WILES & MAGUIRE

TICKHILL BUTTER CROSS

ALSO KNOWN AS THE MARKET CROSS

GRADE II LISTED

CONDITION INSPECTION REPORT

For the Tickhill Town Council
Doncaster MBC, Listed Building Legacy ID: 334354 NGR: SK 59278 93281
Date of primary Inspection 6th June 2025
Weather: Dry and hot for some time
Inspection status: First by this Architect

…… Andrew Wiles AABC

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1.1 INTRODUCTION

1.1.1 This report summarises the findings of an inspection of the freestanding monument carried out in June 2025.

1.1.2 Throughout the report references made to points of the compass are a nominal orientation with the bronze dedication plate on the cornice at the east side of the structure (facing towards Sunderland Street).

1.1.3 This is a summary report on the condition only. It is not a specification for the execution of the work and must not be used as such. The professional adviser is willing to advise the client on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.

1.1.4 The repairs recommended in the report will (with the exception of some minor maintenance items) may not need Listed Building Consent but it is always prudent to check.

1.1.5 It is advised that a Heritage Asset like this be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

1.1.6 It is a common problem these days that roof maintenance is often beyond the abilities of a volunteer group to carry out. For a freestanding monument like this there is little to attend to really.

1.1.7 This report does not include any assessment into the presence of bats but their presence is unlikely

1.1.8 Nothing stated in this report is to be taken as any criticism of any person or organisation.

1.2 LIMITATIONS OF THIS REPORT

1.2.1 The inspection has been purely visual, and has been made from the ground or other readily accessible points of access; We have not inspected the iron crown feature close to due to the form of the structure preventing ladder access. We did not consider that there was a need to access this area by more expensive means, based on the general findings, but are therefore unable to report that any such part of the structure is conclusively free from defect.

1.3 PREVIOUS REPORTS AND REPAIR WORK CARRIED OUT SINCE LAST INSPECTION

1.3.1 This is the first inspection by this architect. No previous report was consulted and there is an intention to have a ‘fresh look’ on this occasion

1.4 RESPONSIBILITY FOR MAINTENANCE

1.4.1 We understand that the local authority has the responsibility for general maintenance.

1.5 BRIEF DESCRIPTION OF THE MONUMENT AND ITS HISTORY

1.5.1 General Description

The Buttercross sits in the centre of a busy traffic island in the centre of Tickhill village: a classical monument of eight columns arranged in a circular platform, with a circular domed top. It dates to 1777, and was restored in 1898. The columns are potentially single-piece, though slurry render prevents confirmation of this. The columns are not exactly aligned on a true north-south axis, but it is pretty close.

The lintel sections are one-piece, and the cornice above and the dome are of smaller block shaped ashlar. The five-step plinth is probably of local limestone paving.

There is an electrical supply from the northernmost column inside to a junction box array feeding a cluster of Christmas lights that adorn the outside of the dome.

1.5.2 The building is listed Grade II. The text of the listing is below

SK 5993 2/18

MARKET PLACE centre Market Cross

27.12.62

GV II

Traditionally dated 1777. Ashlar circular peripteral Roman Doric temple form, with saucer dome. Four stone steps. C19 wrought iron weather vane. A member of the same family of market crosses as those at Swaffham (Norfolk), Bungay (Suffolk), and Mountsorrel (Leics), which includes also the ornamental rotunda at Duncombe Park (Yorks, NR), Stowe (Bucks), Hall Barn (Bucks), and the demolished ones at Halswell (Somerset), High Cliffe (Hants) and Hackwood Park (Hants).

The Butter Cross, which stood on site, was (traditionally) re-erected in Doncaster Road (qv).

Listing NGR: SK5927993282

1.5.3 From local history sources.

The Buttercross in Tickhill, also known as the Market Cross, is a prominent landmark built in 1777 by the Reverend Christopher Alderson to revitalize the town's weekly market. Though the market ultimately failed to thrive, the Buttercross remains a significant historical structure, reflecting the town's past as a market centre and its connection to agricultural practices

SUMMARY OF CONDITION

2.1 GENERAL SUMMARY OF CONDITION.

2.1.1 General Statement

On the day of the inspection the monument was found to be in a broadly good condition. The main text of the report runs through the full sequential observations but a general summary is below.

We saw no issues that indicated any structural change from how the monument will have been for the last 50 years. Some minor cracking to be monitored and the edges of profiles damaged by old iron fixings that have corroded.

The limestone of the original construction can be subject to deep erosion removing the crispness of the column and cornice shapes but this looks to have been a historic issue rather than current problem. The overall cross sectional area of the columns has decreased in parts but it looks like they have been like that for a long time. So long as there is no significant negative change in the atmospheric conditions or physical impact by a vehicle the monument should stand for a good while yet.

It looks like there was a time when the stone was given a face lift where a lightly bonded paint coating was used to protect the surface of the stone and cover over areas of grey cement used as a face repair in the past. It may have been a millennium project. That soft paint has been helpful addition but is starting to rub away from the stone and it would be good to brush away the loose and re-paint. Before doing that the material used in the past should be researched to make sure it can be overcoated.

The inside of the dome has an adhoc collection of electrical fittings and wiring. These could do to be rationalised and measures put in place to discourage bird nesting. One rusty light is coming off its backing plate.

The iron weathervane is a very fine feature but is in need of a re-paint. An opportunity should be taken to inspect the mounting points in the stone dome in case corrosion may lead to cracks. At the moment the dome seems fully water tight.

2.1.2 COSTS:

It should be noted that the figures below are estimated by the inspecting architect at the time of writing and are for guidance only. Given the current economic uncertainty we can offer no guarantees that they will be accurate over the time span suggested.

As a spot price for ‘today’ they represent the cost of completing the work item as a task in isolation and do not allow for VAT. For some small items of maintenance these figures are therefore a useful guide but the parish should seek the guidance of the architect when planning expenditure on more significant items or completing grant applications. At that point a true project cost estimate needs to be compiled up that groups items together to make the most efficient use of any access scaffold to complete as many outcomes as possible.

U items (Urgent)	= £0.00
1 items (12 months)	= £0.00
2 items (2 years)	= £8,710.00
5 items (5 years)	= £29,250.00
Total for the above	**= £37,960.00**
D items (desirable)	= £16,250.00
	(all plus VAT)

CONTENTS & NOTATION USED

CONTENTS

NOTATION USED: **U** = Urgent, **1** = Within 1 Year, **2**= Within 2 Years, **5** = Within 5 Years, **D** = Desirable only, O = Observation, M = Maintenance item. COST GUIDANCE: S = Under £1,000, M = Under £10,000., L = Over £10,000, Z =zero

3.0 NOTATION USED IN THIS REPORT

U: ITEMS WHICH NEED URGENT ATTENTION.

Items marked with an '1' are those which pose a potential danger for people in or around the building. Other 1 items will include those where a small amount of immediate action will have a long term effect of slowing down the deterioration in the structure.

1: ITEMS WHICH SHOULD RECEIVE ATTENTION WITHIN THE NEXT 12 MONTHS.

'2' items are considered to be urgent but will need some time to plan correctly e.g.: where the structure itself could be at risk either through broken or defective structural supports, where there are holes in the fabric, leaking roofs or broken windows.

2: ITEMS WHICH SHOULD RECEIVE ATTENTION WITHIN 2 YEARS

'3' items are still considered to be of some urgency but may of a larger scale or require grant to be raised before they can be completed. They may involve complicated scaffolding or access arrangements .

5: ITEMS WHICH SHOULD RECEIVE ATTENTION IN THE NEXT 5 YEARS.

Items identified as '4' mainly concerned the wider problems of the building resulting from the overall deterioration of the fabric. These should all be carried out as soon as possible but as they are not directly urgent and may involve complicated scaffolding or access arrangements .

D: ITEMS CONSIDERED DESIRABLE.

Items marked '5' will be desirable to carry out as they will offer a real improvement to the building itself, or the visitor experience. Other items identified as 5 are those where areas of the building appear to be in relatively good condition, however, further investigation is suggested so that hidden problems are clarified.

O: ITEMS TO REMAIN UNDER OBSERVATION.

Items marked 'O' are usually items of structural cracking or decay in materials and finishes that although tolerable at the present must be checked for increased rate of deterioration at each subsequent QI.

M. ITEMS FORMING PART OF REGULAR MAINTENANCE.

ii) <u>NOTES ON 'INDICATED SCALE OF COSTS':</u>

For each action point raised there is also an indication of the scale of costs associated with the problem typically, Small (S), Medium (M) or Large (L). There are also items that have no monetary costs (Z).

(S) A small cost would be typically under £1000 and may be an aspect of regular maintenance or a job which could be picked up as part of a batch of work by small contractor.

(M) A medium cost would be something which would need an external contractor to complete and usually need a small scaffold or access equipment. We would also imagine that this would take several days or a weeks to complete. We would suggest that the value of this work would be anything under £10,000.

(L) The larger cost are those that would be similar to (M) but in the cost range over £10,000. Depending on what is suggested it is likely that this will require DAC approval and grant aid.

(Z) Items with no monetary cost are those that typically just need monitoring or a change of operational or management activity

A more detailed cost summary is covered in section 4.

3.1

The Columns

General Description

The structure is relatively small and could be covered in one section but we feel there is a benefit in breaking it down into four sections: The Columns, The Lintels and Cornice, The Dome inside and Out and the Stepped Plinth.

The 8no columns (and Lintels) will be covered in sequence numbered from the East facing closest to the bronze plaque, heading round to the north anti-clockwise.

The columns are in the classical style of the 'Tuscan' order and the carved detail design of columns and cornice will follow the pattern and proportion defined in the architectural pattern books of the C17 and C18. The columns are quite elongated for the style with a flat, square cushion to the capital. The base is a generous rounded, lobed design of three steps.

Statement of Condition

Overview

Typical to all of the columns historically has been a loss of shape to the mass of the columns by wind and water erosion. This is more significant on the inside face. Where the volumes has been lost it looks like there has been some levelling up with a render slurry and an over-coating with some kind of limewash or masonry paint as a 'shelter coat'. We suspect that this repair happened 15-20 years ago and the dense coating does mean the condition of the underlying stone is hard to determine.

We would suspect that if the coating is sound the stone surface below is also sound (at the moment). It would be good to know the date and detail of that last restoration to know how fast deterioration is happening.

In general terms there is no structural cracking of any significance was noted in the columns and no separation into column lifts, merely a joint at the plinth

Detail comment

Column No. 1 (East – to the right of the bronze plaque)

The inner surface has lost some profile, but it generally seems to still be 95% of the original diameter. The capital profile is generally still visible, but indistinct. All generally sound.

On the external face, the render facing, which may be some form of shelter coat, is very happily degrading from the surface, and can be rubbed away with one's fingers. This might indicate that it is a relatively benign lime based coating, which is good for the stone.

It might possibly benefit from having an analysis done, or from finding the records of when the most recent work was completed.

Column No. 2

The condition is broadly the same as the previous column. Some of the column volume is missing from the inside face, but it is still generally sound.

Column No. 3 (North)

This is the northernmost column, with the electrical supply on the inside face.

The column head has lost some of the corner detailing to the cushion moulding, which may have been knocked off as a result of feeding cables or conduit over it in the past.

The column has lost approximately 5% of its inside face through erosion, and it is slightly flattened off. The profiling of the column base on the inside seems still to be mostly intact.

Despite section loss the column all seems sound.

The limewash or paint of the eroded section is starting to scale, and this could do to be brushed back and the protection renewed. It would be important to know what has been applied previous before over painting.

Column No. 4

The profiles of the head and the base still retain quite a lot of detail. There is, though, a greater degree of erosion to the inside face of the column, but it still probably only amounts to approximately 10% this is still not significant enough to be concerning structurally. There are still no signs of any cracking.

The erosion in all cases does not seems to be an ongoing thing but more something that was a past problem and the shelter coating has been a successful intervention.

The fact that erosion historically seems to be a bigger problem on the inside face of the columns will be the result of which surfaces dry out the quickest. These will have the greater risk of salt deposits which break down the stone face. Wind passing through the open structure will accelerate drying to the inside faces of the columns but the outside faces may stay wetter (and dry slower) due to being exposed to the weather.

Column No. 5 (West)

This is the west-facing column. The limewash is quite dense on the face of this one. It may have had extra layers for protection. The coating does seem slightly more hard and cementitious on this column suggesting it has had a degree of fill. There is modest loss of profile to the inside of the capital.

There is a 5% or less loss of profile on the inside face.

Column No. 6

The south-facing outside face looks fair, but the inside has lost more profile than any other column. It is indented at approximately 4 feet up from the ground. It has probably lost 15 to 20% of the diameter volume. It is still solid at the bottom and the top, though. No signs of any cracking. The surface coating is much more liable to scale away on being rubbed and will need a repaint with a matching material.

Despite the past loss of section on the column, the pace of erosion seems to be static at this time. This is not too concerning but needs to be monitored for change.

Column No. 7 (South)

It has probably lost about 5% of the surface on the inside face, and it may be heading towards 10%. There is scaling of the paint finish on the inside face.

The inside column head detailing has more or less eroded away but this is decorative not structural.

Column No. 8

Column generally in good order, The volume is all still present.

Photos:

General views of the monument. Column 1 is to the right of the bronze plaque and the numbering runs anti clockwise.

Column 1 (East): Past overcoating of a soft paint can be rubbed away. This may be a soft lime shelter coat which is a good product and should be repeated. If past specifications can not be found to confirm on the material used it may need to be teseted in a lab.

Column 1: Detail of column base. This level of erosion is typical for all.

Column 1: Detail of column head. Iron pins in the tintol joint discussed later

Column 2: general condition

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Column 3 (North): General views. This coulmn has the conduit for the electrical feed.


Column 3: The modern surface coating/repair layer is starting to come away on the inside. This needs to be lightly scaled

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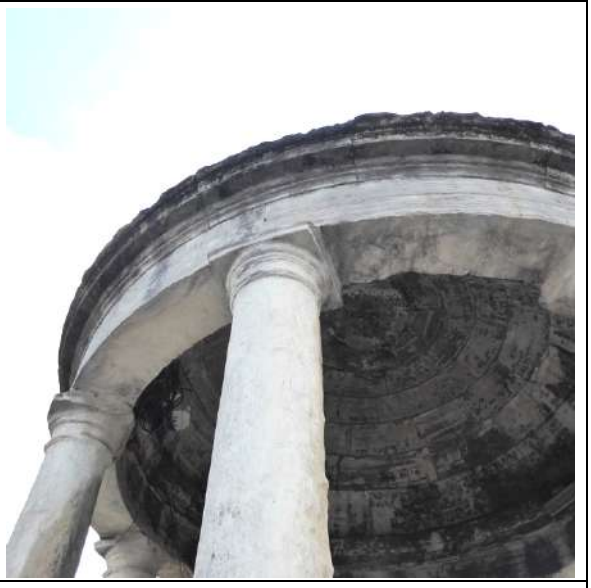
as a preparation for re-coating.



Column 4: general views. Erosion of the column on the inside face has been a problem in the past and the surface has had a levelling coat of what may be a harder cementitious coating. Not an ideal material for limestone structure but it doesn't seem to be affecting it too badly. The applied sheltercoat paint may have been in part to cover this darker material up.

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Column 5 (West): This seems in better order than those adjacent but it may be that the paint coating is covering a lot of past surface repair like column 4.

Column 6: This column has the most loss of volume to the shaft due to being the most exposed to wind blowing down the street. The volume loss seems to be more historic and seems to be arrested by the coatings applied in the past.

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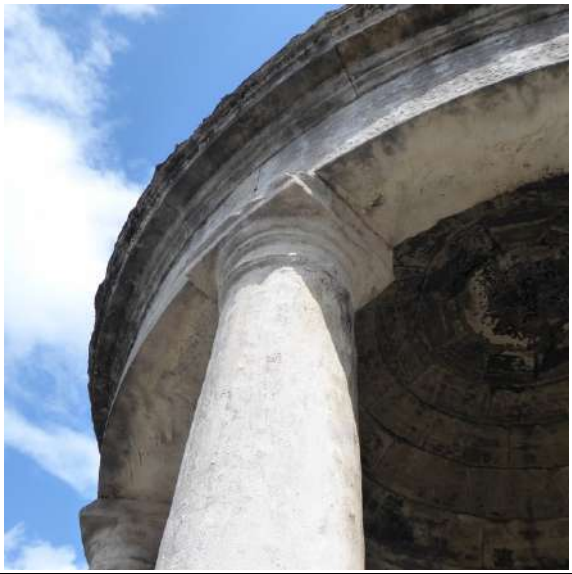



Column 7 (South). General views. Surface loss to the paint coating .

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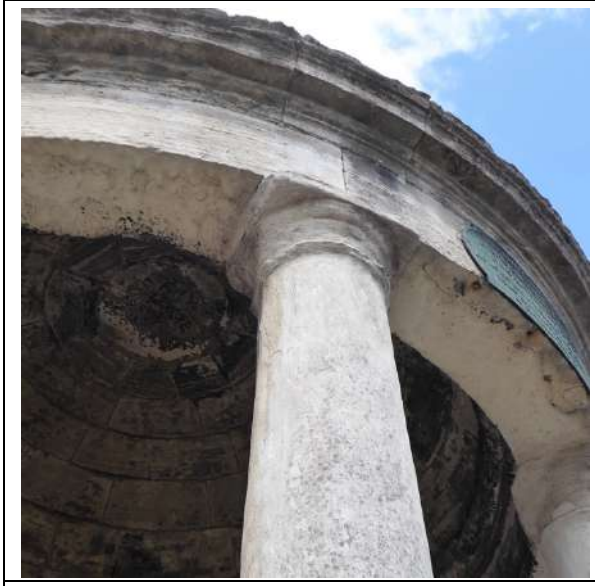
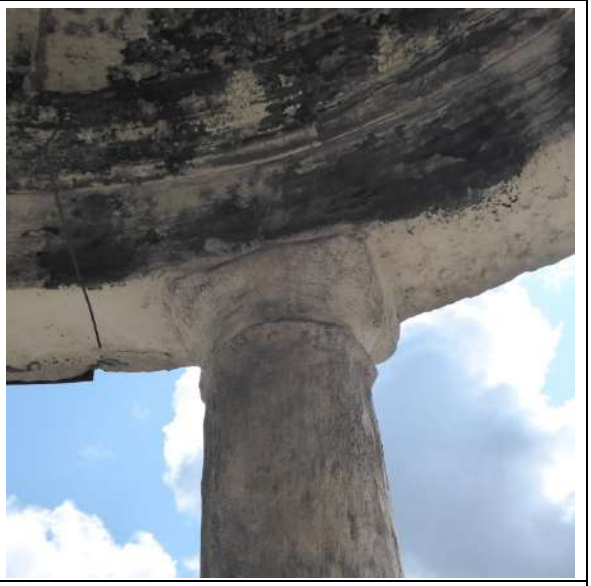



Column 8. General views

Work items:

Action	Item	Cost
2	Find the the date and detail of that last restoration to know how fast deterioration is happening and what materials were used. Local archive research by volunteers. Send sample of the slurry coating off for sample testing if there are no records of what was used.	**(S)**
5	Scale the loose surface paint flakes from the columns and re-paint using a finish material suitable for overcoating the original. Ideally limewash.	**(M)**
O	Monitor patches of historic surface loss to the stone to see if any areas start to show new erosion or clean face spalling or salt growth.	**(Z)**

3.2

The Lintels and Cornice

General Description

This entry covers the circular ring of stone formed from massive stone Lintels spanning between each column head. The outer face has a stepped profile crowned by a small projecting cornice which will have historically been intended to shed rain water clear of the columns below. The cornice is a separate stone block.

As with the columns, the 8no Lintels will be covered in sequence numbered from the East facing closest to the bronze plaque, heading round to the north anti-clockwise.

Statement of Condition

Detail comment

Lintel No. 1 (East)

The numbering of the lintels begins from the bronze plaque, taking in the cornice above. In this case it starts at the top of Column 1 and spans to Column 2.

The lintel is free of major structural cracking across the soffit. The main function of the Lintel is to span the gap between the column tops so it is important that the overall volume of the stone block is solid.

On the outer face, behind the bronze plaque, it looks like there have historically been some form of metal clamp fixings, which have chipped away the edges of the stone. Some of the stubs remain in the masonry, and they could do to potentially be taken out.

The cornice immediately above these iron stubs has a crack on the underside. It looks like it has been this way for quite a long time. The crack does not extend into the upper part of the cornice.

There is a general loss of profile to the overhanging upper part of the cornice all the way around the feature. This is just natural erosion over time and is not a rapid deterioration. The stone, is surprisingly resilient, despite the notching, with no progressive contour scale erosion. It might be an idea to introduce a capping blade of lead running round the top of the cornice as protection.

this would depend on how the stepped structure above works, and whether or not opening up a joint would be wise. It is probably desirable but not essential, as it seems to be quite resilient.

It has to be remembered that the atmosphere now is much cleaner than it has been for the last 150 years.

Above column no2 to the right of the bronze plaque, there is again cracking in the cornice, which may be associated with some old corroding iron. The crack looks like it has been there for some time.

Structures of this age will sometimes have iron C cramps of staples bridging the gaps in the large blocks. These corrode and expand causing cracking. This does not seem to be a major problem on this structure.

There is a vertical joint between lintel no and no2 from which a small iron pin or nail could do to be removed.

Lintel No. 2

Generally all sound

There is a possible hairline crack on the face, in the outer corner, which looks like it has been there for a long time. It is possibly a clay defect in the original stone that has washed out. This needs to be monitored.

The cornice above is free of cracking.

Lintel No. 3 (North)

Generally all sound

This lintel and cornice is free of cracking.

Lintel No. 4

This lintel is generally crack-free. We are having to look into the sun while inspecting this side, so it is difficult to see fine defects.

The lintel block is more eroded on the underside, but it is all fairly sound. It may be that this side is more exposed to prevailing wind and passing traffic.

There is some darkened banding to the cornice, but it is probably just weathering and moss growth, rather than any separating off. It was noted that the joints over the columns all seem to have small remnants of an iron pins like previously. This was possibly a nail fixing for something (signs or Christmas lights?)

Lintel No. 5 (West)

The soffit seems to be more eroded on the underside than on any of the previous lintels. This is the one that faces west.

The outer corner, just off the centreline, is starting to develop a crack. There is no evidence that this continues on the inside face, but it is probably significant enough that it should continue to be monitored. It is a fairly substantial piece of stone with few other significant defects. It could be another clay line defect as opposed to a structural issue.

This could be strengthened in situ using stainless pins but that is a disruptive process and the scale of the crack as yet does not warrant it.

Lintel No. 6

Broadly all in good order,. No obvious cracks.

There is no real erosion to the underside but the outer lip edge of the cornice on this side is beginning to be more eroded than its neighbours. No real issue.

Lintel No. 7 (South)

All Generally sound. There is some slight erosion to the underside of the inside edge.

Lintel No. 8

No cracking in the Lintel. There is slight erosion to the underside of the inside edge on this lintel.

Above this lintel, the cornice has a section of stone that has broken free and a crack in the upper edge. This will be associated with some corroding iron and there seems to be a small stub of this left in the joint. This needs the iron to be drilled out and the missing section built out with lime mortar repair.

Photos:

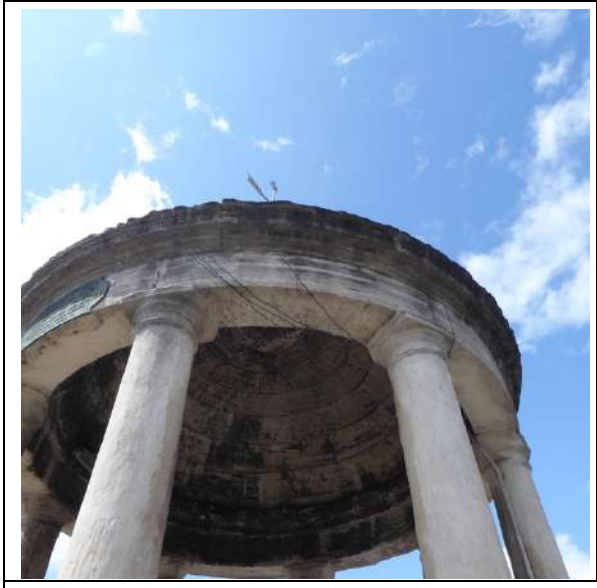
Lintel 1 (East). Showing the general arrangement. Photo also shows the 'nibbled edge' of the encicling cornice. This could be re-defined as a circle by adding a blade of lead into the joint above. It would also help the water drip clear of the

column tops below.

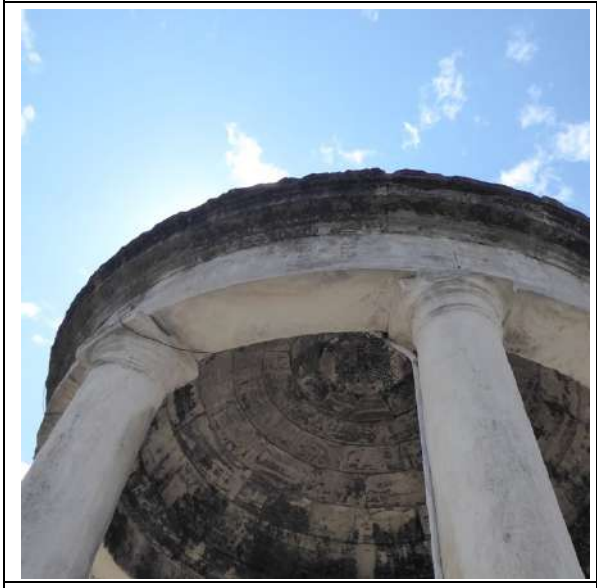
Lintel 1. Crack in the cornice above the plaque. The edges of this are weathered suggesting it is an old fissure. The cornice and the lintel are two different blocks of stone.

Lintel 1. Edge damage cause by rusting of and old fixing.

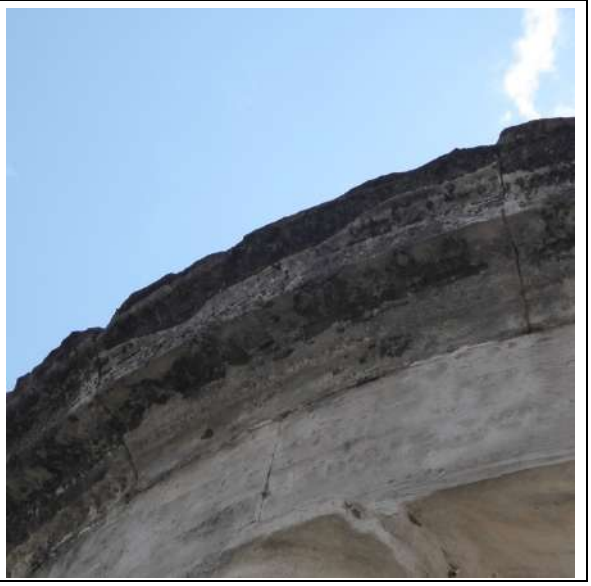
Lintel 1 Old corroding iron fixings in the vertical joint. These apprear in a few other places too and all should be removed.



Lintel 2. Possible small crack in the soffit edge. The edges of this are weathered and dirty suggesting it is an old defect. This may be a clay seam defect in the stone rather than an actual crack. This should be monitored.



Lintel 3 (North). general view



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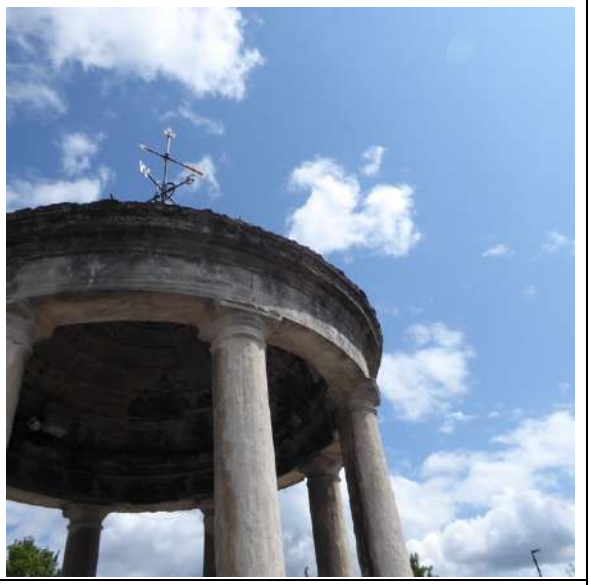
Lintel 4. General views. Iron pins in the vertival lintel joint. Outer edge of the cornice is very notched by erosion on this side.

Lintel 5 (West). Soffit of the lintel more eroded and a possible small crack. Possible small crack in the soffit edge. The edges of this are less weathered suggesting it is more recent. This should be monitored.



Lintels 6 and 7 (south) . General views

Lintel 8. Damage to the cornice caised by corroding iron. This is a relatively small areas but shows what can happen as iron in the structure corrodes.

Work items:

Action	Item	Cost
2	Lintel 8: Remove stub of iron pin from the cornice and make good the cornice profile with mortar repair. Lintel 1: remove old iron fixings from around the bronze plaque and make good holes.	**(M)**
5	Check vertical joints between all other Lintels and remove old nails. Make good the holes	**(S)**
D	Gen: Add a lead capping blade all the way around the cornice top to help water drip clear of the eroding stone	**(M)**
O	Gen: Monitor areas of minor cracking in case of any deterioration. In particular Lintel no5.	**(Z)**

3.3

Inside of the Dome

General Description

This entry covers the internal vault of the stone dome. It is made up of numerous small limestone blocks, precision cut to share the load forces of the construction. In some ways a similar technique to a classic cartoon igloo.

Statement of Condition

The stonework to the inside of the dome looks in remarkably good condition. The joints are relatively tight, and there are no particular signs of any direct water penetration coming through from the apex where the iron frame is mounted externally. The fixings for that must be quite shallow as there is no sign of any corrosion cracking.

There could be iron pins of cramps helping the dome stay together and preventing spread at the cornice seating. From what we can see there is no evidence of any cracking that would be associated with this. It may just be a really well made structure that didn't need it.

The inside of the stone structure has a build-up of a blackened gypsum crust. This is caused by minerals in the stone dissolving and depositing on the face as they dry – like a dripping well. This can cover defects in the stone and it might be beneficial to have this removed.

The crust may be concealing some fine cracking in the inner cornicing, but from ground-level view, it is not really possible to determine.

At the south side, some of the inside face of the lintols may have had a slurry over-coating historically over rough-looking patches.

Electrics

There is an old electric light on the south side, with a rusty iron plate behind. This is now overlaid with nesting material. This all needs to be replaced. There is a loose-hanging wire on the east edge.

Round on the north side, the electrics introduced for the Christmas lights are a hotchpotch of cables bundled and tied up. The power feed is live, as we can see that some of the LED lights are currently flashing. The cluster looks like it provides ample opportunities for bird nesting.

The whole thing could do to be rationalised and tidied up, with redundant elements removed.

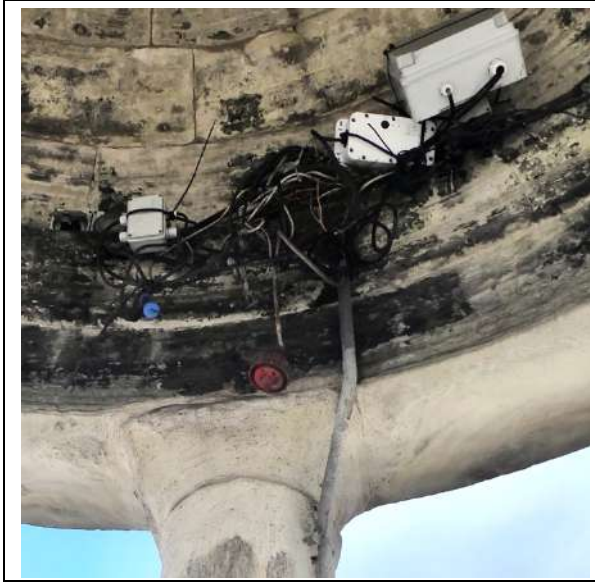
The feed for the current Christmas lights is a seemingly random drape under the edge. Not much that can be done about that. The technology changes so quickly that there is no point in making a permanent job of this.

Photos:




Inside of Dome. General views. The cluster of cables and electrical components is on the north side. The black deposit is a gypsum crust that has soot and other contaminants out of the once dirty air. This is similar to the kind of deposit that makes a dripping well or stalactites. Ideally this would be removed but it is not urgent.

Light fitting at the south side is corroded and hanging off its bracket. Creates good nesting opportunity



The electrical wiring on the north side is very adhoc. Some of it looks to be redundant. All of it makes good nesting opportunity

Work items:

Action	Item	Cost
2	Competent electrician to access the electrical installations. Test the system for safety and remove redundant wiring and fixings. Replace the rusty light fitting and clip wiring in a way that does not encourage bird nesting.	**(M)**
D	Carefully remove the gypsum crust from the inside of the dome vault using a low impact blasting (laser, steam or light abrasive)	**(M)**

3.4

The Dome Outer Face and Iron Weathervane

General Description

This entry covers the external dome above the lintels and cornice. Immediately above the cornice, there are two stepped sections of stone, and then the smooth curve of the stone dome above.

The elaborate scrolled forgework iron weathervane sits on top of the stone dome with weight spread on four large brackets. These are each secured to the dome with metal staples, probably set in lead plugs.

The crown of the dome was not directly viewed and so can not be commented on. A ladder was brought to look at the upper sections but was not considered safe to use because of the stepped plinth. A drone was not deployed because of the proximity to traffic.

Statement of Condition

Dome

The stonework of the dome itself seems to have been quite comprehensively pointed and possibly over-coated with a slurry render in the past. From what we can see this all seems to be quite consistent and resilient. There are no leaks internally.

Viewed from the north-west, the stepped sections of the dome feature have what looks to be an open joint over what would be column no. 4, which needs to be pointed in. The stepped cornice all around has some slight washing-out of joints, but it does not seem too bad.

Weathervane

It is not possible to see exactly how the metalwork is fixed down from the access possible. It is a very broad-based structure, so we imagine that it probably does not need that significant of a bracketing to hold it down. Each of the four brackets is anchored down at the base with a looped staple, probably set in lead. We presume that the central rod penetrates the dome also. There is certainly nothing showing through on the inside face.

One would possibly need to get a cherry picker on site for a closer inspection.

The metal weathervane feature seems to be mounted reasonably plumb vertically. Some elements appear to have been gilded in the past, but this has mostly weathered away now. It may just have been gold or bronze paint.

The actual paint finish on the metalwork itself does not seem too bad. It looks like it might have been repainted at some point in the recent past as part of a maintenance campaign by the Council. This will probably be needed again in around 5 years.

Photos:






NOTATION USED: **U** = Urgent, **1** = Within 1 Year, **2**= Within 2 Years, **5** = Within 5 Years, **D** = Desirable only, O = Observation, M = Maintenance item. COST GUIDANCE: S = Under £1,000, M = Under £10,000., L = Over £10,000, Z =zero


Dome: General views. All generally in good order.


Weathervane: general views

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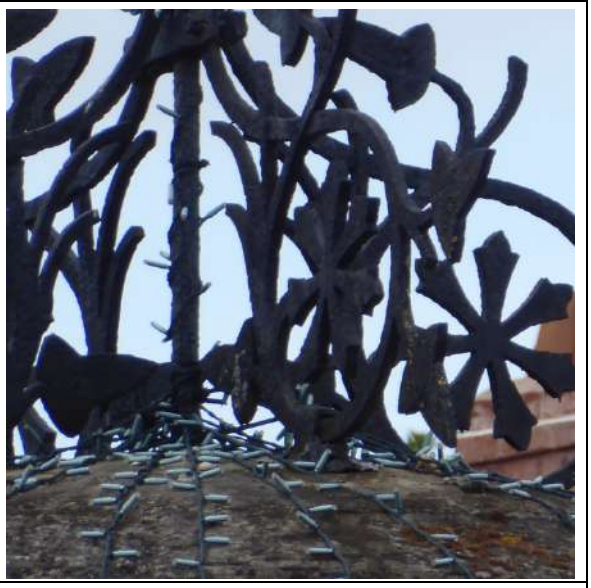
Weathervane: Phhotos showing loop staples which must be the main fixing we suspect these are set in lead.

Weathervane: Photos showint the central rod. It is unclear if this is set into the stone or just clamped by the rest of the

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ironwork. The flaky condition of the paint is visible in these.

Work items:

Action	Item	Cost
2	Access the stepped base of the stone dome in the NW corner (over column no 4) and point in masonry joint that is washed out. Check other joints of stepped base	**(M)**
5	Repaint the meatal weathervane structure.	**(M)**
D	Get a cherry picker on site to make an inspection of the dome apex from above. Access needed for pointing of stepped base may resolve this.	**(S)**

3.5

Stepped Plinth Paving

General Description

This entry covers the pavement setting for the structure. The columns are set on a raised circle of stone flags with a cascade of 5no stone steps down to the pavement level. The wider triangle of paving that may have been the market square is hemmed on all sides by busy roads making this an infrequently visited structure. There is a reconstruction of an old town water pump at the south of the steps.

Statement of Condition

The main paving area in the centre all seems to be level, with no real need for pointing.

Overall the cascade of steps seems generally level. It looks like the bottom step is a renewal of a later period, and it is still showing tooling.

The historic steps have a slightly rounded surface, but they are generally all in good order. The joints are full of moss, and a few are washed out. There is some evidence of pointing in recent times on the north side so it seems that this is a repeated problem. Round on the south and south-east quadrant of the steps, it looks like they have had some pointing done to the upper couple of treads. It is a fairly hit-and-miss affair.

It could do to have the moss cleaned off and the blocks cut out and repointed in one go so they are all weathering at the same rate.

The old water pump feature alongside the Buttercross has quite nicely made side cladding, but the top capping is poorly constructed and now heavily weathered. The timbers could do to be replaced. The whole paintwork finish could do to be brushed, rubbed down and renewed.

Photos:


Paving on the upper terrace




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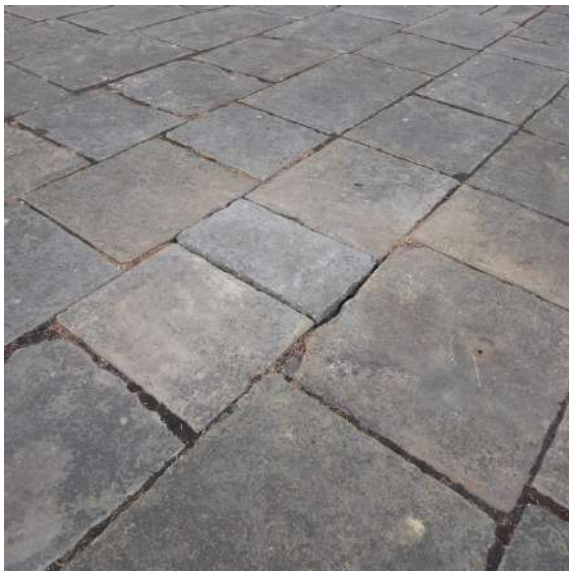
Moss growth and open joints to the lower steps. The bottom step looks to be much newer. This may have been replaced as part of repaving of the whole market square?



General condition of the paving of the market square




The old water pump

Work items:

Action	Item	Cost
2	Replace the capping timber to the old water pump in a resilient hardwood and repaint the whole feature	**(S)**
5	Cut out existing mortar and moss from the whole stepped plinth and repoint in a good quality gritty lime mortar	**(M)**

3.0 NOTATION USED IN THIS REPORT

U: ITEMS WHICH NEED URGENT ATTENTION.

Items marked with an '1' are those which pose a potential danger for people in or around the building. Other 1 items will include those where a small amount of immediate action will have a long term effect of slowing down the deterioration in the structure.

1: ITEMS WHICH SHOULD RECEIVE ATTENTION WITHIN THE NEXT 12 MONTHS.

'2' items are considered to be urgent but will need some time to plan correctly e.g.: where the structure itself could be at risk either through broken or defective structural supports, where there are holes in the fabric, leaking roofs or broken windows.

2: ITEMS WHICH SHOULD RECEIVE ATTENTION WITHIN 2 YEARS

'3' items are still considered to be of some urgency but may of a larger scale or require grant to be raised before they can be completed. They may involve complicated scaffolding or access arrangements .

5: ITEMS WHICH SHOULD RECEIVE ATTENTION IN THE NEXT 5 YEARS.

Items identified as '4' mainly concerned the wider problems of the building resulting from the overall deterioration of the fabric. These should all be carried out as soon as possible but as they are not directly urgent and may involve complicated scaffolding or access arrangements .

D: ITEMS CONSIDERED DESIRABLE.

Items marked '5' will be desirable to carry out as they will offer a real improvement to the building itself, or the visitor experience. Other items identified as 5 are those where areas of the building appear to be in relatively good condition, however, further investigation is suggested so that hidden problems are clarified.

O: ITEMS TO REMAIN UNDER OBSERVATION.

Items marked 'O' are usually items of structural cracking or decay in materials and finishes that although tolerable at the present must be checked for increased rate of deterioration at each subsequent QI.

M. ITEMS FORMING PART OF REGULAR MAINTENANCE.

ii) <u>NOTES ON 'INDICATED SCALE OF COSTS':</u>

It should be noted that the figures entered alongside the recommendations in the tables are estimated by the inspecting architect at the time of writing and are for guidance only.

They represent the cost of completing the work item as a task in isolation and do not allow for the cost of inflation, VAT, Fees and a selection of other factors. A percentage factor is allowed to partially offset that but it is far from accurate.

For some small items of maintenance these figures are therefore a useful guide but the client should seek the guidance of the architect when applying for grants or planning expenditure on more significant items. It is better to group items together to make the most efficient use of any access scaffold to complete as many outcomes as possible.

URGENT - U

U: ITEMS WHICH NEED URGENT ATTENTION.

Items marked with an 'U' are those which pose a potential danger for people in or around the building. Other U items will include those where a small amount of immediate action will have a long term effect of slowing down the deterioration in the structure.

Item	Description	Cost
None		£0.00
	Contingencies, fees and overheads (30%)	£0.00
	Total for U items	£0.00

1: ITEMS WHICH SHOULD RECEIVE ATTENTION WITHIN THE NEXT 12 MONTHS.

'1' items are considered to be urgent but will need some time to plan correctly e.g.: where the structure itself could be at risk either through broken or defective structural supports, where there are holes in the fabric, leaking roofs or broken windows.

Item	Description	Cost
None		£0.00
	Contingencies, fees and overheads (30%)	£0.00
	Total for 1 items	£0.00

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2: ITEMS WHICH SHOULD RECEIVE ATTENTION WITHIN 2 YEARS

'2' items are still considered to be of some urgency but may of a larger scale or require grant to be raised before they can be completed. They may involve complicated scaffolding or access arrangements .

Item	Description	Cost
3.1 Columns	Find the the date and detail of that last restoration to know how fast deterioration is happening and what materials were used. Local archive research by volunteers. Send sample of the slurry coating off for sample testing if there are no records of what was used.	£1,200.00
3.2 Lintels and Cornice	Lintel 8: Remove stub of iron pin from the cornice and make good the cornice profile with mortar repair. Lintel 1: remove old iron fixings from around the bronze plaque and make good holes.	£3,500.00
3.3 Inside the Dome	Competent electrician to access the electrical installations. Test the system for safety and remove redundant wiring and fixings. Replace the rusty light fitting and clip wiring in a way that does not encourage bird nesting.	£1,500.00
3.4 Outer Dome and Weathervane	Access the stepped base of the stone dome in the NW corner (over column no 4) and point in masonry joint that is washed out. Check other joints of stepped base	incl in 3.2
3.5 Stepped Plinth and Surrounds	Replace the capping timber to the old water pump in a resilient hardwood and repaint the whole feature	£500.00
	Contingencies, fees and overheads (30%)	£2,010.00
	Total for 2 items	**£8,710.00**

5: ITEMS WHICH SHOULD RECEIVE ATTENTION IN THE NEXT 5 YEARS.

Items identified as '5' mainly concerned the wider problems of the building resulting from the overall deterioration of the fabric. These should all be carried out as soon as possible but as they are not directly urgent and may involve complicated scaffolding or access arrangements .

Item	Description	Cost
3.1 Columns	Scale the loose surface paint flakes from the columns and re-paint using a finish material suitable for overcoating the original. Ideally limewash.	£15,000.00
3.2 Lintels and Cornice	Check vertical joints between all other Lintels and remove old nails. Make good the holes	£2,000.00
3.4 Outer Dome and Weathervane	Repaint the meatal weathervane structure.	£3,000.00
3.5 Stepped Plinth and Surrounds	Cut out existing mortar and moss from the whole stepped plinth and repoint in a good quality gritty lime mortar	£2,500.00
	Contingencies, fees and overheads (30%)	£6,750.00
	Total for 5 items	**£29,250.00**

DESIRABLE ITEMS - D

D: ITEMS CONSIDERED DESIRABLE.

Items marked 'D' will be desirable to carry out as they will offer a real improvement to the building itself, or the visitor experience. Other items identified as D are those where areas of the building appear to be in relatively good condition, however, further investigation is suggested so that hidden problems are clarified.

Item	Description	Cost
3.2 Lintels and Cornice	Gen: Add a lead capping blade all the way around the cornice top to help water drip clear of the eroding stone	£6,000.00
3.3 Inside the Dome	Carefully remove the gypsum crust from the inside of the dome vault using a low impact blasting (laser, steam or light abrasive)	£5,000.00
3.4 Outer Dome and Weathervane	Get a cherry picker on site to make an inspection of the dome apex from above. Access needed for pointing of stepped base may resolve this.	£1,500.00
	Contingencies, fees and overheads (30%)	£3,750.00
	Total for D items	**£16,250.00**

OBSERVATION - O

O: ITEMS TO REMAIN UNDER OBSERVATION.

Items marked 'O' are usually items of structural cracking or decay in materials and finishes that although tolerable at the present must be checked for increased rate of deterioration at each subsequent QI.

Item	Description	Cost
3.1 Columns	Monitor patches of historic surface loss to the stone to see if any areas start to show new erosion or clean face spalling or salt growth.	**(Z)**
3.2 Lintels and Cornice	Gen: Monitor areas of minor cracking in case of any deterioration. In particular Lintel no5.	**(Z)**

M: MAINTENANCE NEEDED.

The following are considered items which should form part of a regular maintenance cycle or be easy tasks for local volunteers to complete.

Item	Description	Cost
None		