

CHURCH of ST. CUTHBERT, BILLINGHAM

Diocese of Durham



REPORT ON QUINQUENNIAL INSPECTION OCTOBER 2023

Inspection No: Three by this Architect

Date of Inspection: 26th September 2023

Previous Inspection: 3rd October 2018

Geoffrey Holland Dip Arch, Dip Conservation Studies, RIBA AABC ACA FRSA

GEOFFREY HOLLAND CHARTERED ARCHITECT

THE CATALYST, BAIRD LANE, HESLINGTON, YORK, YO10 5GW

07773 787475 gh@hollandarchitect.co.uk www.hollandarchitect.co.uk

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A INTRODUCTION

1. This report summaries the findings of an inspection of St Cuthbert's Church, Billingham carried out on 26th September 2023. 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. Charles Wellington, one of the churchwardens, was on hand to answer questions and give valuable assistance during the inspection. The Log Book and Church Terrier were available for inspection.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO2 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:

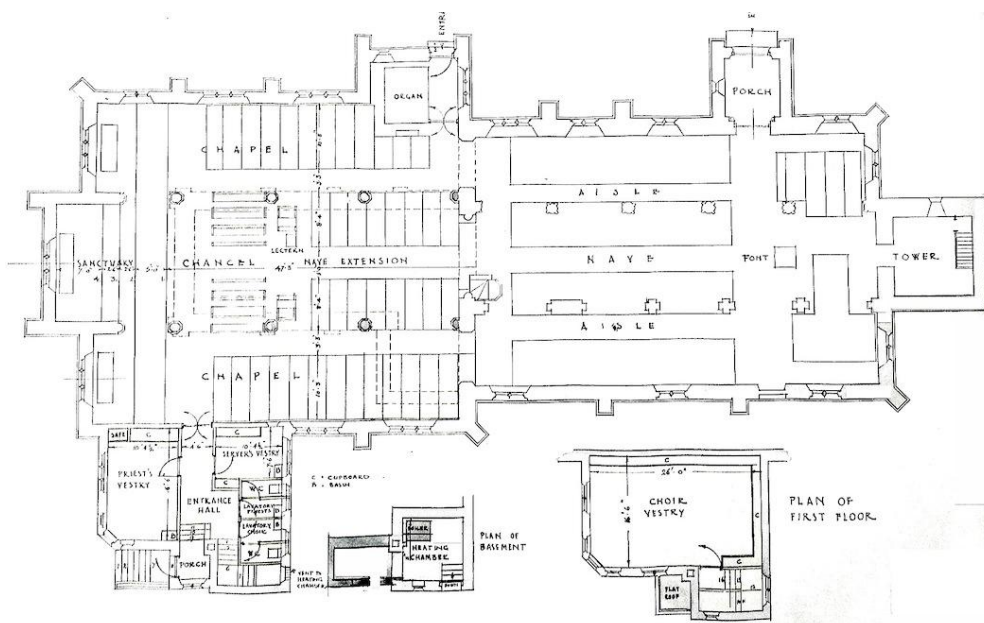
9. The PCC are strongly advised to enter into an annual or six monthly contract with a local builder for the cleaning out of gutters, hoppers, grids and downpipes twice a year, unless members of the Church can safely undertake this task themselves.

10. 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. Please consult the pamphlet “How to Look After Your Church”, from Church House Bookshop, Great Smith Street, London SW1.

11. 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.



Location plan – not to scale



Plan of church (from archive) – not to scale

B REPORT

1. GENERAL NOTES

1.1 Work carried out since the last inspection

According to the Church Wardens, the following repairs or works have been carried out since 2018:

- a Asbestos removed from Boiler Room and Organ;
- b New boiler installed and new flue fitted;
- c Security bars fitted to windows in Vestry rooms;
- d Major repairs and replacement to roof coverings on Chancel, Nave, North Nave Aisle, South Nave Aisle and South Transept;
- e Minor repairs to floorboarding in Chancel west end;
- f Minor masonry repairs to south east corner of Lady Chapel following tree damage;
- g Notice board amended.

1.2 Brief Description

1.2.1 The church sits in the north eastern corner of the churchyard with the original 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. Apparently there has been a church on this site since the ninth century.

1.2.2 The Tower is Saxon or 11thC in origin but the later Nave and the Aisles are Early English in style, probably added in the 13th Century. The Chancel and Vestry and other alterations at the east end are relatively modern and date from the first half of the 20th Century, and were designed by George E Charlewood (b1890-d1962).

1.2.3 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.

1.2.4 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.

1.2.5 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 Room with upper chamber, belfry, and clock chamber at upper levels

Nave with columned arcade

North Nave Aisle

South Nave Aisle

Chancel with columned arcade

North Chancel Aisle (North Sanctuary Chapel)

South Chancel Aisle (South Sanctuary Chapel)

South Transept mainly containing the Organ

South West Porch

Priests Vestry, Robing Room and Toilets

Meeting Room (former Choir Vestry) on first floor

North entrance with Boiler Room below

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

Elevations of the Church are to be found at the end of this report in Appendix 1. The elevations, created by a previous inspecting architect, indicate as far as possible the window numbers referred to in the text.

NOTES AND DESCRIPTION OF DEFECTS

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 1937-38 would have incorporated technical improvements especially with regard to concrete foundation design but it *appears* that the walls were not constructed with cavities. There seems to be a slight non-alignment of the new 1937-38 work with the old but this is not considered detrimental.
- 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 even stretching over to the South Transept. N
- 2.1.5 If not already actioned, 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 stated in previous inspection reports, 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 has 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 or elsewhere. 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 is covered with ten plus two smaller leaded bays falling to north and south gutters with sumps 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 still some gaps at the top of the upper flashings on the south side and a small amount at the east side. It would be wise to point these flashings at the next available opportunity.

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 has been eaten away at its base and is loose. There appears to be no need for its retention apart from holding the lightning conductor finial. It should at least be repaired. A silicon seal would help

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 corners, 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 but it is torn on one of its edges. It 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 without any form of guardrail, are therefore considered 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. As noted at the previous inspection, gutters still have plant life in the sumps at the west end and need clearing as soon as possible.

A/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 to the offset at the east end. The 5no. bays of south slope at the east end, temporarily covered at the last inspection have now been renewed in lead (completed May 2021)

- 2.2.2.3 There are a few open joints to the east parapet wall (Chancel Arch position), and some open joints on the north parapet mainly towards the west, say 3.0 linear metres. C
- 2.2.3 NORTH NAVE AISLE ROOF**
- 2.2.3.1 Lead sheet roof coverings with hollow rolls and lead lined parapet gutters. The 4no. sheets of lead stolen from the west end of this roof have now been replaced with lead sheet (May 2021). However, the flashings to the north parapet wall are torn in several places and will need to be replaced in due course. C
- 2.2.3.2 Several of the lead sheets towards the east end have ‘flashband’ repairs and these should be replaced in time as they are considered merely a temporary repair. In addition, some of the hollow rolls have splits in the top edges of the rolls and these will need to be properly repaired, with lead burned patches, at some time in the future. C
- 2.2.3.3 To the north parapet wall pointing is missing to the flashing joints in many places and will need to be re-pointed – say 3-4 linear metres. C
- 2.2.4 SOUTH NAVE AISLE ROOF**
- 2.2.4.1 Roofs are covered with relatively new felt following renewals in 2021. The felt is all in very good condition.
- 2.2.4.2 The west and east parapet wall junctions and those against the south clerestory wall are flashed with lead sheet also installed in 2021. To deter lead thieves the flashings were painted with black bituminous paint, some of which is starting to peel off. An additional coat of bituminous paint will be necessary soon to minimise the risk of theft. C
- 2.2.4.3 The south parapet gutters are covered in felt, also renewed in 2021, and are in good condition. So too are the upstand flashings.
- 2.2.4.4 At the east end of this roof there are several open joints in the stonework at the junction of the south transept west wall and the clerestory wall. These joints are perhaps linked to the fractures visible on the internal walls below. They ought to be filled and observed. C
- 2.2.5 CHANCEL ROOF**
- 2.2.5.1 The roof is covered on the north slope with lead sheet, rather long, and dating from the late1930’s. The condition is good but there are several ‘flashband’ type repairs where the splits (presumably) at the tops of the rolls have been repaired in the past. Ideally these should be more sustainably repaired with lead burned patches. C
- 2.2.5.2 The south slope is now covered in terne-coated stainless steel sheet installed in 2021 during the repairs to the remainder of the roof. They are in excellent condition. Up until this time the coverings were of lead sheet.

- 2.2.5.3 There is a new vented lead-covered ridge assemble between the two slopes again dating from 2021 and it too is in excellent condition.
- 2.2.5.4 Parapet gutters are covered in lead, perhaps dating to the 1930's, and are in fair condition where visible.
- 2.2.6 NORTH CHANCEL AISLE AND MEETING ROOM ROOF**
- The roof covers the North Chancel Aisle, Meeting Room (formerly the Choir Vestry), staircase and north porch.*
- 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 Chancel Aisle roof meets the 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. C
- 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 guardrail to this low parapet and it should be considered as a potential hazard. B
- 2.2.6.5 Additionally on the north and west return wall there are approximately 8.0 linear metres of defective flashing joint to re-point. On the south parapet wall there are at least 2no. torn lead flashings, and these should be replaced as soon as possible but at least within the quinquennium. 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. Also much of the pointing joint mortar seems to have come away and this will need re-pointing reasonably soon. C
- 2.2.6.7 The stone chimney stack at the north side of the Vestry roof is in only fair condition with several badly eroded stones. The pointing also very poor in places with approximately 2.0m² to repoint. New stainless steel flue. C
- 2.2.7 SOUTH CHANCEL AISLE ROOF**
- 2.2.7.1 The roof is covered with relatively new felt following renewals in 2021. The felt is all in very good condition.
- 2.2.7.2 As on the South Nave Aisle Roof, the west and east parapet wall junctions and those against the south clerestory wall are flashed with lead sheet also installed in 2021. To deter lead thieves the flashings were painted with black bituminous paint, some of which is starting to peel off. An additional coat of bituminous paint will be necessary soon to minimise the risk of theft. C

- 2.2.7.3 During the roofing work in 2020-21, the structure of roof over the South Transept was found to rotten in places and was replaced with new treated softwood joists and boarding. In addition, this attached part of the South Chancel Aisle Roof was also re-covered in 3-layer felt.
- 2.2.7.4 Similar to the South Nave Aisle Roof, the lead flashings to the north clerestory wall, west wall, east wall and south parapet wall were all retained and painted with black bituminous paint. These all seem to be in very good condition. The original lead lined parapet gutters appear to be in fair condition but need periodic cleaning. M
- 2.2.7.5 As mentioned in the previous reports, there are several open joints in the south parapet stonework and some stones are eroded. However, there is significant movement in the Transept south gable wall at coping level where the stones above the damp membrane have moved outwards by up to 15-20mm.
- All these coping joints are open. Unfortunately due to costs restrictions, these stonework defects were not rectified during the adjacent roofing repairs, but these items require attendance and repair as soon as possible. A
- 2.2.8 VESTRY STAIRCASE AND PORCH ROOF**
- 2.2.8.1 These staircase roof is covered with relatively recent grey mineral felt with similar flashings. It was reported five years ago that the felt had been re-laid relatively recently. It seems to be in good condition with only accumulated leaves and twigs to remove. In addition the lead rainwater hopper on the east side is blocked with twigs and leaves and needs clearing as soon as possible. M/A
- 2.2.8.2 The Porch Roof is almost entirely covered in moss. It seems that rainwater, including water discharged from the staircase roof above, cannot readily discharge through the outlet in the north west corner of upstand parapet. Again, thorough maintenance is required. M
- 2.2.9 SOUTH PORCH ROOF**
- 2.2.9.1 Westmoreland green slate to both slopes in fair condition but one or two slates are mis-aligned and the roof present an overall 'tired' appearance. Some repairs were carried out in 2021 but in the future a complete re-roofing should be considered. M/D
- 2.2.9.2 The ridge is of blue trefoil crested clay tiles. These are in fair condition and were re-pointed along with the aisle and coping junctions in 2021. Gutters are cast iron in fair condition.

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 and thence into lead shoes into the Nave roof gutters. The pipes look relatively recent and appear satisfactory, but see item 2.2.1.3. A
- 2.3.2 The Nave and Chancel roofs collect their rainwater in parapet gutters and discharge via stone gargoyles (Nave) and spouts (Chancel) onto the lower Aisle roofs. These appear to be working effectively, but one of the outlets at the western end of the Nave roof is blocked. M
- 2.3.3 The North Aisle discharges rainwater 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 discharge water via lead hopper heads into square lead downpipes into an open gully. This part of the installation appears to be working adequately.
- 2.3.5 The South Aisle gutters discharge water via three 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. N
- 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. The installation appears to be working adequately and there were no signs of standing water or serious overflows.
- 2.3.8 Downpipes from the South Aisle discharge into an open channel and thence presumably to a soakaway. This appears to be working.
- 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 on the north side.
- 2.3.11 Gulleys seem to be reasonably well maintained at present, but a few appear to be blocked or full of grass, soil or leaves. They should be cleared on a regular basis. Some stone channels on the south side of the church should be cleared out. M/B
- 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. None of the drains was tested but they are reported to work satisfactorily. The ground level is quite high in this location, (west wall of Vestry), and is covering the air vents.

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. There is some alarming erosion at higher levels as described below. The following observations were made with the aid of binoculars from ground level:

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 southwest corner stonework is now repaired (2015).

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 3.0m². 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 functions 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. It might be thought best just to let the stonework erode over time. D

2.4.2.4 The window in the upper stage is a good example of a Saxon/Norman 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 and functional intent is largely lost. Again, any repair or possible replacement needs further discussion in principle with archaeologists and historians. 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 10m² of re-pointing is needed.

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 appears in fair to poor condition and the coping stones are severely eroded. There are many open joints up to say 8.0m² 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 the architecture of this part of the face of the Tower is somewhat illegible D

2.4.4.2 The window to Belfry in the upper stage is similar to 2.4.2.4 above and generally in fair condition.

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.

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/Norman opening with round-headed openings separated by a cylindrical shaft as on the other elevations. The sill is lead covered and appears to be in fair condition.

2.4.5.4 Two lead rainwater hoppers at parapet outlet level in fair condition and so too are the lead rainwater downpipes.

2.4.5.5 As reported five years ago, there is a painted timber diamond clock face fixed to wall with a lead cover. It seems to be 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 continues. Copings, stringcourse, buttresses and plinth all in fair condition. However, there is some cavernous erosion to the stones above windows W8 and W9 and decay to at least one lintel at west end. Careful and judicious pointing is needed to this stonework.	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 approximately 14no. glass comes missing.	N/B
2.4.7	SOUTH PORCH	
2.4.7.1	Random rubble coursed stonework generally in fair condition although there are several stones where surface erosion is noticeable especially at high level at the south corner.	N
2.4.7.2	There is however an area of eroded stonework and deeply open joints on the west face above the west buttress which would benefit from careful re-pointing of open joints is required, possibly 2.0 linear metres and say 2no. rubble stone replacements.	C
2.4.7.3	The same applies to the south face where there is eroded stonework and open joints above the ogee arch to an extent of say 1.0m ²	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 approximately 50mm to the east hoodmould. The angel head corbels either side of the arch 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.	
2.4.8	SOUTH NAVE CLERESTORY	
2.4.8.1	Inspected from the South Nave Aisle Roof. 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, but with some considerable erosion to some of the lintels. Repairs will be needed relatively soon. Excellent carved gargoyles with lead outlet pipes.	C
	All seems fair but note comments later in 3.3 on internal walls where signs of water penetration are evident.	N

2.4.9 SOUTH TRANSEPT

- 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 West Face - There is some evidence of movement at the parapet head where the coping has lifted at the south face – see also 2.2.7.5. This area of parapet stonework will ideally need re-setting as soon as possible. B
- 2.4.9.3 In addition the stonework face has eroded significantly, some of it in 'pockets' and there are open joints over an area of 1.0m². Repointing the open joints is the minimum required at present B
- 2.4.9.4 At a higher level at the junction with the south aisle wall, there is another area of stonework with open joints, say 1.5m², and open coping joints to attend to soon. 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. Some of these open joints have, fortunately, been pointed recently.
- 2.4.9.6 South Face - There is movement at the parapet head where the coping has lifted at the south face – see also 2.2.7.5. This area of parapet stonework will need re-setting as soon as possible. B
- 2.4.9.7 There is also considerable erosion to the stonework over some 15.0m² and some repointing will be necessary soon. B
- 2.4.9.8 The windows and doorway on this façade are however in good condition. The metal guard to the upper vesica window is in good condition.
- 2.4.9.9 East Face – Some mild erosion to the stonework at high level and some 'lean' joints but probably no re-pointing is needed at present. N

2.4.10 CHANCEL AISLE, SOUTH ELEVATION

- 2.4.10.1 Late 1930's ashlar sneck coursed sandstone generally in fair condition but a large area, say around 30.0m², where there is 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. All of these defects should ideally be rectified within the quinquennium. C
- 2.4.10.2 The 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. Metal guards are in reasonable condition. C

2.4.10.3	The Lead hoppers and rainwater pipes and seemingly in good condition. The lower three sections of each pipe are in grp. One of the gulleys at ground level appears to be blocked and there of signs of past rainwater pipe blockages.	N
2.4.10.4	There is a small amount of settlement in the masonry below window W5 which follows the stone course joints.	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	At the last report there appeared to be some serious lateral movement not only on line of the transept junction but approximately 5-6 metres away from the east end, and manifesting itself in the parapet stonework and cornice. The movement seemed to be up to 25mm. It appears that some of these joints have been pointed in recent years, but the location is indicated by a visible upturn in the line of the cornice. If not already done so, a structural engineer should be commissioned to inspect and report.	A
2.4.11.3	There is 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 or when funds allow otherwise it will continue to erode at a faster rate.	C/D
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 multiple 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 a great deal of comprehensive face erosion to the stonework. Especially poor to the parapet and below the string course where loss of surface and open joints are clearly visible. The face would benefit from almost complete re-pointing and considerable stonework repair or replacement in the coming years.	C
2.4.12.2	<u>East wall of South Chancel Aisle (Lady Chapel)</u> 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	<u>Return south wall of Chancel</u> Some erosion at parapet level. There is eroded stonework approximately 500mm below the parapet and at the string course. Limited repairs needed when funds allow.	C
2.4.12.4	<u>East wall of Chancel including north and south buttresses</u> This area shows slight erosion below the parapet coping and to the head of the window. Above the string course the erosion to the stonework is more apparent in places but there are large areas of open joints needing to be re-pointed.	C

- 2.4.12.5 Water is dispersed by stone spitters or gargoyles all generally in good condition.
- 2.4.12.6 Return north wall of Chancel Some erosion to stonework at high level but acceptable for now. Very noticeable 'greening' of stonework due to overflow from hoppers above.
- 2.4.12.7 East wall of North Chancel Aisle Significant erosion to stonework throughout but especially stretching down from parapet to window heads and below the coping course. Open joints to this area of stonework and to the copings will require pointing. Work is needed within the quinquennium. Very noticeable 'greening' of stonework due to overflow from hoppers above. C
- 2.4.12.8 Windows to all five elevations at the east end of the church are protected by guards but seem to be in reasonable condition. Some of the guards are rusty in places but acceptable for now. M
- 2.4.13 VESTRY AND NORTH EAST CORNER INCLUDING STAIRCASE AND MEETING ROOM**
- 2.4.13.1 Ashlar sneck coursed sandstone as described 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 fair condition. At the east wall there are a few isolated open or hungry joints and signs of slight movement – and these have not worsened since the previous inspection although some around window W44 and the rainwater pipe will need pointing soon. C
- 2.4.13.3 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 has open joints, and is washed and discoloured. C
- 2.4.13.4 The north walls are similar especially at higher level where the occasional open joint needs re-pointing. The low wall to the entrance steps has multiple open joints and will require re-pointing reasonably soon. C
- 2.4.13.5 The chimney stack has open and eroded joints and needs careful re-pointing, say 3.0m². C
- 2.4.13.6 The stonework to the west wall of the toilets/staircase/Meeting Room is in reasonable condition apart from at high level at the north corner. In this location there are a couple of square metres of eroded stone surfaces and an equal amount of open joints, especially at the coping course. These joints should be filled as soon as funds allow. C
- 2.4.13.7 At the base of this west wall the ground level is now probably higher than originally planned and is blocking the air vents. The ground level should be lowered by about 150mm. D
- 2.4.13.8 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, and one on the first floor has a badly buckled metal frame. It is assumed that these would be tackled as part of a regular or cyclical maintenance regime. M

2.4.14 NORTH CHANCEL AISLE, NORTH ELEVATION

2.4.14.1 This two-bay intersecting wall consists of 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 in the 1930's. There is a sandstone coping.

The wall is approximately two storeys in height within which there are two windows each containing three lancets, W18 and W19.

2.4.14.2 It contains sandstone sills, arch hoods, mullions, jambs and plinth in good condition. Walls are 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 2.0m²

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 at a higher level.

N

2.4.14.4 There is a 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 1.0m²

C

** note – there are now some draining margins at the foot of these walls to allow the base of the wall to breath. The margins appear not to have gravel and they need to be carefully maintained to help reduce any transfer of moisture through the wall to the inside.*

M

2.4.15 NORTH CHANCEL ABOVE THE AISLE

Inspected from Vestry / North Chancel Aisle 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 still persists, corresponding approximately to that on the south side, and manifesting itself in the parapet stonework and cornice as per last inspection. The amount of movement seems to be up to 20-25mm. A structural engineer needs to inspect and report on whether the movement is historic or 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 1.0m²

C

2.4.15.4 There is still erosion to the underside of the cornice affecting the lower bead at approximately five metres from the west end. This can only get worse over time and it is affecting water run-off.

N

2.4.16 NORTH NAVE AISLE, NORTH FACE

- 2.4.16.1 Twelfth to fourteenth century random rubble coursed lively multi-coloured 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. There is now a margin at wall base. The gully in the first bay from the west is still blocked. 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 both jambs and central mullion, and deep erosion to both west and east ends of sill. These needs repair soon. C
- 2.4.16.3 Window W15 at west end has eroded stones in east jamb back beyond the line of the pointing. Repairs needed soon. 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 The ancient blocked doorway has badly eroding arch stones. In addition, there are open joints which require re-pointing say 1.5m². C
- 2.4.16.6 Two cast iron downpipes and hoppers in good condition with anti-climb paint at tops. However, some re-painting is required. M

For continuation and next elevation see section 2.4.18 below

2.4.17 NORTH NAVE, CLERESTORY

Inspected from North Aisle roof

- 2.4.17.1 Twelfth to fourteenth century random rubble coursed mainly limestone stonework generally in fair 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 3.0m². C
- 2.4.17.4 Two small sections at parapet level are rendered and one of these is breaking down and crumbling. This would benefit from careful re-pointing at some future date. Say 1.0m². C
- 2.4.17.5 The clerestory contains five small rectangular windows with splayed surrounds and lead covered sills, generally in good condition, as are the leaded glazed panels within, which, not surprisingly are rather dirty.

- 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 There is a two-light window W14 with plastic coated guards generally 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 1.5m² C
- 2.4.19.2 There is a 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 The 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 of them. 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 weathered but fair condition, but in many cases have bird deposits. One louvre within one of the south face openings has slipped. Ideally it should be replaced soon. 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 barrel bolt 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 Interior 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 good 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 to note adjacent to Vestry steps. There are a few open joints to point. C
- 2.7.2 The Lych Gate to east boundary is constructed of mainly softwood timber framed posts and roof members, with exposed rafters and boards, and decorative barge boards. It has a 'dripping eaves' (no gutter), and mitred hips and valleys, and a red tiled ridge. All seems to be in fair condition but the sole plate member on the southeast corner is starting to rot and the metal strap is rusty. It needs to be repaired. 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. D
- 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. The timber gates are temporarily removed and apparently 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 The adjacent gulleys appear to be blocked. M
- 2.7.7 The South boundary wall has a 1.2 metre high brick wall from the east end then a 1.5m high boarded timber fence covered mostly with ivy. This fence stretches to the bungalows at the east end and consists of a two metre high vertical timber close boarded fence. These fences are the responsibility of the adjoining neighbours but seem to be in good condition.

- 2.7.8 The West boundary comprises a 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 original gravel footpath between the south porch and the west boundary opening is now badly 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 rather 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.
- 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 storms of 2018 and one large yew tree branch near the southeast corner of the church blew down (and was removed) relatively recently.

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 The soffit of the main roof is visible from beneath and consists of large softwood timber beams and boards. All seem to be in good condition, so too are the timber wallplates but these were not able to be inspected in detail.
- 3.1.1.3 The floor extends to only 60% of the space and is covered in old softwood boards. They are very dusty but appear to be in fair condition. The support beams to this floor are old but fair and sound.
- 3.1.1.4 The old timber flagstaff base is in fair condition but iron brackets at floor junction require painting. M
- 3.1.1.5 The handrail around opening from below 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 at the top. It has suffered beetle attack in the past and ideally should be treated and the defective rung should be replaced. 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 The steel beams supporting floor above appear to be in good condition but slightly rusty and in need of painting. M
- 3.1.2.3 Saxon/Norman openings are very eroded but fair and backed by louvred timber panels with mesh in fair condition, but birds still nesting and a large amount of pigeon mess and at least one nest. One louvre has come out of place within the south opening M/C
- 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 is solid but not an easy climb and a safety rail ought to be installed. C
- 3.1.2.5 The bell frame is 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	There is bird guano on the bottom rungs of the stair and many other locations. A good clean out is needed soon 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	The 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. W32 - west wall - round headed opening with leaded glass in good condition.	M
3.1.3.3	At the last inspection the lime ash floor was described as being 'in generally fair condition but some areas are poor with several missing patches'. The floor is now completely covered in guano and this needs to be removed as soon as possible.	B
3.1.3.4	The timber access ladder to the belfry appears 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	The floor soffit to belfry above comprising oak beams and boards is clearly visible from below and seems to be in good condition despite ageing.	
3.1.3.6	The clock mechanism is 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. The consumer unit at low level on the west wall looks very dirty and shabby	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 ancient stone and despite some basic pointing is in fair condition.	
3.1.4.2	The ceiling is in the form of a stone vault and is in good condition.	
3.1.4.3	The suspended floor is assumed to be timber but is covered in linoleum. However, it still appears to be sound.	

- 3.1.4.4 The access stair is contained within a beaded, boarded and painted stud partition, in the south west corner, and 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 appear to be in fair condition.
- 3.1.4.7 The bell wires for the bell chiming are in good condition, and so too is the solid oak boarded door out to the Nave.
- 3.1.4.8 There is a Belfast sink for flowers etc in northwest corner – it is rather 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 seemingly no sense of order.

3.2 Roof Structures and Ceilings

- 3.2.1 The **Chancel** double pitched roof structure consists of shallow oak trusses whereas the **Chancel Aisles** have monopitch oak trusses (20thC). 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 and there is an underdrawn area of ceiling above the organ in the South Chancel Aisle which was replaced during the roofing works of 2021.
- 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 butt jointed 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 still 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 of plaster and requires repair at some point in the future. Some of these cracks continue down to the walls. Say 5.0m². 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. 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. The east end is rather grubby and would benefit from re-decoration. C

3.3.2 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 be historic. Elsewhere there are numerous minor cracks. C/D

3.3.3 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 is the problem. N

3.3.4 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

3.3.5 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

3.3.6 The stonework to a number of windows to the **Nave** clerestory, especially on the south side, continue to erode and laminate at an alarming and possibly accelerating 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

3.3.7 The stone columns and piers to the **Nave arcade** are in good condition.

- 3.3.8 The stonework to the walls and seat within the **South Porch** is in fair condition but significant erosion continues to the wall below the seats. Replacement might be required in the near future as the erosion is possibly worsening, especially at the southwest corner. There is a piscine stone built into wall, but bowl removed, and several carved stones. N
- 3.3.9 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 now some significant erosion to the western column base and door reveal. Some stonework replacement will be required within the quinquennium. D/N
- 3.3.10 The **Vestry** area has plastered and painted walls generally in good condition except minor cracking adjacent to windows, at doorway and in northwest corner of Clergy Vestry and on west wall. These cracks and blemishes can be filled at next decoration. There are also plaster blemishes in the southeast corner at sill level. M
- 3.3.11 The **Meeting Room** has cracks on the south wall. These should be filled at the same time as the ceiling repairs - see 3.2.6 above. C
- 3.3.12 The **Boiler Room** walls are of coursed rubble stone, dirty, but in fair condition.
- 3.3.13 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 appear a little grubby and tired. Some of this is the result of heat staining near to radiators and some to historic leaks from the roof above. 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. D
- 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 after 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 in 2018.

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 seem 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 new grilles to replace sheet. 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

The saddlebars seems to be in fair condition. The wire guards to exterior are rusty in all cases and that to W8 is ill-fitting at its 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 diamond pattern leaded glass panels. Seemingly in fair condition when viewed from the exterior although difficult to assess condition of some 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. W17 has a modern design from 1956. In good condition generally although saddlebars seems a little rusty. Heavy galvanised wire-mesh guards to exterior are quite recent and obscure inspection somewhat. Some rust at tops of guards.

N

- 3.5.8 North Nave Clerestory: Windows W26, W27, W28, W29 and W30 all diamond pattern leaded lights with heavy clear (green) glass. Viewed from exterior. These are flat headed as opposed to trefoil headed on south side. From the exterior they seem to be on fair condition but dirty, with internal cobwebs, and the white leading compound is coming away or loose in most windows. A previous report mentions that these are laminated panels. Hairline gaps to the perimeters. N
- 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. The saddlebars seems sound. No external 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. They are quite dirty outside. 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 The Lower Sanctuary and North Chapel and South Chapel floors are of narrow hardwood strip and appear 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 in fair condition.
- 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 where flags have settled and worn. 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 the 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 1m² in Meeting Room to north side of portable organ. Staircase treads and landings seem to be granolithic concrete in fair condition.
- 3.6.12 Boiler Room: Concrete floor and steps in reasonable condition.

M

3.7 Furniture and Fittings

It is acknowledged that furnishing will be re-arranged and re-located from time to time and the items mentioned below may be in alternative positions. The items listed in the North Nave Aisle and the South Nave Aisle were evidently not in their usual places due to the arrangements for the Autumn Fayre.

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. Now moved.

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 The magnificent suspended carved oak Rood is in excellent condition.

Nave – South Aisle

On the day of the inspection this area was being set up for the Autumn Fayre and not in their usual positions. The notes below relate to the notes made at the previous quinquennial inspection:

3.7.38 Timber porch enclosure/lobby in oak in good condition.

3.7.39 Carved hymn board to arcade.

Many of the items below have been moved permanently or temporarily due to the craft fair

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' Corner

- 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.

Nave - North Aisle

On the day of the inspection this area was being set up for the Autumn Fayre and not in their usual positions. The notes below relate to the notes made at the previous quinquennial inspection:

- 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 fair 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 are in satisfactory condition.

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

There are some interesting wall monuments, and some floor monuments throughout the church:

- 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 statuary 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 rope control in the base of the Tower.
- 3.9.2 See 3.1.2. 5 above for bell frame and fittings.

3.10 Heating system & Thermal Insulation

3.10.1 The boiler was replaced recently in c. 2022 and installed by Geoffrey Robinson Limited. The boiler is a Hamworthy Purewell 95C. The heating is by hot water system with large and medium bore pipework and sectional column radiators. It is reported that 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 new and 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 removed relatively recently.

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 is now covered.

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 and repaired relatively 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 Geoffrey Robinson of Billingham at the beginning of October.

3.10.10 The system has been performing poorly since autumn of 2012 in that loss of heat is still experienced on the south side of the church.

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 and the last inspection was carried out in 2021.
- 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 flagpole, 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 that the whole installation was inspected and tested in 2022.

3.12 Fire Precautions and Fire Fighting Equipment

- 3.12.1 It is reported that the firefighting equipment was serviced last year for the Archdeacon's inspection. It appears that the correct type and location for loose equipment (extinguishers) CO² 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
- 3.12.2 It was reported at the last inspection that Pat Testing or Portable Appliance Testing is being carried out on the equipment on an annual basis and it is assumed that this continues.
- 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 in the Vestry area are now protected by sets of robust steel bars and several windows to the Vestry itself were fitted with metal bars internally some years ago. However, windows W18 and W19 (north Chancel Aisle) are not protected and are on the 'blind' side of the church
- 3.13.4 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.
- 3.13.5 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.
- 3.13.6 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.
- 3.13.7 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.
- 3.13.8 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
- 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.

3.15 Sanitary Provision

- 3.15.1 The 1937 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. D
- 3.15.3 There is a similar basin in the Robing Room and this is apparently 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.

4. SUMMARY AND RECOMMENDATIONS

4.1 General condition of the Fabric

4.1.1 This is my third inspection of the structure and 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 and some of the temporary repairs referred to in the previous report have now been rectified.

Of course the repairs and renewals to the South Nave Aisle, South Transept and South Chancel roofs have improved matters substantially. 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 Fortunately the historic lead thefts from the Nave, Chancel and Aisle roofs were renewed in 2021. The considerable amount of lead on the roofs, especially on the north side, still leave it vulnerable, but gladly security measures are in place. It is acknowledged that asbestos removals, amendments to the heating system and the installation of a new boiler have been carried out.

It is also appreciated that funds cannot always be made readily available to tackle the inevitable list of urgent and necessary repairs that a quinquennial report will regularly highlight.

4.1.3 The Church will, however, need to look through the list of recommendations in the section below and consider how to approach them. The urgent items identified 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 especially of the 1930's extension and this will need to be carefully monitored and acted upon 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 2.1.5, 2.2.7.5, 2.4.11.2, 3.3.4 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, the wall between the South Chancel Aisle and the South Nave Aisle as well as the Nave parapet and clerestory walls.

4.1.7 Re-pointing open joints in Tower parapet level on three sides – this needs careful thought and possibly consultation/agreement with the DAC and archaeologists to agree on a practical and sensitive way forward.

- 4.1.8 Replacing flashings and pointing up open flashing joints at roof level especially to the North Aisle and west side of the Meeting Room roof.
- 4.1.9 Overhauling the steel windows and leadwork 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 to encourage regular and safe access.
- 4.1.11 Re-pointing the South Porch stonework both externally and internally and elsewhere on south side of church, especially at the southwest corner.
- 4.1.12 Repairing window W11 in South Nave Aisle. There are several other windows where the stonework surrounds, tracery and glazing is in poor condition.

It should be noted that where there are items of differing priorities in the same area, it would be wise to consider carrying out these items collectively at the same time.

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 and timberwork, cleaning etc.

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, 2.2.7.5, 2.4.11.2, 2.4.15.2 and 3.3.4).
- b. Unblock or remove debris from rainwater hoppers and gutters (refs. 2.2.1.3, 2.2.2.1 and 2.3.1).
- c. Re-set misaligned coping stones to south and west parapet walls of South Transept gable to South Chancel Aisle Roof (refs. 2.2.7.5).

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

- a. Consider the installation of a guard rail to the west wall of the Meeting Room roof (ref. 2.2.6.4).
- b. Point open flashing joints to the west and north walls of the Meeting Room roof (ref. 2.2.6.5).
- c. To window W11 overhaul and repair rusty hopper, replace missing glass comes and rusty wire guards (refs. 2.4.6.2 and 3.5.4).
- d. To the South Transept re-set coping and parapet stones on west face (ref. 2.4.9.2) and on the south face (ref. 2.4.9.6)
- e. Generally re-point open joints to south and west faces of South Transept (refs. 2.4.9.3 and 2.3.9.4) and especially on the south face (ref. 2.4.9.7).
- f. Replace missing slates to northeast corner of Lychgate roof (ref. 2.7.4).
- g. Clear out bird mess to bottom of stair rungs in Belfry (ref. 3.1.2.7) and clear the Clock Chamber floor of guano (ref. 3.1.3.3).
- h. Overhaul and repair east/north facing corner windows in Meeting Room and treat furniture beetle attack to sills (ref. 3.5.12).

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 east parapet wall of Nave roof (ref. 2.2.2.3).
- c. Replace torn lead flashings to Nave North Aisle roof north parapet (ref. 2.2.3.1).

- d. In same location, repair split top edges to hollow rolls and replace 'flashband' temporary repairs (ref. 2.2.3.2).
- e. In same location, on north wall replace missing pointing (ref. 2.2.3.3).
- f. To the South Nave Aisle and South Chancel Aisle roof, apply an additional coat of bituminous paint to flashings (ref. 2.2.4.2 and 2.2.7.2).
- g. In same location, point several open joints at east end junction. (ref. 2.2.4.4).
- h. To Chancel roof north slope and the Vestry/Meeting Room roof, replace 'flashband' repairs (refs. 2.2.5.1 and 2.2.6.3).
- i. To the Vestry roof repoint open joints to parapet and coping stones – also re-point open joints in chimney stack (refs. 2.2.6.6, 2.2.6.7 and 2.4.13.5).
- j. Point open joints to Tower stonework at parapet level and upper stages 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).
- k. 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. 2.4.12.1, 2.4.12.3, 2.4.12.4 and 2.4.12.7).
- l. Point open joints to walls in the vicinity of the Vestry entrance and the northeast corner (refs. 2.4.13.2, 2.4.13.3 and 2.4.13.4) and to the west wall of staircase at high level (ref. 2.4.13.6).
- m. Replace very badly eroded stone to South Nave clerestory (ref.2.4.8.1) and lower bead moulding to cornice course on south wall above South Chancel wall above the Aisle (ref. 2.4.11.3).
- n. Point open joints in window W8 and repair spandrel panel (ref. 2.4.10.2).
- o. Point open joints in stonework to north elevation North Chancel Aisle and return wall (refs. 2.4.14.2 and 2.4.14.5).
- p. Re-point wall face, buttress and parapet joints to lower areas to North Chancel above the aisle (ref. 2.4.15.3); North Nave windows (refs. 2.4.16.2 and 2.4.16.3), ancient blocked doorway (ref. 2.4.16.5) North Nave clerestory (ref. 2.4.17.3 and 2.4.117.4); South Aisle west face corner buttress (ref. 2.4.19.1).
- q. Point and repair window surrounds on North Nave Aisle north face (refs. 2.4.16.2 and 2.4.16.3).
- r. Point open joints at Vestry entrance steps (ref. 2.7.1) and at Lychgate (ref. 2.7.5).
- s. 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).
- t. Re-fit slipped louvre to south opening (ref. 3.1.2.3).

- u. Remove bird mess to bellframe and other window and floor areas, and paint rusty metal fittings (ref. 3.1.2.5 and 3.1.2.7).
- v. Fit grab rail to top of ladder from Clock Chamber to Belfry (ref. 3.1.3.4).
- w. Repair Meeting Room ceiling and re-decorate (ref. 3.2.6 and 3.3.11).
- x. Repair plaster where a fracture is apparent 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 and 2.5.1).
- b. Replace existing heavy roof access hatch with a lighter one (ref. 2.2.1.8).
- c. Consider long term re-roofing to the South Porch (ref. 2.2.9.1).
- d. Consider careful replacement or conservation to the stonework at 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).
- e. Re-paint clock face to north face of Tower (ref. 2.4.5.5).
- f. Replace badly decayed stones in the South Chancel wall above roof level (ref. 2.4.11.4).
- g. Lower the ground level slightly to the west wall of the Vestry wing (ref. 2.4.13.7)
- h. Re-point open joints to West face of North Aisle (ref. 2.4.18.1).
- i. Repair timber frame wall plate at top of wall at southeast corner of Lychgate (ref.2.7.2).
- j. If the Wardens consider it an essential improvement, reinstate gravel footpath between south porch and west boundary opening (ref. 2.7.11).
- k. In Clock Chamber repair clock mechanism cupboard (ref. 3.1.3.6) and clear out detritus and guano (ref. 3.1.3.8).
- l. Remove signs of mould to Vestry staircase ceiling (ref. 3.2.5).
- m. Consider installation of thermal insulation to Meeting Room and Corridor ceilings (refs. 3.2.5 & 3.10.11).
- n. Instigate a closer inspection of the high level clerestory windows in the Nave (ref. 3.3.5 and 3.3.6).
- o. Decorate Chancel, South Chancel Aisle, Meeting Room and other Vestry rooms and touch in affected areas in the church (refs. 3.3.1 and 3.4.5).

- p. Replace rusty window guards especially to W12 (ref. 3.5.4). This applies to several other windows mentioned in section 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 and 3.8.13).
- t. Consider secondary glazing to Vestry and Meeting Room windows to improve thermal performance (ref. 3.10.12).
- u. Test lightning conductor installation on a regular basis (ref. 3.11.7).
- v. Consider the provision of hot water to the toilet basins and other improvements within the w.c. compartments (ref. 3.15.2).

4.2.5 M Maintenance Items

As within the report. See note above

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 estimated costs can be discussed with the church architect.

Much depends on whether the items or groups of items (e.g. re-pointing) are carried out together sharing overhead and scaffold / access costs. Some of these access costs can be alarmingly expensive. Some items are also 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 specialists.

A items – say c £5,600 - £6,600

B items – say c £25,800 - £28,500

C items – say c £73,000 - £76,000

D items – say c £85,000 - £90,000

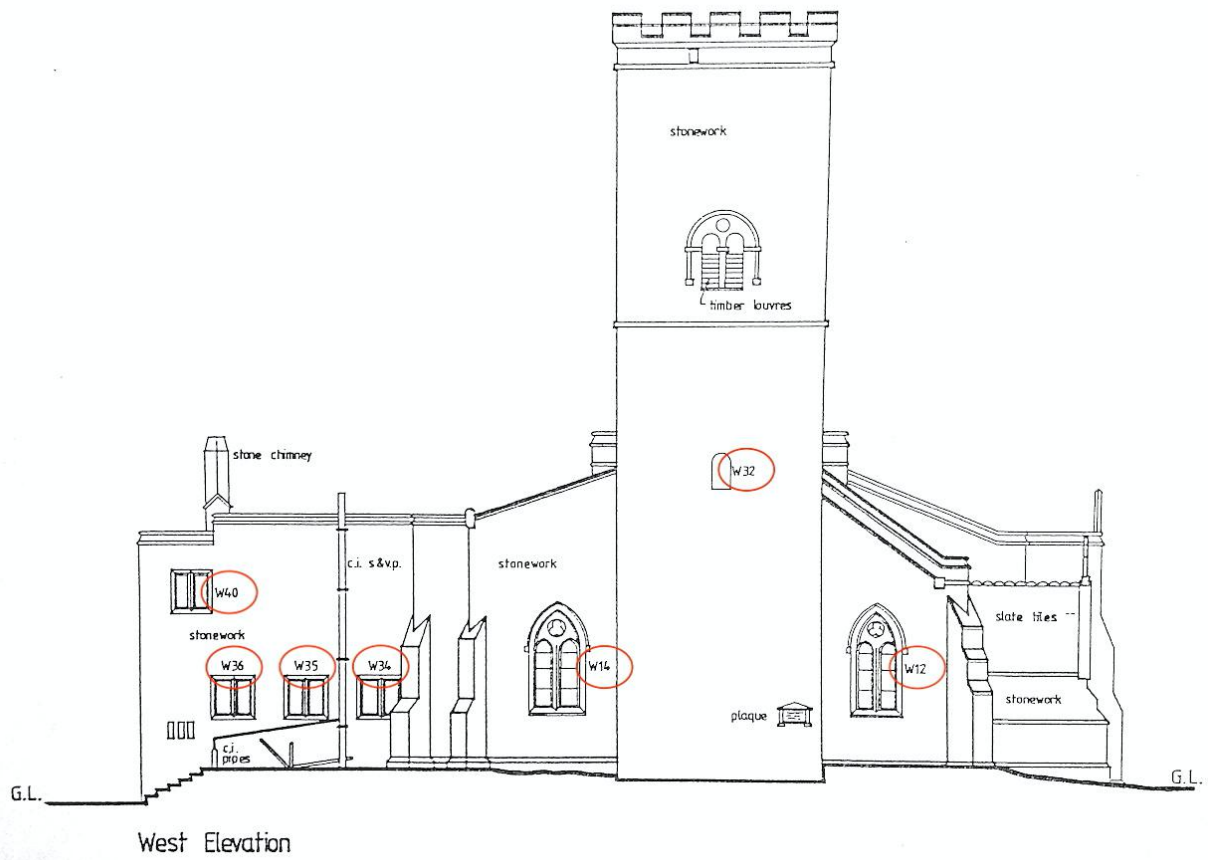
These figures exclude fees, statutory fees and VAT

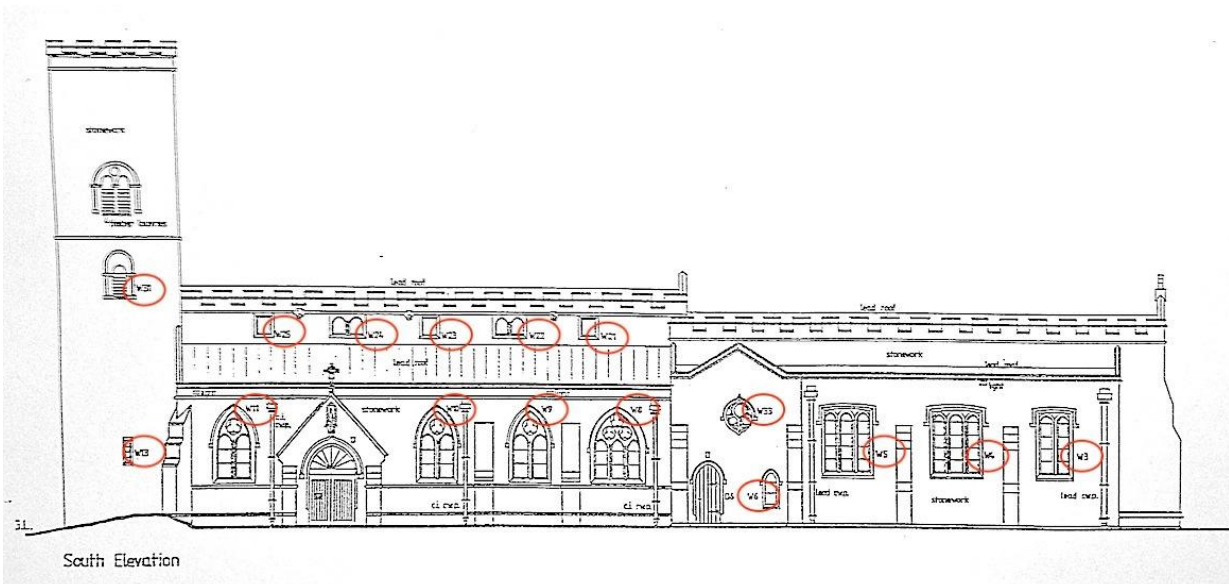
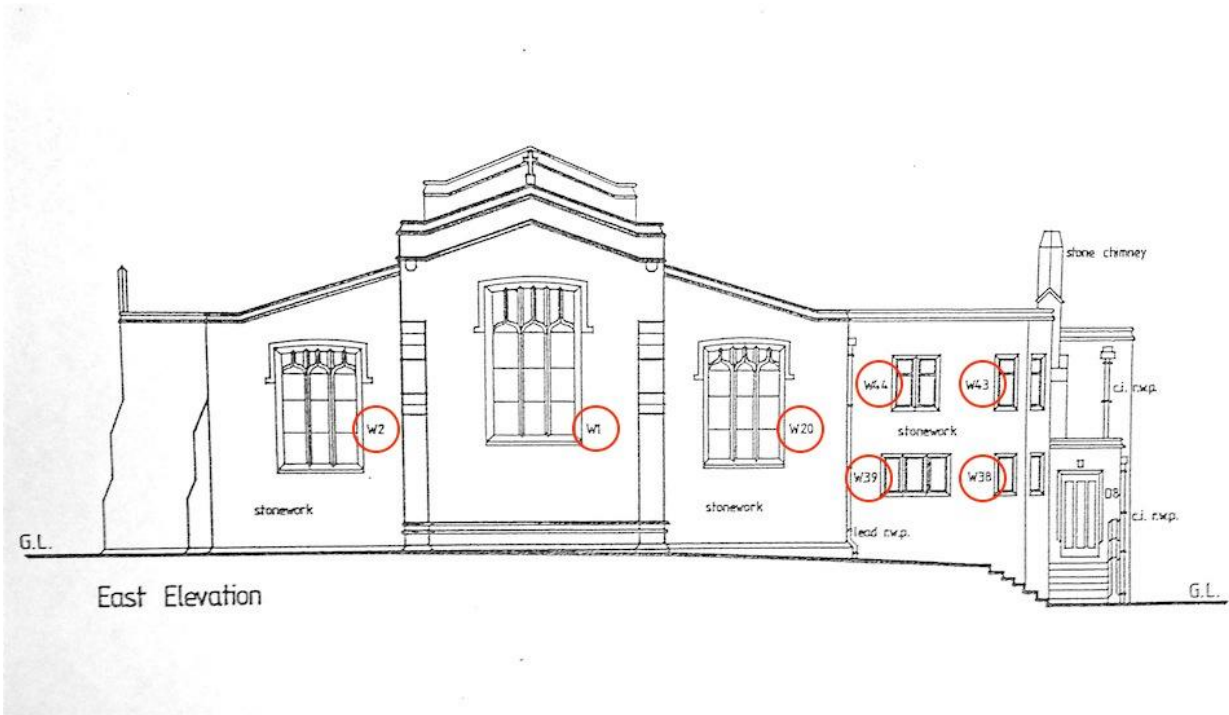
C APPENDICES

Appendix 1. Elevations of the church building (provided from archive c.1980's)

Appendix 2. Photographs of Principal Defects and Items to Note

Appendix 1. Elevations of the Church (from archive)





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 spaces

EXTERIOR



1. Nave roof south slope gutter – detached parapet stone.



2. South Porch roof showing condition of slates



3. Tower roof showing open parapet joints



4. North Aisle roof showing open parapet joints & torn flashing



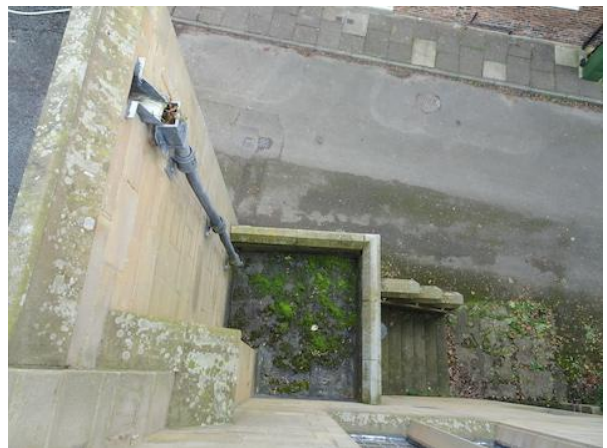
5. South Chancel Aisle roof and Chancel South wall stonework



6. South Nave Aisle roof showing blocked gutter



7. Typical split to top of lead rolls on North Aisle roof



8. View to vestry Porch roof showing blocked outlet from Stair roof



9. South parapet wall of Chancel showing eroded stonework.



10. South parapet wall of Chancel showing movement in stonework.



11. Tower parapet wall showing eroded stonework and open joints.



12. Tower parapet wall - deeply eroded stonework and open joints.



13. North Nave parapet wall next to Tower - open joints.



14. North Nave parapet wall next to Tower - open joints.



15. South Nave clerestory wall - open joints to window stonework.



16. Boiler room chimney stack above Meeting Room - open joints



17. West gable of West Transept showing eroded stonework at top



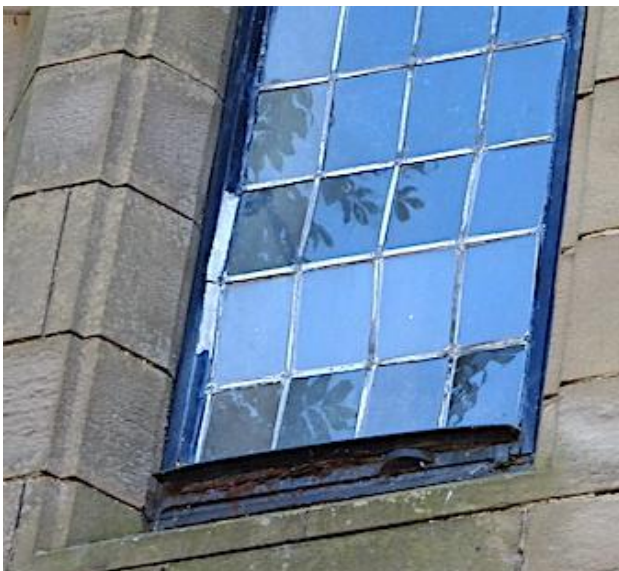
18. West end of south Chancel showing eroded stonework at top



19. North face of North (Vestry) Entrance Lobby – poor pointing



20. West wall coping of Meeting Room – open joints



21. North corner window to Meeting Room – distorted lead panel



22. West face of South Aisle – open joints and eroded stones



23. North Aisle window – eroded stone surrounds and tracery



24. Lych Gate showing rotten soleplate timbers and rusty ironwork



25. North Nave upper level – eroded stonework surfaces



26. North Nave north wall – erosion and slats at low level



27. South Porch – eroding stone base and shafts of entrance archway

INTERIOR



28. and 29. North Chancel Aisle – fractures in South Transept wall above and to side of arch.



30. Vestry southeast window – buckled lead to panel



31. Vestry east wall south corner – numerous plaster defects