and technically.

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**South Elevation**



*(Before c2019)*



*(Repaired 2022)*

**North Elevation**



*(Before c2019)*



*(Repaired 2022)*



**SW Brace**



*(Before c2019)*



*(Repaired 2022)*

Former heavily decayed original SW brace has been replaced with original details and new base plate

**Roof Structure and Inscribed Beams**



*(Before c2019)*



*(Repaired and retained 2022)*

**Base of Principle Timbers**



*(Before c2019)*



*(Repaired 2022)*

Former concrete plinth removed and encapsulated granite base exposed with new oak bottom rail



### Central Gateway



*(Before c2019)*



*(Repaired 2022)*

### Slate Roof



*(Before c2019)*



*(Repaired 2022)*

Detail of slate profile and coursing replicated and supplementary second hand natural slate to replace defective

### Gablets and roof soffit



*(Before c2019)*



*(Repaired)*

The gablet trefoil apertures are good to ventilate the underside of the roof structure. However, they do allow wind driven rain through into the roof void and onto the roof structure timbers.

## SE Brace



*(Before c2019)*



*(Repaired 2022)*

Original SE brace has been replaced and replicated accurately.

### **Recommend Improvements and Maintenance**

The material and details of repairs has replicated those originally/formally used. However, this may also be replicating areas which contributed to the previous rate of decay.

I therefore suggest the following: -

The open trefoils of the gablets will allow wind driven rain into roof void and potentially saturate roof timbers.

Ventilation is key but limiting water saturation is important.

We recommend a black gale breaker/wind sheet fixed to inside face of gablet opening to minimise water ingress and provide protection to timber roof structure.



The new base rails have been fixed using exposed SS threaded bolts, washers, and nuts - contrasting to all other connection details which are concealed.

To improve the appearance of the current fixing method we suggest counter sinking fixing bolts and plugging using oak pellets.





The former structure was heavily decayed due to surface timber breakdown and penetration of water.

To minimise the risk of this re-occurring we recommend an annual cycle of oiling of the timbers to build up a layer of protection and joints (practically in horizontal surfaces) to be treated regularly.

Jonathan Jackson of Belstone Joinery should be able to confirm oil used and supplier.

Yours sincerely



**Martin Sturley-Hayes**

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cc Nigel Pratt, Exeter DAC  
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