

CHURCH OF SAINT BRANDON

BRANCEPETH

Diocese of Durham
Archdeaconry of Durham
Deanery of Durham

REPORT ON QUINQUENNIAL INSPECTION May 2018



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1.0 Introduction

This report summarises the findings of an inspection of St Brandon's Church, carried out in June 2018. The inspection of the Church was visual and as such as could be made from ground level and roof level. 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.

This is a summary report only, as is required by the Inspection of Churches Measure 1959 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of the work and must not be used as such. The Architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations. 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. In any application for grant-aid, a full specification is always required.

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 visual inspection of the main switchboard and of certain sections of the installation and fittings selected at random, without the use of instruments.

Any lightning conductor should be tested every thirteen months (in addition to any works which may be recommended in this report), in accordance with the British Standard Code of Practice, BS EN 62305-1:2006 by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.

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.

At least one fire extinguisher of the right type should be provided. (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:

If not already in place, the PCC are strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters and down pipes twice a year, unless members of the Church can undertake this themselves.

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 Church Wardens 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 flashings 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 and also on the Church Care website.

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.

The Church should seriously consider having the building and contents re-valued.

Work Carried Out Since Last Inspection

The inspection carried out in May 2008 was the first inspection by this architect Ulrike Knox. The previous inspecting architect was Mr Christopher Downs RIBA. His inspection was carried out in 1996.

Since the inspection in 1996 there has been extensive rebuilding following a devastating fire in 1998. The entire interior of the Church was destroyed along with the lead roofs, the bellframe, and also the glazing and some stonework at Clerestory level.

The extent of the new work undertaken since 1998 is so wide ranging that it would be difficult to detail in this report however in general the works comprised:

1. New roofs throughout
2. New glazing throughout
3. New plasterwork and internal finishes
4. New flooring
5. New heating
6. New lighting
7. New furnishings
8. New Organ
9. New kitchen and WC facilities
10. New storage facilities
11. New fire detection system and intruder alarm
12. Extensive rebuilding of internal stonework
13. Extensive rebuilding at wallplate level on the Clerestory

Consequently the Church is in excellent order apart from ongoing problems with the stonework and roof flashings externally. We must be particularly vigilant with regard to the state of the North Porch entrance. This is now the sole survivor of Cosin's intervention since all his spectacular internal interventions were destroyed by the fire.

Brief Description

This was once one of the medieval churches in the Diocese of Durham, embodying elements from the 12th to the 15th Centuries as it was gradually enlarged. It was much enhanced in the 17th Century by

Rector John Cosin's furnishings and his extraordinary North Porch. The wonderful timber furnishings are now completely destroyed. The building was completely devastated by fire in 1996 and took with it all of its interior, the roofs and the stained glass. Since then an extensive period of repair and rebuilding has taken place including new roofs, new windows and new interior.

The building comprised a Clerestoried Nave flanked by aisles which clasp the West Tower, Transepts, a Chancel with a Chapel to its South and a Vestry to its North. There are North and South Porches near the West ends of the aisles.

The historical development of the building is fairly complex, resulting from rebuilding of most of the major elements in the course of the medieval period. The base of the Tower dates from the 12th Century, its upper parts probably from the 13th Century. The Nave is of the early 13th Century lengthened and with the Transepts added late in that Century or early in the following Century. The aisles were widened and extended to flank the Tower in the 14th Century. The 15th Century saw the rebuilding of the Chancel, the Nave Clerestories and the South Chapel and North Vestry. The "Jacobean North Porch" is dated 1630. The South Porch is from the 19th Century when another period of extensive restoration was undertaken.

Walls are of a mixed buff local sandstone in varying qualities of roughly squared rubble walling plastered internally contrasting with the smooth ashlar dressings to the architectural features. All the main roofs are now steel framed and have stainless steel roof coverings.

Executive Summary

1.1. Structural Condition of the Fabric

The building shows evidence of structural settlement and distortion having taken place over the years especially in the Nave Clerestories and the North Porch. The North Porch has been restrained by iron tie rods.

Any previously noted distortion of the Clerestory has been restrained by the new roof system, previously there has been a crack where the West wall of the Vestry meets the Chancel, however there has been some pointing of the crack and this has not reappeared. This should be kept under observation. Generally, however the structure of the Church is in excellent shape.

1.2. Walls and Masonry

The external walls of the Church are of a local yellow/buff sandstone in varying qualities of squared rubble with a smooth dressing to the architectural features. This stone is prone to severe erosion especially where affected by extremes of exposure. Honeycombing and hollowing out of the exposed faces of the stones is evident as well as some delamination and general powdering. Areas of repair are evident and these were carried out in two stages. The first probably in the 1980's, incorporated harshly mechanical inserts. The more recent repairs to the Tower in 1996/97 have been much more successful. This used stone from Stainton quarry for the rubble the blocks of which were finished with a bolster to achieve a complimentary texture. The newer stonework around the architectural features was from Dunhouse quarry and this has a slightly more bland appearance although acceptable in the positions where it has been employed.

Repointing however has been done well throughout apart from some rogue areas of harder cement based pointing.

The deterioration of the stonework in various areas around the building means that a programme of extensive repair should be undertaken to be completed within the next five years.

At upper levels around the Clerestory windows stonework has been repaired since the last QI. At lower levels random stones have eroded so severely as to require replacement.

The North Porch is a unique architectural composition erected in 1630 by Cosin. It has slender pilasters framing the doorway in each of its three faces, and carved ornamentation characteristic of its period embodying Cosin's own armorial devices. Although examples of Cosin's internal Church furnishings exist elsewhere architectural features are rarer and this Porch is one of the best. Work to conserve the North Porch has also been carried out in 2016.

- 1.3. It is understood that the roof is cleared out by volunteers but it should be considered to enter into a contract with a roofing contractor to carry out those twice yearly inspections. The lead flashings have been stolen and it has been replaced with Ubiflex. This has been done very poorly especially where the flashing change direction over ridges etc. Some areas may well be letting in water and wholesale replacement should be planned.

Access into the roof of the Tower is poor. Some minor adjustments would improve access.

1.4 **Notation of Report**

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

A Items which need urgent attention



B Items which should receive attention within the next twelve months




C Items which should receive attention within the next twenty-four months




D Items which should receive attention within the quinquennium



E A point to note and monitor and/ or a desirable improvement with no timescale



M Routine maintenance




	REPORT	
2.	EXTERIOR	
2.1.	ROOFS AND RAINWATER DISPOSAL GENERALLY	
2.1.1.	<p>All of the roofs apart from the roof to the North Porch were rebuilt in 2004 in stainless steel on a steel structure and under clad in timber.</p> <p>The lead flashings have been replaced with black mesh reinforced silicone sheet (Ubiflex or similar) following lead theft, it has been fitted poorly. This should be replaced.</p> <p>The gutters are wide and generally free flowing although some areas of debris require cleaning out.</p>	 
2.1.2.	<p>Nave Roof</p> <p>This is in stainless steel on a steel frame, all rebuilt post fire. The nave originally had lead flashings into stainless steel parapet gutters. It was not clear in 2018 whether these had since been replaced with Ubiflex since access was not possible. The quality of the installation is so poor elsewhere that this should be checked.</p>	



		
<p>2.1.3.</p>	<p>North Aisle Roof Parapet This appears to be in good order.</p>	
<p>2.1.4.</p>	<p>North Transept Roof The parapet has been reset and is in good order. The roof as elsewhere is stainless steel and the flashings have recently been stolen and very poorly replaced.</p>	



<p>2.1.5.</p>	<p>Vestry Roof The parapet is in good order. The roof as elsewhere is stainless steel and the flashings have recently been stolen and very poorly replaced.</p>	
<p>2.1.6.</p>	<p>Chancel Roof This is stainless steel however the lead flashings were stolen. As set out earlier the roof was renewed in 2004 and the flashings poorly replaced. The parapets are well set and in reasonable order.</p>	
<p>2.1.7.</p>	<p>The Lady Chapel Roof Stainless steel as before and parapet in good order. Lead flashings have been stolen and poorly replaced.</p>	

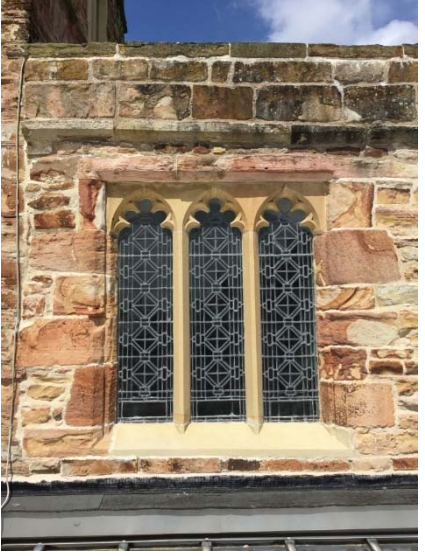
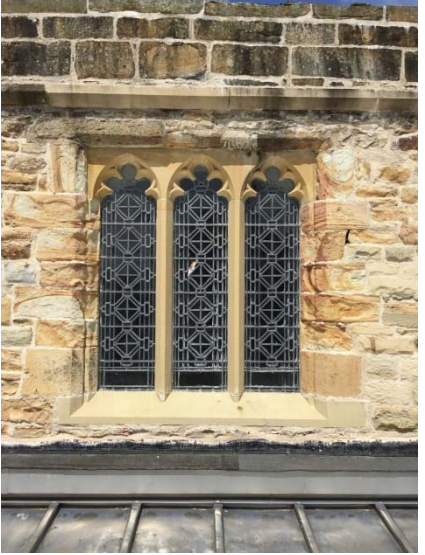

2.1.8.		<p>South Transept Roof Stainless steel as before and parapet in good order. Lead flashings have been stolen and poorly replaced.</p>	
2.1.9.		<p>South Aisle Roof As previously this is stainless steel. The parapets are generally in good order however at the West end there is a coping which requires re-pointing. Lead flashings have been stolen and poorly replaced.</p>	
2.1.10.		<p>Tower Roof (not accessed 2018) All of the stainless-steel roof and flashings are reported to be in good order. The stonework is shaling in places however the parapet and pinnacles appear to be sound.</p>	
2.1.11.	B	<p>Recommendations:</p> <ul style="list-style-type: none"> To the roofs generally: Replace the poor flashings comprehensively and with appropriate materials. 	


2.2.	<p>ROOF LEVEL STONEMWORK AND ROOFS North Nave Clerestory Level Stonework and Windows - from West to East</p>	
2.2.1.	<p>Windows Generally</p> <p>All of the windows at Clerestory level are in good order having been replaced within the last ten years with lead comes and clear glass.</p> <p>(Note: No close access on north side of roof)</p>	
2.2.2.	<p>North Nave Clerestory Bay Two (from west)</p> <p>The heads and two mullions of the window in bay two were replaced following the fire and are in good order. The cill is eroded but in adequate shape at the moment. The western reveal had stones which suffered some fire damage (are quite red) and have some fractures in them. The Eastern reveal is quite friable although in reasonable condition for now.</p>	
2.2.3.	<p>North Nave Clerestory Bay Three Second window from the West</p> <p>As previously the window head and mullions are replaced and the window reveals and cill are original. Much of the stonework has been re-pointed since the rebuilding in 2004. There is some lime staining where mortar was washed out during construction. The cill and reveals are friable and well weathered. Note that the string course under the parapet is new along the whole of the North elevation.</p>	



		
<p>2.2.4.</p>	<p>North Nave Clerestory Bay Four Third window from the West</p> <p>As before the heads and mullions are new as is the glazing and lead work. The reveals and cill although weathered are in reasonable order. The adjacent buttress has had new stone since last QI.</p> <p>To the head, lamination has been pinned back but requires further conservation repair (see photo). Also some failed pointing around central light.</p>	
<p>2.2.5.</p>	<p>North Nave Clerestory Bay Five Fourth window from the West</p> <p>This also has new heads and mullions. The reveals and cills although weathered are in reasonable condition. Above the windows there are lime stains. On the East reveal of this window there is a stone which has got its face blown and another with a crack in it. This stone is particularly friable and some pointing may be necessary around the stones.</p>	

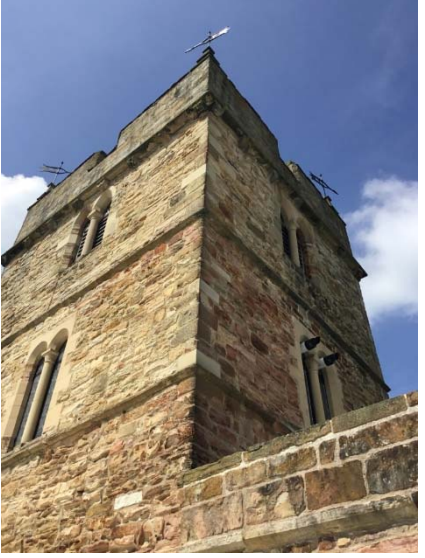

<p>2.2.6.</p>	<p>North Nave Clerestory Wall Generally</p> <p>The small buttresses between the window bays have pinnacles with crockets and poppy heads. One pinnacle has lost its top. These appear to be well bedded and secure but were not physically tested. A number of stones on the small buttresses between the windows require replacement.</p> <p>The flashing is universally of poor quality and should be replaced.</p>	
<p>2.2.7.</p>	<p>East Elevation of the Nave</p> <p>The East elevation of the Nave has been re-pointed. Some of the stones however are very friable and debris has been falling off onto the roof with the potential of causing blockages in the rainwater disposal. A number of the more friable stones should be brushed back and the debris removed on a regular basis.</p> <p>The parapet to the Nave gable had a lead capping to it. Now replaced with mesh reinforcement flashing. The pinnacles and bellcote above appear to be well pointed and secure.</p>	
<p>2.2.8.</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> B • To the east elevation of the nave at roof level: Repair friable stones and regularly check for blockages and damage caused by falling stone debris. B • North Nave Clerestory Bay Three – Second window from the West: Replace the cill pointing below the cill which has failed B • North Nave Clerestory Bay Four Third window from the West Carry out conservation repair to head and reveal. B • To Bay 5 north clerestory, fourth window from west: repair failed pointing. 	



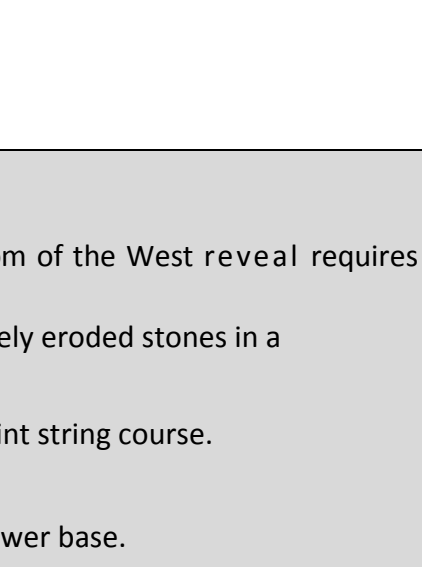
2.3.	<p>SOUTH NAVE CLERESTORY STONEMWORK AND WINDOWS From west to east</p>	
2.4.	<p>Bay one is the tower. Access is gained via a casement window. See tower stonework section.</p>	 <p>The top photograph shows a close-up of a stone wall with a small, dark, arched opening. The bottom photograph shows a wider view of the stone wall with several windows and a tower structure in the background.</p>
2.5.	<p>Between Bay One and Bay Two is a small buttress and the moulded section is severely eroded and a new carved section should be inserted. This needs to be repointed due to theft damage.</p>	 <p>The photograph shows a close-up of a stone wall with a vertical pipe or vent. The stone work appears eroded and damaged, particularly around the pipe.</p>




<p>2.5.1.</p>	<p>Bay Two 1st window from West This tripartite window has a new tracery head, cill and mullions with new glazing and lead comes all as before.</p>	
<p>2.5.2.</p>	<p>Bay Three 2nd window from the West As previously the heads and mullions of the window and glazing have all been replaced post fire. The cill has been replaced. Some mortar has also cracked and has failed. A small area of stone has fallen out of the wall entirely to the east of the window reveal.</p>	
<p>2.5.3.</p>	<p>Bay Four 3rd window from the West As previously, post fire heads and mullions and glazing. The cill has been replaced since the last QI. The reveals are eroded but have undergone repair. Some pointing has failed. Buttress between 3 & 4 has been recently replaced. As before the string course is almost all replaced although there is one original stone. The parapet looks sturdy.</p>	



2.5.4.	<p>Bay Five 4th window from the West</p> <p>Some conservation repairs are failing where they have been used to fill cavities in the stone.</p> <p>As before, post fire heads and mullions however the cill is older. The mortar fillet at the base of the window has failed in a couple of places. Repairs have been undertaken since the last QI.</p>	
2.5.5.	<p>Recommendations:</p> <ul style="list-style-type: none"> B • Bay two, 1st window to south clerestory: Replace failed mortar to glass line B • Bay three, 2nd window to south clerestory: <ul style="list-style-type: none"> ○ Renew failed mortar ○ Replace stone to East of reveal B • Bay four, 3rd window to south clerestory: Replace failed mortar B • Bay five, 4th window to south clerestory: Replace failed repair 	

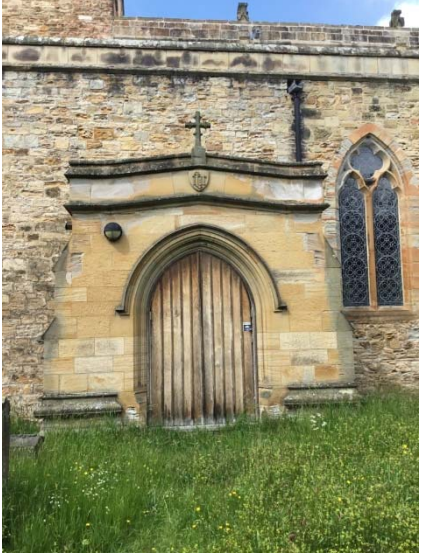


2.6.		TOWER STONEMWORK
2.6.1.	<p>Base of Tower South Side – From Roof Level A small round headed window provides access onto the roof. This is adequate if a little narrow. The South face of the Tower has been repaired and re-pointed within the last seven years. Some of the stones are severely eroded however the worst ones have been replaced.</p>	
2.6.2.	<p>Middle Section of Tower South Side - Stonework New window with new stone heads and eastern most reveal. Central column is also new. The string course below the window is original if a little eroded. Some pointing to the string course is required.</p>	
2.6.3.	<p>Upper Tower South Side - Stonework Openings with timber louvers behind. The head and central column and part of the Eastern most reveal has been renewed. Generally, in reasonable order including the parapet above.</p>	




2.6.4.	<p>Upper Tower East Side</p> <p>The Stonework appeared to be in satisfactory condition, though it was not entirely visible. This should be checked when access is next available.</p>	
2.6.5.	<p>Base of Tower North Side – From Roof Level</p> <p>There is a small round headed window stone, the bottom of the West reveal which is severely eroded and cracked and requires renewal.</p> <p>The middle section of the tower has a double headed Venetian style window with a central circular column. The glazing has been renewed. The heads and some of the reveals have been renewed along with the central column. The stonework has been re-pointed and is in good order.</p>	
2.6.6.	<p>Upper Tower North Side</p> <p>This also has a double headed Venetian style window with a central column behind which are timber louvers to the Bell Chamber. Most of the stonework at the heads of the window and the central column are new. This section appears to be in good order. Some of the moulding detail on the corbels under the string course is beginning to be lost however they appear reasonably sound. The parapet level has been well pointed in the past 5 years.</p>	
2.6.7.	<p>Base of Tower (From Ground Level) West Side</p> <p>The stonework of the lower section has been repaired in the last twenty years with the same tooled ashlar as on the previous section of wall. This isn't wholly successful visually. As before the window has been replaced and the window surround appears to be in good order. The older stonework is suffering severely from erosion and areas of hard pointing at lower levels are causing the stones to erode more quickly than may otherwise have been the case. Some</p>	



		stonework will need to be replaced within the quinquennium.	
2.6.8.		<p>Middle Section of Tower West Side This section has been re-pointed within the last 15 years. There has been some replacement of stones and this is much more successful than in the lower section. This stone has been pitched and is laid to random coursing.</p> <p>Below the string course there is a rather rusty box fixed to the wall. This should be removed.</p>	
2.6.9.		<p>Upper Middle Section of Tower West Side This has double lancet windows in Venetian style with a central column. The majority of the stonework around these windows has been replaced and the stonework on this section is well pointed and in good order.</p>	
2.6.10.		<p>Upper Tower West Side The double opening at this level also has a central circular column which has been renewed and two sections of the opening heads have been renewed. This has an oak louver behind into the Bell Chamber. Above this window is a corbelled course and above the top string course are two large concrete water chutes lined with lead which disgorge water from the tower roof. Above that the parapet level is in good order and the pinnacles secure. Weather vanes have been recently added.</p>	
2.6.11.		<p>Recommendations:</p> <ul style="list-style-type: none"> B <ul style="list-style-type: none"> • Base of the tower above the North Aisle roof: The small round headed window: stone at the bottom of the West reveal requires renewal. B <ul style="list-style-type: none"> • South side of tower at clerestory level: Replace severely eroded stones in a programme of replacement C <ul style="list-style-type: none"> • Middle Section of Tower, south side – Stonework: point string course. B <ul style="list-style-type: none"> • Tower west side: remove rusty box B <ul style="list-style-type: none"> • Tower west side: remove vegetation from joints to tower base. 	

2.7.	WEST ELEVATION	
2.7.1.	<p>West End Gable to North Aisle</p> <p>This gable has a lean-to roof with a parapet and a buttress set at 45°. There is a two lancet window opening and this has been re-glazed and re-leaded as have all of the windows following the fire.</p> <p>The pointing around the head of the South light of this window needs redoing. There are a number of replaced stones which were carried out about twenty years ago and the faces of these stones have been tooled. They do however have an ashlar appearance and unlike the rest of the stonework which is coursed and random coursed rubble. The face of some of these replacement stones is also spalling. Some of the stonework is severely eroded. And there will need to be a steady programme of stone replacement over the next few years. Some small amounts of pointing are required at lower level but this wall is fairly typical of all of the stonework around the building. At the base just above plinth level there is the incoming gas pipe.</p> <p>It is noted that the ground level slopes down towards the plinth and this may cause the base of the walls to get damper than they should however there is no obvious indication of that.</p>	 
2.7.2.	<p>West End Gable of South Aisle</p> <p>This has a two lancet window which has been replaced as elsewhere. The stonework around the window appears to be in reasonable order. There are various very eroded stones in this elevation some of which will need replacement in the not too distant future. The pointing however seems to be reasonable. At the base of the plinth there are two cast iron access points to services beneath.</p>	
2.7.3.	<p>Recommendations:</p> <p>B</p> <ul style="list-style-type: none"> • West elevation, north aisle: repoint head of south window. 	



	B	<ul style="list-style-type: none"> Generally, severely eroded stone to have a programme of replacement/
	E	<ul style="list-style-type: none"> Ground levels around the west end should be improved if damp becomes a problem internally.
	B	<ul style="list-style-type: none"> West end generally: Stone work replacement needed (except upper tower)
2.8.		<p>SOUTH ELEVATION From the West</p> 
2.8.1.		<p>South Elevation: Bay One To the West of the South Porch</p> <p>A couple of the coping stones in this section require re-pointing. Some stones are shaling fairly badly though the erosion isn't quite as bad as the West elevation. There is some hard pointing at lower level which is affecting the stone to a certain degree, however, removing it would probably cause more damage. There are two ventilation holes which have been constructed in stone and are very neat. At the base of the wall there is no plinth but there is a stone path. The grassed area slopes down towards it. The gully was blocked with vegetation. Note that there is an overflow outlet at low level from the WCs beyond.</p> 
2.8.2.		<p>South Elevation South Porch</p> <p>This is a Victorian addition and is of ashlar. Some of the narrow joints require re-pointing on the South elevation at plinth level and around the hood mould of the doorway. The string course below the parapet also requires some re-pointing. The new timber door had been varnished and it is now flaking off. It may be worth considering removing the coating and assessing the state of the door and refinishing. Note that there is an orange wire hanging loosely from the roof of the porch.</p>



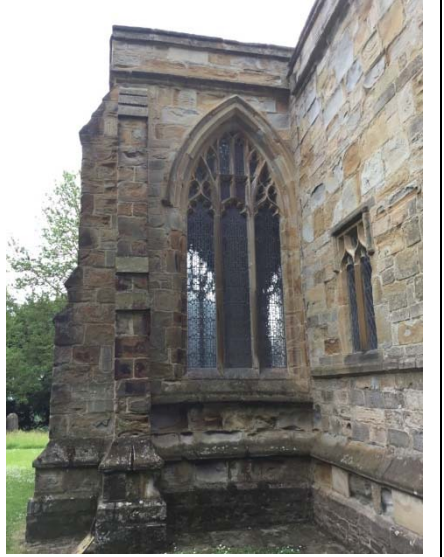
	<p>Adjacent is a downpipe from the aisle roof and the grating in the gully is rusted and requires replacing.</p>	
<p>2.8.3.</p>	<p>South Elevation Wall above South Porch There are areas of severe erosion at this level and some replacement and pointing should be considered.</p>	
<p>2.8.4.</p>	<p>South Elevation: Bay Two To the East of the South Porch This bay has a two lancet window with a quatrefoil light above. The stonework around the window reveal and cill appears to be of some age and a pinkish colour which is shaling off to reveal a greyish stone behind. This may be due to the fire damage. A two or three millimetre thick shale appears to be coming off most of the stones although they do not appear to be structurally compromised due to it. Some of the narrow joints require re-pointing. There are a number of ferrous fixings and copper wires still in the stonework. These ought to be removed if possible and repaired. There are areas of eroded stone which require replacement below the window in due course.</p>	
<p>2.8.5.</p>	<p>South Elevation: Bay Three From the West The buttress between Bay Two and Three is in reasonable condition however some of the coping stones are shaling somewhat. This should be noted. Bay 3 has a two lancet window as before with a quatrefoil above. The reveals and cill are original as previously apart from the West reveal which may have been inserted post fire. The cill directly below the mullion has shaled and the flaunching at the base of the windows has cracked somewhat. A repair should be incorporated. There are areas of severe erosion on this elevation and replacements should be considered. The downpipe in this bay feeds into a gully blocked with vegetation.</p>	




<p>2.8.6.</p>	<p>South Transept: West Elevation The Western buttress to the transept is in reasonable order as is the West elevation.</p>	
<p>2.8.7.</p>	<p>South Transept: South Elevation There is a three lancet window with lozenge shaped tracery above. The window glazing is post fire as elsewhere. The mullions and some of the reveal appear to be post fire. The head of the window appears to be well weathered although sound. Generally, the stonework and the pointing on this elevation is slightly better than some other areas.</p>	
<p>2.8.8.</p>	<p>Lady Chapel: South Elevation Bay One from the West This has a three lancet window with decorated tracery above. The Eastern reveal is well weathered and little of the moulding remains. Some of the stones are well eroded but it is well pointed at other levels. At plinth level the pointing is harder and appears to be affecting the stone.</p> <p>There is a metal air vent grate which is fixed rather haphazardly and could be neatened up significantly. At the base of this wall is a flagged pathway.</p>	


<p>2.8.9.</p>	<p>Lady Chapel: South Elevation Bay Two from the West This has a similar window to the one adjacent. The West reveal is very eroded and some replacement should be anticipated. The pointing above the window is in good order. And so is the buttress between the two bays. The downpipe and gully appear to be blocked. The base of the buttress to the East has two severely weathered stones which should be replaced.</p>	
<p>2.8.10.</p>	<p>Lady Chapel: East Elevation Gable This has a two lancet window with a perpendicular head and a square hood mould above. There are a number of longitudinal cracks down the lower part of the mullion and also to the North reveal. The cill also has fractures in it. Replacement should be considered. The string course requires some re-pointing and occasional areas of pointing have fallen out and require replacement.</p> <p>The plinth is suffering from splash back from the roof of the old boiler house.</p> <p>There is a loose power cable pulled off the wall – requires re-fixing.</p> <p>One stone is particularly severely eroded in the wall and also the string course. Replacements required to string course.</p> <p>At the base of this elevation is a raised flat area which is the roof to what was the boiler room. There are stone steps leading down into the ex- boiler room which have been protected with a horizontal grille to stop people falling down into the steps. This area would benefit from being cleared away and the area used for the oil storage tank also removed since it is now redundant and poses a hazard. The structure is causing dampness within the Lady Chapel.</p> <p>The underground drainage for rainwater has been investigated and the soakaways found to be lacking.</p>	

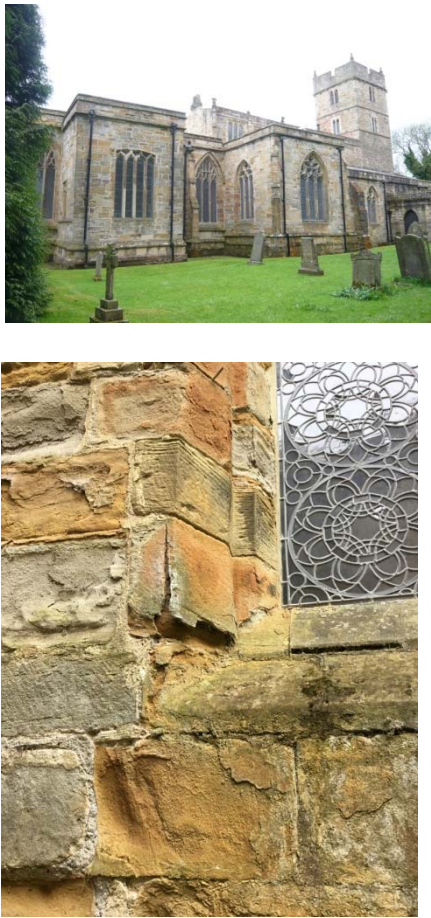

	Further investigation and potential introduction of water pipes leading to an existing culvert should be considered as a long term solution to alleviate damp.	
2.8.11.	<p>Recommendations:</p> <ul style="list-style-type: none"> B • South elevation copings at west end: repoint. C • Bay Two - To the East of the South Porch; eroded stones require replacement below the window. Remove fixings. M • South Elevation - Bay Three from the West; The buttress between Bay Two and Three Note shaling stones C • South Elevation - Bay Three from the West; repair crack to cill. C • South Porch: secure cables at high level. B • South Porch: replace rusted gulley grate. D • South Porch: refinish door. B • To all elevations – replace eroded stone. A • Clear blocked gullies throughout. C • Lady Chapel: South Elevation Bay One from the West, fix air vent grate and replace stones. C • Lady Chapel: East Elevation Gable, replace string course and repoint below. Refix power cable. A • Lady Chapel: South Elevation Bay Two from the West – clear gulley and down pipe. C • Lady Chapel: South Elevation Bay Two from the West – replace decayed stones. B • Lady Chapel: East Elevation Gable, remove old boiler enclosure and oil tank store. B • Investigate defunct pipe routes possibly leading to a culvert and install underground pipes for rainwater disposal. C • Lady Chapel: East Elevation Gable, replace stones to mullion, cill and reveal. C • Lady Chapel: East Elevation Replace stones to buttress base. C • Lady Chapel: South Elevation Bay Two from the West: Elevation Replace stones to buttress base. 	



2.9.	CHANCEL AND VESTRY	
2.9.1.	<p>Chancel: South Elevation Bay One from the West</p> <p>This has a three light window with perpendicular tracery above. There has been some recent stone replacement although these probably predate the fire. Above the window there is severe erosion of the stones and stonework is falling off onto the floor. Replacement should be considered. There is a ferrous fixing at low level which should be removed to prevent blowing of the stonework. The string course under the cill requires re-pointing. The buttress between this bay and the adjacent bay is in reasonable condition although some pointing is required at lower levels.</p>	
2.9.2.	<p>Chancel: South Elevation Bay Two from the West</p> <p>As adjacent this has a three light window with decorated tracery above. The Eastern reveal is well weathered at lower levels. The cill however appears sound. The area at plinth is again eroded. At higher level above the window the stones are suffering severe erosion and at the Eastern most end the bedding for the moulded string course above is undermined due to erosion. This should be replaced. Note that there is an outlet from the roof over the first bay of the East End of the elevation and the overflow is working effectively though it is evident that water is splashing up from the flat roof of the boiler house onto the plinth courses.</p>	
2.9.3.	<p>Buttress to the East of Bay Two from the West</p> <p>This is in reasonable condition although some areas of very eroded stone are evident. Replacement to be considered.</p>	
2.9.4.	<p>Chancel: East Elevation</p> <p>This has a five bayed window with decorated tracery above.</p> <p>The string course above the window in a couple of areas requires re-pointing.</p>	



	<p>The stone generally is eroding as elsewhere and becoming very powdery and friable. This is particularly evident below the plinth course moulding in this area. Note that there are a couple of interesting corbel type stones projecting from this elevation and also a well weathered carved stone in the South buttress. The origins of these are unknown to me. At the base of here there is a flagged path. The buttresses to the North are well pointed if a little eroded.</p>	 
<p>2.9.5.</p>	<p>Chancel: North Elevation East End This small bay has a three lancet window with tracery above. The moulded string and plinth course at lower level surmounts severely eroded stonework below. The pointing overall is good.</p>	



<p>2.9.6.</p>	<p>Vestry: East Elevation This contains a small two light window with diamond leading and a square head. The pointing on this elevation is generally good. Whilst there is quite a large amount of erosion this wall isn't as bad as some of the others. There appears to be a movement crack along the junction between the East wall of the Vestry and the North wall of the Chancel and this should be re-pointed and monitored.</p>	
<p>2.9.7.</p>	<p>Vestry: North Elevation This contains a four lancet window with small lights above and a shallow three centred arch. The wall is well pointed and although suffering from erosion as elsewhere is not as bad as in other areas. The cill in some areas is beginning to shale although this can be repaired. There are two down pipes on this elevation and the overflows appear to working and the gully is clear.</p>	
<p>2.9.8.</p>	<p>Vestry: West Elevation This elevation contains three risers up to the Vestry door. This is a good old oak door in large planks with decorated ironmongery. The door reveals and head appear to be in good order. There are no hand rails around the stone steps and the incorporation of one should be considered. The pointing appears to be sound on this elevation. A vertical crack running from the Southernmost side of the parapet was pointed up and has not re-cracked. Whilst there is severe erosion of the stone this is not as bad as in some areas. At lower level above the upper plinth there is a moulded carved stone with a drainage outlet which would have been from the lavabo inside the vestry. There is some orange algae at plinth level.</p>	


2.9.9.	<p>Chancel: North Elevation This short elevation is split into two bays.</p> <p>Bay one from the East The Easternmost bay has a three lancet window with decorated tracery above. Mullions and tracery appear to be in good order. The reveals are well eroded and there are some fixings which need removing from them. Open joints at the head require pointing. The elevation is well pointed however there is a small amount of stonework just above the overflow which requires repair. The new lead overflow does not follow the line of the original stone overflow.</p>	
2.9.10.	<p>Chancel: North Elevation</p> <p>Bay two from the East This also has a three lancet window with tracery above. Mullions and tracery appear to be in good order and the reveals somewhat less eroded than the window adjacent. The pointing is in good order. The buttress appears to be sound.</p>	
2.9.11.	<p>Recommendations:</p> <ul style="list-style-type: none"> B • Chancel: South Elevation, Bay One from the West, above the window replace stone. Remove ferrous fixing at low level, repoint. B • Chancel: South Elevation, Bay Two from the West, replace severely eroded stones. B • Chancel: South Elevation, Bay Two from the West, at the Eastern most end the bedding for the moulded string course above is undermined due to erosion. This should be replaced. B • Chancel: East Elevation, replace eroded stones B • Chancel: East Elevation, repoint string course above window. B • Chancel: North Elevation, replace eroded stones. B • Vestry: East, repoint movement cracks and monitor. C • Vestry: West Elevation, fix handrail to steps. C • Chancel: North Elevation, first bay from east: remove fixings from reveals. Repair stonework above overflow. Open joints at the head require pointing 	



2.10.	NORTH TRANSEPT	
2.10.1.	<p>North Transept: East Elevation</p> <p>This has a three-light window with tracery above. The tracery and mullions appear to be in reasonable order. There is some shaling to the reveals. At the base of the Southern reveal the stone has a vertical fracture which looks like the face of the stone is about to fall away. This requires repair. There are some stones which are severely eroded. But the pointing appears generally sound. The buttress to the North is in reasonable order.</p>	
2.10.2.	<p>North Transept: North Elevation</p> <p>This has a three light window with tracery above. There are small fixings around the window stonework which require removal. However, the stonework around the window appears to be in reasonable order. The wall stones are suffering from erosion as elsewhere. Some areas of pointing below the lower string course is required. Some other areas of pointing at higher level also need to be carried out. The downpipes and overflows appear to be working well and are free flowing.</p>	
2.10.3.	<p>North Transept: West Elevation</p> <p>This is a very small section of wall suffering from some erosion but generally in reasonable order as is the buttress adjacent.</p>	




2.10.4.	B B	<p>Recommendations:</p> <ul style="list-style-type: none"> • North transept: East elevation, repair stone at the base of the Southern reveal. • North transept: North elevation, repoint lower string course. Small fixings around the window stonework require removal. 	
2.11.		<p>NORTH AISLE ELEVATION</p>	
2.11.1.		<p>This elevation is split into four bays from the East.</p> <p>North Aisle: North Elevation, Bay One from the East</p> <p>This bay has a two light window with tracery above. The tracery and mullions appear to be in reasonable condition. Some of the voussoirs require some re-pointing. There is a crack in the cill which requires repair. Other than these the pointing is in reasonable order. The stone is suffering from erosion as elsewhere.</p> <p>The buttress between bay one and two appears to be in reasonable order. Vegetation requires removal.</p>	
2.11.2.		<p>North Aisle: North Elevation, Bay Two from the East</p> <p>This bay has a two light window with tracery above. The mullion and tracery appear to be in reasonable order. The voussoirs require some re-pointing. The pointing appears to be sound except for at the base of the plinth where the downpipe discharges into a stone gulley and the plinth is damp.</p>	
2.11.3.		<p>North Aisle: North Elevation, Bay Three from the East - Stonework above porch</p> <p>Not all of this was visible however what could be seen seems to be in reasonable order. Also black algae and other vegetation is growing on the stone. This</p>	



		indicates dampness – no obvious defects in the gutter though.	
2.11.4.		<p>North Aisle: North Elevation, Bay Four</p> <p>This is a blind bay with a considerable amount of replaced stone which is in dressed and tooled ashlar which appears rather unsympathetic. The pointing appears to be in reasonable condition. This elevation also has a vent constructed in stone as on the South side.</p>	
2.11.5.		<p>Recommendations:</p> <ul style="list-style-type: none"> C • North Aisle: North Elevation, Bay One, remove vegetation. Repoint voussoirs and repair cill. C • North Aisle: North Elevation, Bay two. Repoint voussoirs and around base of downpipe. B • Remove vegetation above North porch. 	
2.12.		NORTH PORCH	
2.12.1.		<p>North Porch</p> <p>This is a lovely example of late 17th Century early Classicism.</p> <p>North Porch: East Elevation</p> <p>There is a timber door in this opening which is not normally used. Originally this porch had three openings one of which has been blocked up with stone. The Northern elevation door is normally used.</p> <p>The stonework has undergone a programme of stone conservation since the last QI.</p> <p>Above the door there is a keystone with a shield above and flanking the doors are two pilasters with carved decoration depicting ionic columns with rusticated stonework and carved stonework. The</p>	




		<p>details of these pieces of stone are being at risk of being lost by erosion. Above the pilasters are faces carved in stone and above those small set forwards with dental moulding. There is a downpipe in the corner.</p>	
2.12.2.		<p>North Porch: North Elevation The North elevation of the porch has a carving of a boar at the keystone and also has two pilasters flanking the doorway. These are constantly at risk of losing their detail through erosion.</p>	
2.12.3.		<p>North Porch: West Elevation This elevation has an opening which has been blocked up with stone. One is severely eroded. There is a carved keystone as before and two flanking pilasters. At higher level there is a daylight sensor for the lights.</p>	
2.12.4.	<p>Recommendations:</p> <p>M</p> <p>C</p>	<ul style="list-style-type: none"> • Vigilant maintenance is required to ensure the good order of the porch. • Carry out 3D recording of the carved details for archive purposes. 	



2.13.	CHURCHYARD	
2.13.1.	<p>The Churchyard is still open and is maintained by the Parochial Church Council. Some of the great number of headstones are listed Grade II in their own right. These are slabs to Jane Foster 1721 and Henry Mills 1807 (four metres South of the Church); monument to Robert Thompson 1729 (three metres South); headstones to John Wilson 1782, Hannah Stockburn 1777 and Thomas Johnson 1799 (ten metres South). In addition the main entrance gate piers gates overthrow an adjacent style and are all listed Grade II. These features were not examined in detail.</p>	
2.13.2.	<p>The entrance gate is of oak and of a delicate barley twist design. This has recently been improved by greasing the joints and adding suitable metalwork. The gate piers are in reasonable condition although the cabling to the lamp at the apex of the iron overthrow has not yet been properly concealed. The iron overthrow and lamp have recently been refurbished and are in working order. To the East of the gate is a stone stile and the metal grate from the pit set under the stile bar at the top of the steps is missing. This is a hazard for those wanting to use the stile.</p>	
2.13.3.	<p>Most of the boundary walls are obscured by foliage however where they are visible joints are open in places and re-pointing and consolidation should be considered.</p>	
2.13.4.	<p>There are a number of mature trees which appear to be healthy on superficial inspection. A specialist should be asked to examine them and report within the next five years.</p>	
2.13.5.	<p>Recommendations:</p> <p>B • Obtain an arboriculturalist's report and act on recommendations.</p> <p>C • Carry out pointing to boundary walls.</p> <p>D • Point over chased in cable at gate.</p>	

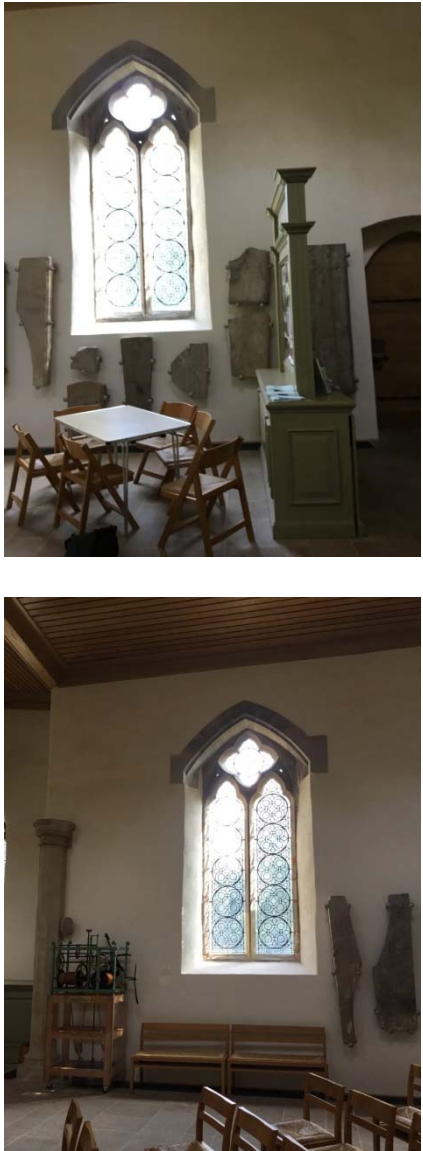
3.	INTERIOR	
3.1.	NORTH PORCH MAIN ENTRANCE	
3.1.1.	<p>North Porch: North wall The doors are an interesting survival and though heavy are serviceable. Above the door there is an iron bar which appears to have been put in for structural reasons. To the right of the door there is a junction box. To the left an alarm sounder.</p>	
3.1.2.	<p>North Porch: West wall The blocked up doorway has a seat built into it. Below that the stonework is in poor order and should be re-pointed and a couple should be replaced. Within this space there is an ADT fire and security panel and some fairly unsightly wiring on timber which should be improved if possible.</p>	
3.1.3.	<p>North Porch: South wall On the South wall of the North Porch there is a fire break glass box and an ADT punch pad. The lantern has been put in above the doorway.</p>	



		
<p>3.1.4.</p>	<p>North Porch: East wall To the East elevation of the porch there is a door which is bolted and has a timber bar across it and it isn't used normally. One strap hinge is missing. To the east and west walls, there are large cross slabs, displayed vertically.</p>	
<p>3.1.5.</p>	<p>North Porch: Ceiling At the top of both of the walls to the West and the East there is some steelwork which may be in connection with some structural work that was carried out about 30 years ago to the roof. This should be brushed back and repainted. The stone floor is flagged and is in good condition.</p> <p>The ceiling is timber boarded and with exposed rafters and ridge in good condition. All of the doors are in oak. Two of which are older with dark stain. The ferrementa should be redecorated. The new oak door has hand forged nails and handmade ring latch.</p>	



3.1.6.	<p>D</p> <p>B</p> <p>C</p> <p>C</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> • North Porch: West wall, improve unsightly wiring. • North Porch: internal stonework repairs are generally required. • North Porch: East wall, replace lost strap hinge to door. • North Porch: Ceiling, rub down and repaint rusty bar. 	
3.2.		<p>NORTH AISLE</p>	
3.2.1.		<p>North Aisle: West End School Room: Not accessible during the 2018 QI.</p> <p>To the West is a small room sectioned off with a painted timber screen. The floor in the room is vinyl. There are two radiators and a small sink. There is a lay light in the ceiling which allows light in from the window at the West elevation. There are fitted cupboards for storage and also for the electrical installation and lighting. This has all been renewed within the last 15 years. The lights are inset into the ceiling and there is a smoke/heat alarm. This room is used for Sunday School. All in reasonable condition</p>	
3.2.2.		<p>North Aisle: Split into three bays</p> <p>Bay One: At high level evidence of water ingress.</p> <p>Bay Two: The second bay has a two light window. To the East side of the cill is a hairline crack which runs vertically. This should be monitored and filled.</p> <p>Along the north aisle wall there are 11no cross slabs displayed vertically – off the wall.</p> <p>Bay Three: also has a two light window. There are some fine hairline cracks to the rendering and some filling and redecoration may be required. There is also some mottling of the paintwork in between the bays although this isn't too visually intrusive. There is a crack from the East side of the cill of the window running vertically as it is on the West side of the cill. A crack to the west side of the head. Some dampness evident at high level due to leaks caused by recent lead theft.</p>	


		
<p>3.2.3.</p>	<p>East End of North Aisle/North Transept. This Transept projects only a couple of metres North. On the North side are large cupboards for temporary seating storage. Some minor joinery repairs needed at the base. There is a three light window with tracery above and there are a couple of small cracks in the render at the edges of the cill. To the East wall of the North Transept is another three light window. No defects are noted.</p>	 




3.2.4.	<p>B</p> <p>B</p> <p>C</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> • North Aisle: Bay Two, fill and monitor hairline crack. • North Aisle: Bay Three, fill and monitor hairline crack from the East side of the cill of the window running vertically as it is on the West side of the cill. • North Transept: Repair joinery to cupboard. 	
3.3.		<p>NAVE</p>	
3.3.1.		<p>This is an arcaded nave with three bays and an archway into the base of the tower. At the West end is the refurbished organ as mentioned earlier. On the first octagon stands a Frosterly Marble font. There is no liner within the font.</p> <p>The arcading has been completely rebuilt following the fire and the roof above is of steel construction with ash timber boxing around the structure. Bases of the trusses are covered with new carved stone corbels.</p> <p>The lighting is fixed to the East side of all of the trusses and has been renewed within the last 15 years. There are no obvious defects.</p> <p>The floor is stone flagged and in good order generally, although some grouting between is beginning to break up.</p>	
3.4.		<p>SOUTH AISLE</p>	
3.4.1.		<p>South Aisle: West End</p> <p>This is partitioned off with a softwood painted screen behind which is a kitchen and two WCs. The kitchen is fairly new and in good order with a radiator, a hot water boiler and controls for the heating. Only the ceiling hatch is showing wear. Following that there is a lobby with two WCs. One wheelchair accessible - this one also has the baby changing unit. The disabled WC has a large radiator and the entire compliant grab rails etc.</p> <p>It was noted around this kitchen and WC area that in the junctions of the ceiling and the wall small cracks have appeared and these should be filled and redecorated in due course.</p>	



<p>3.4.2.</p>	<p>South Aisle Split into three bays. Bay one: has the doorway into the South Porch which has storage fitted in. The structure within the Porch appears to be sound although a slight damp smell was noted. There is a push bar release mechanism to the South Porch for easy escape. The door to the Porch has been renewed and matches the door to the North Porch. At this end of the aisle there is a foam extinguisher. The render and paintwork has a slightly mottled effect but it is not too visually intrusive.</p> <p>Above the kitchen and WCs, there is visible evidence of damp to the west wall. Pointing and flashing to be improved externally.</p> <p>Bay two: has a two light window. The cill of the window is very powdery and the whole of the window reveal and cill should be brushed down and the dust vacuumed up. Here there are 10no cross slabs displayed vertically. It was noted that there are some cracks in the render to be monitored.</p> <p>Bay three: also has a window with powdery stonework.</p>	
<p>3.4.3.</p>	<p>South Transept At the end of the Aisle stands the South Transept which extends only a couple of metres to the South. This has a three light window and storage cupboards as in the North Transept and appears to be in good order. Within this space there is an internal window into the Lady Chapel. At the cill of the window is a small crack which should be repainted and filled and also to the apex. Also to the left of the window cill to the South window, there is a small crack.</p> <p>To the East of the South Transept is a small passageway which has a stone lintel above. There is a crack through that stone lintel but it is understood</p>	

	<p>that structural work was undertaken to ensure the structural stability of this during the rebuilding.</p>	
<p>3.4.4.</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> D • South Aisle: kitchen, fill cracks in plasterwork. A • South Aisle: Bay Two and Bay Three, brush down and vacuum powdery stonework. Monitor cracks in render. C • South transept: repair cracks around openings. D • South Aisle: Above kitchen ceiling, high level damage noted due to water ingress – decoration may be necessary. 	
<p>3.5.</p>	<p>CHANCEL</p>	
<p>3.5.1.</p>	<p>Chancel: North Wall Split into four bays Bay one: has a window with three lights. No defects.</p> <p>Bay two: has a window of three lights. This has a small crack running through the render from the cill which should be filled and repainted. Also at the apex.</p> <p>Bay three: has a doorway into the vestry and above that is a patch where it is understood some wall painting was discovered, subsequently covered with lime wash. Within this bay is a small squint view hole through from the vestry towards the East altar.</p> <p>Bay four: has a three lancet window. There are some ferrous fixings in the reveal which should be removed if possible. Other than that no other defects were</p>	

		noted. Also a dado arrangement for venting the lower wall.	
3.5.2.		<p>Chancel: East Wall The East window has been recently re-glazed. No other defects noted.</p>	
3.5.3.		<p>Chancel: South Wall This is split into three bays. Bay one: The first bay from the East contains a small aumbry which is rusty and is not used and a three light window. Crack at the apex. No further defects noted. Bay two: is a three light window with no obvious defects. Bay three: is an archway through to the Lady Chapel. This is glazed with a wrought steel frame and lattice work by Brian Russell. Also there is a squint hole through from the Lady Chapel towards the East end.</p>	
3.5.4.		<p>Recommendations:</p> <ul style="list-style-type: none"> D • Chancel: North Wall, bay two, fill cracks and repaint. D • Chancel: North Wall, bay four, remove ferrous fixings. 	

3.6.		THE LADY CHAPEL
3.6.1.	<p>To the Lady Chapel there is a doorway with an ogee lintel with new oak door. The Chapel has three large external windows and one internal window all in good order. South west window requires pointing at cill.</p> <p>The lower areas of external walls are showing signs of damp. The east wall especially. The external boiler house removal should help.</p> <p>There are five wall lights with exposed MICC cabling which could be improved upon. There is also in the wall below one of the windows a piscina in reasonable condition.</p> <p>To the North there is the effigy of Neville which was conserved following the fire. It is noted that there is a yellow residue on the arm and shield.</p> <p>Note that there is some wall painting adjacent to the doorway.</p>	
3.6.2.	<p>Recommendations:</p> <p>D</p> <ul style="list-style-type: none"> • Lady Chapel: South west window requires pointing at cill. <p>B</p> <ul style="list-style-type: none"> • Remove external boiler house and repair plaster and redecorate. 	
3.7.		THE VESTRY
3.7.1.	<p>Only seen through squint 2018.</p> <p>To the North of the Chancel is the Vestry. This has pre-fire timber roof which appears to be in good order. The original oak door to the outside is quite draughty but it is possible that some alteration can be made in order to make it less draughty. There is an illuminated exit sign on the wall and a couple of wall lights similar to the ones in the Lady Chapel. There is fitted furniture and sea grass or jute flooring. The lavabo is no longer used.</p>	

3.8.	TOWER	
3.8.1.	<p>Bell Chamber</p> <p>The access out of the Bell Chamber onto the roof is very difficult. The bell frame is new since 2004. There are eight bells and they are rung regularly. The roof to the Tower is also relatively new which has a steel framework on a concrete wall plate and timber rafters and boarding above. The hatch onto the roof was difficult to manoeuvre and could be improved.</p> <p>Inspection of the tower roof was not possible.</p>	
3.8.2.	<p>Chamber below the Bell Chamber</p> <p>This houses the plant room. Which includes two new gas fired boilers, a hot water system and manifolds for the under floor heating system etc. These were all new in 2014. Some evidence of leakage is old from previous boilers.</p> <p>There have been bats accessing this space. All of the windows have been renewed and are in good order. It was noted around the West window and the South window that there are gaps which are allowing the ingress of rain water and possibly insects and bats and should be filled/ pointed</p> <p>The interior is in good decorative order and access into this space from the Ringing Chamber has been improved. There is also access from this level onto the Nave roof. Visual inspection only.</p>	 

		
<p>3.8.3.</p>	<p>Ringling Chamber</p> <p>The bell ropes are terminated in this space. This has had a new floor and a new ceiling. The heating pipes which are lagged pass through this space. There are four fluorescent type lights on the walls. The windows are new and in good order one of which is openable to gain access onto the Aisle roof. The hatch from below has a counter balance which works well. There is also a moveable barrier so that it can be arranged around the hatchway in the floor whilst people are entering and leaving the Bell Ringing Chamber. There is a simple softwood timber bench arrangement to the East. There is a small shutter into the main body of the Church. The lighting cabling goes over the niche to the East side of the Bell Ringing Chamber within a galvanised metal conduit. This is rather intrusive.</p>	
<p>3.8.4.</p>	<p>The Base of The Tower</p> <p>The organ takes up the majority of the space at the base of the Tower. This Father Willis organ was brought in from Winterton/Sedgefield and was refurbished by Harrison & Harrison in 2005. At the rear of the organ is a fixed ladder way with a handrail up to the Ringing Chamber. This is all is softwood. All appears to be in reasonable order and clean and tidy.</p>	
<p>3.8.5.</p>	<p>Recommendations:</p> <p>C</p> <p>B</p> <p>B</p>	<ul style="list-style-type: none"> • Tower: maintain and review the boilers regularly and clean droppings. • Tower - Chamber below Bell Chamber: point up gaps around windows. • Bell Chamber: Improve access to the roof. Relocate the ladder.

3.9.	FLOORS
3.9.1.	<p>The floor throughout the church is stone with under floor heating. At the perimeter is a cast iron grille with heating pipe work underneath. At the East end some of the pointing is breaking up and this should be raked out or vacuumed out and re-pointed. Inset into the York stone are three polished limestone octagons of Derbyshire fossil of varying sizes. There are some slightly less polished areas on these octagons due to variations in the quality of the stone. The floor generally throughout is in extremely good order.</p>
3.10.	DECORATIONS
3.10.1.	<p>The whole of the interior of the Church has been redecorated since the rebuilding in 2004/05 and after the lead theft. The walls have been re-rendered with lime render and lime washed apart from the bottom 1300mm approx along the chancel walls. These sections have been dry lined with the plasterboard lining set away from the walls to allow ventilation behind. There is therefore a horizontal gap at about 1300mm from the floor.</p> <p>Within the Chancel and also within the Lady Chapel medieval paintwork was discovered during the rebuilding process. Within the Chancel this has been recorded and protected under a coating of lime wash (hopefully with an acrylic separating layer beneath) and in the Lady Chapel this has been left exposed.</p> <p>Within the new spaces to the West of the aisles, plasterboard has been painted with emulsion. The storage and other fitted joinery work has been given flat matt oil paint finish with a lacquer/varnish on top. All of the decorations are in satisfactory order generally.</p>
3.11.	GLAZING
3.11.1.	<p>All of the existing leaded stained glass within the perpendicular tracery was destroyed by the fire. New glazing has been fitted within the reveals of the traceried windows in clear glass with interesting lead work patterns incorporating designs derived from the decoration and inscriptions of various medieval cross slabs which were found in the structure and around the building during the reconstruction. All of these windows are in excellent order.</p> <p>The Great East Window has been recently renewed to a design by Barley Studios.</p>
3.12.	FURNITURE & FITTINGS
3.12.1.	<p>There are two free standing units which incorporate pin boards and storage for hymn books etc. and these are kept at the West end to form a barrier on entering the church.</p>

3.12.2.		New oak chairs with rush seating have been commissioned and are in use as have some designed hassocks which are suspended beneath. There are a number of foldable occasional chairs with rush seats however these are often left out and the parish should be encouraged to put these away on a more regular basis.
3.12.3.		High Altar In Ancaster limestone to a design by Martin Stancliffe, stonemason Mark Schofield.
3.12.4.		Forward Altar In oak by furniture designer/craftsman Rupert McBain, also a Lectern and Credence table to match.
3.12.5.		Clock Also in the South Aisle is kept the refurbished clock mechanism on a softwood frame.
3.13.		ORGAN
3.13.1.		The Organ which is situated under the Tower to the West, was built by "Father Henry Willis". This was originally commissioned for Winterton Hospital at Sedgefield and was installed there in 1884. In 2005 it was restored by Harrison & Harrison and installed into the church at St Brandon's Brancepeth.
3.14.		SERVICES
3.14.1.		Heating System Following the fire in 1998 a new heating system was installed in 2003. The boilers were again renewed in 2014. This includes under floor heating to serve the central area and a complimentary trench heating system near the external walls. Under the York stone floor there are loops of 17mm cross linked polyethylene pipe work with integral oxygen diffusion barrier. This was laid above a layer of insulation to prevent downward heat transfer. It is powered by 140kW condensing boiler plant. This is located in the Tower. A control system is accessible in the kitchen area.
3.14.2.		Lighting The lighting has been installed since 2004. All of the lighting is dimmable and controlled by the switch panel to the West of the North door. The main dimmer panels are located within the Sunday School room cupboard. The lighting mostly incorporates high level fittings at Clerestory level. Over the forward Altar is a Corona designed by Martin Stancliffe Architects and manufactured by Mike Stoane of Edinburgh.
3.15.		FACILITIES & DISABLED ACCESS
3.15.1.		Entrance into the Church is now extremely easy for wheelchair users and those with limited mobility. There are no changes of level on the main Church space apart from when entering the Lady Chapel. The doors are wide and there are few obstructions. Two WCs are provided for visitors including one for wheelchair use. It is understood that an induction loop system has been installed. This was not tested.

4.		Summary	
		The following gives outline costs only and must only be used in the most general terms. They do not include access scaffolding, preliminaries, professional fees, charges, reports or VAT. An accurate estimate can be obtained by specifying the works and either obtaining a pre-tender estimate from a cost consultant or getting competitive quotes. Do not rely on these figures.	
4.1.		URGENT WORKS/ INVESTIGATIONS – CATEOGORY A	
		Item	Comment
		Broad Budget Costs	
		2.8.11	<ul style="list-style-type: none"> South Elevation: Clear blocked gullies throughout
		3.4.4	<ul style="list-style-type: none"> South Aisle: Bay Two and Bay Three, brush down and vacuum powdery stonework. Monitor cracks in render.
			-
			-
4.2.		ATTENTION WITHIN NEXT TWELVE MONTHS – CATEGORY B	
		Item	Comment
		Broad Budget Costs	
		2.1.11	<ul style="list-style-type: none"> To the roof: Re-address the flashings with more appropriate material. To the roof: Replace the poor flashings comprehensively and with appropriate materials.
			£10,000
		2.2.8	<ul style="list-style-type: none"> North Nave Clerestory Bay Three: Second window from the West - Replace the pointing below the cill which has failed. North Nave Clerestory Bay Four: Third window from the West - Carry out conservation repair to head and reveal. To Bay Five: North Clerestory, fourth window from west: repair failed pointing. To the east elevation of the nave at roof level: Repair friable stones and regularly check for blockages and damage caused by falling stone debris.
			To carry out stonework replacement and repointing works.
			£115,000
		2.5.5	<ul style="list-style-type: none"> Bay one window to south clerestory: Replace failed mortar to glass line Bay three window to south clerestory: <ul style="list-style-type: none"> Renew failed mortar Replace stone to East of reveal Bay four window to south clerestory: Replace failed mortar
			Incl. in stonework proposal above

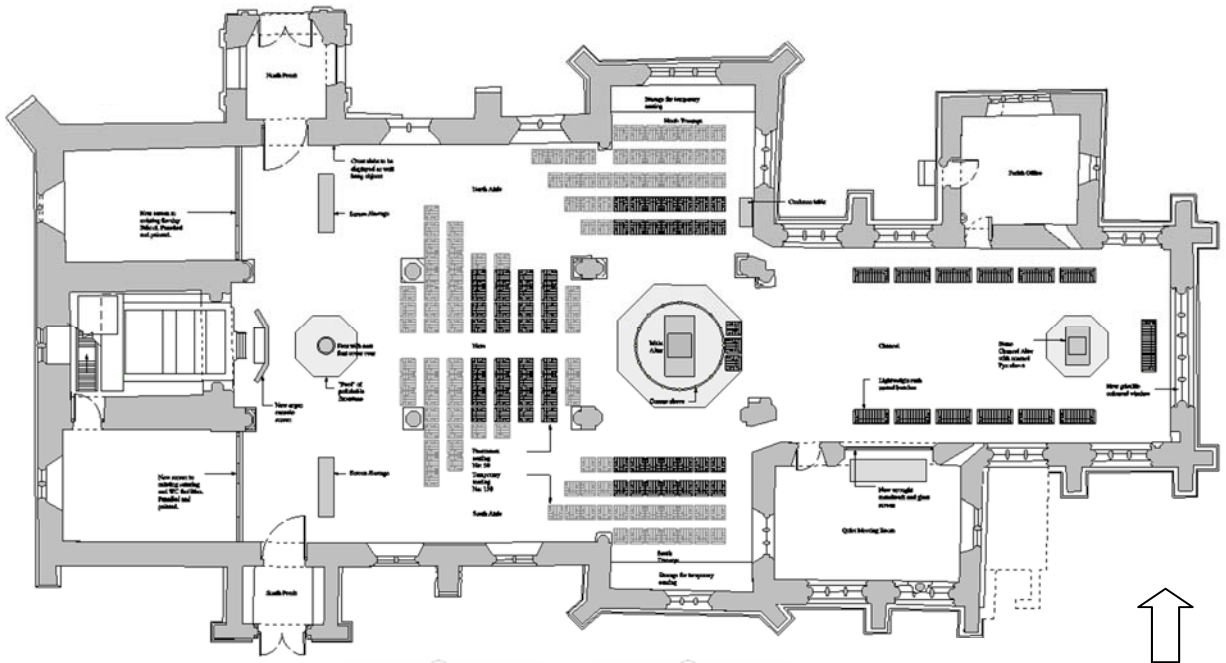
			<ul style="list-style-type: none"> Bay five window to south clerestory: Replace failed repair 	
		2.6.11	<ul style="list-style-type: none"> Base of the tower above the North Aisle roof: The small round headed window: stone at the bottom of the West reveal requires renewal. 	Incl. in stonework proposal above
			<ul style="list-style-type: none"> To west end: remove rusty box 	£50
			<ul style="list-style-type: none"> To west end: remove vegetation from joints to tower base. 	-
		2.7.3	<ul style="list-style-type: none"> West elevation, north aisle: repoint head of south window. Generally, severely eroded stone to have a programme of replacement. West end generally: Stone work replacement needed 	Incl. in stonework proposal above
		2.8.11	<ul style="list-style-type: none"> South side copings at west end: repoint. 	Incl. in stonework proposal above
			<ul style="list-style-type: none"> South Porch: secure cables at high level. 	£100
			<ul style="list-style-type: none"> South Porch: replace rusted gulley grate 	£200
			<ul style="list-style-type: none"> Lady Chapel: East Elevation Gable, remove old boiler enclosure and oil tank store. 	£15,000
			<ul style="list-style-type: none"> Investigate defunct pipe routes possibly leading to a culvert and install underground pipes for rainwater disposal. 	£26,000
		2.9.11	<ul style="list-style-type: none"> Chancel: South Elevation, Bay One from the West, above the window replace stone. Remove ferrous fixing at low level, repoint. Chancel: South Elevation, Bay Two from the West, replace severely eroded stones. Chancel: South Elevation, Bay Two from the West, at the Eastern most end the bedding for the moulded string course above is undermined due to erosion. This should be replaced. Chancel: East Elevation, replace eroded stones. Chancel: East Elevation, repoint string course above window. Chancel: North Elevation, replace eroded stones. Vestry: East, repoint movement cracks and monitor. 	Incl. in stonework proposal above

		2.10.4	<ul style="list-style-type: none"> North transept: East elevation, repair stone at the base of the Southern reveal. North transept: North elevation, repoint lower string course. 	Incl. in stonework proposal above
		2.11.5	<ul style="list-style-type: none"> Remove vegetation above porch. 	£100
		2.13.5	<ul style="list-style-type: none"> Obtain an arboriculturalist's report and act on recommendations. 	£750
		3.1.6	<ul style="list-style-type: none"> North Porch: internal stonework repairs are generally required. 	£500
		3.2.4	<ul style="list-style-type: none"> North Aisle: Bay Two, fill and monitor hairline crack. North Aisle: Bay Three, fill and monitor hairline crack from the East side of the cill of the window running vertically as it is on the West side of the cill. 	£500
		3.6.2	<ul style="list-style-type: none"> The Lady Chapel – Following removal of external boiler house, repair plaster and redecorate. 	£2,000
		3.8.5	<ul style="list-style-type: none"> To the Tower: Fill gaps around window casements in chamber below the bells. Tower - Chamber below Bell Chamber: point up gaps around windows. 	£1,000
4.3.		ATTENTION WITHIN NEXT TWENTY FOUR MONTHS – CATEGORY C		
		Item	Comment	Broad Budget Costs
		2.6.11	<ul style="list-style-type: none"> South side of tower at clerestory level: Replace severely eroded stones in a programme of replacement. Middle Section of Tower, south side – Stonework: point string course. 	Incl. in stonework proposal above
		2.8.11	<ul style="list-style-type: none"> Bay Two - To the East of the South Porch; eroded stones require replacement below the window. Remove fixings. South Elevation - Bay Three from the West; repair crack to cill. Lady Chapel: South Elevation Bay One from the West, fix up air vent grate and replace stones. Lady Chapel: East Elevation Gable, replace string course and repoint below. Refix power cable. Lady Chapel: East Elevation Gable, Replace stones to mullion and reveal. 	Incl. in stonework proposal above

			<ul style="list-style-type: none"> • Lady Chapel: East Elevation Replace stones to buttress base. • Lady Chapel: South Elevation Bay Two from the West: Elevation Replace stones to buttress base. • Lady Chapel: South Elevation Bay Two from the West: replace decayed stones. 	
		2.9.11	<ul style="list-style-type: none"> • Vestry: West Elevation, fix handrail to steps. 	£700
			<ul style="list-style-type: none"> • Chancel: North Elevation, first bay from east: remove fixings from reveals. Repair stonework above overflow. Open joints at the head require pointing. 	Incl. in stonework proposal above
		2.11.5	<ul style="list-style-type: none"> • North Aisle: North Elevation, Bay One, remove vegetation. Repoint voussoirs and repair cill. • North Aisle: North Elevation, Bay two. Repoint voussoirs and around base of downpipe. 	Incl. in stonework proposal above
		2.12.4	<ul style="list-style-type: none"> • Carry out 3D recording of the carved details for archive purposes. 	£5,000
		2.13.5	<ul style="list-style-type: none"> • Carry out pointing to boundary walls. 	£10,000
		3.1.6	<ul style="list-style-type: none"> • North Porch: East wall, replace lost strap hinge to door. 	£300
			<ul style="list-style-type: none"> • North Porch: Ceiling, rub down and repaint rusty bar. 	£200
		3.2.4	<ul style="list-style-type: none"> • East End of North Aisle / North Transept - Repair joinery to cupboard 	£200
		3.4.4	<ul style="list-style-type: none"> • South transept: repair cracks around openings. 	£200
		3.8.5	<ul style="list-style-type: none"> • Tower: maintain and review the boilers regularly and clean droppings. 	-
4.4.		ATTENTION WITHIN THE NEXT QUINQUENNIUM – CATEGORY D		
		Item	Comment	Broad Budget Costs
		2.8.11	<ul style="list-style-type: none"> • South Porch: refinish door. 	£200
		2.13.5	<ul style="list-style-type: none"> • In the Churchyard: Point over chased in cable at gate. 	£100
		3.1.6	<ul style="list-style-type: none"> • North Porch: West wall, improve unsightly wiring. 	£200

		3.4.4	<ul style="list-style-type: none"> • South Aisle: kitchen, fill cracks in plasterwork. 	£100
			<ul style="list-style-type: none"> • South Aisle: Above kitchen ceiling, high level damage noted due to water ingress – decoration may be necessary. 	£1,000
		3.5.4	<ul style="list-style-type: none"> • Chancel: North Wall, bay two, fill cracks and repaint. 	£100
			<ul style="list-style-type: none"> • Chancel: North Wall, bay four, remove ferrous fixings. 	£50
		3.6.2	<ul style="list-style-type: none"> • Lady Chapel: South west window requires pointing at cill. 	£100
4.5.		DESIRABLE/ NOTABLE – CATEGORY E		
		Item	Comment	Broad Budget Costs
		2.7.3	<ul style="list-style-type: none"> • Ground levels around the west end should be improved if damp becomes a problem internally. 	£1,000
4.6.		ROUTINE MAINTENANCE NOTED – CATEGORY M		
		Item	Comment	Broad Budget Costs
		2.8.11	<ul style="list-style-type: none"> • Bay Three from the West; The buttress between Bay Two and Three Note shaling stones 	-
		2.12.4	<ul style="list-style-type: none"> • Vigilant maintenance is required to ensure the good order of the porch. 	-

5.0. APPENDICES



CHURCH FLOOR PLAN

ELECTRICAL TEST REPORT

LIGHTNING CONDUCTOR REPORT