

Church of St. Andrew, Southchurch, Bishop Auckland

DIOCESE OF DURHAM



REPORT ON QUINQUENNIAL INSPECTION

OCTOBER 2019

Inspection No: 7
Date of Inspection: 30th August 2019
Previous Inspection: 24th October 2014 by this Architect

Geoffrey Holland Dip Arch Dip Cons Studies RIBA AABC IHBC FRSA

HOLLAND BROWN ARCHITECTS YORK ECO BUSINESS CENTRE
AMY JOHNSON WAY CLIFTON MOOR YORK YO30 4AG
01904 692334 gh@holland-brown.co.uk www.holland-brown.co.uk

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I Introduction

1. GENERAL NOTES

- 1.1 This report summarises the findings of an inspection of St Andrew's Church, South Church, Bishop Auckland, carried out on the 30th August 2019. The inspection of the Church was visual and 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.
- 1.2 This is a summary report only, as is required by the Inspection of Churches Measure 1955 as amended by the Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of any recommended work and must not be used as such. The architect is willing to assist the PCC in applying for an Archdeacon's certificate or a faculty, as may be required to comply with the regulations. The PCC is reminded that their Minutes must record the fact that application is being made for a certificate or 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.
- 1.3 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. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring and fittings selected at random, without the use of instruments.
- 1.4 The 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 1965 or current relevant CP by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.
- 1.5 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.
- 1.6 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:

- 1.7 The PCC are strongly advised to enter into an annual contract with a local builder for the cleaning-out of gutters, gullies and downpipes twice a year, unless members of the Church together with the Verger can undertake this themselves.
- 1.8 Although the Measure requires the church to be inspected by an architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the churchwardens should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Guidance may be had from the pamphlet "How to Look After Your church", obtainable from Church House Bookshop, Great Smith Street, London SW1.
- 1.9 The PCC are reminded that insurance cover should be index-linked so that adequate cover is maintained against inflation of building costs. It is, of course, important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office Limited, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

2. WORK CARRIED OUT SINCE LAST INSPECTION

- 2.1 This is a report of the seventh inspection by this Architect.
- 2.2 The Church has carried a number of improvements in the period the most notable of which is the alterations to the heating installation. The main reported problem is the continuing water ingress at the South Transept / South Aisle junction.
- 2.3 The work carried out since the last inspection in 2014 includes the following:
- a. Replacement of column radiators with blown convector heaters within church;
 - b. Dark boards on Tower removed;
 - c. Asbestos survey – no results as yet;
 - d. Re-pointing of the Porch upper gable;
 - e. Lightning conductor tested;
 - f. Testing of the electrical installation in 2016

3. DESCRIPTION

- 3.1 The church, said to have been rebuilt between 1260 and 1274, is situated on an elevated site near the River Gaunless. It is flanked on its west side by recent housing but the approach from the south gives the church a particularly fine prospect, as there are open and wooded areas to the south and east. It is surrounded to the north by a large, elongated churchyard containing many mature trees. There is a detached churchyard to the south-east bounded by Auckland Road which stretches down to the river.

3.2 The present church is unusually large and long, due probably to its earlier Collegiate status. It has a broad nave with fine moulded arcades, and large chancel with lancet windows. Substantial alterations have been made over the centuries including the additional of tower, porch and transepts at probably the same time, enlargement of windows to the chancel and south transept in the 13th century. During the late 15th century the upper stage of the tower was added and the chancel and nave made taller, the nave gaining a clerestory. In addition to the 1881 restoration an organ chamber to the north of the chancel and vestry as a continuation of the south aisle were added in the 19th century.

3.3 The walls are generally of local sandstone with some areas of rubblework. With the exception of the tower and the low-pitched roofs are covered with stainless steel; otherwise they are lead. The pitched roof of the porch is covered with sandstone slates.

3.4 The church consists of:

Tower containing Bell Chamber, Intermediate Chamber and Ringing Chamber

Tower Room containing Clergy Vestry

Nave

North Aisle

South Aisle

Porch with room above

South Aisle Room (now kitchen and toilets)

Choir Vestry sited above the South Aisle Room

North Transept

South Transept

Chancel

Organ Chamber accessed externally

Heating Chamber accessed externally (below ground to south)

4. NOTATION OF REPORT

Against each of the items in the report where attention or some action is required, a letter has been placed indicating the extent of urgency in carrying 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 which need regular attention.

N Items to be noted either now or at the next quinquennial inspection.

II Report

Exterior

1. ROOFS AND RAINWATER DISPOSAL

1.1 Tower Roof

1.1.1 The roof coverings and gutters are in lead generally falling to the west and east. All of the lead to the roof (9 bays west and east with central cover bays) and the gutter was replaced by Norman and Underwood in 1991. Excellent condition. Minor roof repairs and new gutter bottoms were also installed at the same time.

1.1.2 The gutters fall to outlets at roof level on the north and west sides.

1.1.3 The access hatch is a square top timber framed hatch in reasonable condition and again the lead was replaced in 1991. The door on the south side is now only held by rope and is still very stiff and makes roof access awkward and dangerous. It ought to be improved as soon as possible by re-fixing the hinges and greasing them regularly regularly. This should be done soon to facilitate safe access.

A

1.1.4 In addition, the timber ladder from the belfry below has rungs in a doubtful condition and should be reinforced as soon as possible.

A

1.1.5 The fibreglass replacement flagpole has a hinged base and cover patress at roof level. There is still a temporary plastic cover at the roof junction and this should be improved to avoid water ingress to the roof timbers.

C

Parapet Walls to Tower

1.1.6 These are of rubble stone topped with chamfered stone copings and upright jambs to the crenellated openings. The parapets were completely re-pointed some years ago and new stone copings replaced the badly damaged and eroded ones. All are generally in excellent condition but one area to the west is loose and there are a few areas of rubble stonework where there are some open joints.

B

1.1.7 The cover flashing to the west gutter has been fixed since the last inspection but the mortar to the flashing joint is cracked and should be re-done.

B

1.1.8 The lightning conductor in the northeast corner is in fair condition.

1.2 South Aisle Roof

1.2.1 The roof is a replacement of stainless steel sheet with standing seams and extends over to the south vestry. It is all in very good condition except for a

few dents or depressions on the steel. There are 9 no. patches to the stainless steel in total. The flashings up to the clerestorey walls are in lead and painted over with bitumen. These are generally in good condition but there are some movement cracks. In several places there are gaps between the flashings and the clerestory wall, say five linear metres that need pointing.

- | | | |
|------------|---|-----|
| 1.2.2 | The central sections of gutter are in stainless steel also and need cleaning out. The flashings are lead. The section of gutter to the west end of the parapet gutter are original with drips at reasonable centres. However, these need a good deal of cleaning out especially at the drips and at the west end. The outlet next to the west side of the South Porch appears to be full of vegetation. | A/M |
| 1.2.3 | The rainwater pipes from the south nave roof on the clerestory wall are in lead and discharge into a lead shoe which in turn discharge into the stainless steel roof. These shoes are fixed back to the wall rather crudely. This discharge from the shoe was causing some blackening of the stainless steel but it is not considered detrimental. | |
| 1.2.4 | The parapet walls and copings on the inner side are in fair condition. There are however several joints to point, especially at the SW corner and at the chimney stack. Also there is one section of flashing to re-point near the south porch. | C |
| 1.2.5 | The north gable wall of the porch is rubble stone which has been rendered over in the past. As pointed out in the last inspection, It is poor in places and needs considerable repair extending to say 1.5m ² . | C |
| 1.2.6 | The window in this location is also is bowing considerably and is perhaps letting in water. It is also very rusty. Ideally it should be repaired and refurbished within the quinquennium. | C |
| 1.3 | <u>South Porch Roof</u> | |
| 1.3.1 | The porch roof is covered with sandstone slates in diminishing courses and random widths. All re-laid in 1991 and in good condition but one slate is cracked and covered with a temporary repair. | C |
| 1.3.2 | The copings are in sandstone and also in good condition. | |
| 1.3.3 | The gutters to east and west are cast iron ogee sections in good condition although but the west gutter needs clearing out. | M |
| 1.3.4 | Beyond the north-west corner of the porch, above the access stair, there is a flat roof which is covered in g.r.p. It was renewed in 1991 and is in good condition but there are some leaves in it. | M |
| 1.4 | <u>South Transept Roof</u> | |
| 1.4.1 | Double pitch roof with multiple bays of stainless steel renewed in 1991. | |

- 1.4.2 The gutters are stainless steel lined and seem to be in fair condition but there are some leaves and moss etc to clear away. M
- 1.4.3 The parapets on the east and west side are cloaked with lead or lead substitute – all appears to be in fair order viewed from the Tower roof.
- 1.5 Nave Roof**
- 1.5.1 Recovered in 1984 in stainless steel with batten roll seams and lead gutters and outlets. All generally seem to be in good condition when viewed from available vantage points but some of the flashings are over long and have expansion tears on them. Some also seem very loose and not clipped down very effectively. There are also some recent non-lead flashing replacements to the east parapet on the north side. The similar non-lead flashings on the south side are not very well fitted. These areas of concern should be carefully noted now and reviewed at the next inspection. N
- 1.5.2 The crenellated stone parapets are generally in fair condition with the occasional coping joint to point. C
- 1.5.3 There is a stretch of the inner face of the south parapet wall where the rendering has been renewed.
- 1.6 Chancel Roof**
- 1.6.1 Recovered in stainless steel with lead gutters and flashings etc. All generally in good condition but one or two coping joints to point on both north and south walls. East wall is flashed over the parapet with a non-lead material.
- 1.6.2 There are some disturbed areas of recent non-lead flashings on the north and east parapets and at the south east corner that need to be replaced or attended to as soon as possible. As on the Nave roof at the east end, some also seem very loose and not clipped down very effectively. A
- 1.6.3 This roof has standing seams and not a batten roll system as on the Nave.
- 1.6.4 The parapet wall between Chancel and Nave is of coursed rubble and in good condition.
- 1.7 North Aisle Roof**
- 1.7.1 Generally as south aisle recovered a couple of decades ago in stainless steel with lead flashings and stainless steel gutters. There is a lot of discolouration of the stainless steel. Four sections of steel are covered in bitumen paint. The gutter contains vegetation at the west end to be removed. A
- 1.7.2 There are plants growing out of the parapet coping joints and these should be removed soon, together with a large accumulation of moss, soil and leaves. A/M
- 1.7.3 A section of lead flashing has come adrift at the west end of the parapet and should be re-fixed and pointed as soon as possible. A

1.8 North Transept Roof

1.8.1 Generally as Chancel, stainless steel roofing with lead gutters, outlets and flashings.

1.8.1 The missing or stolen sections of lead to the north and east parapet walls have been replaced with non-lead flashings. These are in fair condition but those on the north parapet wall on the west slope are poorly fixed. There is a gap between flashing and stainless steel sheet at the west end. It seems as if either the wind has lifted them or an attempt at stealing them has been thwarted once the material was recognised as not being real lead. They should be re-fixed as soon as possible.

A

1.9 Organ Chamber Roof

1.9.1 This is similar to the south transept roof and viewed through binoculars all generally seems in good condition. Close inspection was not possible and only the west roof slope was visible. It seems to be a relatively very recent (1980's) renewal in stainless steel with standing seams.

N

1.10 Rainwater Disposal

1.10.1 The rainwater comes down from the Nave and Chancel roofs to the Aisle roofs via lead hoppers and lead rectangular section rainwater pipes. In places there are new lead chutes with overflow spitters.

1.10.2 Generally at Transept roof level and Aisle roof level water is transferred via gutters again into lead rainwater hoppers and thereby into round section cast iron rainwater goods. The cast iron goods are relatively recent and are in fair condition. Some of the large lead hoppers from 1881 are falling away from the walls and should be re-fixed, although one has been re-fixed recently.

C

1.10.3 In some locations the outlet from the chute into the rainwater hopper is quite small and would benefit from being enlarged. The main point, however, is to ensure that these outlets are kept free in some places as the hoppers are covered with lead cappings to prevent birds nesting etc.

M

1.10.4 At ground level at the base of the external walls some of the gulleys are blocked and full of vegetation, soli and leaves and must be attended to on a regular basis, but the large perimeter gulleys / channels should be cleared as soon as possible.

B/M

Walls and surfaces

2. TOWER

The upper stage of the Tower including parapets was repaired in 1991.

2.1 North Face of Tower

2.1.1 The parapet course is in good condition.

- 2.1.2 The bell chamber stage is in good condition. Some eroded stones around the lightning conductor and below the new lead outlet from the roof gutter.
- 2.1.3 The belfry window is a twin cinquefoil arched headed window in reasonable condition, but with some erosion at the crown. This erosion continues and must be carefully observed.
- 2.1.4 Within the openings there are oak louvres in fair condition. One is twisted. M
- Intermediate Stage:**
- 2.1.5 In fair condition, but with several stones having deep cavities due to local erosion. These would benefit from limited and careful pointing at some time in the future. D
- 2.1.6 The window is a Norman three-centred twin lancet window with central pier, the stonework of which is in fair condition but the window to wall junction appears to need pointing. This will need carrying out at some point and preferably within the quinquennium or at the same time as other work. 'Lexan' or similar acrylic sheets is installed to protect windows. C
- Ringing Chamber Stage:**
- 2.1.7 Several stones say 35no. have laminating faces and eroded pockets and some remedial action will be necessary in due course. Some pointing required at the top of this stage just below chamfered offset. C
- 2.1.8 There is a shouldered single lancet window to the centre of the elevation which is in good condition. However, the glazing is in three patterns; diamond, square and plain glazing. It would be desirable to make this uniform. Lexan sheet protection now installed. D
- 2.1.9 Below this window opening there is a timber opening panel for ventilation to the ringing chamber. This should be repainted, preferably in a darker colour. The stone frame around it also needs pointing. C
- 2.1.10 The string between this stage and the ground stage has 6 no. open joints that require pointing. C
- Ground Stage:**
- 2.1.11 Rubble stonework is all in generally fair condition. Shoulder headed window in fair condition. The glazing is covered with polycarbonate sheet protection.
- 2.1.12 The lightning conductor is now covered by a galvanised sheath to protect against theft, and there is anti-climb paint applied.
- 2.1.13 The plinth around the base of the tower is rubble stone and quite badly in need of some consolidation. Also the channel needs a thorough cleaning out. M

2.2	<u>West Face of Tower</u>	
	Parapet Stage:	
2.2.1	Generally as north face. Rubble stonework in very good condition.	
	Bell Chamber Stage:	
2.2.2	Condition is mainly as north face. There is a new false stone spitter.	
2.2.3	The two-light window was re-pointed in 1991, but the stonework is eroding gradually.	N
2.2.4	Some of the louvre blades are very worn.	N
	Intermediate Stage:	
2.2.5	Similar to north elevation, but with only one or two stones with spalling faces or eroded pockets. Eventually replacement or repair will be necessary.	N
2.2.6	The window is similar also and requires pointing at the junction of glass with one. 'Lexan' sheet protection.	C
	Ringling Chamber Stage:	
2.2.7	Several eroded stones with deep pockets throughout this stage especially next to the staircase turret, and the buttress is in need of pointing or replacement in due course. Say 3.0m ²	C
2.2.8	The 2no. buttresses are built of ashlar stones in fair condition, but with many joints to point on the central buttress.	C
2.2.9	The window is a single lancet in reasonable condition. It is covered in polycarbonate sheet.	
	Ground Floor Stage:	
2.2.10	Several eroded stones below the string course at high level, but otherwise the stonework is in fair condition.	N
2.2.11	The central buttress has several ashlar stones which are exfoliating especially on the south side. The west side of the buttress is very heavily covered in algae.	N
2.2.12	Two no. lancet windows protected by polycarbonate sheet. The heads have been repaired in the past but erosion still continues. The polycarbonate sheet is divided by an aluminium bar that ought to be painted a dark colour.	D

- 2.3 **Staircase Tower**
- 2.3.1 All of this stonework is blocked ashlar in regular courses generally seeming to be in very good condition, but there are one or two stones which are eroding. One stone however is shaling / laminating at approximately two thirds up from the base of the staircase tower. It ought to be looked at soon. B/N
- 2.3.2 The poor condition of a number of walling stones coupled with the presence of open joints has probably led in time to the eroded stones on the inner face of the staircase tower – see later.
- 2.3.3 The top of the staircase tower is tabled or roofed with sandstone pieces/slabs and at the verge or eaves several of the stones have lost their oversail which might encourage water to enter at the top. This top however seems generally in good condition.
- 2.4 **South Face of Tower**
- Parapet Stage:**
- 2.4.1 Fully re-pointed in 1991 and in excellent condition.
- Bell Chamber Stage:**
- 2.4.2 There are many areas of eroded stone, but re-pointing in 1991 has brought back the masonry to good condition.
- 2.4.3 Just below the string course is a stone gargoyle spitter which, as on the east face, is not now used as an outlet. There is a gap above this spitter that ought to be filled. B
- 2.4.4 The window is similar to the north face and has a new replacement arch stone, but again the remainder of the cusped stonework which could not be replaced in 1991 is eroding quite steadily. There are 2no. louvre blades missing and evidence of jackdaws nesting. The whole of the timber louvre window seems to be falling forward and the blades appear to have worn thin. There are open joints to fill below sill level. B/D
- Intermediate Stage:**
- 2.4.5 As north side. There are at least 30 no. stones at window head level which have eroded pockets. The ‘pointing’ between these rubble stones is very empty and at the very least ought to be filled with a soft lime mortar. C
- 2.4.6 The central pier in the twin lancet window has lost part of its detail at column level and has been patched in the past. One glass quarry to replace. D
- Ringling Chamber Stage:**
- 2.4.7 As north side, but 3no. quarries to replace. D

- 2.4.8 There is a slight crack in the masonry between the ringing chamber lancet window stretching upwards to the intermediate stage twin lancet window. This needs to be observed at the next inspection. N
- 2.5 **East Face of Tower**
- Bell Chamber Stage:**
- 2.5.2 Generally as north side, but there are 3no. louvre blades missing. B
- 2.5.3 Generally the stonework appears to be in good condition with only one or two small eroded pockets. The pier in the central window has lost its detail at capital level and just below.
3. **SOUTH AISLE Walls etc**
- 3.1 **South Aisle, West End**
- 3.1.1 Squared rubble stonework, the majority of which is in fair condition but an area of 1m² above the lancet window has eroded and it will require replacement in due course. There is some mild erosion to 2m² of the stonework at low level adjacent to the tower. The rwp is covered with anti-climb paint. C
- 3.1.2 One lancet window in fair condition.
- 3.2 **South Aisle, South Side**
- Bay 1 from West:*
- 3.2.1 Similar to west side (of the same build) but the stonework has eroded on the west end. This is especially so below the parapet level and above the label course of the window. Recent pointing in 1991 may have solved the damp problem.
- 3.2.2 The chimney stack in between the original west end of the south aisle was rebuilt in 1991.
- Bay 2 from West:*
- 3.2.3 Original rubble wall generally in fair condition, but several eroded stones over the window head which may be causing the problems internally. There are also several open joints to the window reveal. C/N

- 3.2.4 The window itself is a twin lancet Early English style with eroded archstone and hood mould on the eastern side and at the ehad. This will only erode away in time unless arrested soon. The reveals below are mortared in but there are some open joints below the string course. C/N
- 3.2.5 75 mm diameter rainwater pipe (1881) in corner. The outlet here might be enlarged and as this pipe takes water from a large area of roof it ought to be increased to 100 mm diameter. There is no gulley at the base of the pipe. D
- 3.3 Staircase to Porch Room**
- 3.3.1 Ashlar stonework to west and south faces generally in good condition with only one or two joints to point especially on the west side, say four linear metres. C
- 3.3.2 The stonework is of several builds and the course lines do not run through convincingly.
- 3.3.3 The doorway at ground level on the west side has at some point been blocked up and a small window inserted. There are a lot of open joints to re-point in this area. C
- 3.3.4 The oak window in the west wall has open joints at junction with wall reveal and should be re-pointed. C
- 3.3.5 The eroded stones just below string course at parapet level are probably a result of overflow from the adjacent spitter on the south aisle elevation. This is where pointing will probably be most effective. C
- 3.4 South Aisle to East of Porch**
- Bay 3 from West:*
- 3.4.1 Generally as bay 2. There are several sandstones which appear to contain a lot of iron and which may be more porous than other stonework. There are several areas where the stones are exfoliating and eroding and where pointing at least will be required. C/N
- 3.4.2 There is a crack to the east of the window which extends up to the parapet from the string course. It is probably old and seems the same as last inspection, but ought to be filled and observed. C
- 3.4.3 The buttress to the east has been pointed up in the past but again there are several stones which are heavily eroded. Isolated pointing will be necessary. C
- 3.4.4 The window stonework is in fair condition but the hood mould to the east side is split on its lower sections and this could possibly spall off in the near future. N
- 3.4.5 There are two vents to ventilate the underfloor of the south aisle, both have been renewed in recent years. The gulley at the bottom of the rainwater pipe needs regular inspection and clearing. It is blocked at present. M

3.4.6 There are several joints to point at string level and at plinth level. The plinth also has lost some detail at the west end. C

Bay 4 from West:

3.4.7 Generally as bay 3. There are several areas of eroded stonework which have been pointed in the past, but now the pointing, which has lasted longer than the stone, is falling off in large chunks. This will need to be very carefully treated. C

3.4.8 The stonework is quite heavily eroded below string level which has been made up with a mortar repair.

3.4.9 There is slight erosion on the lancet tracery and many repairs in mortar have been carried out in the past.

3.5 South Clerestory Wall

3.5.1 Rubble work generally in very good condition with several joints to point at parapet coping level. Say 20 linear metres in total. Note: It is difficult to assess the condition of this stonework façade without far better safe access. C

3.5.2 The windows here are bulging and may require replacement (see interior notes). They have been protected recently with 'Lexan' sheeting.

3.5.3 Return face to Nave south clerestory has 1.0m² of open joints to point. There is a slight fracture in the stonework from the head of the just to the east of the rainwater pipe to the parapet. C

4. SOUTH PORCH Walls etc

4.1 West Face

4.1.1 Rubble stone with ashlar buttresses all generally in good condition.

4.1.2 The rainwater pipe is part aluminium but mainly cast iron. It requires painting and there is no gully at the base. In addition the hopper needs to be set vertically and there are a few open joints. C

4.2 South Face

4.2.1 The double storey structure is unusual for a church in this region and it creates an impressive entrance to the church.

4.2.2 The walling is generally rubble with ashlar buttresses but the doorway appears to be not quite in the centre producing an effect of imbalance at the top of the gable. The sundial face is eroded badly.

- 4.2.3 One or two stones have eroded up to 30 mm in depth but are thought to be not serious at the moment.
- 4.2.4 The twin trefoil headed window is different from all the other windows in the church and unfortunately the hood mould has lost its detail especially at the corbels. There is quite heavy erosion at the crown of the window and to the eastern reveal, but otherwise fair. N
- 4.2.5 At ground level there is some erosion to the stones of the entrance arch especially the to column bases. The mortar repairs to the doorway arch is failing and visually poor. The pier shafts appear to be renewed, but these are even now being attacked by rising damp. A repair strategy needs to be agreed about treatment of these features. B
- 4.2.6 The paving at the entrance is sandstone flags, some of which are broken and which require pointing. Some limited levelling of the slabs to avoid potential accidents would be helpful. D
- 4.3 East Face**
- 4.3.1 As west elevation except that there are only one or two joints to point at the bottom of the rainwater pipe. The gulley appears to be completely blocked. A
- 4.3.2 The 2no. windows have new stonework tracery and 'lexan' sheets. The outer reveals of the window to the south is eroding badly on the southern side and is losing detail. It ought to be tackled soon. B
- 4.3.3 The paving is set right up to the south porch wall lessening the effect of the offsets of the buttresses but probably encouraging damp in the lower sections of the wall. This ought to be reviewed. There are also a few open joints. N
- 5. SOUTH TRANSEPT Walls etc**
- 5.1 West Side**
- 5.1.1 The walling is mainly snecked squared rubble work, generally in fair condition. The wall appears to bulge out at window level. N
- 5.1.2 There are however some areas of eroded stones and open joints, below string course level, at the corbelled chimney stack at high level, and at upper levels at the east end of the south aisle roof. Part of this area was re-pointed in 1991 when several replacement stones were inserted, but there is still an area of about 2m² to re-point as soon as possible. B
- 5.1.3 The twin light window is in fair condition but the ferramenta require painting. The newly installed 'lexan' sheet moves considerably with the wind. M

- 5.2 South Elevation**
- 5.2.1 Similar to west elevation, but with one or two eroded stones just below parapet level and one or two open joints to point. The window stonework appears to be fair, but the sill has open joints and ought to be pointed soon. B
- 5.3 East Elevation**
- 5.3.1 Generally as west elevation with the extended section to the south. The condition of the stonework and the pointing is generally good, but with many eroding stones above the northern most window below parapet level and on the central buttress between windows. There are also one or two open joints at parapet level and some areas are rendered over. C
- 5.3.2 The window stonework is fair.
- 5.3.3 The channels at ground level are formed by stone slabs and require careful cleaning out and attention soon. B/M
- 6. CHANCEL Walls etc**
- 6.1 Chancel, South Side**
- 6.1.1 This is quite an unusual elevation as there is a large number of lancet windows. The effect is, however, very pleasing.
- 6.1.2 Rubble walling generally of the original build is in good condition except that there are one or two stones with eroded pockets throughout the elevation. However, generally the pointing is fair with say 2.0 linear metres of linear metres of re-pointing required at string course and parapet level. C
- 6.1.3 The rainwater pipe in the centre and at the east end of the elevation is painted with anti-climb paint.
- 6.1.4 There has been a good deal of moisture ingress into the reveals of these windows (see later notes). Despite many of the reveals and hood moulds appearing to be replacement stonework and rendered arch heads, there are many areas where the stones of the arches and tracery are exfoliating or eroding quite badly. Pointing is required also to areas above the window arches in several places. C
- 6.1.5 There are 4 no. twin lancets ('Y'-tracery) and 4 no. single lancets. The third double lancet from the west has a section of mullion which is splitting seriously and will need repair in due course. Repairs are required also at the head of this window. C/N
- 6.1.6 Below this lancet there is a former priest's doorway through to the Chancel. A 'plastic' stone repair has been carried out to try to match the purple

	Hollingbrooke stone which continues to erode. This has been reasonably successful, but rather noticeable. There are also one or two cracks in render.	N
6.1.7	In addition, there is a structural crack above the eastern side of this doorway at its crown, but this seems to be longstanding. However, it should be observed.	N
6.1.8	The steps below the doorway are in fair order.	
6.1.9	The concreted area in front of the doorway is also very badly cracked and appears to be holding water. This should be remedied as soon as possible.	C
6.1.10	The very large corner buttress at the south-east corner of the chancel has several stones eroding and several joints to point.	C
6.1.11	The recent replacement flashing work to the parapet crenellations has been carried out in rather an untidy manner.	N
6.2	<u>Chancel, East Side</u>	
6.2.1	The window tracery belongs to the 1881 restoration but is a copy of the 13th century original. It is generally in very good condition. It appears that the buttresses (typical of Early English work) in the centre of this elevation were cut down to form squat buttresses below the string level of the window. It may originally have contained separate lancets.	
6.2.2	The window has been built plumb but the original side sections of the wall lean out slightly and this gives a strange effect to the elevation.	N
6.2.3	There are several large open joints to point at high level especially at parapet level, above the crown of the arch towards the south-east corner, and at sill level. Some of this re-pointing is needed very soon.	A/B
6.2.4	There is a fracture on the northern side of the top of the gable which appears to be longstanding but this should be pointed and observed.	C/N
6.3	<u>Chancel, North Side</u>	
6.3.1	Stonework and pointing generally in good condition, so too is the lancet window. The two bays to the east of the north transept are generally in good condition. They display the stages of the later build when the height of the chancel was raised. There are some open joints to point in parapet string course, east buttress.	C
6.3.2	The window to the west unfortunately has lost its hood mould and corbels.	D
6.3.3	The gulleys around the base of the building needs a thorough clean out, especially below the entrance to the organ blower chamber.	M

7. **ORGAN CHAMBER Walls etc**
- 7.1.1 The organ chamber is of Victorian period probably contemporary with the South Transept and is built up of squared snecked rubble.
- 7.1.2 The stonework is generally in good condition, but there are one or two eroded stones on the north side above and below string level, but more so to the north-west corner buttress and at the junction of the north wall of the Chancel on the west side, and behind the rainwater pipes. In this location there are many eroded stones and several open joints to re-point. C
- Blower Chamber:**
- 7.1.3 This is a small chamber between the Organ Chamber and the Chancel and is built also of snecked ashlar all generally in good condition. It straddles the perimeter gulley.
- 7.1.4 The door has a metal vent and is covered in sheet steel. The barbed wire on its roof is unsightly but stops vandals gaining access to the Chancel window.
8. **NORTH TRANSEPT Walls etc**
- 8.1 **East Side**
- 8.1.1 Generally rubble wall of two builds, the stonework being heavily covered over with rendering in parts.
- 8.1.2 Several eroded stones, but generally the pointing is in good condition. Some of the plastic repairs to the reveals are starting to spall and breakdown. The visual quality of the pointing however leaves a lot to be desired. N
- 8.1.3 The buttress at the north end has lost its lower tabling detail and there is a gap at the buttress intersection at high level to fill. Lots of weeds growing out of the masonry joints. B
- 8.1.4 Some deep open joints to point around rainwater pipe. B
- 8.2 **North Side**
- 8.2.1 Same as east side. Although the condition of the walling and pointing can be said to be reasonable the visual quality of the pointing is very poor. Some of the historic 'plastic' or mortar repairs from some time ago are starting to fail. N
- 8.2.2 There are 2 no. air grates providing ventilation to the underfloor void.
- 8.2.3 There are several small areas of open joints at the parapet top. C

- 8.2.4 The eastern and western label mouldings to the window are spalled and should be pinned or replaced along with other smaller repairs to the arch. There is 'lexan' sheeting to the windows C
- 8.3 West Side**
- 8.3.1 As north face. The original string course has lost a great deal of detail and one or two stones are exfoliating. The smeared render continues to break down. The string course at lower level is also spalling at its junction with the north aisle wall and should be observed.
- 8.3.2 The window is a small two light lancet which appears original but has lost its corbels.
- 9. NORTH AISLE Walls etc**
- 9.1 North Wall**
- 9.1.1 Four no. bays of rubble work some of which appears to be later stone in the two eastern-most bays. Only the fourth from the west has a string course below the sill level.
- 9.1.2 The stonework is generally in fair condition. However, there are several areas of open joints in the stonework at parapet level which need pointing. In addition there are several stones which have eroded quite deeply specifically around the doorway in bay 2 from the west and above the window in bay 1 from west. Some joints are supporting plant life and ivy has grown over most of the parapet so the whole area needs attention reasonably soon. C/N
- 9.1.3 There are three no. bays with windows. That in bay 1 from the west has several joints of its hood mould to point. The stonework is in poor condition although there is pronounced de-lamination to one arch stone which should be replaced. C
- 9.1.4 The tracery of the windows in bay 3 and 4 from west is in fair condition with slight surface erosion.
- 9.1.5 Bay 2 from the west contains the north doorway that appears to be an ancient battened and boarded door. This has been repaired in its bottom section probably in Victorian times. Some of the mortar repairs to the western-most reveal are starting to fail.
- 9.1.6 In front of this doorway is an area paved with stone and with modern flank walls that form part of the drainage system. Some of the stonework to the eastern side has been made up and rendered. This area is badly overgrown. D
- 9.1.7 The west wall to the North Aisle is similar to the north with some open joints to point at parapet level. There are also 5no. 'pocket' stones to fill. C

9.2 Clerestory Wall (North Side)

9.2.1 Original rubble wall with 5no. cinquefoil headed double light windows. All of this appears to be in generally good condition, but this could only be assessed through binoculars from ground level. There is a barbed wire barrier on top of the north aisle parapet wall preventing ladder access to the North Aisle wall head.

N

9.2.2 There are many open joints to point at the centre and west end of the parapet above string course level.

C

9.2.3 The windows themselves appear to be in better condition than the south side but they are protected by the ubiquitous 'lexan'. The ferramenta and saddle bars require painting.

M



Interior

10. BELL CHAMBER

10.1 Chamber

- 10.1.1 Open ceiling displaying the ancient oak framed structure of the Tower roof. Large section oak beams and wallplates and joists all seemingly in good condition. One or two seatings / intersections are not as close as might be desired. There are however signs of beetle attack and if the timbers have not been sprayed in the recent past they should be. There is one badly decayed (ancient?) timber at wallplate level on the east side. N
- 10.1.2 There is 1no. joist end on the north side in the centre which has decayed to leave a very small seating and this should be reinforced in some way in the near future. C
- 10.1.3 The softwood boarding appears to be in reasonable condition but again there are some signs of former woodworm attack.
- 10.1.4 The ladder reaching from the Chamber to the roof hatch access and onto the roof is very tight indeed and extremely awkward. Some form of grab rail at the top of the ladder leading onto the roof is essential to allow for safe maintenance. The ladder also needs a strut halfway up its length to add stiffness. B
- 10.1.5 The rubble walls of the interior are in fair condition. Several areas below wallplate level and around the louvred openings were re-pointed in 1991.
- 10.1.6 The four no. arched belfry openings are lined with softwood boarded inner doors in fair condition and there is mesh to the rear side of the louvres. This also is in reasonable condition. The doors however have rusty hinges and ferramenta which should be painted and oiled at regular intervals. M
- 10.1.7 There are several louvres missing or displaced to the east and south windows. B
- 10.1.8 There is a modern bell frame with a peel of eight bells, and all seem to be in good condition. The headstocks are by Gillett & Johnston of Croydon.
- 10.1.9 The entrance into the chamber is very narrow and there is only a rope guard rail adjacent to the steps. A better more sturdy guarding method is needed soon as a safety measure. B

10.2 Stone Staircase at Tower

- 10.2.1 Quite a broad stone lined spiral stair with a good deal of erosion at the upper stages, especially at entrance into ringing chamber. Some repair to the stone steps here would be an advantage as they could be dangerous. B

- 10.2.2 A proper handrail needs to be fixed in this location. B
- 10.2.3 The door into the bell chamber is an ancient oak door; well weathered but in reasonable condition. A proper lock is necessary. D
- 10.2.4 Elsewhere on the staircase there is an excessive amount of erosion to the external stones and ideally many of the deep open joints require pointing. B
- 10.2.5 In addition, there are one or two steps at high level where there is excessive and accelerating erosion and where light is visible at the junctions between the steps. This is now considered to be a potential danger spot and these junctions ought to be replaced or reinforced in some manner. A/N
- 10.2.6 There is a rope handrail but this does not extend up to the Bell Chamber.
- 10.2.7 At the crown of the spiral staircase (which has a stone hood externally) there are signs of a good deal of water ingress. This hopefully has now ceased. N
- 10.2.7 The Tower staircase is adequately lit for access etc.

11. INTERMEDIATE CHAMBER

- 11.1.1 There are three no. stone steps up to the intermediate chamber which are in poor condition. Again, renewal or extensive repair of these is desirable. In addition the doorway is very narrow and there is no proper door. D
- 11.1.2 From within the intermediate chamber the ceiling or floor structure of the bell chamber above is visible and consists of four no. massive oak beams floored across with very deep floorboards. These floorboards above appear to be in fair condition despite their age. There are some signs of water ingress especially around the central section but these have not worsened from previous inspections.
- 11.1.3 The beams are seated on a new timber wallplate which is set onto new oak braces which in turn are set on new stone corbels. All generally in very good condition, but one of the corbels is spalled.
- 11.1.4 The walls are rubble and generally in good condition. The keystone to the southern window has dropped by approximately 3-4 mm. N
- 11.1.5 There is a good deal of erosion to the window sills, but their repair is not considered to be urgent. However, some of the leaded windows are fixed almost flush with the backs of the central stone mullion and the saddle bars seem to be barely supported. This situation might be improved by inserting a back frame of timber. D
- 11.1.6 The 4no. windows have leaded quarries and some have been recently repaired. 3no. are cracked and 1no. is missing. All of the saddlebars are rusty. M

- 11.1.7 The floor is boarded softwood with a central section for access for bells, all in fair condition except there seems to be a fall from the east to the west. There is a great deal of debris on this floor that ought to be removed soon. M
- 11.1.8 The lighting is not in working order and the wiring is of sheathed MICC.
- 11.1.9 There are a lot of wooden items stored here, possibly a fire hazard, but there is a large amount of dust, mess and debris on the floor making the space look tatty. It ought to be removed soon. D
- 11.1.10 There is a softwood boarded door on the staircase just before the intermediate chamber which has some good quality ironmongery.
- 11.1.11 The Tower staircase down from the Intermediate Chamber to the Ringing Chamber has many eroded steps and is freely 'dusting' making access rather treacherous. There are also many open joints and some of the steps are uneven and of unequal height making the stair perilous. A long-term solution to this problem which has been recorded for numerous inspections ought to be considered soon. D

12. RINGING CHAMBER

- 12.1.1 Seen from below the ceiling structure is of boards on large joists on 2 no. strutted beams all in softwood. There appears to be no water ingress problems as recorded at the last inspection. There are a few gaps at the edges to the boards where they meet the walls.
- 12.1.2 The upper walls are painted rubble and in reasonable condition except that on the south side there is a crack above the lancet window opening extending from the ceiling down to the head of the arch. This is probably due to the weakening of the structure below the window where there is a deep cut out to from the window opening. N
- 12.1.3 All three lancet windows are very mucky and need a thorough clean. All of the hoppers seem to be shut.
- 12.1.4 The floor is softwood but covered in carpet at the moment.
- 12.1.5 The walls are lined up to 1.5 m in softwood boarding in fair condition.
- 12.1.6 There are 4no. painted peel boards set on the square on the walls.
- 12.1.7 Electrical services are in MICC and seem modern and in fair condition.

13. SOUTH PORCH

- 13.1.1 The ceiling is of two bays of quadrapartite vaulting; stone ribs with assumed stone or masonry infill. These spring from a central columns either side of the porch and from corbels at the four extreme corners. The corbels and capitals

	have unfortunately lost a lot of their detail and those nearer to the main door appear to be eroding at quite an accelerated rate. The eastern-most central pier shaft is a renewal.	N
13.1.2	The walls are rendered and painted internally. There is a stone topped seat either side of the porch. All of this is in fair condition with only minor erosion.	
13.1.3	The southern wall is similar to the flank walls except there is considerable erosion at springing capital level and up to 600 mm above floor level, so much so that the pier shafts are exfoliating and eroding. Some attempt has been made to patch these up with plastic repair but replacement will be inevitable. A long-term repair programme should be formulated to determine how these repairs can be carried out. Otherwise, the archway is in fair condition.	N/D
13.1.4	The doorway into the main body of the church is in a similar condition with damp affecting the capitals and base mouldings around the doorway. The capitals have lost their detail however, but the figure head corbels at the bottom of the label moulds are still recognisable. Some patching in mortar has been carried out, but this is obviously not the answer. There are replacement pier shafts either side of the doorway.	N/D
13.1.5	The floor is of sandstone flags generally in fair condition, but one or two are badly eroded and several joints require pointing.	B
13.1.6	There are two Early English style windows to the east side and one to the west side. They are all in good condition but the reveals are somewhat eroded.	
13.1.7	These 3no. windows have lost a great deal of the detail on their label mouldings and it would be desirable to replace these if only for visual reasons.	D
13.1.8	The door into the church is a good example of an ancient planked door with metal fixings. It has been repaired in the past, probably in Victorian times, with new oak battens and a new oak slip door that generally appears to be in good condition.	
13.1.9	There is an inner door of softwood of high Victorian design with some pleasant ironwork. This, again, has a personnel or slip door, but both can be opened if required.	
14.	<u>MEETING ROOM ABOVE PORCH</u>	
14.1.1	The former vestry is used principally as a storage room and general purpose room. There is an ancient timber structure comprising rather thin tie braced trusses supporting oak corbels at close centres. The rafters appear to be Victorian. The majority of the timber has been coated over, but there are no further signs of active woodworm in the trusses. In addition, the bearing end of the south truss at the east end seems hollow in places and should be further investigated. The purlin on the eastern side at the north end appears to be spongy and should be further investigated.	B

- 14.1.2 The ceiling is boarded in wide oak boards and it appears that some of the boards can be removed to inspect the rafters above. However, one of them is out of place and needs to be re-fixed. C
- 14.1.3 The walls are plastered generally in fair condition except there was evidence of water ingress or damp affecting the northern wall. There is a small crack below the truss line on the east side. The decorated window on the south side dedicated to Robert Long is in fair condition. N
- 14.1.4 The ferramenta of the northern window is suffering quite badly from rusting and this should be brushed down and pointed up properly. The ferramenta internally should also be repainted. In addition the leaded panel is bulging and ideally it should be re-made. D
- 14.1.5 Slit window on the east side is oak framed internally and in fair condition. So too is that on the western. There is no effective ventilation in this room. D
- 14.1.6 The floor is oak block all sounding in fair condition, but covered mainly in carpet.
- 14.1.7 The staircase down to the entrance lobby is an adapted spiral shape with stone treads all in reasonable condition. The ceiling is plastered and painted but one of the panels is badly affected by damp. The ceiling has additional support by way of a top post from the spiral centre this is in good condition. C
- 14.1.8 The walls are plastered and in need of decoration, mainly due to damp penetration and poor preparation. Some ventilation may help. The roof above ought to be checked in detail. N/B
- 14.1.9 The handrail appears to be a type of mahogany, approximately 60 mm diameter and this is in good condition.
- 14.1.10 There are several slit windows on the staircase, all of which have oak linings and sills and are all generally in good condition except the bottom one in clear glass is broken.
- 14.1.11 The wiring to the meeting room is in MICC all apparently in fair condition. The room is heated by electrical fan heaters (not tested).
- 14.1.12 The doorway into the staircase that leads to the room to above the porch has a good oak door with pleasant wrought iron strap hinges probably Victorian but all in good condition. There is some woodworm that has attacked the softwood in the oak boarding has suffered from insect attack in the past, and it should be treated locally. C
- 15. SOUTH WEST AISLE**
- 15.1.1 This area was converted some years ago into a kitchen and two toilets. The kitchen has a simple suspended plastered ceiling, plastered walls but retains the stonework surrounds to the windows. The ceiling cuts back at the west

and quite cleverly to display the stained glass lancet window. The floor is of woodblock and in good condition.

15.1.2 The fittings are generally Colombian Pine or Hemlock nicely worked and in good condition. There are white tiled splashbacks behind the tiled worktop.

15.1.3 In the south-east corner there is a former fireplace which has been blocked in with a timber panel, and this should perhaps have a vent. The fireplace is slowly eroding.

15.1.4 There are persistent signs of rising damp within the eastern doorway. There are also signs of ingress of water in the southwest corner adjacent to the extract fan. These may disappear following external pointing, although there will be residual salts in the stonework for several years.

N

16. TOILETS

16.1.1 The same joinery and finishes apply for the toilets and lobby as for the kitchen.

16.1.2 Again there are signs of some penetrating damp on the west and north walls.

16.1.3 One or two of the wood blocks are loose and should be re-fixed.

B

16.1.4 Both the WC's are plumbed on the maceration principle, but appear to work reasonably well most of the time.

17. CHOIR VESTRY

17.1.1 This is a pleasant room formed above the kitchen and toilets and now used as a store but before then a creche. The ceiling (of the original aisle) is of pine boards on large section pine rafters on a large truss purlin with well executed braces with trefoil infill panels. All of this appears to be in good condition.

17.1.2 The walls are generally plastered except at window reveals and there are a few signs of damp ingress in the south-west corner.

N

17.1.3 The leaded window behind which gives on to the Tower area is badly buckled and damaged and ought to be replaced with an appropriate renewal.

D

17.1.4 The floor is of suspended timber construction and firm but covered in carpet.

17.1.5 The stonework to the Early English style window on the north wall is clearly visible and some (historic) movement has occurred at the top of the south window.

17.1.6 The eroded joints of the sill of this western window require pointing and the saddle bars and ferramenta require painting.

B/M

17.1.8	There are metal rails at the window recesses for safety reasons, but that to the south window which is not permanently fixed is rather wobbly.	D
17.1.9	The services (not tested) are new and all seem in good condition. Heating is by Dimplex fan heater.	
18.	<u>VICAR'S VESTRY (at Tower ground floor stage)</u>	
18.1.1	This is situated at the west end of the Nave below the Tower. The boarded walls to the vestry are of pleasing oak panelled design on the outside but internally the character is rather dull and dark. This area could and should be improved considerably.	D
18.1.2	The masonry walls are generally of squared rubble with many replacements over the years lacking the character of other parts of the Church. The pointing is out of character.	
18.1.3	The floor is of sandstone flags appearing generally in good condition but part of them are covered in carpet.	
18.1.4	On the west side there are several areas of open joints in the stonework below the west window which would benefit from re-pointing. On the south wall there is a crack below first floor level. This seems to be of longstanding and is of little concern at present, but it should be noted at the next inspection.	C/N
18.1.5	There are two lancet windows on the west side, both memorial window of the late 19th century. These are in reasonable condition, but the saddle bars require painting.	M
18.1.6	The small trefoil headed window on the north side is in reasonable condition, but the ferramenta require painting. In addition, the stonework at the head of the arch requires pointing.	C
18.1.7	The ceiling is of very sound quality softwood divided into 9no. panels with intersecting beams with heavy enriched mouldings. All of this appears to be in good condition.	
18.1.8	The west arch opening is flanked by octagonal piers, the bases of which have started to erode. (Again, probably exacerbated by the adjacent heating pipes.)	N
18.1.9	Adjacent to this on the southern wall is the main switchboard mounted on the stonework. It could perhaps benefit from being enclosed, although it is not too conspicuous.	
18.1.10	There are new replacement radiators on the north wall and the majority of the supply pipes are boxed in with mdf.	

19. **NAVE**
- 19.1.1 The Nave is very large and long with 5no. tall arcade openings to the side aisles. At the east end there is a wide chancel arch, the arcade columns are alternatively octagonal or cluster mouldings. The octagonal respond column at the eastern end of the north side of the Nave appears to have been replaced at some time with a carved corbel and so the two do not balance. The majority of the columns are still suffering from rising damp manifesting itself as salts at various points above floor level. N
- 19.1.2 The roof structure and ceiling date from the late mediaeval period and consist of ten no. large oak beams with curved base ends sitting on stone corbels with central top offsets to produce the pitch in the roof. In turn there are oak purlins, oak ridge, large oak rafters and oak boards. This has been inspected by others at close quarters some time ago when the Nave roof was recovered many years ago but for the present it appears to be in fair condition. There were light patches on the boarding and drip marks adjacent to some of the beam supports, but these appear to be no worse than at last inspection. N
- 19.1.3 In addition, all of the timbers have had a very dark stain applied to them and in places in the past this has run down the adjacent stonework following water ingress from the gutters.
- 19.1.4 The walls are rubble stone with various toolings and generally in good condition. The pointing is far from satisfactory in many places, but fair. There are several sections of new stone that display new tooling marks. Unfortunately there is rising damp to all of the arcade columns. N
- 19.1.5 Structurally the arcade walls appear to be sound with no noticeable movement or cracking, save for a vertical cracks above the first and second columns from the west on the north side, and the third from west on the south side. This ought to be advised upon soon. It is worth noting that the pier on the south side (second from chancel wall) leans to the west and the corresponding pier on the north side leans to the east. Also worth noting is the replacement stone corbel at the extreme west end on the south wall. This was replaced in 2014 after the original fell to the ground. B/N
- 19.1.6 The western wall is generally in good condition with some water marks from previous ingress of water reported at both sides below the south and north gutters. The cable route from the top of the blind window above the tower arch is rather unfortunate and distracts from the symmetry from this end. D
- 19.1.7 The east end above the chancel arch all appears to be in good condition.
- 19.1.8 The floor is of solid softwood strip below the pews and elsewhere stone flags. The former appear to be in good, sound condition and the latter although suffering in places from rising damp are generally in good condition, but require pointing in place. This is especially so in the north and south entrances and towards the South West Aisle. C

- 19.1.9 The font and the Saxon cross are positioned at the west end and they are both in good condition.
- 19.1.10 The clerestory is lit by eleven twin-cinquefoil headed windows, five on the north side, six on the south side. These are of simple design with diamond quarries. Those on the south side appear to be in a worse condition and one has been removed due to falling glass. They have all bulged and distorted over the years and are very dirty. Closer more detailed inspection and some replacement work is desirable at some time in the future. D
- 19.1.11 If at all possible it would be wise to consider re-glazing these as it may throw better quality light onto the ceiling and to Nave floor level. Several of these windows have large opening hoppers and these should be overhauled and kept in working order to encourage ventilation to the church interior. D
- 19.1.12 The pews in the Nave and the Aisles are generally heavy pitch pine section with plain ends and all generally in good condition.
- 20. SOUTH AISLE**
- 20.1.1 The roof structure and ceiling is similar to the Nave roof with little sign of any significant structural defects. Although there are white patches on the boarding and timbers, this is probably due to the presence of residual salts from many years of wetting.
- 20.1.2 The external walls on the south side are generally all in good condition, but there is a disturbed area of stone above the eastern-most window (to George Edward Green) which needs closer inspection. In addition there are salts form the eroded surfaces falling on to the pews. This indicated water penetration on the exterior with moisture finding its way to the inner surfaces of the stonework. Attention to the open or defective stonework joints on the exterior may help alleviate this problem. B
- 20.1.3 The south wall displays salts below string course level and above the timber panelled dado level. Attention should be paid to pointing the fabric on the exterior. At this level also to the east of the main door there are some open joints in the stonework to point. N/C
- 20.1.4 The string mould has open joints which need pointing. C
- 20.1.5 There appears to be a damp area of wall around the western-most window to the west of the doorway and a slight amount of erosion is taking place to the window reveals. The window heads seems to be damp generally.
- 20.1.6 The western wall with blocked up window is generally in good condition, but some rising damp is present. The doorway to the room above the porch has a moulded hood of Early English period that unfortunately has lost detail on its corbel faces.

- 20.1.7 There are one or two areas where wires could be chased in and mortar replaced that would improve the visual appearance of this wall. D
- 20.1.8 Generally the windows are in fair condition, some being relatively recently re-leaded. The window to wall joints need pointing in places and the saddle bars require painting. C
- 20.1.9 The floor in the aisle passageway is stone in fair condition and below the pews is softwood boards raised slightly off the ground. Again, all of this appears to be in good condition but there are signs of rising damp in the flags.
- 20.1.10 There is an area of open joints and cracked flags at the south doorway.
- 20.1.11 There are pine pews on timber pew platforms with chamfered kerbs all generally in good condition.

21. NORTH AISLE

- 21.1.1 Generally as South Aisle, but again there is discolouration to some of the boards at roof level.
- 21.1.2 The wallplate to the arcade wall has moved out considerably over the years and is just about held on the corbels. The main beams appear to have pulled out from the wall approximately 50 mm and this should be checked at close quarters preferably with the advice of a structural engineer. In this location also some of the wiring could benefit from painting in. B/M
- 21.1.3 On the north wall in the centre there is a small fracture leading from the centre of the window down to the left hand side approximately 1.5m. The window arch has also opened up. This appears to be longstanding. Several portions of the wall on the south side have been rebuilt in a squared snecked rubble that does not match the character of the ancient work. N
- 21.1.4 Windows on the north wall match those of the south arcade as does the corresponding doorway.
- 21.1.5 There is a good deal of rising damp in the north-west corner adjacent to the effigies and ancient slabs and stones. N
- 21.1.6 The floor is similar to the South Aisle with rising damp affecting the stone slabs, and several open joints to point. C

22. SOUTH TRANSEPT

- 22.1.1 This has a typical 14th century braced beam, double pitch roof matching the character of the Nave. The ends of the trusses have received splints in a few

	cases, but generally the main structure appears to be sound. Repairs to the northeast and southeast corners were carried out in 1991.	N
22.1.2	The walls are of snecked rubble rebuilt in the 19th century and are generally in good condition. There is however evidence of rising damp but this has not affected the walls as badly as in the aisles.	N
22.1.3	There is a very fine three lancet window to the south elevation dedicated to William Trotter. The glazing is in good condition, but the saddle bars need painting.	M
22.1.4	The two light window at high level on the west elevation is in fair condition and has a hopper which should be made to open. The glazing is rather dirty.	D
22.1.5	There are 2no. triple lancet windows on the east wall all generally in fair condition but some erosion to the southern-most window. At the moment this is not serious. There is some evidence of condensation run-off. None of the windows has condensation grooves to allow condensate to escape at sill level.	N
22.1.6	The wall above the arch into the Nave is of original stonework and is in fair condition.	
22.1.7	The floor is similar to the side aisles, mainly carpeted and generally in good condition.	
22.1.8	The slab memorial on the west wall to the former deans and rectors is starting to erode due to rising and perhaps penetrating damp. Open joints on the exterior are probably the cause.	C
23.	<u>NORTH TRANSEPT</u>	
23.1.1	Similar in many respects to the South Aisle but the whole of the Transept recess has a raised floor and is carpeted. The roof is similar in construction to the South Aisle, but appears to be more recent. Roofing boards are not visible and it appears that insulation was inserted in the roof when the roof coverings were replaced. Generally the roof structure appears to be in good condition. However one board is hanging down and appears to be loose at one end.	C
23.1.2	In general terms the walls are also in good condition but the pointing is very angular and raised.	
23.1.3	The high level window to the west wall is similar to that on the South Transept.	
23.1.4	The twin lancet window to the north is a good example of mid 19th century stained glass but the saddle bars need to be painted. There are cracks at the window masonry joints. As might be expected the glass is dirty.	M
23.1.5	There is also erosion in the top sections of the arched head and erosion at sill level. There is evidence of run-off presumably from either condensation or	

	direct water ingress. In addition, halfway up the mullion there is erosion to the western side that could be repaired with a plastic mortar repair.	N/D
23.1.6	On the east wall at high level between the beam corbels there is a two light window similar to the west side. Some of the stonework still appears to be damp in the head.	
23.1.7	Lower down on this elevation there are two no. lancet windows (possibly original, but with new architrave mouldings at some point). These are in good condition, but the lancet to the south has spalling stone at its crown.	N
23.1.8	To the southern end of the south wall there is a triple lancet window in fair condition, but the saddle bars appear to be poorly painted. There are some replacement leaded panels in this window. In addition, on the northern side there is some erosion of the window reveal	M/N/D
23.1.9	Between the north transept and the nave beneath the arcade there is a stone pulpit of cluster columns of an unusual design, but well executed and in good condition.	
23.1.10	There is a trefoil headed piscina just behind the pulpit and it appears to be suffering from rising and/or penetrating damp.	
24.	<u>CHANCEL</u>	
24.1.1	This is a very fine ancient Chancel with a roof construction similar to the south transept. All of this appears to be in good condition having been re-roofed in relatively recent years. The walls are a mixture of ancient stones, modern rebuild and piecing in but are in reasonable condition.	
24.1.2	On the northern side there is evidence of cracks in the two central bays above the organ arch and these should be pointed and observed.	D
24.1.3	On both the north and south side there is evidence of some rising damp. This is especially so on the south side at the back of the very fine original choir stalls.	N
24.1.4	The condition of the reveals and associated stonework of the lancet windows on both north and south sides is still of some concern although they appear better than at the last inspection. The southern side is very fine 13th century work and the majority of window heads and reveals have eroded in places to a greater or lesser extent; the west end of the south side is particularly bad.	
24.1.5	There are some salts also to many of the reveals, but this appears not to be as bad as the last inspection. This might be due to the lack of pointing on the outside wall or possibly weaker stone.	
24.1.6	In general the windows are in reasonable condition, but saddle bars need painting.	M

- 24.1.7 Within the sanctuary area adjacent to the south door of the Chancel are three very fine sedilia, one with a five-headed arch.
- 24.1.8 To the east wall there is a fine large five light window all generally in fair condition but with some erosion to the southern-most springing point and to the northern reveal.
- 24.1.9 There is a very fine painted reredos in good condition and the area below the reredos is filled with stone panelling and there are some open joints to point. D
- 24.1.10 Within the Chancel the 15th century oak choir stalls are raised on oak boarded stall risers in good condition.
- 24.1.11 The main part of the Chancel itself is covered in carpet, but it appears that the floor is tiled in sandstone slabs approximately 300mm² set on the diamond. Some of these have eroded and are loose. Some pointing is required. C
- 24.1.12 Within the Sanctuary there is a pleasant Minton tiled floor all generally in fair condition although the central part of the sanctuary is covered in carpet.
- 24.1.13 Communion rails are of oak but without hinged rail, and, despite one or two florettes missing, they are generally in fair condition.
- 24.1.14 The organ casing is in oak and in very good condition, the organ having been restored some years ago. Access to the organ chamber roof void was not possible. The ceiling is of timber boarding and seems to be in fair condition.
- 24.1.15 On the south side of the Chancel is a relatively modern oak boarded and battened door in very good condition and which re-utilises the original ferramenta and ironmongery. It is designated as a means of escape but not suitable for wheelchair users. N
- 24.1.16 The additional choir shelves are oak on cast iron brackets.

25. SERVICES, FURNISHINGS AND FITTINGS

- 25.1.1 The lighting is a relatively recent installation dating from 2004 but with some more modern replacements. Many of the lighting fittings are readily visible and there is a fair amount of glare. The yellow lights contrast noticeably with the harsh white light from the metal halide floods. The majority of the wiring is surface run and in some places this is visually distracting.
- 25.1.2 The last electrical test report at the time of the 2014 inspection listed a number of defects that required urgent remedial work, including lack of RCD protection for sockets and cables, and it is assumed that this work was carried out or was highlighted in the 2016 inspection. B
- 25.1.3 The heating source is by Ideal Harrier GT boiler within the subterranean boiler house from near the porch via large cast iron pipe sections. It seems to be in

- good condition. The majority of these pipes have now been replaced with small bore sections and covered in with mdf boxings, yet to be painted. The original cast iron sections and the pine casings have been removed and new panel radiators have been installed. They are white and quite stark, and if possible they might be toned down with an appropriate paint
- 25.1.4 At the west end of the church the heating pipework could well benefit from some re-arrangement or adaptation in the future to provide a more flexible space.
- 25.1.5 There are several good items of furniture, tables, cases etc.
- 25.1.6 Fire precautions: there appears to be no visual means of precaution against fire at the moment. There are extinguishers next to the south porch (see General Notes).
- 25.1.7 The sound reinforcement scheme was installed about twenty or so years ago.
- 25.1.8 Monuments: there are some very fine 18th and 19th century monuments in both limestone and marble throughout the church. In addition there are some good quality alms and insignia boards.
- 25.1.9 Security: a system incorporating PIRs is installed.
- 25.1.10 Insulation: There appears to be no thermal insulation to several of the roof areas but it is understood the when the Chancel, Aisle, Nave and Transept roofs were recovered, foam slab insulation was incorporated in the construction. The depth and composition of this insulation material is not known.
- 26. BOILER HOUSE**
- 26.1.1 This underground space is located to the east of the south porch and access is via heavy steel hinged trap doors. These metal doors have been set up from the concrete kerb. All of the ironwork needs regular painting. In addition, the locks need regular oiling.
- 26.1.2 There are stone steps down to the heating chamber itself which is reasonably spacious. The walls are mainly brick with some rubble stone all in reasonable condition considering the location. The chamber roof is constructed of arched brick vaulting spanning onto steel beams with sandstone flags spanning in the east and west ends. Some of the steel beams are severely rusted and laminating and their integrity ought to be commented on by a structural engineer.
- 26.1.3. There is a separate brick enclosure for the oil tank and this is now sealed as it is redundant.
- 26.1.4 The floor appears to be concrete and is damp throughout.

26.1.5 There is evidence of a great deal of damp in the roof and walls. A large amount of lime is coming through the roof brickwork structure. N

26.1.6 The boiler is a relatively recent gas installation Ideal Harrier GT (not tested) and the electrical installation and pipework is also recent and is well insulated.

26.1.7 There is an air extract vent with a metal hood above. Further ventilation is achieved via the open hatch kerb. Lighting is by fluorescent lamps fixed to the ceiling.

27. BLOWER CHAMBER

27.1.1 The roof construction appears to be a timber joists and boards all fair condition although there is a large amount of water staining. The roof above is drained by a rainwater pipe on the east wall. It seems in good condition but needs painting. M

27.1.2 The walls appear to be lined with brick and two of the walls are plastered. These are in good condition.

27.1.3 The Electrical cabling is in pyro and the switchgear also appears to be recent and in good condition.

27.1.4 The blower mechanism itself seems relatively new and is in good condition.

27.1.5 The door is metal clad with a centre hooded vent.

28. MAIN CHURCHYARD

General:

28.0.1 The following descriptions comprise boundary walls and gates etc surrounding the church dealing mainly with the outer faces of the wall. Starting at the south entrance in Crown Street the report continues counter clockwise. This is a closed churchyard.

Some of the comments below have had to be made from quite a distance due to the amount of undergrowth and difficulty of access. Access around the east churchyard is perilous in places.

28.1 Section of outer or lower wall from Steps eastwards or counter-clockwise to the junction of outer and inner retaining walls

28.1.1 The left hand upper gate pier has moved considerably in the past, but despite some recent movement is in fair condition. The handrail has detached and needs re-fixing. C

28.1.2 The knob and latch are missing from the iron gate. M

28.1.3	The lower stone retaining wall about 1.0m high has a chamfered stone coping and is bulging outwards slightly. There are some open joints visible in the rubble stone.	C
28.1.4	The upper part of the inner retaining wall (3.0m high when seen from the south) has a large number of open joints that need re-pointing.	C
28.1.5	Some weep holes have been formed but there is a great deal of pointing required in this area – probably 100%.	C
28.1.6	One section of the coping is spalled and should be replaced or repaired in due course.	M
28.1.7	The bottom 150 mm of three lengths of railing to the east end have concrete feet.	
28.2	<u>Section of inner retaining wall from its junction with outer railing wall to the end of Crown Street</u>	
28.2.1	Random stone faced wall with two offset plinths at west end. Considerable re-pointing required especially immediately to the east of the south gateway and approximately 3.0m high on south side.	C
28.2.2	There are some bulges in the wall towards the south gate due to tree root pressure. This occurs on both sides of the gate. Also there are cracks in the masonry at 2.5m and 6.0m from the south lych gate.	C
28.2.3	The gate wall is not tied into the churchyard wall at present.	N
28.2.4	There are existing weep holes but more are required.	D
28.2.5	Some pointing repairs have been carried out but more are needed especially at all points on this stretch of wall.	C
28.2.6	Rubble walling adjacent to lych gate needs re-pointing and weeds need to be removed.	D/M
28.3	<u>Lych gate at east end of Crown Street</u>	
28.3.1	The roof structure is supported by a king post truss and all is in oak in fair condition. The inner timber tie in the roof has split horizontally and some repairs have been carried out but otherwise the structure looks fair.	
28.3.2	There are stone slates on both sides of the roof and a few have slipped and need to be re-fitted. s	C
28.3.3	The two leaf iron gate is in need of repair.	D

- 28.3.4 There are many scratches and graffiti on the stonework.
- 28.3.5 The adjacent low level retaining walls to the west topped by iron railings are in very poor condition and a great deal of work is needed to get these into a presentable form. C
- 28.3.6 There is a stone built gas meter chamber to the north side of the lych gate with rather an ugly felt roof.
- 28.4 Section of wall from south lych gate to North lych gate**
- 28.4.1 Stone retaining wall with stone copings. To the north end there are stone pillars at intervals with iron railings between. There is a lot of ivy growth towards the south end. M
- 28.4.2 Generally the tall section of wall, now bounded by a busy road, is in fair condition. There is however one large bulge to the wall where it is 3m high, but there are many open jointed sections where the wall is 2.4m high. There are worrying bulges in various places usually adjacent to trees (some of 600mm girth) that in some places are only 1.0m away from the wall. There is one alarming location 10.0m away from the south lych gate. Tree roots are the problem midway along this part of the wall and a structural engineer ought to advise.
- The local authority ought to be alerted to these concerns as they presumably now have the responsibility for churchyard maintenance. B
- 28.4.3 There are several open joints at coping level especially towards the north end where, in addition, some copings have spalled. C
- 28.4.4 There are many sections of the railings missing, deformed or mutilated. D
- 28.5 North lych gate**
- 28.5.1 An oak framed lych gate with stone plinth walls and steeply pitched roof of pleasing design.
- 28.5.2 The roof tiling has been replaced over the years with felt tiles.
- 28.5.3 The oak soleplate to the west side has been repaired at its joint. All of the oak pieces are well weathered.
- 28.5.5 Modern inner steel gates do not lock. N
- 28.6 Section from north lych gate to its junction with outer wall in Crown Street**
- 28.6.1 This is a stone retaining wall with a random stone face. It has a stone coping and stone pillars at intervals with iron railings between but only for about a sixth of its length. It is approximately 1.5m high and generally in fair condition, but still there is an area of 60.0m² that needs comprehensive re-pointing. D

- 28.6.2 The copings are generally rounded or chamfered. At least one coping is missing. There are no weep holes in the wall at all. D
- 28.6.3 It appears that some sections have been taken down and rebuilt in the past.
- 28.6.4 Although the condition is fair there is some graffiti especially at the northern end of the wall.
- 28.6.5 The wall varies from 1.2m to 3.0m in height at the sections of wall towards St Andrew's road and there are some sections here to point. C
- 28.6.6 In addition, there is an area of approximately 2m² of eroded stonework, some of which should be replaced, and there is a bulge at the junction of the wall with St. Andrew's Road. C

28.7 Section between two junctions with railings of outer retaining wall

- 28.7.1 There is a steep grass slope between the two walls. This is a stone wall with triangular shaped copings of old 50 mm thick deep red bricks. One or two areas of the coping have been replaced with newer bricks.
- 28.7.2 Generally, this is in fair condition and weep holes have been introduced in the past.
- 28.7.3 One of the stone pillars at the top of the stone step is off plumb but seems sound. This is also evidence of metal arches with possibly a light over on the stone pillars. N
- 28.7.4 The collapsed area of stonework to the retaining wall between the stone steps and this junction with the railings towards the east of Crown Street has been rebuilt. Isolated pointing is required.

28.8 Drives and paths in churchyard

- 28.8.1 The drives and paths are in tarmacadam laid about 25 years ago and generally in fair condition. The drive to the west of the Tower is very close to the grassed bank which falls away steeply to the west.
- 28.8.2 There are stone and vitrified block edgings visible over the majority of the front drive.
- 28.8.3 Where the church floor is below ground level at the wall bases there are stone gulleys which in many places require thorough cleaning out. M
- 28.8.4 Throughout the churchyard there are some very fine grave stones and some particularly good early 17th and 18th century grave stones at the east end of

the church. However, there has been vandalism throughout the churchyard but especially to the northwest corner. It would certainly benefit from a concerted effort to tidy this area, and correct some of the badly leaning headstones.

D

28.8.5 The access paths to the north doorway on north side of church is completely overgrown and should be cleared and re-instated.

D

29. EAST CHURCHYARD (open)

29.1 Boundary walls and gates clockwise from St Andrew's House

29.1.1 The Churchyard remains largely cleared. The gravel paths, however, are overgrown to such an extent that not one is fully visible. The whole churchyard is in a state of severe neglect and many parts especially to the east are inaccessible. Leaves abound everywhere and nettles will no doubt spring up in summer.

Some of the comments below have had to be made from quite a distance due to the amount of undergrowth and difficulty of access.

29.2 North Boundary

29.2.1 Iron railing approximately 1.4 m high running from entrance on left hand side in need of painting.

M

29.2.2 There is some metal park fencing and in a poor state and in some places some railings are missing. There is a new boarded fence behind.

D

29.2.3 Many of the paths in this area are overgrown and access is extremely difficult especially to the east boundary next to the river.

D

29.3 East Boundary

29.3.1 From the north-east corner along the river there is a rusty metal boundary fence. This is only visible from some distance.

29.3.2 There are many mature trees around the perimeter in this location and the terrain is not easy to navigate.

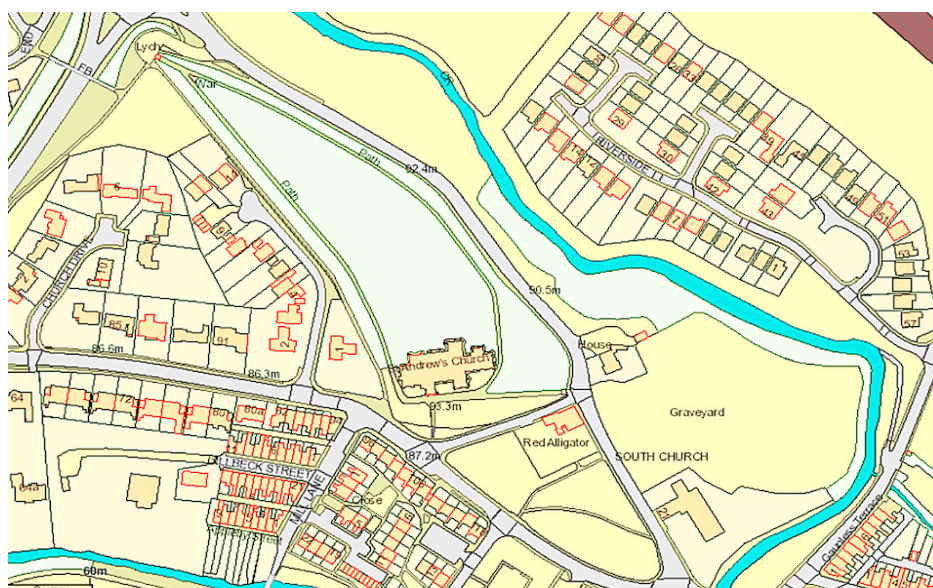
29.4 South Boundary

29.4.1 There is now a 2.0m high boarded fence in fair condition.

29.4.2 The fencing or hedge adjacent to the new development (Prince Bishop) has been replaced with a timber fence.

29.5 West Boundary along south churchyard (Auckland Road)

- 29.5.1 This is a random stone retaining wall about 1.8 m high at the south end reducing to 1.2 m high towards the north end. The wall is only 200mm high internally.
- 29.5.2 There is an iron railing on top of the entire length and several sections are missing. Painting and repairs are required. D
- 29.5.3 The stonework is worn in places and there are a few places where stones are missing and where a small amount of re-pointing is required. D
- 29.5.4 In places there is a slight lean outwards.
- 29.5.5 The joints of the stone coping require pointing and in some places copings may need to be re-set. D
- 29.5.6 There are no weep holes in the wall, but these should be provided at intervals. D
- 29.5.7 At the north end there used to be a fine gate formerly with ornamental stone gate pillars. The tree adjacent to the gate is disturbing the wall masonry and should be removed. D
- 29.5.8 There are several mature and semi mature (self-seeded?) trees throughout the graveyard including Beech, Alder, Birch and Yews.
- 29.5.9 There are some fine Victorian grave stones throughout the churchyard, but many have fallen into a poor state of repair. Several of the more recent headstones are to those who served in the armed forces. However, since the last inspection the paths appear not to have been mown and gravestones areas not attended to. N



III SUMMARY AND RECOMMENDATIONS

1. GENERAL CONDITION OF THE FABRIC

- 1.1. It is well established that large historic buildings and churches especially require regular maintenance and substantial funds to deal with the inevitable repairs and necessary improvements that become necessary on a cyclical basis or over time. It is important for those responsible for historic buildings, and especially churches, to have a planned repair programme to deal with and manage necessary repairs and improvements.
- 1.2. Many of the items noted in this quinquennial inspection report that have inevitably built up over time and are still left over from reports from the previous quinquennial inspections. The principal concern is the condition of the external stonework and the pointing, and there is still a lot of re-pointing to attend to in all locations and these should be carried out sooner rather than later to avoid the exacerbation of problems and an inevitable increase in the funds to remedy them.
- 1.3. Bearing this in mind however, and, with the exception of certain of the items listed below and highlighted in the report, the building can be said to be in a structurally fair condition.
- 1.4. There are still isolated examples of structural movement especially through the middle of the aisle walls. The services of a structural engineer will be necessary to provide an opinion as to whether the movement is active or static.
- 1.5. The Nave and Aisle parapet walls are gradually becoming more open jointed and unless these are pointed reasonably soon, this may lead to water penetration and loss of fabric. The detachment of the stone corbel at high level on the internal south Nave walls points to the fact that conditions can deteriorate quickly if certain repairs are not carried out diligently.
- 1.6. The condition of the treads to the top of the spiral stair is a cause for concern and this situation could become perilous at some point in the near future. It is easy to slip on the stair treads if they are mis-shapen or full of stonedust. It is acknowledged that a grant application to English Heritage of some years ago to deal with this problem was unsuccessful.
- 1.7. The condition of the south windows is considered to be not so grave but their condition ought to be observed over the coming years to see whether they deteriorate faster than anticipated. It is appreciated that these are now covered in acrylic sheet like the remainder of the windows.
- 1.8. There are now many areas of re-pointing required on almost all facades of the church as might be expected with this type of ancient stone building, but this must be carried out sensitively and carefully. This may solve one or two of the damp areas within the church (eg south-west corner of the kitchen). It will not be too difficult to set up a programme of repairs on an area by area basis, perhaps focusing, say, on one elevation per year.

- 1.9 The stonework to the north and south sides of the Chancel and the west side of the South Transept is very damp for no major apparent reason other than the apparent poor condition of the stonework and pointing, and careful re-pointing may alleviate the problem. Isolated replacement of stones and re-pointing will be necessary, but this ought to be done as sparingly as possible.
- 1.10 The immediate surroundings to the church and the lych gates are in a poor and disappointing condition and for example the east boundary wall is in an worrying condition in places. Perhaps representations to the Local Authority or others should be made to encourage a campaign of repair, cleaning and tidying.
- 1.11 It has not been possible to inspect the gutters of the Chancel, Nave and Transepts in detail for some time. The North Aisle, Organ Chamber roof and the west side of the North Transept is very difficult to see even through binoculars from the Tower roof. It is recommended that this is done so with the aid of a mobile inspection platform or 'cherry picker'.

2. WORKS OF REPAIR IN ORDER OF PRIORITY

These exclude normal works of regular maintenance (M) or items to note (N).

2.1 A Items which need urgent attention

- a. Re-fix Tower roof hatch door hinges (ref. 1.1.3).
- b. Reinforce ladder rungs up from Belfry (ref. 1.1.4).
- c. Fit grab rail to top of ladder rungs in Belfry (refs. 1.1.4 and 10.1.4).
- d. Clear out build-ups of moss/leaves/soil from south and north aisle gutters (refs. 1.2.2, 1.7.1 and 1.7.2).
- e. Re-fix section of lead flashing to the west end of the North Transept parapet wall (ref. 1.7.3)
- f. To the North Aisle roof and Chancel roof re-fix non-lead flashings (refs. 1.6.2 and 1.8.1)
- g. Unblock gulley on east side of South Porch (ref. 4.3.1)
- h. Repair badly eroded stair tower treads at belfry level (refs. 10.2.1 and 10.2.5)

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

- a. Re-point open joints of the Tower parapet inner wall especially at the west end. (ref. 1.1.6).
- b. Re-execute the cracked mortar pointing to the cover flashing on the Tower roof west parapet gutter. (ref. 1.1.7).
- c. Unblock the gulleys to the South Porch and remove vegetation and growths from perimeter gulleys at base of church walls in various locations. (ref. 1.10.4 and others)
- d. Replace laminating stone to Tower Staircase (ref.2.3.1).
- e. Re-point gap above gargoyle spitter to Bell Chamber stage of south face of Tower just below the string course (ref. 2.4.3)
- f. Replace missing timber louvre blades to south and east Tower Bell Chamber openings (refs. 2.4.4, 2.5.2 and 10.1.7)
- g. Agree a repair strategy for the eroded decorative arch masonry to the south face of the South Porch (ref. 4.2.5)

- h. Reform outer window reveals on the south side of the South Porch (ref. 4.3.2)
- i. Point several areas of open joints at lower and upper levels to the west elevation of the South Transept (ref. 5.1.2) and at sill level to west window. (ref. 5.2.1).
- j. Point open joints at the crown of the main east window arch at parapet level, at offsets and at sill level to east window of Chancel (ref. 6.2.3).
- k. Point open joints around rainwater pipe to east wall of North Transept and to the adjacent buttress (refs. 8.1.3 and 8.1.4)
- l. Fit a safer method of guarding around the staircase entrance to the Bell Chamber (ref. 10.1.9).
- m. Carry out pointing repairs to tower staircase stonework (ref. 10.2.4).
- n. Carry out pointing to the stone flags of the South Porch (ref. 13.1.5).
- o. Investigate suspect bearing end to purlins supporting South Porch roof (ref. 14.1.1).
- p. Re-fix loose woodblocks to Toilet floors (ref. 16.1.3).
- q. Point sill joints to the Choir Vestry west window (ref.17.1.6).
- r. Instruct a Structural Engineer to advise on cracking to north and south sides of Nave arcade wall and the disturbed area of wall, and the displaced purlin in the North Aisle (refs. 19.1.5, 20.1.2 and 21.1.2).
- s. Carry out any urgent work identified in the latest (2016?) electrical test survey report (ref. 25.1.2).
- t. Instruct a Structural Engineer to advise on the integrity of the severely rusted steel beams in the Boiler House roof (ref. 26.1.2).
- u. Instruct a Structural Engineer to advise on bulge in churchyard wall on north side adjacent to trees (ref. 28.4.2). This may be a local authority responsibility?

2.3 C Items which should receive attention during the quinquennium

- a. Fit permanent sleeve to flagpole base on Tower roof (ref. 1.1.5).
- b. Replace cracked slate to South Porch Roof (ref. 1.3.2).
- c. Re-point occasional open parapet and coping joints (refs. 1.2.4, 1.5.2, 3.5.1, 5.3.1, 6.3.1, 7.1.2, 8.2.3, 9.1.2, 9.2.2).

- d. Re-point lower stages of tower stonework, windows, plinths etc (refs. 2.1.6, 2.1.9, 2.1.10, 2.2.6, and 2.2.8).
- e. Consider replacement of isolated deeply eroded stones mainly to Tower, but elsewhere in the external fabric (refs. 2.1.7, 2.2.7, 2.4.5, 3.1.1, 3.2.3, 3.2.4, 3.3.5, 3.4.2, 8.2.4, 9.1.7).
- f. Carefully re-point external window joints and features (refs. 3.2.3, 3.3.4, 6.1.4, 6.1.5, 6.1.9, 6.2.4, 9.1.3).
- g. Re-point generally areas of stonework with eroded or open joints (refs. 1.2.5, 3.3.1, 3.4.3, 3.4.6, 3.4.7, 3.5.3, 4.1.2, 6.1.2, 6.1.10).
- h. Re-fix rainwater hoppers especially to south clerestory elevation (refs. 1.10.2 and 4.1.2).
- i. To the north side of the Bell Chamber reinforce joist end and seating (ref. 10 1.2).
- j. In the Meeting Room above the South Porch re-fix loose ceiling board (ref. 14.1.2), repair and re-paint window ferramenta (ref. 14.1.4) and treat the oak door (ref. 14.1.12).
- k. On the staircase up to the South Porch Meeting Room replace one badly affected ceiling panel (ref. 14.1.7).
- l. Carry out isolated pointing internally to Vicar's Vestry (refs. 18.1.4, 18.1.6) and South Aisle (refs. 20.1.3, 20.1.4 and 20.1.8).
- m. Point stone flags in Nave (ref. 19.1.8), South Aisle (ref. 20.1.10) North Aisle (ref. 21.1.6) and Chancel (ref. 24.1.11).
- n. On the west wall of the South Transept, remedy the erosion and salts to the stone slab memorial by pointing the joints to the external stonework (ref. 22.1.8)
- o. Re-fix iron handrail to stone gate pier at main south entrance to main churchyard and reinstall the knob and latch (refs. 28.1.1 and 28.1.2)
- p. Carry out re-pointing to isolated areas of churchyard walls (refs. 28.1.3, 28.1.4, 28.1.5, 28.2.1, 28.2.2, 28.2.5 and 28.4.3).
- q. Rebuild rubble walls adjacent to south lych gate to retain soil (ref. 28.3.5) and re-fix slipped slates (ref. 28.3.2).
- r. Replace small section of eroded stonework in churchyard wall to southwest of church (refs. 28.6.5 and 28.6.6).

- 2.4 D Items which it would be desirable to carry out**
- a. Overhaul or replace metal window to north gable wall of South Porch (ref. 1.2.6). (See also (14.1.4.)
 - b. At intermediate stage of North face of Tower carry out limited repointing of masonry cavities. (ref. 2.1.5).
 - c. Paint dividing bar to polycarbonate sheet low level Tower west face ground floor stage (ref. 2.2.12).
 - d. Point open joints to bell chamber stage on South face of Tower (ref. 2.4.4).
 - e. Replace broken quarries to windows on South face of Tower (refs. 2.4.6, 2.4.7).
 - f. Enlarge rainwater pipe from South Aisle and fit gully at base (ref. 3.2.5).
 - h. Replace hoodmoulds and corbels to west window on north side of Chancel (ref. 6.3.2).
 - i. Clear approach to North Aisle external entrance (ref. 9.1.6).
 - j. Fit proper lock to Bell Chamber door (ref. 10.2.3).
 - k. Replace several steps in doorway and remove debris from Intermediate Chamber (refs. 11.1.1 and 11.1.9).
 - l. Replace pier shafts in South Porch (refs. 13.1.4 and 13.1.5).
 - m. Replace mouldings to windows of South Porch (ref. 13.1.7).
 - n. Introduce ventilation to Meeting Room and stair (ref. 14.1.5)
 - o. Replace buckled leaded window in Choir Vestry (ref. 17.1.3)
 - p. Fit restraint to Choir Vestry window rail (ref. 17.1.8).
 - q. Improve character of Vicars Vestry (ref. 18.1.1).
 - r. Re-route cables on west wall of Nave (ref. 19.1.6).
 - s. Re-glaze Clerestory windows (ref. 19.1.10)
 - t. Chase wires into joints in South Aisle (ref. 20.1.7).
 - u. Open the hopper casement the window in the South Transept (ref. 22.1.4).

- v. To the ceiling of the South Transept put back one of the loose boards on the west side (ref. 23.1.1).
- w. Point up cracks above the organ arch on the north side of Chancel (ref. 24.1.2).
- x. Point stonework panel joints below the Chancel reredos (ref. 24.1.9).
- y. Tone down the white colour of new radiators in Aisles, Nave and Transepts with an appropriate paint and colour (ref. 25.1.3).
- z. Re-arrange pipework at west end of Nave (ref. 25.1.4).
- aa. Provide additional fire extinguishers throughout the church to fire officer's recommendations (ref. 25.1.6).
- bb. In both churchyards repair churchyard walls, by pointing, re-building, introducing weepholes, etc (refs. 28.2.4, 28.2.6, 28.6.1, 28.6.2, 29.5.3, 29.5.5 and 29.5.6).
- cc. Consider replacing railing where missing or broken (refs. 28.4.4, 29.2.2 and 29.5.2).
- dd. Tidy up gravestones (ref. 28.8.4) and paths (refs. 28.8.4, 28.8.5 and 29.2.3) in both graveyards.
- ee. Remove tree by gate in East Churchyard (ref. 29.5.7)

2.5 E Outline cost estimates

The figures below are very broad brush estimates and would need to be confirmed in the future either by contractor's or a quantity surveyor's estimate. Some of the costs will be relatively small but the cost for access would be considerable and perhaps disproportionate. This applies for works to the exterior of the Tower or other taller parts of the church envelope such as the Nave clerestory and Transepts.

Re-pointing and replacement stone accounts for a fair proportion of the costs.

Carrying out several work items of different priorities in say just one area (for example the upper stages of the Tower) would probably help reduce costs.

A items - £4,200 – £4,500

B items - £28,500 – £30,000

C items - £43,000 – £45,000

D items - £93,000 – £95,000

These figures exclude fees and VAT

IV. APPENDICES

A. LOCATION PLAN



B. LISTING DESCRIPTION

Location

Statutory Address:

CHURCH OF ST ANDREW, CROWN STREET

The building or site itself may lie within the boundary of more than one authority.

District:County Durham (Unitary Authority)

National Grid Reference:NZ 21752 28470

Details

BISHOP AUCKLAND

NZ22NW CROWN STREET, South Church 634-1/5/142 (North side) 21/04/52 Church of St Andrew (Formerly Listed as: SOUTH CHURCH (East side) Church of St Andrew)

GV I

Parish church, collegiate at one time. Existing collegiate church reconstituted in 1293 by Bishop Bek. C13 with C15 top stage of tower, and some C16 alterations. C19 restoration and 1881 organ chamber. MATERIALS: sandstone rubble with ashlar dressings; sneaked stone S transept S bay. Roof not visible except for stone-flagged porch roof. PLAN: chancel with N organ chamber and vestry, aisled nave with transepts and S porch, W tower clasped by choir vestry in S aisle. EXTERIOR: clasping buttresses to chancel, angle to transepts, aisles, porch and tower. Sill strings, flower and head stops to drip moulds. Y-tracery to most windows, cusped to nave clerestory. Chancel has bar tracery to 5 lancet-shaped lights in E window under pointed arch; low-pitched gable; S lancets and 2-light windows alternating in 4 bays defined by stepped coped buttresses. S transept has 3-light renewed S window, under battlemented parapet. Transept has C16 two-light window at W. 2-storey porch has pointed arch with drip mould, 2-light window above recessed in double-chamfered surround. Sundial in gable peak. Porch returns have high buttresses and plain chamfered lights, with square stair turret at W. 2 bays of S aisle W of porch, with central chimney and W end lancet. N aisle has old door in recessed chamfered pointed arch. 4-stage tower has shallow W buttress flanked by tall lancets; shouldered heads to first stage lights; 3rd stage round heads to 2 shafted lights and plain spandrel recessed under round arch; corbel tale above. Tall pointed arches to 2-light belfry openings under battlemented parapet. SW polygonal stair turret with slit lights has stone coping set against belfry stage. INTERIOR: porch has side stone benches and quadripartite vaults with fillets on ribs. Upper storey, reached by stairs from inside church, has truncated principal roof trusses. Old ledged boarded door from porch to church in nookshafts (restored) and pointed arched surround without capitals, under head-stopped drip mould. Recessed holy water stoup, basin lost, to right of door. Church interior rubble with ashlar dressings; low pitched roof on beams resting on stone corbels. High chancel arch 1864 restoration on corbels with nailhead and stiff leaf decoration. 5-bay arcades, E arches to transepts, have shafted and octagonal piers alternating. Chancel has aumbry at floor level on N, double piscina on S with fluted basins. 2 sedilia on S with roll moulded pointed arches on filleted shafts and a third with cusped head; blocked priest's door. N wall has blocked roll-moulded arch partly surviving, S has arcaded rear arches to windows. C19 floor tiles. N transept has cusped piscina, S transept a pointed arch over piscina adjacent to chancel arch. Aisle windows have sill strings and rear arches with restored pointed arches on N, straighter pointed arches on S; clerestory rear arches. Blocked pointed arch over SW vestry door. Tower arch triple chamfered on moulded capitals and polygonal shafts; blocked door above arch. Ledged boarded door, probably medieval, to tower stair. FITTINGS include 1939 stone font and C19 pulpit. C19 altar and carved and painted wood reredos on red marble plinth. High quality C15 chancel stalls with carved foliage on misericords, blind tracery panels and poppyheads. Cusped Communion rail possible of same period. At W end a late C8/early C9 cross, reconstructed in 1931, with inhabited vine-scroll on sides, a Crucifixion on one face with inscription AND.. probably for Andreas, and other figures. In N aisle medieval grave covers and other fragments of sculpture, and c1340 wood effigy of knight and C14 stone effigy of lady. Large brass c1380 to a priest. Many wall monuments of C18 and C19. STAINED GLASS includes much high quality C19 glass: in chancel in style of Kemp; in N transept to Joseph Reay d1821; S transept and S aisle first by Barnett of Newcastle c1870. 3rd windows in both aisles c1932 with mark of Wippell Mowbray Church Furnishing Co. This is said to be the largest parish church in Co. Durham. (Publications of the Surtees Society: Fraser C M: The records of Antony Bek (1947 vol.): Durham: 1953-: 35, DOC 37).

Listing NGR: NZ2175028470

Legacy

Legacy System number:385637. Legacy System:LBS

Sources. Books and journals

Fraser, CM , The Records of Anthony Bek, (1947)

End of official listing

C PHOTOGRAPHS OF DEFECTS AND POINTS OF CONCERN

A sample collection of photographs



Tower roof – awkward access onto roof defective door.



Tower roof – cracked mortar to cover flashing on west parapet wall



Tower roof – plastic 'sleeve' on flagpole base



North Nave – gutter debris at west end and open coping joints



North Aisle gutter – flashings adrift at north wall



North Aisle roof – vegetation in north parapet gutter



North Transept roof – deformed non-lead cover flashings



North Aisle roof north parapet – vegetation on coping



Chancel roof east and south parapet – loose non-lead flashings



Tower north face - bell chamber eroded window masonry



Tower north face - eroded pockets in masonry



Tower south face - crack in masonry at ringing chamber level



Tower south face - eroded pockets in masonry



South Porch north wall – buckled glazing and poor stone



South Porch wall base – overgrown gully at north west corner



South west Aisle – poor stonework to window arch heads



South Porch south doorway – badly eroded column bases



South Aisle and South Junction – eroded stonework and open joints at high and low levels.



South Chancel wall – debris in perimeter gutter



South Transept – eroded stonework and pointing on east wall high level



Chancel East gable - general view and open joints / plant life at south side of parapet



Chancel East gable - fracture in parapet near centre and plant growth at north side



Chancel East gable - fracture in sill level



East end - vulnerable fallen gravestones



North Transept east wall - severe vegetation growth around top and bottom of rainwater pipe



North Transept north wall - erosion to arched window heads and laminating stone to reveal



North Aisle north wall - vegetation around doorway



North Aisle north wall - vegetation and open joints at parapet.



North Aisle north wall - eroded and laminating stonework



Churchyard wall south side – open joints in railing wall and fractures / open joints in taller section towards the east gate



Churchyard wall east side – open joints and bulging.



Churchyard wall south east corner – open joints



East Churchyard – general view from south entrance



East Churchyard – general view to north



East Churchyard – general view to south



East Churchyard – general view to south east near river



Tower bell chamber access – no guard rails



Tower staircase – gaps between stone treads and dusting of surfaces



Tower intermediate chamber – west window mullion



Tower staircase – eroded stone, open joints and salts at roof soffit



Nave – typical rising damp to column base



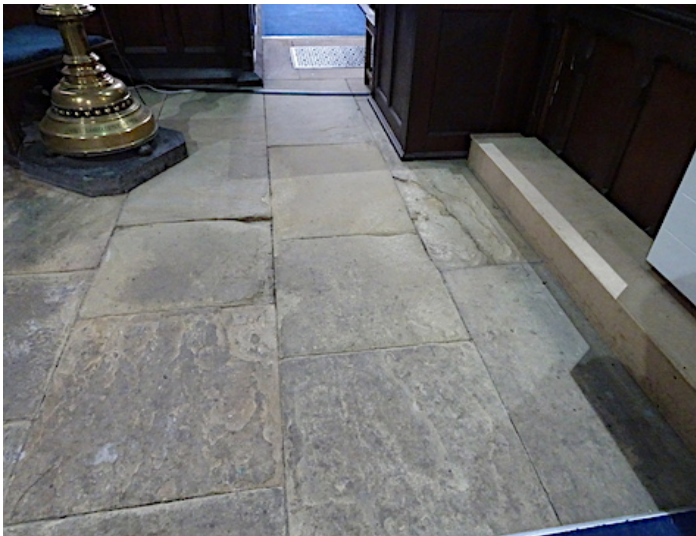
South Aisle – rising damp and cracked flags near south door



South Aisle – signs of water ingress at ceiling level east end.



South Aisle – salts escaping at low level - stone dusting on pews



Nave - cracked and worn flags at east end.



Nave - Chancel arch north side, signs of damp



North Transept - cracked and laminating stone to north window.



South Aisle – damp penetration at east end at eaves.



South Transept – salts manifesting themselves at base of memorial on west wall. South Transept – signs of damp at eaves



South Porch – eroded column capitals and corbels

South Porch – eroded column shafts on west side



Chancel – general views



Chancel – open joints above choir stalls on north side



Chancel – open joints at window sill reveal on north side



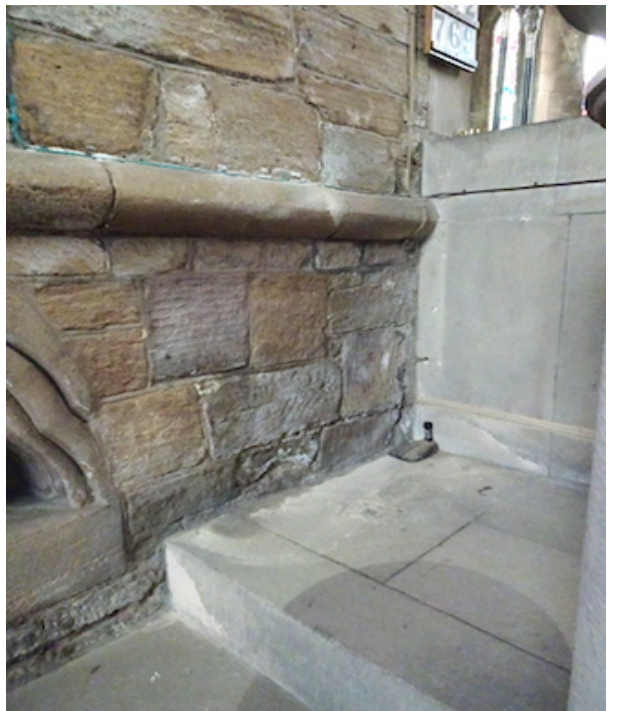
Chancel – south wall lamination and fracture to window sill



Chancel – rising damp to floor slabs in front of Sanctuary



Chancel – open joints to masonry south wall



North Transept – penetrating damp on east wall by pulpit