

# CHURCH OF ST. CUTHBERT, BILLINGHAM

Diocese of Durham

Grade I Listed



## REPORT ON QUINQUENNIAL INSPECTION NOVEMBER 2018

Inspection No: Two  
Date of Inspection: 3rd October 2018  
Previous Inspection: 21st May 2013

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## A INTRODUCTION

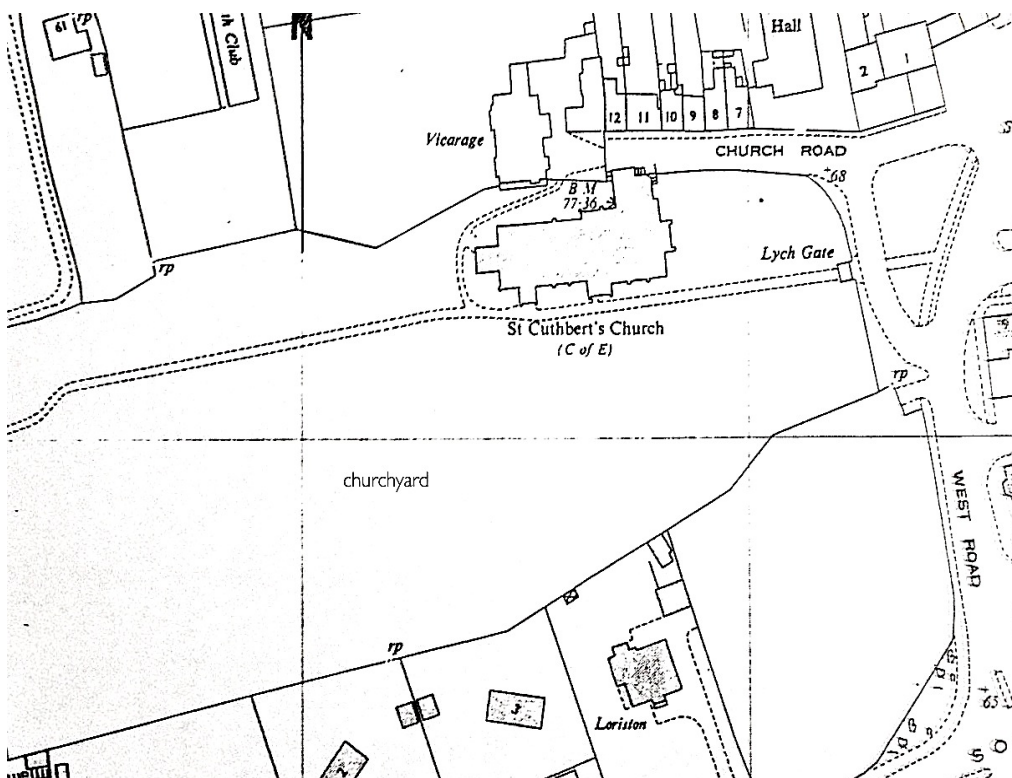
1. This report summaries the findings of an inspection of St Cuthbert's Church, Billingham carried out on 3<sup>rd</sup> October 2018. The inspection of the Church was visual and as such as could be made from ground level, ladders and other readily accessible roofs, and only selected areas have been examined in detail. Parts of the structure which were inaccessible, enclosed or covered have not been inspected and we are unable therefore to report that any such part of the structure is free from defect.
2. This is a summary report only, as is required by the Inspection of Churches Measure 1955 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of the work and must not be used as such. The architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations.
3. The PCC is reminded that their Minutes must record the fact that application is being made for a faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work. In any application for grant-aid, a full specification is always required.
4. Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this report), by a competent electrical engineer, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.
5. Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report), in accordance with the British Standard Code of Practice, No CP.326 1995 by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.
6. A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins. The PCC should consider arranging an Inspection Contract with their Insurance Company. It is acknowledged however that the system has been inspected recently by Messrs T W Steam.
7. At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO<sub>2</sub> type where the heating apparatus is oil fired. (There are three main types, and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the local authority Fire Prevention Officer).

The PCC should note the following:

8. The PCC are strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters, hoppers and downpipes twice a year, unless members of the Church can safely undertake this themselves.
9. Although the Measure requires the church to be inspected by an architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the churchwardens should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and

leaking pipes. Guidance may be had from the pamphlet "How to Look After Your Church", obtainable from Church House Bookshop, Great Smith Street, London SW1.

9. The PCC are reminded that insurance cover should be index linked, so that adequate cover is maintained against inflation of building costs. It is, of course, important to ensure that the basic sum insured is adequate at inception of index linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office Ltd (Ecclesiastical), which covers the majority of churches in this country, will usually send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.



Site plan – not to scale

## **B REPORT**

### **I. GENERAL NOTES**

#### **I.1 Work carried out since the last inspection**

According to Murielle Wardell, the Church Warden present during the inspection, the following repairs or works have been carried out since 2013:

- a Asbestos removed from Boiler Room and Organ; boiler serviced.
- b South Transept door amended and designated as emergency escape.
- c Tower parapet repairs at north west corner.
- d Temporary repairs to roofs following lead thefts.
- E Lightning conductor review.

#### **I.2 Brief Description**

I.2.1 There has been a church on this site since the ninth century. The church sits in the north eastern corner of the churchyard with the Vicarage off to the north. Access to the main South Porch is from the lychgate on the east boundary and to the vestry from Church Road.

I.2.2 The Tower is Saxon or 11thC in origin but the later Nave and the Aisles are Early English in style and were probably added in the 13<sup>th</sup> Century. The Chancel and Vestry and other alterations at the east end are modern and date from the first half of the 20<sup>th</sup> Century.

I.2.3 The church is built of local sandstone with lead sheet coverings to all roofs except the South Aisle and Vestry meeting room and staircase roofs which are felt, and presumed to be a temporary arrangement following lead thefts. The porch roof is of slate.

The older parts of the church including the Tower are constructed of random coursed rubble sandstone, generally fair faced internally. The Tower has a castellated parapet and so too has the Nave. The Tower has characteristic semi-circular headed windows and openings and heavy oak beams and boarding to the floors.

To the Nave, windows are lancet design with tracery and mouldings and contain stained glass or leaded lights. Internally the floors are stone with boarding to the pew areas and carpet to the circulation routes.

The newer Chancel and Vestry parts are constructed of sneck-course ashlar sandstone plastered internally. Windows are flat-arched with stained glass or leaded lights. The roofs have oak trusses and purlins with plastered panel ceilings. Floors are hardwood strip and terrazzo to the main Sanctuary area.

1.2.4 The layout is traditional with a west tower and the focus of worship at the east end all built on a west / east axis. The church consists of the following:

**Tower** with upper chamber, belfry, and clock chamber above

**Nave** with columned arcade

**North Nave Aisle**

**South Nave Aisle**

**Chancel** with columned arcade

**North Chancel Aisle**

**South Chancel Aisle**

**South Transept** mainly containing the Organ

**South West Porch**

**Priests Vestry**

**Robing Room**

**Toilets**

**Meeting Room (former Choir Vestry)** on first floor

**North Sanctuary Chapel**

**South Sanctuary Chapel**

**Boiler Room**

### 1.3 Notation of Report

Against each of the items in the report where some action is required, a letter has been placed indicating the extent of urgency in carry out the work, or indicating the kind of work required, as follows:

- A. Items which need urgent attention
- B. Items which should receive attention within the next 18 months
- C. Items which should receive attention during the quinquennium
- D. Items which it would be desirable to carry out
- M. Maintenance items
- N. Items to be noted either now or at the next quinquennial inspection

A plan and elevations of the Church are to be found at the end of this report in Appendix I. The elevations, created by a previous inspecting architect, indicate window numbers.

## NOTES AND DESCRIPTION OF DEFECTS

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### 2. EXTERIOR

#### 2.1 Overall Structure

- 2.1.1 With the exception of the points noted below in the report, the building appears to be in a structurally sound condition. It is assumed that the remodelling of the east end in 1937 would have incorporated technical improvements especially with regard to concrete foundation design but it *appears* that the walls were not built in cavity construction.
- 2.1.2 The following sections of the report point out where there are apparent fractures and defects in the structure and fabric of the building – for example in the stonework of the parapets to north and south sides of Chancel and the South Transept south and west walls.
- 2.1.3 Of major concern are the various and significant fractures within the body of the church manifesting themselves especially at clerestory level at the east end on both north and south sides, where it appears that there has been lateral movement and settlement down to the east. There is evidence also of movement at the junction of the South Chancel Aisle / South Nave Aisle and Transept walls.
- 2.1.4 Probably associated with the above and showing itself internally there is movement in the wall dividing the South Chancel Aisle and South Nave Aisle where fractures are visible in the wall plaster. N
- 2.1.5 A structural engineer ought to be commissioned to look at these matters mentioned above in closer detail to ascertain if the movement is live and to recommend any remedial action. A
- 2.1.6 There are fractures to some of the window mullions of the North Nave Aisle which should be carefully monitored over the next quinquennium.
- 2.1.7 Erosion of the stonework especially in certain areas on the new extension to the east on the south side continues, but there is also significant erosion to some areas of the South Nave Aisle wall around the South Porch.
- 2.1.8 As has been previously stated, the stonework to the parapet stage of the Tower has been eroding for centuries but it has reached a stage where it has not only lost its detail and its function of water shedding, but the upper stones are becoming thin. The material is ancient and replacement is not something which is to suggested lightly, but some form of assessment and plan for the future ought to be formulated to tackle the problem, rather than ignoring it and leaving it for future generations. This exercise will probably involve archaeological input from experts on the DAC. In the meantime, some careful and limited re-pointing should be considered.

## 2.2 Roofs

### 2.2.1 TOWER

2.2.1.1 The Tower roof consists of ten plus two smaller leaded bays falling to north and south gutters. Sumps are at the east end. The bays are separated by hollow rolls turned down into the gutter.

2.2.1.2 The lead work is generally in fair condition despite some of the bays being over-wide. Lead cover flashings are generally in fair condition but there are some gaps at the top of the upper flashings on the south side. C

2.2.1.3 The sumps are approximately 100mm deep and lined in lead, and in fair condition. They appear to cope admirably with the small volume of water from the Tower roof. However, there appears to be plant life blocking the southern sump outlet. A

2.2.1.4 There is a redundant timber flagpole in the centre of the roof and this is eaten away and loose at its base. There appears to be no need for its retention apart from holding the lightning conductor finial. It should at least be repaired. D

2.2.1.5 The low stone parapets and copings are in fair condition but there are open joints (11no.) to the north and south sides especially to the copings. Elsewhere on the parapets there are a few places where the mortar is either missing or defective and these defects ought to be corrected within the next few years. There are layered stone flags to the east and west walls in fair condition. C

2.2.1.6 Previously, in the north west and south west comers, the masonry was suspected of being unstable and this stonework was re-built and consolidated a few years ago.

2.2.1.7 The lightning conductor tape running in the north gutter is in fair condition.

2.2.1.8 The hatch to the roof on the west side is clad in copper and is in fair condition. It however very heavy and difficult to lock from below. A lighter, and easier to manoeuvre hatch would be very helpful. D

2.2.1.9 The parapet walls are very low and therefore a potential hazard. N

### 2.2.2 NAVE ROOF

2.2.2.1 Coverings are of lead sheet with hollow rolls and lead lined parapet gutters. Gutters have plant life at the west end and need clearing. M

2.2.2.2 Lead work is generally in good condition but 7no. bays are renewed and there are a number of solder patches to the rolls. Cover flashings are fair and so too is the leadwork covering the offset at the east end. However, the lead has been stolen from 5no. bays of south slope at the east end and temporary coverings are in place.\*. They need to be replaced. N

2.2.2.3 There are a few open joints to the east parapet wall (Chancel Arch position).



### 2.2.3 NORTH AISLE ROOF

- 2.2.3.1 Lead sheet roof coverings with hollow rolls and lead lined parapet gutters. 4no. sheets of lead stolen at the west end of this roof and temporary repairs/coverings are in place\*. They need to be replaced as soon as possible. N
- 2.2.3.2 Many of the lead sheets have 'flashband' repairs and these should be replaced in time as they are merely a temporary repair. In addition, some of the hollow rolls have splits in the tops of the rolls which will need to be properly repaired at some time in the future. D
- 2.2.3.3 There are two 'flashband' repairs to the flashings against the nave north wall. D
- 2.2.3.4 There are open jointed cover flashing joints at the junction of the north clerestory wall. Four linear metres. B
- \* a scheme of leadwork replacement is in hand.*

### 2.2.4 SOUTH AISLE ROOF

- 2.2.4.1 Roofs are covered with felt following lead thefts. The felt is patched in places at the south eaves. A more permanent and suitable roofing material should be installed. D
- \*\* a scheme to replace the felt with stainless steel is in hand.*
- 2.2.4.2 The west and east parapet wall junctions are flashed with 'flashband' and it is coming loose. The result is open joints. The flashings against the south clerestory wall are also failing. These are only temporary repairs and should be replaced with a more suitable repair as soon as possible. A
- 2.2.4.3 There is a section of lead flashing missing at the east end of the south wall and this should be replaced soon. There are also open parapet joints at the west end. A

### 2.2.5 CHANCEL ROOF

- 2.2.5.1 The roofs are covered with lead sheet, rather long, dating from the late 1930's. The condition is good but over half of the lead sheets 'sit up' at the ridge and the overlap detail at the west end is not consistent with the detail at the east end – presumably the original layout and design.
- 2.2.5.2 All but 8no. of the lead sheets on the south face have been stolen within recent years and temporary roof coverings are in place. N
- \* a scheme of leadwork replacement / introduction of stainless steel is in hand.*
- 2.2.5.3 There are some 'flashband' type repairs to the hollow rolls on the north slope and ideally these should be replaced with proper leadburned patch repairs. D

## 2.2.6 NORTH CHANCEL AISLE AND VESTRY ROOF(S)

- 2.2.6.1 Coverings are of lead sheet with hollow rolls and lead lined parapet gutters.
- 2.2.6.2 There is a shallow valley gutter where the North Aisle roof meets the Vestry Meeting Room roof (see later)
- 2.2.6.3 The leadwork is in fair condition to the Aisle roof but several roll ends are repaired with 'flashband'. The leadwork to the Vestry roof dips in places with standing water evident and there are many 'flashband' repairs to the hollow rolls. There is one crack to a roll top to repair. A small amount of standing water is perhaps acceptable so long as the adjacent joints in the lead are watertight. D
- 2.2.6.4 The low parapet wall to the west of the Aisle roof has at least 9no. open coping joints to re-point. There is no guarding of this low parapet and it should be considered as a potential hazard. B
- 2.2.6.5 Additionally there is 5.0 linear metres of defective flashing joint to re-point on the south wall. B
- 2.2.6.6 To the low parapet walls of the Vestry roof there are open coping joints to re-point say 10no. and at least one torn cover flashing C
- 2.2.6.7 The stone chimney stack at the north side of the Vestry roof is in fair condition with several eroded stones, but with approximately 2.0m<sup>2</sup> to repoint. C

## 2.2.7 SOUTH CHANCEL AISLE ROOF

- 2.2.7.1 Similar to South Nave Aisle Roof in 2.2.4 in all ways, i.e. recent felt temporary roof replacement but lead cover flashings remain. The felt is in good condition with only one patch, but it does sound as if it 'bubbles' underfoot. There is a small area of standing water in the transept section which requires attention. C
- 2.2.7.2 Cover flashings to the west end of this roof on west and north walls loose or missing and need to be replaced. Say 3.0 linear metres. B
- 2.2.7.3 There are several open joints in the south parapet stone work and some stones are eroded. However, there is significant movement in the south gable wall (Transept) at coping level where the stones above the damp membrane have moved outwards by up to 15-20mm. All these coping joints are open. This ought to be attended to very soon. A

## 2.2.8 VESTRY STAIRCASE AND PORCH ROOF

- 2.2.8.1 These roofs are covered with mineral felt with similar flashings and were reported to have been re-laid relatively recently. They seem to be in good condition from remote inspection but there is moss on the surfaces. The Vestry Porch roof is almost entirely covered in moss. M/N

## 2.2.9 SOUTH PORCH ROOF

- 2.2.9.1 Westmoreland green slate in fair condition but with many slates broken, mis-aligned, cracked, chipped or missing especially after recent stormy weather. Say 25no. slates in total. Mortar is missing at ridge bedding and between crested ridge tiles. Mortar flashings against church south wall are in fair condition. The slates look very tired and both slopes would benefit from complete re-laying but need at least localised repairs. Corrective work is part of the current proposed roofing repair scheme.

A/C

## 2.3 Rainwater Disposal and Drainage

- 2.3.1 The Tower roof discharges via lead chutes and hopper heads into square lead downpipes on east face of tower thence into lead shoes into the Nave gutters. The pipes look relatively recent and appear satisfactory. However, refer to item 2.2.13
- 2.3.2 The Nave and Chancel roofs collect their rainwater in 'box' or parapet gutters and discharge via stone gargoyles (nave) and spouts (chancel) onto the lower aisle roofs. These appear to be working efficiently.
- 2.3.3 The North Aisle discharges water via a couple of cast iron hopper heads and large diameter cast iron rainwater pipes into open gullies. The pipes have anti-climb paint at higher levels.
- 2.3.4 The eastern North Aisle and Vestry roofs at the east end discharges water via lead hopper heads into square lead downpipes into an open gully. All of this part of the installation appears to be working adequately.
- 2.3.5 The South Aisle discharges water via three of cast iron hopper heads and large diameter cast iron rainwater pipes into an open concrete dish at ground level. The pipes have anti-climb paint at higher level and barbed wire security measures.
- 2.3.6 The eastern South Aisle and Transept roof discharges water via shallow sumps and then into fine lead hopper heads into square lead downpipes into a gully. All of this part of the installation appears to be working adequately.
- 2.3.7 The Vestry Staircase and Porch roofs at the east end discharge water via lead hopper heads into round lead downpipes into an open gully. The lower parts of the pipes are painted with anti-climb paint. All of this part of the installation appears to be working adequately.
- 2.3.8 Downpipes from the South Aisle discharge into an open channel and thence to a soakaway. This appears to be working satisfactorily.
- 2.3.9 The South Porch slate roofs discharge into cast iron gutters, downpipes and shoes and thereafter discharge into a concrete channel. The downpipes have anti-climb paint, seem satisfactory and well maintained.
- 2.3.10 All other downpipes discharge into gullies which collect water into a land drain (reported) and thereon into a manhole adjacent to the Vicarage.
- 2.3.11 Gulleys seem to be reasonably well maintained at present, but a few appear to be blocked. They should be cleared on a regular basis. Some of the stone channels on the south side of the church should be cleared out soon.

N

B/M

2.3.12 Foul drains run on the west side of the Vestry block from the various w.c.s but there is also a drain from the Vestry. The drains were not tested but are reported to work satisfactorily. The ground level is quite high in this location covering the air vents. M

## 2.4 External Wall Surfaces:

### 2.4.1 TOWER

2.4.1.1 Ancient West Tower of sandstone and limestone rough ashlar blocks with varying types, colours and surface tooling patterns. Saxon in origin with characteristic window openings. Crenellated parapet is very irregular in places. Offsets at belfry and parapet stages. Some alarming erosion at higher levels as described below:

### 2.4.2 TOWER NORTH FACE

2.4.2.1 The top parapet is in fair condition, and the coping stones are sound albeit very worn and there are a few open joints. The south west corner stonework is now repaired.

2.4.2.2 The stonework of the upper stage is in fair condition but there are open joints in the courses below the top cornice amounting to approximately 3.0m<sup>2</sup>. A more flush type of pointing is much better for the life of the stonework. C

2.4.2.3 In addition the cornice is so badly eroded and deformed that it is now hardly performing the water-shedding function for which it was originally designed. This is ancient material but is now mainly decorative. Replacement may be wise for the longevity of the structure but this needs further discussion in principle. D

2.4.2.4 The window in the upper stage is a fine example of a Saxon opening having round-headed lights/openings separated by a cylindrical shaft and very rare stellar opening in the transom. The sill is lead covered. It appears to be in fair condition. N

### 2.4.3 TOWER WEST FACE

2.4.3.1 The top parapet is in poor condition, with extremely eroded stones with open joints. The profile of the parapet wall has been lost completely and despite its ancient status some replacements ought to be considered for the future before it crumbles away completely. The design intent is largely lost. Again any repair or possible replacement needs further discussion in principle. D

2.4.3.2 The cornice course designed to shed water has completely disappeared and this upper part of the face of the tower is somewhat illegible. Any future replacements ought at least to include this vital course of stonework. At least 10m<sup>2</sup> of re-pointing is needed. D

2.4.3.3 The window opening is similar to 2.4.2.4 above.

2.4.3.4 The lower stage has stonework generally in good order and so too is the pointing.

#### 2.4.4 TOWER SOUTH FACE

2.4.4.1 The top parapet is in fair to poor condition but the coping stones are severely worn. There are many open joints up to 8.0m<sup>2</sup> and extensive loss of detail to the parapet stones. There are very wide open joints in the east corner and these need to be deeply pointed very soon. C

The cornice course designed to shed water has largely disappeared and this part of the face of the tower is somewhat illegible D

2.4.4.2 Window to Belfry in upper stage is similar to 2.4.2.4 above.

2.4.4.3 Masonry and pointing to the lower stage is in fair condition and so too is the single-light round-headed window.

2.4.4.4 At ground level stage there is a flat headed window opening with plain quarry glazing in fair condition, but it has a rusty guard. M

#### 2.4.5 TOWER EAST FACE

2.4.5.1 The top parapet is in fair condition with a few open joints around the window, and the coping stones are severely worn. There are a few isolated open joints in the parapet stonework. C

2.4.5.2 As on the other faces, the cornice course at the base of the parapet has eroded severely throughout most of its length so most of it is flush with the masonry above and below. C

2.4.5.3 The window in the upper stage is Saxon opening with round-headed lights/openings separated by a cylindrical shaft as on the other elevations. The sill is lead covered. It appears to be in fair condition.

2.4.5.4 Two lead rainwater hoppers at parapet outlet level in fair condition (but southern one is blocked) and so too the lead rainwater downpipes. A

2.4.5.5 Painted timber diamond clock face fixed to wall with lead cover which seems in poor decorative condition and does not work. The clock face needs a great deal of refurbishment. D

The inspection notes on the following pages commence at the southwest corner of the church and proceed along the south side of the church in an anticlockwise direction.

#### 2.4.6 SOUTH NAVE AISLE, SOUTH WALL

2.4.6.1 Twelfth to fourteenth century random rubble coursed stonework generally in good condition but there are several stones where surface erosion noticeably continues. Copings, stringcourse, buttresses and plinth all in fair condition. However, there is

	some cavernous erosion to the stones above windows W8 and W9. Some careful and judicious pointing is required here.	C
2.4.6.2	Window mullions, jambs, tracery and hoods are generally in good condition, except W8 and W9 where erosion has reached almost beyond the glass line especially the mullions of W8. This needs careful monitoring each year. Also, window W11 has a rusty opening hopper, broken and rusty guards and several panels missing.	N/B
<b>2.4.7</b>	<b>SOUTH PORCH</b>	
2.4.7.1	Random rubble coursed stonework generally in fair condition although there are several stones where surface erosion is distinct.	N
2.4.7.2	There is however an area of eroded stonework and open joints on the west face above the west buttress which would benefit from careful re-pointing.	C
2.4.7.3	The same applies to the south face where there is eroded stone work and open joints above the ogee arch to an extent of say 1.0m <sup>2</sup>	C
2.4.7.4	The coping stones appear to be sound.	
2.4.7.5	The apex cross was apparently removed for safety some time ago and is in the south aisle awaiting reinstatement.	
2.4.7.6	The ogee arch is in fair condition but there is considerable erosion to a depth of 50mm to the east hood mould. The angel's head corbels are in fair condition but the eastern one is very worn.	N
2.4.7.7	The sculpture of St Cuthbert with the head of St Oswald sits within the niche above the main arch. This is still in good condition.	
<b>2.4.8</b>	<b>SOUTH NAVE CLERESTORY</b>	
2.4.8.1	Twelfth to fourteenth century random rubble coursed mainly limestone stonework generally in good condition but there is one stone between windows W21 and W22 which is deeply eroded. Otherwise windows and string course in good condition. Excellent carved gargoyles with lead outlet pipes.	
	All seems fair but note comments later in 3.3 on internal walls where signs of water penetration are evident.	N
<b>2.4.9</b>	<b>SOUTH TRANSEPT</b>	
2.4.9.1	Late 1930's ashlar sneck coursed sandstone generally in fair condition but some noticeable face erosion in several places and some movement at higher levels – see below.	
2.4.9.2	<u>West Face</u> - There is some evidence of movement at the parapet head where the coping has lifted at the south face – see also 2.2.7.4. This area of parapet stonework will need re-setting as soon as possible.	A

- 2.4.9.3 In addition the stonework has eroded from the face and in 'pockets' and there are open joints over an area of 1.0m<sup>2</sup>. Repointing is necessary. B
- 2.4.9.4 At a higher level at the junction with the south aisle wall there is another area of open joints, say 1.5m<sup>2</sup>, and open coping joints to attend to. B
- 2.4.9.5 In this same location there are signs of horizontal movement in the structure with wide open joints approximately 900mm away from the south aisle wall. A structural engineer ought to be appointed as soon as possible to comment on these and other signs of movement within the church building. Corrective work is included in the current re-roofing proposals. A
- 2.4.9.6 South Face - There is movement at the parapet head where the coping has lifted at the south face – see also 2.2.7.4. This area of parapet stonework will need re-setting as soon as possible. There is also considerable erosion to the stonework and some repointing will be necessary soon. A/C
- 2.4.9.7 The windows and doorway on this façade are however in good condition. The metal guard to the upper vesica window is in good condition.
- 2.4.9.8 East Face – Some mild erosion to the stonework at high level and some 'lean' joints but adequate for now. N
- 2.4.10 CHANCEL AISLE, SOUTH ELEVATION**
- 2.4.10.1 Late 1930's ashlar sneck coursed sandstone generally in fair condition but some noticeable face erosion in several places especially below parapet, around west downpipe and accompanied by open joints. Some of the erosion is significant with loss of face back to 25mm. especially at east end where there are several open joints above the hopper. There are also open joints around window W4 in the centre of the wall. C
- 2.4.10.2 Window mullions, jambs, tracery and hoods are generally in good condition where visible through grilles, but the tracery to W8 in the spandrel panel is deteriorating and there are a few joints to fill. C
- 2.4.10.3 Lead rainwater pipes and hoppers in good condition. The lower three sections of each pipe are in grp.
- 2.4.10.4 There is a small amount of settlement in the masonry below window W5 following the stone courses. N
- 2.4.11 SOUTH CHANCEL ABOVE THE AISLE.**
- 2.4.11.1 Late 1930's ashlar sneck coursed sandstone generally in fair condition but some significant and serious erosion in several places as below.
- 2.4.11.2 Serious lateral movement approximately on line of transept junction manifesting itself in the parapet stonework and cornice. Movement seems to be up to 25mm. A structural engineer should be commissioned to inspect and report. A

- 2.4.11.3 Severe erosion to cornice course with complete loss of detail to lower parts and lower bead moulding resulting in the inability to shed water. This ought to be replaced within the quinquennium. C
- 2.4.11.4 Elsewhere there is severe erosion in places with lamination or loss of face to the stone and overall cavernous decay. These decayed blocks ought to be replaced as soon as funds allow. There are several square metres to consider. D
- 2.4.12 EAST CHANCEL ELEVATION & SIDE AISLE EAST ELEVATIONS**
- 2.4.12.1 Ashlar sneck coursed sandstone as before to all elevations at the east end including chancel return walls. Generally in fair condition, but some noticeable face erosion in several places especially below parapet as noted also below.
- 2.4.12.2 East wall of South Chancel Aisle (Lady Chapel) shows distinct settlement cracks along the joints of the masonry coursing below window W2. There is also movement above the window stretching from the north hood mould to the parapet..
- 2.4.12.3 There is eroded stone work approximately 500mm below the parapet and the copings have open joints. C
- 2.4.12.4 East wall of Chancel shows slight erosion below the parapet coping and to the head of the window. There is also noticeable erosion back behind the mortar face in several of the plinth stones. N
- 2.4.12.5 There are also several areas of open joints. C
- 2.4.12.6 Stone spitters or gargoyles generally in good condition.
- 2.4.12.7 East wall of North Chancel Aisle slight erosion to stonework throughout and some open joints to copings.
- 2.4.12.8 Windows to all three elevations are protected by guards but seem to be in reasonable condition. Some of the guards are going rusty in places. M
- 2.4.13 VESTRY AND NORTH EAST CORNER**
- 2.4.13.1 Ashlar sneck coursed sandstone as before to all elevations. Two storeys containing vestry, entrance hall, robing room, toilets and meeting room at first floor. Square headed windows and doorways.
- 2.4.13.2 Generally the stonework and pointing is in good condition. At the east wall there are a few isolated open or hungry joints and signs of slight movement – all to be observed next inspection although some around window W44 and the rainwater pipe will need pointing soon. The rwp seems blocked at its lowest section and should be rodded/cleared from above. A/N
- 2.4.13.3 The north walls are similar especially at higher level where the occasional open joint needs re-pointing. The low walls to the entrance are in fair condition and so too are the steps. C



- 2.4.13.4 At parapet level on the Porch it appears that the hopper has overflowed in the past. There are open joints adjacent to the outlet and the masonry at parapet level on east and north sides is washed and discoloured. C
- 2.4.13.5 The chimney stack has open and eroded joints and needs careful re-pointing, say 3.0m<sup>2</sup> C
- 2.4.13.6 The windows generally are leaded panels held in painted steel frames and all need a thorough overhaul and painting. One has a rather indiscrete plastic sheet repair. It is assumed that these would be tackled as part of a regular or cyclical maintenance regime. M
- 2.4.13.7 To the west side of the Vestry extension the ground level is now higher than originally planned and is blocking the air vents. The ground level should be lowered by about 150mm. C

#### **2.4.14 NORTH CHANCEL AISLE, NORTH ELEVATION**

- 2.4.14.1 Coursed light coloured rubblestone probably magnesian limestone, with older sandstone quoins at the west end. Probably re-used during the re-build of the east end of the church. Sandstone coping. Two storeys within which there are two windows containing three lancets, W18 and W19.
- 2.4.14.2 Sandstone sills, arch hoods, mullions, jambs and plinth in good condition. Walls generally in fair condition\*, but some face and pocket erosion overall but especially at the west end at high level. Some re-pointing is warranted, say 2.0m<sup>2</sup> C
- 2.4.14.3 The angle buttress at the west end of this face is a mixture of older sandstone and limestone and is in fair condition despite a few open joints.
- 2.4.14.4 Lead rainwater pipe and hopper in good condition.
- 2.4.14.5 Small west facing return wall. All as in 2.4.14.1 above but some open joints mainly at high level, say 1.0m<sup>2</sup> C
- \* note – there are no draining margins at the foot of these walls to allow the base of the wall to breath. A margin would probably help reduce any transfer of moisture through the wall to the inside. D

#### **2.4.15 NORTH CHANCEL ABOVE THE AISLE**

*Inspected from Vestry / Meeting Room roof*

- 2.4.15.1 Late 1930's ashlar sneck coursed sandstone (as section 2.4.11) generally in fair condition but some significant movement and serious erosion in several places as below.
- 2.4.15.2 Serious lateral movement approximately corresponding to that on the south side manifesting itself in the parapet stonework and cornice as per last inspection. Movement seems to be up to 25mm. A structural engineer needs to inspect and report on whether movement is live and recommend any remedial action. A
- 2.4.15.3 There are accompanying open joints to the stonework in this area mentioned above and some open joints in adjacent flashing joints. Say 1.0m<sup>2</sup> C

2.4.15.4	There is erosion to the underside of the cornice affecting the lower bead at approximately five metres from the west end and this should be observed at the next inspection. It is affecting water run-off.	N
<b>2.4.16</b>	<b>NORTH NAVE AISLE, NORTH FACE</b>	
2.4.16.1	Twelfth to fourteenth century random rubble coursed stonework generally in good condition including copings, stringcourse, buttresses, and blocked up doorway. There is a great variety of stone types from deep red to light grey. A few have cavernous decay pockets but appear sound and there only a few open joints. There are several re-used ancient stones. No margin at wall base. Gully in first bay from west is blocked.	A/M
2.4.16.2	Window mullions, jambs, tracery and hoods are generally in fair condition, except W16 in centre where there is spalling to the right hand jamb and central mullion, and deep erosion to east end of sill. This needs repair.	C
2.4.16.3	Window W15 at west end has eroded stones in east jamb back beyond the line of the pointing. All windows have relatively new heavy square mesh guards.	C
2.4.16.4	There are two buttresses on this elevation with stonework and pointing in good condition.	
2.4.16.5	Two cast iron downpipes and hoppers in good condition with anti-climb paint at tops. However some re-painting is required.	M
<b>2.4.17</b>	<b>NORTH NAVE, CLERESTORY</b> <i>Inspected from North Aisle roof</i>	
2.4.17.1	Twelfth to fourteenth century random rubble coursed mainly limestone stonework generally in good condition. Some deeply eroded stones at coping and parapet level, but fair given their age.	
2.4.17.2	Carved gargoyles with lead outlet pipes in fair condition.	
2.4.17.3	Some areas of wall at parapet level composed of small stones (next to Tower and at east end) have open joints and would benefit from careful re-pointing. Say 1.5m <sup>2</sup> .	C
2.4.17.4	Two small sections of parapet level are rendered and one of these is breaking down crumbling. This would benefit from careful re-pointing at some future date. Say 1.0m <sup>2</sup> .	D
2.4.17.5	Small rectangular windows with splayed surrounds and lead covered sills, generally in good condition, as are the leaded glazed panels within.	

#### 2.4.18 NORTH AISLE, WEST FACE

2.4.18.1 Twelfth to fourteenth century random rubble coursed mainly limestone stonework generally in good condition. There are a few open joints which will require repointing in due course but not just yet.

D

2.4.18.2 1 no. two-light window W14 with plastic coated guards in good condition.

#### 2.4.19 SOUTH AISLE, WEST FACE

2.4.19.1 Twelfth to fourteenth century random rubble coursed mainly limestone stonework generally in good condition. There are several deeply eroded stones and a few open joints above the corner buttress which will require careful repointing soon. Say 1.5m<sup>2</sup>

C

2.4.19.2 1 no. two-light window W12 in good condition.

### 2.5 External Ironwork and Timber

2.5.1 The Tower is surmounted by an old timber flagpole base which is rotten at its base. It holds the lightning conductor finial at present but ideally it should be replaced in the future.

D

2.5.2 Older flagpole stump is rotten at its base with rusty fixings and holes which will potentially let in water and lead to further decay.

M

2.5.3 The window guards vary in type and condition but there are rust spots on many.

M

2.5.4 The ornamental ironwork forming the fanlight screen above the above the south porch door D1 is in fair condition.

2.5.5 The softwood louvres to the Belfry windows appear to be in fair condition but in many cases have bird deposits. One louvre within one of the south face openings has slipped.

N

### 2.6 External Doors

2.6.1 The South Porch - oak door comprises two leaves in good condition. Hung on metal C-frames and welded hinges and driven hooks. Iron ring handle and latch, monkey tail bolt, small barrelbolt and anti-ram bar and brackets. All in good condition.

2.6.2 Main Entrance - Door comprises a pair of oak framed, ledged and battened doors. Iron ring handle and latch, strap hinges and driven hooks into stone, monkey tail bolt, rim lock and escutcheon with three metal anti-ram bars and brackets. All in fair condition but the woodwork needs cleaning down and the ferramenta needs painting.

M

2.6.3 Lobby - pair of softwood lancet flush doors with vision panel in one leaf. Varnished and in fair condition. Brass handles and latch set and bolts

- 2.6.4 Vestry external - oak vertical panel door and hardwood frame; unusual pull/lift latch handle; 5 lever deadlock, hinges, stud nails, barrel bolt and door closer. All in good condition.
- 2.6.5 Boiler House – Framed, ledged and battened doors of oak in painted softwood frame. Cylinder dead lock hinges in black iron. All in fair condition.

## 2.7 Churchyard and Surroundings

*Working clockwise from the Vicarage to the north:*

- 2.7.1 The North boundary wall from the vicarage to east, and the east boundary wall running towards West Road is a one metre tall retaining wall faced with stone. It has a flat stone coping. Generally, in good condition but with some slight movement adjacent to Vestry steps. There are a few open joints to point. C
- 2.7.2 Lych Gate to north boundary is constructed of timber framed walls and roof members, with exposed rafters and boards, and decorative barge boards. No gutter. All in fair condition. The timber frame sits on a red pressed brick base wall one metre high in fair condition but some erosion to bricks on inner wall surfaces.
- 2.7.3 The decoration appears to be a traditional red stain which is fading slightly especially at the base of the bargeboards on the east side. However, the decoration is in reasonably good condition and state. The timber gates are temporarily removed and stored in the boiler room.
- 2.7.4 There is a slate roof covering in reasonable condition but there are several broken and slipped slates at hip ends and to west side to replace. The wrought iron finial is corroded but sound and the timber support post needs decoration B/M
- 2.7.5 The floor is of patterned concrete in fair order but there is one open joint in the step to point. The single step is perhaps awkward for the less able. C
- 2.7.6 Galvanised wire waste bins presumably for flowers and headstone maintenance etc positioned on the west side are a little untidy. M
- 2.7.7 The South boundary wall has a 1.5metre high brick wall to the bungalows at the east end the remainder being a two metre high vertical timber close boarded fence. These fences are the responsibility of the adjoining neighbours but are in good condition.
- 2.7.8 The West boundary comprises one metre high timber paling fence fixed to top and bottom horizontal rails. This is interspersed with shrubs and is generally in fair condition but some of the palings are missing by the northern gateway. This gateway has concrete posts but no gate. M
- 2.7.9 The North boundary at the west end is formed by a hawthorne hedge then a two metre high close boarded fence then a similar height brick wall. All in good condition. There is a new brick wall to the vicarage garden which is in good condition. The low stone wall to the vicarage forecourt is in fair condition.

- |        |  |   |
|--------|--|---|
| 2.7.10 | The entrance path from the lychgate to the south porch is of tarmac with concrete edgings generally in fair condition.   |   |
| 2.7.11 | The gravel footpath between south porch and west boundary opening is overgrown and practically unrecognisable for most of its length. It would be advantageous to repair or reinstate the gravel path as the present route seems to get muddy. | D |
| 2.7.12 | Stone drainage channels around the foot of the south church walls are full of soil in places and need a regular and thorough cleaning out.   | M |
| 2.7.13 | Stone steps to vestry entrance are in good condition and so too are those to the west of the Vestry although rather worn.  |   |
| 2.7.14 | There is a notice board at the east boundary next to the lychgate, made of painted timber and concrete posts. It appears to be in fair condition, but needs painting.  | M |
| 2.7.15 | There is a variety of gravestones in the churchyard generally in good condition but with some leaning and vandalised. Some older Saxon stones near the south porch.  | N |
| 2.7.16 | There is a mixture of large and small trees throughout the churchyard together with mature bushes, all generally in good condition. Two of the trees have blown down following the recent storms.  |   |

### 3. INTERIOR

#### 3.1 Tower Spaces

##### 3.1.1 **SOUNDING / UPPER (TOP) CHAMBER**

- 3.1.1.1 Walls of rubblestone generally in fair condition. Window opening is protected by wire grille but there is a lot of detritus on the sills. M
- 3.1.1.2 Main roof underside/soffit is visible – large softwood timber beams and boards all seem to be in good condition so too are the timber wallplates. Not inspected close to.
- 3.1.1.3 Floor (extending to only 60% of the space) is covered in old softwood boards. Very dusty but appear to be in fair condition. Support beams to this floor are old but fair and sound.
- 3.1.1.4 Old timber flagstaff base is in fair condition but iron brackets at floor junction require decoration. M
- 3.1.1.5 Handrail around opening is sound and so too is the ladder up to the roof access but it does not have a safety rail and is not fixed. A rail should be fitted as well as a support or transfer rail at hatch level before the next inspection to prevent falling at this point. C
- ##### 3.1.2 **BELFRY**
- 3.1.2.1 Walls of rubblestone generally in fair condition.
- 3.1.2.2 Steel beams supporting floor above appear to be in good condition but slightly rusty and in need of decoration. C/M
- 3.1.2.3 Saxon openings very eroded but fair and backed by louvred timber panels with mesh in fair condition but birds still nesting and a lot of pigeon mess and at least one nest. One louvre has come out of place within the south opening C/M
- 3.1.2.4 Timber floor and gallery boards old and worn but seem to be sound but only just visible through the guano. This is a health hazard and should be cleared soon. Access ladder solid but not an easy climb and a safety rail ought to be installed. C
- 3.1.2.5 Bell frame of hardwood and softwood. Timber bearers, cradles, headstocks, and wheels for bells all appear to be in fair to poor condition but all of the bell installation is covered in bird mess. However, the mild steel and iron straps supports are corroded and rusty and need painting. Bells no longer swing and are struck by chiming mechanism. C
- 3.1.2.6 Bulkhead light fitting in questionable condition as it is very dirty. M
- 3.1.2.7 Bird mess on bottom rungs of stair and many other locations. A good clean out is needed as this is a health hazard and a disincentive to proper and regular maintenance. B

### 3.1.3 CLOCK CHAMBER

- 3.1.3.1 Rough rendered walls with fading limewash finish in reasonable condition.
- 3.1.3.2 Openings are eroded but not seriously:  
W31 - south wall - round headed opening with louvres behind which is a mesh grille which is in fair condition but gap at east side. M  
W32 - west wall - round headed opening with leaded glass in good condition.
- 3.1.3.3 Lime ash floor with defects on stone vault below (visible near clock housing) in fair condition but some areas poor with missing patches. This type of floor is awkward to repair.
- 3.1.3.4 Timber access ladder to belfry sound but awkward to climb due to tread infill. Access hatch at top of ladder still has a broken hinge and needs attention soon. Timber rail adequate but not ideal. A much better grab rail at the top of the ladder is needed to allow for safe transfer to the floor above. C
- 3.1.3.5 Floor to belfry above comprising oak beams and boards clearly visible from below seems to be in good condition despite ageing.
- 3.1.3.6 Clock mechanism defunct and a repair would be very costly. The Cabinet is poorly maintained, covered in guano, has ill-fitting doors, has rusty hinges and needs a lot of work. It is a shame that the cabinet is not even properly protected. D/M
- 3.1.3.7 Bulkhead light fittings including one on staircase and socket outlets and pyro wiring all in questionable condition and covered in guano in most cases. M
- 3.1.3.8 Lots of items stored in this room – it needs a good clear out and clean up. In addition, there is guano everywhere which is a health hazard. D/M

### 3.1.4 GROUND FLOOR / TOWER ROOM

- 3.1.4.1 The walls are of painted or limewashed stone and despite some basic pointing is in fair condition.
- 3.1.4.2 Ceiling formed by stone vault in good condition.
- 3.1.4.3 The suspended floor is assumed to be timber but is covered in linoleum. However, it appears to be sound.
- 3.1.4.4 The access stair is contained within a beaded, boarded stud partition, all painted, which is in fair condition.
- 3.1.4.5 There are various shelves and cupboards in fair condition but rather temporary in appearance.
- 3.1.4.6 Bulkhead light fittings, socket outlets, meters, dimmers and pyro wiring all in fair condition.

- 3.1.4.7 The bell wires are in good condition, and so too is the solid oak boarded door.
- 3.1.4.8 Belfast sink for flowers etc in northwest corner – grubby but fair.
- 3.1.4.9 Window W13 – rectangular window, leaded glass repaired recently in good condition. Security bars are crude but seem sound.
- 3.1.4.10 Inevitably there are a lot of items stored in this space but all very haphazard and no sense of order.

## 3.2 Roof Structure and Ceilings

- 3.2.1 The **Chancel** double pitched roof structure consists of shallow oak trusses whereas the **Chancel Aisles** have monopitch oak trusses (20<sup>th</sup>C). Truss ends in the Aisles are supported by stone corbels and timber risers. All purlins, rafters and wallplates are stained and sealed and in good condition. The plastered infill panels are painted and in good condition but there is an area of ceiling above the organ in the South Chancel Aisle underdrawn in plywood which should now after five years or so be replaced. D
- 3.2.2 The **Nave** has a shallow double pitched roof structure consisting of arched main tie beams with large central ridge beam and large purlins all of oak. The large flat rafters and boards are of oak and, from below, seen through binoculars, appear to be in fair condition.
- 3.2.3 The **Nave Aisles** monopitch roofs have oak beams, including arched spandrel corbels to the south aisle. The purlins, rafters, wallplates and horizontal boarding are all stained and sealed and appear to be in good condition.
- 3.2.4 The **South Porch** has a double pitched roof of simple design with but joint rafter heads and high level ties and vertical posts down to wallplate level. The rafters are underdrawn with horizontal boarding. All of the construction is of stained softwood and appears to be in good condition.
- 3.2.5 The **Vestry** area is covered by timber joisted flat roofs generally in fair condition. However, there is evidence of mould growth on the staircase ceiling perhaps indicating little or no thermal insulation. D
- 3.2.6 The ceiling to the **Meeting Room** on first floor has several cracked areas plaster and requires repair. Some of these cracks continue down to the walls. Say 5.0m<sup>2</sup>. In addition, there are signs of mould on the south wall at high level. C
- 3.2.7 The **Boiler Room** in-situ concrete soffit is in fair condition. The steel beam at roof level is rusting and requires painting. C/M



### 3.3 Internal Walls, Partitions and Doors

- 3.3.1 The **Chancel and Chancel Aisle** walls are plastered and painted and generally in good condition although there are several areas of discolouration throughout. Some evidence of rising damp to the arcade columns and Chancel respond. East end is rather grubby and would benefit from re-decoration. D
- There is a noticeable old/historic fracture in the upper southeast corner of the south Chancel Aisle (South Lady Chapel) and this area of wall would benefit from rubbing down and filling. Some of the plaster surfaces within the Chancel are crazed but of less consequence. The west wall of the north chancel aisle shows evidence of leaks from the roof above although this may not be recent. Elsewhere there are numerous minor cracks. C/D
- 3.3.2 The **Nave** walls at lower levels are of fairfaced rubblestone generally in fair condition. There is efflorescence on the north walls at lower levels which should be monitored. Brushing down would help to assess how prevalent the phenomenon is.
- 3.3.3 There is a fracture on the wall between the South Nave Aisle and the South Chancel Aisle in at least two locations evident on both sides and this is probably associated with the movement visible on the exterior and as described in 2.4.9.5. Mere filling of the cracks will not be enough and a structural engineer's inspection should be sought to assess if the movement is live or not and to advise on the best method of repairing and stabilising the fractures. D/A
- 3.3.4 The **Nave** walls at upper and clerestory levels are again of fairfaced rubblestone but in several places their condition is poorer. There are salts on the walls at high level at the east end and in the centre adjacent to window W23 accompanied by loss of the stone's surface.
- The implication is that dampness is either penetrating through the stonework or its joints, or that the gutters above are leaking. There are also open joints to the wall on the south side. The damage appears to be current and not historic. Closer inspection is advised. D/N
- 3.3.5 The stone to a number of windows to the **Nave** clerestory, especially on the south side, continue to erode and laminate at an alarming rate. The plaster at sill level on and just below a number of these windows appears to be loose. Although these windows are high up in the Nave and awkward to see, they should be carefully monitored. D/N
- 3.3.6 The stone columns and piers to the **Nave arcade** are in good condition.
- 3.3.7 The stonework to the walls and seat within the **South Porch** is in fair condition but erosion continues to the wall below the seats. Replacement might be considered at the next quinquennial if the erosion worsens, especially at the south west corner. Piscine stone built into wall, but bowl removed, and several carved stones. N
- 3.3.8 The stone surround to this doorway (D2) including moulded arch, heads at base of hoodmould, carved capital, columns and plinths all in good condition although there is some erosion to the western column base and door reveal. N

- 3.3.9 The Vestry area has plastered and painted walls generally in good condition except minor cracking adjacent to windows, at doorway and in north west corner of Clergy Vestry and on west wall. These cracks and blemishes can be filled at next decoration.
- 3.3.10 The Boiler Room walls are of coursed rubble stone, dirty but in fair condition.
- 3.3.11 There are good quality internal doors to the various rooms within the Vestry area with period fittings. There is a fine set of oak pivoting doors from between the vestry corridor and the North Chancel Aisle in good condition.

### 3.4 Decorations

- 3.4.1 Throughout the church the painted walls and surfaces are beginning to seem a little grubby and tired. Some of this is the result of heat staining near to radiators. M
- 3.4.3 Where there have been problems of water ingress such as the north east corner of the South Chancel Aisle or the west wall of the North Chancel Aisle, the walls would benefit from decoration. M
- 3.4.3 Various alterations to pipework and paint finishes that have come away from pipes need to be re-decorated. M
- 3.4.4 Most of the metal windows in the Vestry rooms look tired and corroded in a few places. They need thorough re-decoration especially in the Meeting Room. M
- 3.4.5 The Meeting Room would benefit from a complete re-decoration accompanied by repairs to the ceilings. D
- 3.4.6 All the external doors to the church appear to have had oil treatment in the past. This should continue. M

### 3.5 Glazing and Ventilation

*Most of the comments are unchanged from the previous inspection.*

- 3.5.1 East End: Windows W1, W2 and W20 all leaded lights with stained glass. 3-light composition with bar tracery main window W1 with upper group of six. In good condition although it seems as if W2 leading bulges slightly. Saddlebars seems sound but those to W1 very dusty. Heavy galvanised wire-mesh grilles to exterior obscure inspection somewhat but are in fair condition.
- 3.5.2 South Chancel Aisle (South Chapel): Windows W3, W4 and W5. Clear obscure roughcast leaded lights with small coloured roundels. 3-light composition with bar tracery. In good condition but W5 needs some attention. Saddlebars seems sound. Heavy galvanised wire-mesh grilles to exterior obscure inspection somewhat but are in fair condition.
- 3.5.3 South Transept: Windows W6, W7 and W33. W6 lancet window glazed with silvered metal sheet for security. W7 is rectangular 3-light composition clear glazing and leaded rectilinear panels. Window W33 at upper level is an oval with bar tracery and stained glass generally in fair condition but two panes broken. All the saddlebars seems sound. Heavy galvanised wire-mesh grilles to exterior. N

- 3.5.4 South Nave Aisle: Windows W8, W9, W10, W11, and W12 all leaded lights with stained glass but W11 has clear glass. 2-light composition (3 to W8) with bar tracery. In fair condition although W11 is bulging and has lost several panes at sill level and a few elsewhere. Generally protected by copper guards although some are rather dirty. Some repair works to the glass of this window are needed soon. B
- Saddlebars seems fair. Wire guards to exterior are rusty in all cases and that to W8 is ill-fitting at head. The guard to W12 is more recent with stronger mesh and cross bracing. It would be advantageous to renew the rusty guards. D
- 3.5.5 South Nave Clerestory: Windows W21, W22, W23, W24 and W25 alternative single or double and ogee headed lancets with leaded glass panels. In fair condition when view from exterior although difficult to assess condition of parts from below within the Nave.
- 3.5.6 Tower: Windows W13, W31 and W32. W13 – rectangular window, leaded glass repaired recently in good condition. Saddle bars crude but seem sound. W31 - south wall - round headed opening with louvres behind which is a mesh grille which is in fair condition. W32 - west wall - round headed opening with leaded glass in good condition. Heavy wire guards to exterior obscure inspection somewhat.
- 3.5.7 North Nave Aisle: Windows W14, W15, W16 and W17: all twin lancet with central trefoil spandrel above, with leaded lights with stained glass. In good condition although saddlebars seems a little rusty. Heavy galvanised wire-mesh guards to exterior are quite recent and obscure inspection somewhat. Some rust at tops.
- 3.5.8 North Nave Clerestory: Windows W26, W27, W28, W29 and W30 all diamond pattern leaded lights with heavy clear (green) glass. These are flat headed as opposed to trefoil headed on south side. Form the exterior they seem to be on fair condition but the white leading compound is coming away or loose in most windows. The last report mentions that these are laminated panels. Hairline gaps to the perimeters.
- 3.5.9 North Chancel Aisle: Windows W18 and W19 both flat arch leaded lights with roughcast glass with small coloured roundels. 3 grouped lancets. In good condition. Saddlebars seems sound. Heavy wire guards to exterior obscure inspection. No guards.
- 3.5.10 Vestry West Face: Windows W34, W35, W36 and W40: rectangular metal casements with obscure glass but clear to circulation corridor at first floor. All in fair condition but decoration required.
- 3.5.11 Vestry North Face: Windows W37, W41, W42 and W45 (Boiler Room): rectangular metal fixed casements with clear glass but obscure glass to Boiler Room window. W42 has top opening hoppers. All in fair condition but decoration required and one of the windows to the Meeting Room is distorted and probably cannot open at all. This is accompanied by some erosion to the stone mullions. M
- 3.5.12 Vestry East Face: Windows W38, W39, W43 and W44: rectangular metal casements with clear glass. Hoppers and pivoting casements to all windows. Internal security bars to W39 and W40. All in fair condition but upper windows poor and need thorough overhaul and decoration. Internal wood sills to upper windows show furniture beetle attack. B

## 3.6 Floors and Galleries

- 3.6.1 There are no galleries within the church.
- 3.6.2 Chancel and Chancel Aisles: mainly carpeted on narrow hardwood strip in very good condition.
- 3.6.3 Main Sanctuary: terrazzo in good condition but with crack in the floor on the south side. Altar area is carpeted. N
- 3.6.4 Lower Sanctuary and North Chapel and South Chapel: narrow hardwood strip appears to be in good condition but mainly covered in carpet.
- 3.6.5 Chancel centre aisle and Nave circulation aisles, including South Transept: new carpet on stone flags in good condition. A few areas of damp to north side and a few open joints adjacent to Tower doorway. N
- 3.6.6 Choir: narrow hardwood strips
- 3.6.7 Nave: pew areas of wide softwood boards in fair condition but some 'bounce' in South Nave Aisle.
- 3.6.8 Nave west end: stone flags generally in good condition but a few open joints. N
- 3.6.9 Children's Corner – South Nave Aisle west end: new carpet on stone flag in good condition.
- 3.6.10 Porch: barrier carpet on stone flags generally in good condition but getting worn in centre.
- 3.6.11 Vestry Area: Timber boarded floors but covered with linoleum to Robing Room, Corridor areas and Toilets but carpet covered in Clergy Vestry. Meeting Room on first floor is similarly covered but central carpet. All generally in fair condition but there is a poor area of lino approximately 1m<sup>2</sup> in Meeting Room to north side of portable organ. Staircase treads and landings seem to be granolithic concrete in fair condition. M
- 3.6.12 Boiler Room: Concrete floor and steps in reasonable condition.

## 3.7 Furniture and Fittings

*It is acknowledged that furnishing will be re-arranged and re-located from time to time*

### High Altar

- 3.7.1 Altar table sound and good altar cloths including fringed super frontal and frontal.
- 3.7.2 On the altar is the pewter and silver cross and candelabra all in excellent condition.
- 3.7.3 Reredos: painted and gilded riddle (wooden frame), surmounted by carved angel sculptures and candle holders very good condition. The dossal (velvet hanging curtains at rear and sides) is in excellent condition.

- 3.7.4 Sanctuary lamp on north wall in good condition. Wrought iron bracket and silver bowl and lamp holder with painted enamel work.
- 3.7.5 Aumbry on north wall incorporating bas-relief carving of lamb in very good condition.
- 3.7.6 Four oak chairs, two of which on the east wall appear to be priest's chairs.
- 3.7.7 Below the Sanctuary area are four chairs by Thompson of Kilburn ('The Mouseman') all in good condition but dusty.
- 3.7.8 Two large wooden turned floor-standing candelabra and one wrought iron flower stand in good condition.

#### South Side Chapel

- 3.7.9 Altar table sound and good altar cloths including fringed super frontal and frontal.
- 3.7.10 Brass cross and candelabra all in excellent condition.
- 3.7.11 Reredos: wooden riddel surmounted by simple octagonal candleholders very good condition. The dossal is in excellent condition.
- 3.7.12 Carved corbelled oak side table in good condition.
- 3.7.13 Carved timber chairs and prie-dieu in good condition.
- 3.7.14 Wrought iron flower stand in good condition. (now in Sanctuary).
- 3.7.15 Suspended brass sanctuary lamp in good condition

#### North Side Chapel

- 3.7.16 Altar table sound and good altar cloths including super frontal and frontal.
- 3.7.17 Brass cross and candelabra all in excellent condition.
- 3.7.18 Reredos: excellent painted wooden riddel surmounted by simple candleholders all in very good condition. The dossal is in excellent condition.
- 3.7.19 Plain wooded lectern, side table, prie-dieu, wrought iron flower stand and chairs in good condition.
- 3.7.20 Suspended brass sanctuary lamp in good condition.
- 3.7.21 Oak dado panelling and velvet curtains to north and east walls in good condition.
- 3.7.22 In front of the chapel area is an oak altar rail with simple round headed carving in fair condition.

#### South Chancel Aisle and Transept

- 3.7.23 Oak screen and organ pipe console in good condition.  
 3.7.24 Oak pews and hassocks again in very good condition.
- 3.7.25 The Organ was restored in 1982 and recently repaired. It is checked regularly and is reported to be functioning satisfactorily. It has an oak screen in good condition.
- 3.7.26 Nearby, piano and banner in good condition.
- 3.7.27 Carved ebony crucifix below memorial stone on column in good condition.
- 3.7.28 Various furnishing including side table, stool, flower stand hardwood crosses, oak coffin trestles, notice board and candelabra in good condition.
- 3.7.29 Picture of *Madonna and Child* and stained glass picture in good condition.

#### North Chancel Aisle

- 3.7.30 Oak pews and hassocks again in very good condition.

#### Chancel and Choir

- 3.7.31 Oak choir pews with carved front and end panels in good condition. Choir candelabra consists of timber rods with brass fitting and glass cylinders all in good condition.
- 3.7.32 2no. oak Priests stall and kneelers in good condition.
- 3.7.33 Carved octagonal oak pulpit including steps and base in good condition.
- 3.7.34 The Lectern is an elaborately carved 'eagle' in oak on carved pedestal with statue of St Cuthbert with finials and buttresses all in excellent condition.
- 3.7.35 Oak hymn board in good condition.
- 3.7.36 2no. processional crosses (one is painted; one is of ebony and silver) in good condition.
- 3.7.37 Magnificent suspended carved oak Rood is in excellent condition.

#### Nave – South Aisle

- 3.7.38 Timber porch enclosure in oak in good condition.
- 3.7.39 Carved hymn board to arcade.
- 3.7.40 Antique desk and drop leaf table sound but perhaps inappropriate character.
- 3.7.41 Picture and embroidered panel in good condition.
- 3.7.42 Alms box of 1673 on turned leg and brass hinges is very unusual but in good condition.

- 3.7.43 Book of dedication on stand in good condition.
- 3.7.44 Suspended candelabra fitting in painted metal in good condition.
- 3.7.45 Metal votive stand in good condition.
- 3.7.46 Baize covered notice board at Porch entrance in good condition.

#### Childrens' Comer

- 3.7.47 Painted timber bench top over heating pipes with curtain in front – all in good condition.
- 3.7.48 Nine upholstered chairs in good condition.
- 3.7.49 Three pictures and plaque from Oberamergau in good condition.
- 3.7.50 Ornate brass bell and bracket fixed to screen in good condition.
- 3.7.51 Ancient carved oak screen forming this space seems to be in good condition.  
This area looks rather tired.

#### Nave - North Aisle

- 3.7.52 6no. flags with metal supporting brackets on timber backboards. Fair.
- 3.7.53 7no. brass vases in good condition.
- 3.7.54 Baize faced pinboard in good condition.
- 3.7.55 Table and book of remembrance to 'Services 390 Billingham Mess' in good condition.
- 3.7.56 Various pieces including loose chairs, cushions, 3no. tables, 2no. trolleys hymn book trolley and display unit in good condition.

#### Nave

- 3.7.57 Oak pews and hassocks in excellent condition.
- 3.7.58 Oak bookshelves behind rear pews in good condition. Including carved alms bowls.
- 3.7.59 Font circa 1200 has lead-lined stone basin on a moulded shaft sitting on an octagonal base with square plinth. A fine carved Elizabethan spire cover is suspended from the ceiling above on a balanced pulley with rope and is all in good condition. One open plinth joint.
- 3.7.60 Hardwood and metal flower stands and Churchwardens' Wands in good condition.
- 3.7.61 On the west wall there is an unusual timber-faced hour clock with only one hand. It appears not to work and needs some attention.

D/M

- 3.7.62 Carved timber Incumbent's Board with ornate frieze in good condition.
- 3.7.63 Billingham Crest-of-Arms in good condition.
- 3.7.64 Embroidered picture to Mary Bootman and two other pictures in good condition.

#### Tower Ground Floor Room

- 3.7.65 A general storage room and repository for all sorts this room contains foldable tables, steps, ladder, wrought iron flower stands, vases, water boiler, pictures etc all generally in fair order and condition. See also 3.1.4.

#### Vestry

- 3.7.66 Built-in Vestment Cupboard with sliding doors and built-in cupboard and drawer unit all in painted softwood and in good condition.
- 3.7.67 Desk and pigeon hole unit, desk, chair, 4no. Upright chairs, oak corner table and shelving unit all in good condition.

#### Robing Room (Service Vestry)

- 3.7.68 Built-in Vestment Cupboard with panelled sliding doors, frontal cupboard to south wall and wall cupboard all in painted softwood and in good condition.
- 3.7.69 Curtain and curtain track to observation window satisfactory.

#### Meeting Room

- 3.7.70 Built-in Cupboards in painted softwood and in fair condition.
- 3.7.71 Keyboard in good condition.
- 3.7.72 Antique chest at east end is damaged and only in fair condition. Some degree of repair ought to be considered. D
- 3.7.73 Various chairs, tables mirror, clock, filing cabinet etc in fair condition.

### 3.8 Monuments

- 3.8.1 South Chancel Aisle: Marble stone inset in south wall IMO Rev Philip Rudd in good condition.
- 3.8.2 Carved stones inset in walls above South Aisle and North Aisle Vestry doorway - in good condition.
- 3.8.3 North Chancel Aisle: two ancient brass plaques in good condition IMO John and Margaret Gray



- 3.8.4 Grave stone inset in north wall inlaid with brass, figure and inscription in good condition.
- 3.8.5 Nave South Aisle: Antique sculpture in recess above arch in reasonable condition considering its age.
- 3.8.6 Nave South Aisle: Two old stones with Saxon carvings set on window sill in reasonable condition.
- 3.8.7 Nave North Aisle: Antique sculpture in recess above; fair but very eroded.
- 3.8.8 Nave North Aisle: Carved hardwood memorial panel IMO men who fought in the 1914-18 war in good condition.
- 3.8.9 Nave North Aisle: Marble memorial stone IMO John Ovington in good condition.
- 3.8.10 Nave South Aisle: Slate memorial stone IMO Grainger family in floor of in good condition.
- 3.8.11 Nave: Marble memorial stone IMO Thomas Robinson Gray on West Wall in good condition.
- 3.8.12 Nave: Gravestone IMO Mrs Ursula Toli in floor at west end in fair condition. Ideally a statutory conservator ought to be commissioned to comment on its condition and recommend protective measures. This applies also to 3.8.13 below. D
- 3.8.13 Nave: Slate gravestone IMO Jane I Wicton in floor at west end but in seriously poor condition. Conservation needed soon. D
- 3.8.14 Vestry: Stone inset into wall IMO Chiltern Family in good condition.

### 3.9 Bells

- 3.9.1 There are currently three bells which all date from 1759 and are by Lester & Pack of London. The tenor bell was apparently re-cast in 1857 by John Warner & Sons. They weigh 7 cwt, 8 cwt, and 15 cwt respectively. They are now pealed (chimed) automatically from a single control in the base of the Tower.
- 3.9.2 See 3.1.2 above.

### 3.10 Heating system & Thermal Insulation

- 3.10.1 The boiler is a Potterton gas boiler installed in 1980. The boiler top and side edgings are rusty. The heating is by hot water system with large and medium bore pipework and sectional column radiators. It is controlled by a 7-day clock within the Boiler House and a thermostat within the Chancel. The system is protected by a frost 'stat in the Boiler House. The system was not inspected in detail.
- 3.10.2 The boiler flue is lagged and is taken into the masonry flue which terminates above roof level. The insulation material appears to be modern.

- 3.10.3 It is reported that the asbestos in the boiler room was recently removed.
- 3.10.4 There is a recent plastic expansion tank in the first floor Meeting Room.
- 3.10.5 The gas meter is situated in the corner of the Vestry corridor and has no cover. This might be considered as a future enhancement.
- 3.10.6 The radiators throughout the church are quite old and in some cases have leaking joints and need a thorough decoration. Some have been relocated recently. See below. M
- 3.10.7 Some of the reflective foil sheets behind the radiators especially the north Nave Aisle need attention. M
- 3.10.8 There is a small electric fire in the Vestry and two oil-filled radiators in the Meeting Room.
- 3.10.9 It was reported that the heating system is serviced annually by Alan and Williams of Billingham at the beginning of October.
- 3.10.10 The system has recently been performing poorly since autumn of 2012 in that loss of heat is still experienced on the south side of the church. It has been assumed that this was due to a leakage of hot water in the pipework in and around the centre of the church especially the Chancel area. T. W. Steam made amendments to the pipework and radiators in 2013 is part of a scheme designed to minimise disturbance to the asbestos lagging around the east end of the church. N
- 3.10.11 There is little or no thermal insulation within the walls and roofs of the church. None of the original design drawings from the late 1930's indicate that the east end rebuilding was constructed with cavity walls. The flat roof above the Meeting room would certainly benefit from the installation of quilt or rigid board insulation if there is sufficient depth. D
- 3.10.12 The windows in the church would not easily accept secondary glazing, both from a practical and visual viewpoint. The windows in the Vestry area however are of a simpler design and it might be worth considering in the future some form of secondary or supplemental glazing to improve the thermal performance of these spaces. D
- 3.11 Electrical Installation, External lights and Lightning Conductor
- 3.11.1 The system dates from 1986 and is wired in pyro with then new meter, distribution boards and earth-leakage breakers. Main switches on east wall of Tower Room. Everything is reported to be in good working order.
- 3.11.2 The main spaces within the church are lit by floodlights or spotlights many of which are at high level. The Porch has 2no. downlights. There are tungsten fittings in the Tower, Vestry rooms and Meeting Room and there is a fluorescent fitting in the Boiler Room.
- 3.11.3 There are external lights with metals casings around the church generally above the doorways and these appear to be in good condition but need a clean. The Lych Gate has a bulkhead fitting but currently disconnected. M

- 3.11.4 Internally throughout the church there is reasonable provision of socket outlets. They appear to be in fair condition.
- 3.11.5 There are a number of security lights around the church. See later.
- 3.11.6 The amplification system within the church has microphones at strategic points at the east end and pulpit and at the side aisle altars. Speakers are positioned generally at eaves level on the north and south Nave and at truss level at the end of the north and south Chancel Aisles. The control panel is situated in the Vestry. There is a loop facility for the hard of hearing.
- 3.11.7 The lightning conductor is taken from the finial on the flag pole, down the pole, along the north Tower gutter, and then down the north face of the Tower to an earth rod where it is secured. Generally, it is adequately fixed. It is reported however that there has been no comprehensive inspection of the whole installation since 2006.

A/D

### 3.12 Fire Precautions and Fire Fighting Equipment

- 3.12.1 Apparently the PCC have a contract with Messrs Chubb Ltd who advise on and service loose equipment. All appears to be sound but dates were not checked in detail. They advise the correct type and location for loose equipment (extinguishers) CO<sup>2</sup> extinguishers are usually employed next to electrical points and installations such as the organ and meter positions and the boiler. Elsewhere the type used is Hydro Spray Water extinguisher. It is reported that these units are serviced annually in October.
- 3.12.2 Pat Testing or Portable Appliance Testing is being carried out on the equipment on an annual basis.
- 3.12.3 There appears to be no smoke or heat detectors and associated alarms within the church.

N

### 3.13 Security

- 3.13.1 All of the principal exterior doors at the South Porch, Vestry, South Transept and Boiler Room have adequate locking and bolting mechanisms. The South Porch has anti-ram bars and these doors can only be opened from the inside.
- 3.13.2 The Robing Room and first floor Meeting Room doors have mortice lock sets and the internal Vestry door has additional metal edge protection with deadlocks.
- 3.13.3 Generally the ground floor windows are protected by galvanised wire or copper wire mesh and are generally sound. However, windows W18 and W19 (north Chancel Aisle) are not protected and are on the 'blind' side of the church. There are no windows looking directly from the adjacent Vicarage. Some form of protection should be considered if the windows suffer vandalism in the future.

D

- 3.13.4 Several windows to the Vestry area are considered to be high risk and these have been fitted with metal bars internally.
- 3.13.5 The cast iron rainwater pipes on the vulnerable south side and south porch are protected by barbed wire and anti-climb paint. It was reported in the last report that these measures had not proven to be sufficient.
- 3.13.6 There are two small safes in the Vestry and one large and one small safe in the Robing Room. This seems to be adequate provision and they are in fair condition.
- 3.13.7 There is a small wall offertory-safe in the North Nave arcade in the column at the rear of the pews. This is in good condition.
- 3.13.8 Externally there are floodlights at strategic points on the building at the South Chancel, South Aisle, SW corner, NW corner, North Chancel, South Chancel, Transept and South Aisle roof. All in fair condition.
- 3.13.9 The last report noted that a temporary audio detection link with the Vicarage had proved highly efficient in deterring vandalism and theft. This is despite the church being in a largely urban setting. There is also a movement detection system in place on the roofs following recent lead thefts.

### 3.14 Access for All

- 3.14.1 There is level access to the main body of the church at the South Porch. From here access is possible to the Tower ground floor, Nave and Aisles, Chancel and Aisles, Choir, Vestry Rooms and toilets.
- 3.14.2 The first floor Meeting Room is accessible only by a flight of stairs. The Vestry entrance has several steps up to and then beyond the external door to reach the main church floor level. It would be worth considering a hand rail on this upper flight of steps.
- 3.14.3 As expected there is one step (and communion rails) up to the sanctuary and then three steps up to the altar platform. It would appear that for the most part access for communion is sufficient.
- 3.14.4 There are no other intervening steps or changes of level and so the provision of level access for worship for the less-abled, disabled and wheelchair bound is good.

D

### 3.15 Sanitary Provision

- 3.15.1 The 1938 extension and alteration work at the east end introduced a fair level of sanitary facilities within the church and these can be accessed by the Vestry corridor.
- 3.15.2 Both male and female lavatories have a low level wc and a bracketed basin. They are quite old but serviceable although there is no hot water provision which should be seriously considered.
- 3.15.3 There is a similar basin in the Robing Room and this is in good condition.
- 3.15.4 There is a pedestal basin in the Vestry with an instant electric water heater providing hot water - all in good condition.
- 3.15.5 There is a Belfast sink on metal legs with cold water only supply in the Tower Room. Presumably this is generally used for flowers.
- 3.15.6 Generally the service supply pipework, waste pipes and drains appear to be working satisfactorily but were not tested.
- 3.15.7 The water supply to the Boiler Room and the Tower ground floor room appears to be in good condition.

D

## 4. SUMMARY AND RECOMMENDATIONS

### 4.1 General condition of the Fabric

4.1.1 This is my second inspection of the fabric of the church. In general, taking into account the age of the building, the fabric was found still to be in fair condition. It seems to be reasonably well maintained externally but there are a lot of temporary repairs at roof levels which will need to be corrected in time. Some of these urgent items are included in the current re-roofing and repair proposals. Internally the church is well maintained but the brightness of the interiors could be improved with a programme of re-decoration and re-lighting.

4.1.2 It is disappointing to see that there have been further lead thefts from the Nave and Aisle roofs but heartening to know that asbestos treatments and amendments to the heating system have been carried out. It is appreciated that funds cannot always be made readily available to tackle the inevitable list of urgent and necessary repairs that quinquennial reports will usually highlight.

4.1.3 The Church will, however, need to look through the list of recommendations in the section below and consider how to tackle them. Several urgent items ought to be addressed as soon as possible. If funds are not available then at least a strategy or programme should be drawn up proposing how the works will be tackled over the next quinquennium and beyond.

4.1.4 One of the major concerns with regard to the long term structural integrity of the building is the movement and opening up of stonework joints in the region of the south Transept and across the Chancel. Further specialist structural engineering advice will be required. These structural issues are accompanied by the deterioration of the stonework of the 1930's extension and this will need to be carefully monitored in the coming years.

The principal works that are suggested include:

4.1.5 Commission a structural engineer to report on the movement in the wall structures highlighted in items 2.4.11.2, 3.3.3 and elsewhere in the report above. The engineer should be asked to give an opinion on whether the movement is live or not, and to be asked whether he or she would recommend any further monitoring, opening up, intrusive investigation or repairs. This should include the south parapet to the Transept as well as the Nave parapet and clerestory walls.

4.1.7 Re-point open joints in Tower parapet level on three sides – this need careful thought and possibly consultation/agreement with the DAC.

4.1.8 Replace flashings and point up open flashing joints at roof level especially to the South Chancel but also the South Aisle.

4.1.9 Overhaul the steel windows in the Meeting room including the surrounds and sills.

4.1.10 Install better rails, grab bars or hoops to improve the safety of the access ladders and platforms up to the Tower roof. This is vitally important.

4.1.11 Re-point the South Porch stonework and elsewhere on south side of church.

4.1.12 Repair window W11 in South Nave Aisle. There are several other windows in poor condition

## 4.2 Works of Repair or Improvement in order of Priority

*Many items in the report have been marked with a letter **M** signifying that the wardens would normally be expected to carry out these items as part of their normal annual maintenance regime. These include items such as clearing gullies, painting metalwork etc..*

*Some of these items are already scheduled for repair in association with the re-roofing works.*

### 4.2.1 A Items which need urgent attention

- a. Engineer to inspect and report on structural movement at Transept location and elsewhere (refs. 2.1.5, 2.2.7.43, 2.4.9.5, 2.4.11.2, 2.4.15.2 and 3.3.3).
- b. Unblock or remove debris from rainwater hoppers and gutters (refs. 2.2.1.3, 2.4.13.2 and 2.4.5.4)
- c. Replace missing lead flashing to South Aisle Roof at the east and west ends of the south wall (refs. 2.2.4.2 and 2.2.4.3).
- d. Re-set misaligned coping stones to south and west parapet walls of South Transept gable to South Chancel Aisle Roof (refs. 2.2.7.4, 2.4.9.2, 2.4.9.5 and 2.4.9.6).
- e. Replace damaged, missing or defective slates to both slopes of South Porch (ref. 2.2.9.1).

### 4.2.2 B Items which should receive attention within the next 18 months

- a. Point open flashing joints to South Nave roof (ref. 2.2.3.4), North Chancel Aisle Roof (ref. 2.2.6.5) and Chancel roof (ref. 2.2.7.2)
- b. Re-point open joints to coping of parapet wall of North Chancel Aisle roof (ref. 2.2.6.4).
- c. Point open joints to south and west faces of South Transept (refs. 2.4.9.3 and 2.3.9.4)
- d. Replace missing slates to north east corner of Lychgate roof (ref. 2.74)
- e. Clear out bird mess to bottom of stair rungs in Belfry (ref. 3.1.2.7)
- f. Repair bulging and missing glass to window W11 in South Nave Aisle. (ref. 3.5.4).
- g. Overhaul and repair east/north facing corner windows in Meeting Room and treat furniture beetle attack to sills (ref. 3.512).

#### 4.2.3 C Items which should receive attention during the quinquennium

- a Point joints to inside of Tower parapet walls (ref. 2.2.1.2 and 2.2.1.5).
- b Point open joints to Vestry low parapet walls (ref. 2.2.6.6) and chimney stack to north side of Vestry roof (ref. 2.2.6.7 and 2.4.13.5)
- c Repair poor patches of felt to South Chancel Aisle roof (ref. 2.2.7.1)
- d Point open joints to Tower stonework at parapet level especially on south, east and north sides (refs. 2.4.2.2, 2.4.4.1, 2.4.5.1 and 2.4.5.2)
- e Point wall face, buttress and parapet joints to lower areas as follows:  
South Nave Aisle south face (refs. 2.4.6.1); South Porch west and south faces (ref. 2.4.7.2 and 2.4.7.3) Chancel Aisle south face (refs. 2.4.10.1) and east wall of South Aisle and Chancel (refs. 2.4.12.3 and 2.4.12.5).
- f Replace very badly eroded lower bead moulding to cornice course on south wall above South Chancel wall above the Aisle (ref. 2.4.11.3)
- g Point open joints in windows W8 (ref. 2.4.10.2).
- h Point open joints in Vestry stonework east and north walls (refs 2.4.13.3 and 2.4.13.4)
- i Point wall face, buttress and parapet joints to lower areas as follows:  
North Chancel Aisle north face (ref. 2.4.14.2) and west face (ref. 2.4.14.5); North Chancel above the aisle (ref. 2.4.15.3), North Nave clerestory (ref. 2.4.17.3); South Aisle west face corner buttress (ref. 2.4.19.1).
- j Point and repair window surrounds on North Nave Aisle north face (refs. 2.4.16.2 and 2.4.16.3)
- k Lower the ground level slightly to the west wall of the Vestry wing (ref. 2.4.13.7) and form at draining margin at the foot of the North Chancel Aisle walls (ref. 2.4.14.5)
- l Point open joints in wall and step of Lychgate (refs. 2.7.1 and 2.7.5).
- m Fit ladder rail and transfer rail at top of ladder to Upper Chamber (ref. 3.1.1.5) and rail to Belfry ladder (ref. 3.1.2.4) and fix broken hinge to hatch above ladder from Clock Chamber (ref. 3.1.3.4)
- n Remove bird mess to bellframe and paint rusty metal fittings (ref. 3.1.2.5)
- o Repair Meeting Room ceiling and re-decorate (ref. 3.2.6).
- p Repair plaster in southeast corner of South Chancel Aisle at high level (ref. 3.3.1).



#### 4.2.4 D Items which it would be desirable to carry out.

- a Repair rotten flagpole base at roof junction and strengthen appropriately (ref. 2.2.1.4)
- b Replace existing heavy roof access hatch with a lighter one (ref. 2.2.1.8)
- c Replace 'flashband' and similar temporary flashings or repairs with lead or lead-burned repairs to North Nave roof (refs. 2.2.3.2 and 2.2.3.3), Chancel Roof (ref. 2.3.5.3), North Chancel Aisle roof (ref. 2.3.6.3),
- d Replace temporary felted roofs to South Chancel Aisle roof (ref. 2.2.4.1).
- e Consider careful replacement or conservation to the cornice course of the Tower parapet on three sides to protect ancient stonework below (refs. 2.4.2.3, 2.4.3.1, 2.4.3.2 and 2.4.4.1).
- f Re-paint clock face to north face of Tower (ref. 2.4.5.5).
- g Replace badly decayed stones in the South Chancel wall above roof level (ref. 2.4.11.4)
- h Re-point or re-render sections of parapet to North Nave Clerestory (ref. 2.4.17.4).
- i Re-point open joints to West face of North Aisle (ref. 2.4.18.1).
- j Replace tower flagpole base (ref. 2.5.1)
- k Reinstate gravel footpath between south porch and west boundary opening (ref. 2.7.11).
- l Repair clock mechanism cupboard (ref. 3.1.3.6).
- m. Replace plywood underdrawing to ceiling adjacent to organ in South Chancel Aisle (ref. 3.2.1).
- n. Consider installation of thermal insulation to Meeting Room and Corridor ceilings (refs. 3.2.5 & 3.10.11).
- o. Decorate Chancel, Meeting Room and other Vestry rooms and touch in affected areas in the church (refs. 3.3.1 and 3.4.5).
- p. Monitor salts and dampness in Nave walls both sides and note erosion rate to clerestory windows (refs. 3.3.4 & 3.3.5).
- q. Replace rusty window guards especially to W12 (ref. 3.5.4). This applies to several other windows mentioned in section 3.5.
- r. Repair or conserve the antique chest at east end of Meeting Room (ref. 3.7.72).
- s. Conserve gravestones at west end of Nave (refs. 3.8.12 & 3.8.13).

- t. Consider secondary glazing to Vestry and Meeting Room windows to improve thermal performance (ref. 3.10.12).
- u. Consider security measures to ground floor windows (ref. 3.13.3).
- v. Install handrail at internal Vestry steps (ref. 3.14.2).
- w. Consider the provision of hot water to the toilet basins (ref. 3.15.2).

#### **4.2.5 M Maintenance Items**

As within the report.

#### **4.2.6 N Items to be noted either now or at the next quinquennial inspection**

As within the report.

#### **4.2.7 Indicative Costs**

For an exact estimate of cost for carrying out the various items of repairs listed above a quantity surveyor should be employed. However, a very broad estimate is provided below and a breakdown of these overall costs can be discussed with the church architect.

Much depends on whether the items or groups of items (eg re-pointing) are carried out together sharing overhead and scaffold / access costs. Some items are difficult to cost such as the type and method of thermal insulation, repair of furniture, conservation of monuments and specialist treatments without input from other craftsmen and specialists.

**A** items – say c£6,100 - £7,000

**B** items – say c£5,500 - £6,000

**C** items – say c£25,500 - £30,000

**D** items – say c£75,000 - £80,000

These figures exclude fees, statutory fees and VAT

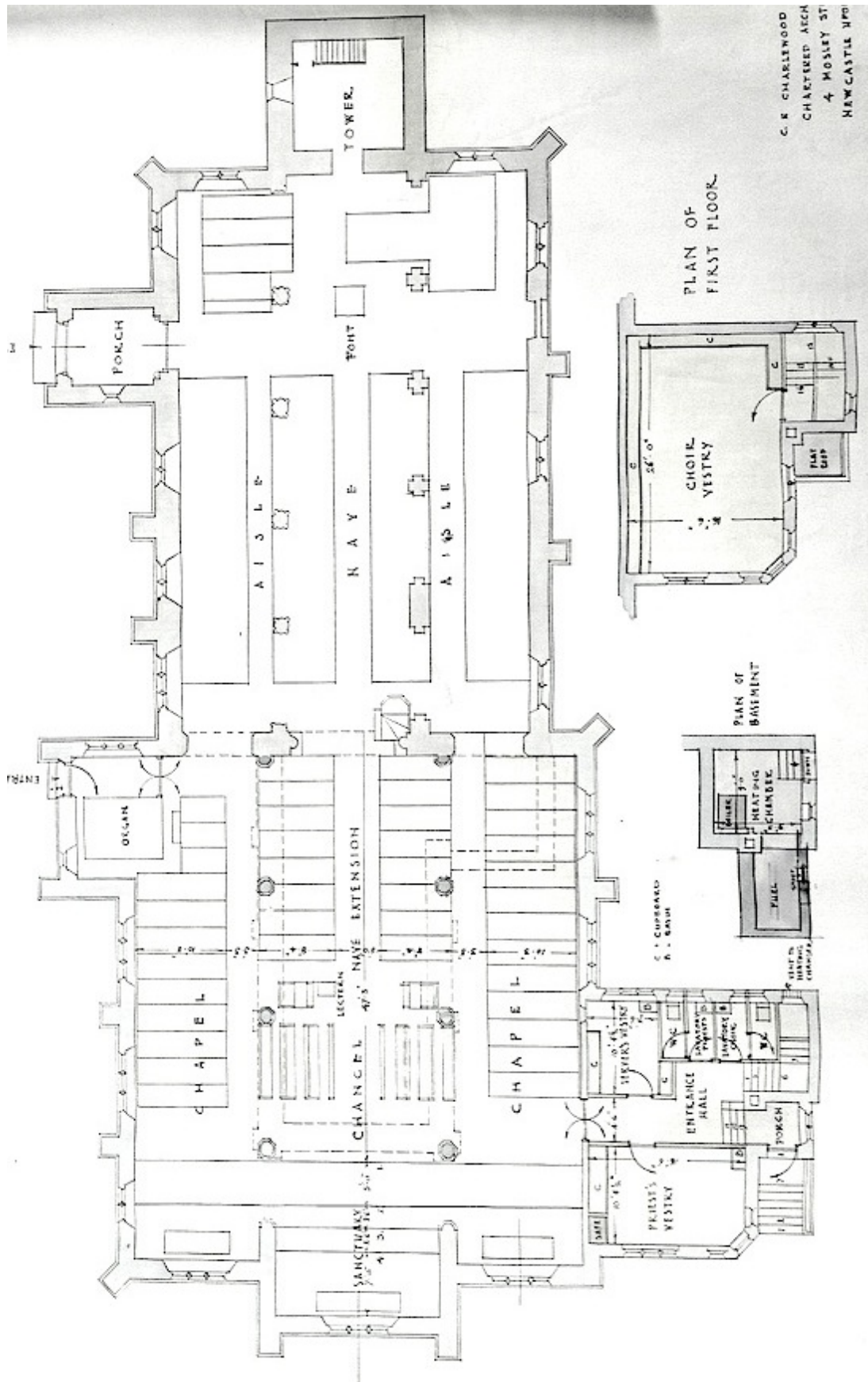
## C APPENDICES

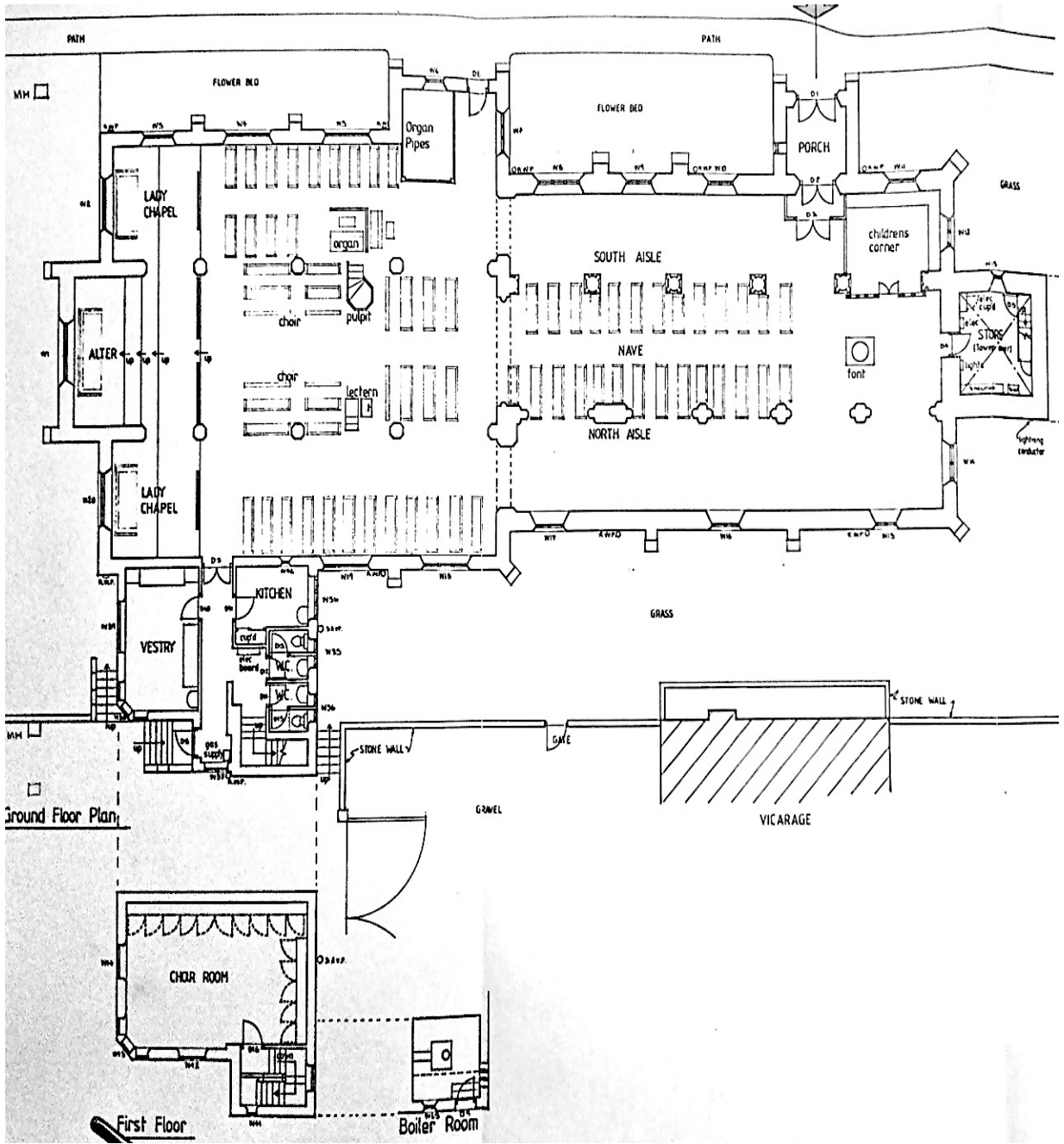
Appendix 1. Plan and Elevations of the Church

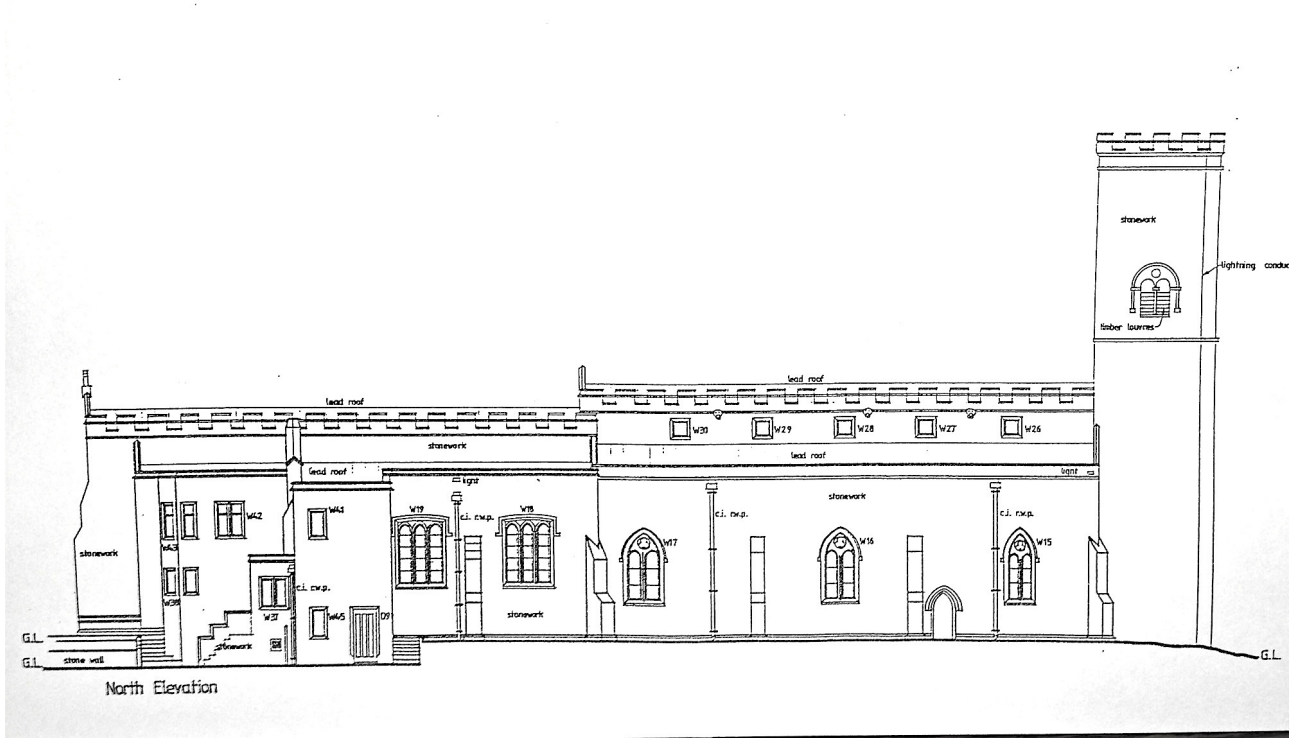
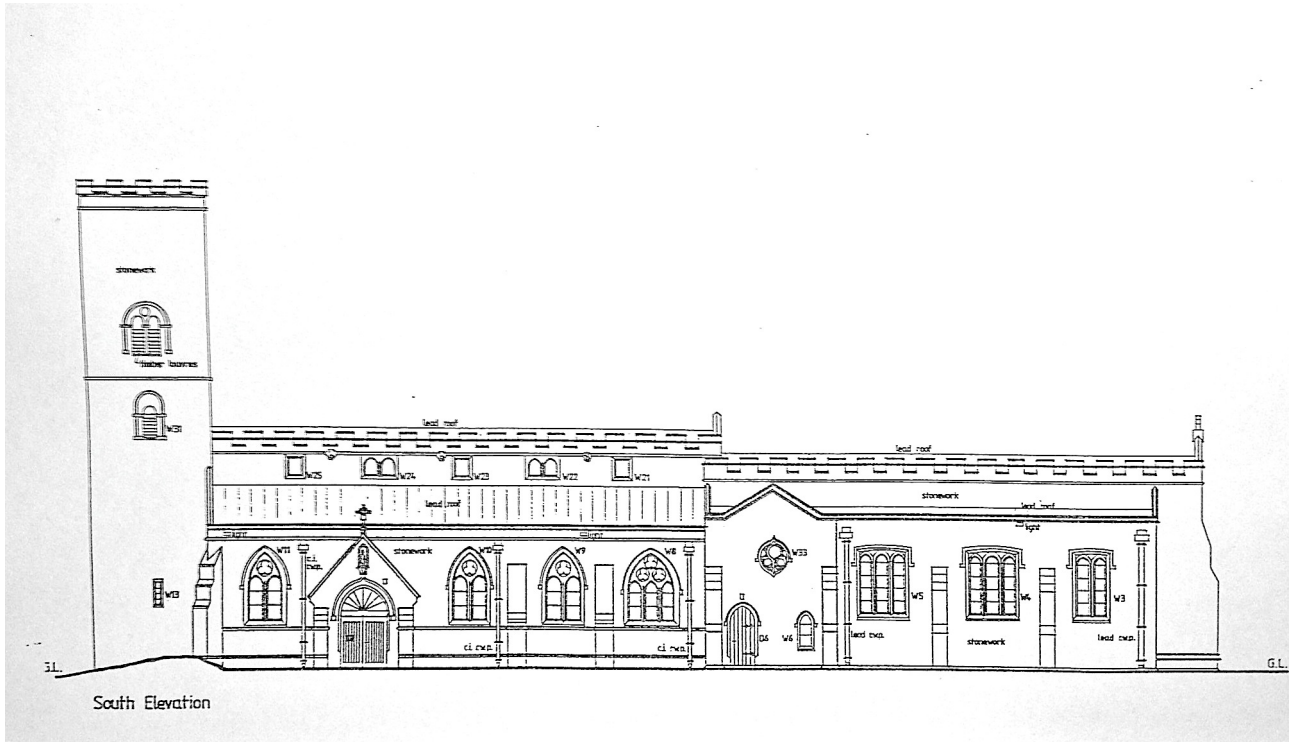
Appendix 2. Photographs of Principal Defects and Items to Note

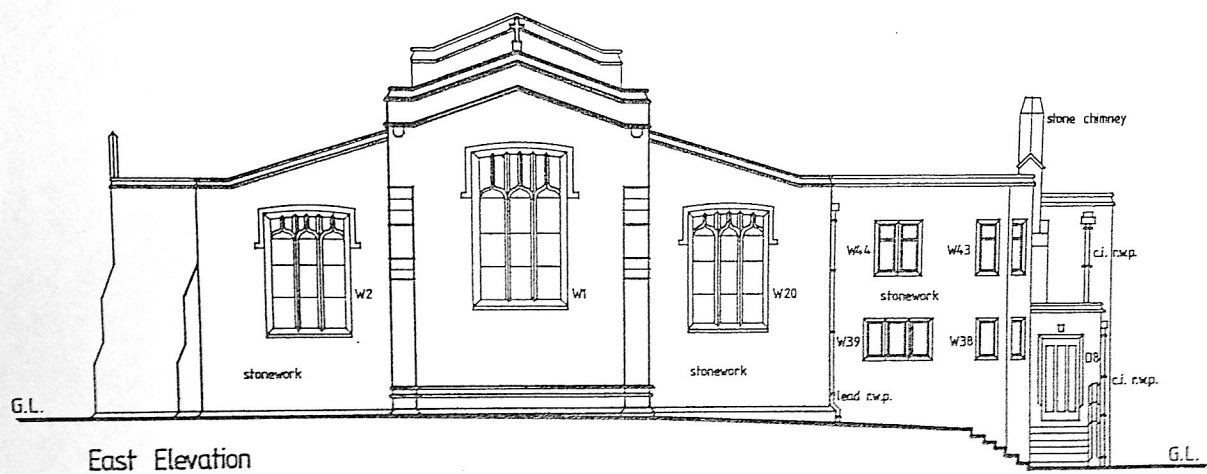
Appendix 3. Electrical Test Report (if available)

Appendix I. Plan and Elevations of the Church

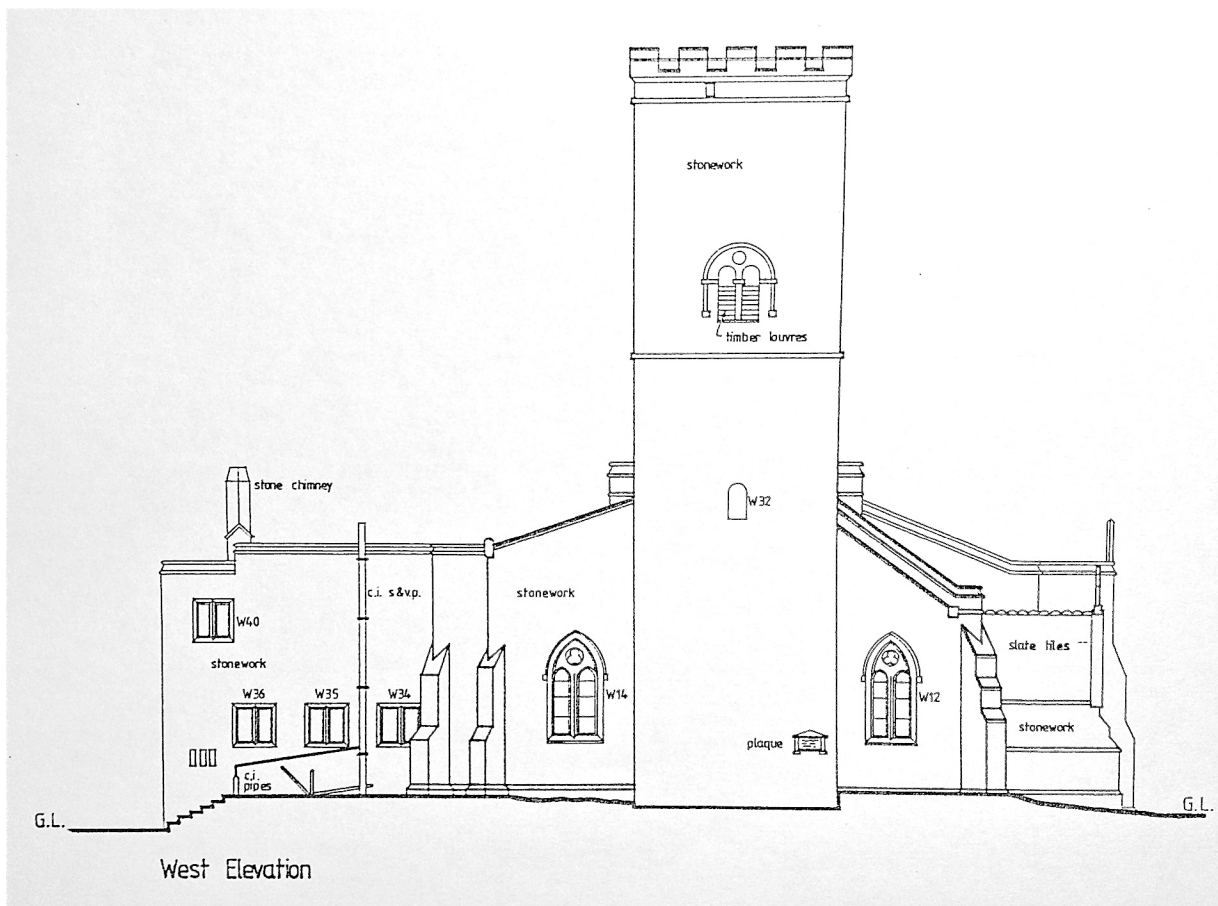








East Elevation



West Elevation

Appendix 2. Photographs of Principal Defects and Items to Note

The photographs are in no particular order of severity; firstly external roofs and walls and then internal features

EXTERIOR



01 General view of roofs looking east from Tower



02 Nave roof at west end showing stolen areas of lead



03 Chancel Roof – showing stolen area of lead



04 Chancel Roof south slope – showing stolen area of lead



05 Tower Roof – rotten section of timber flagpole at base



06 South Aisle roof – condition of felt coverings





07 Nave Roof and South Nave Aisle Roof



08 South Nave Aisle Roof – awaiting repairs



09 Meeting Room Roof – lead roll patches



10 South nave Aisle Roof – defective flashings



11 South Transept Roof – displaced stonework and open joints



12 Vestry Porch Roof – moss covered



13 South Porch Roof – defective, slipped and missing slates



14 South Porch Roof – eroded stonework and open joints



15 South Transept gable – displaced stonework / open joints



16 Chancel clerestory wall – structural movement



17 Chancel clerestory wall north side – structural movement



18 Vestry north side – overflowing rainwater pipe at east



19 Vestry first floor – buckled steel window



20 Vestry north porch side – overflowing hopper



21 Vestry west wall – low ground level covering pipe junction



22 North Nave Aisle at west end – unprotected pipes



23 Lychgate – damaged roof at north east corner



24 Notice board – some repainting needed



25 Churchyard – gravestone slab 'buried' at ground level

## INTERIOR



26 Belfry window opening covered in guano



27 Ladder up from Belfry – base covered in guano



28 Clock Chamber – access point, no grab bars



29 Clock Chamber – damaged clock casing



30 Lady Chapel – south east corner possible damp



31 Sanctuary – crack in terrazzo floor



32 South nave Aisle west side – various cracks



33 South Porch – damaged flags



34 North Nave Aisle – salts above radiator



35 North Nave Aisle – salts above radiator, detail



34 North Chancel Aisle – undecorated radiator and pipes



35 Meeting Room – eroding stone mullion



36 Meeting Room access stair void – damp signs on ceiling



37 Meeting Room – disturbances in ceiling



38 Meeting Room – cracks on east wall



39 Meeting Room – oak chest on east wall