

CHURCH OF ST. OSWALD, HARTLEPOOL

Diocese of Durham

Grade 1 Listed



REPORT ON QUINQUENNIAL INSPECTION NOVEMBER 2023

Inspection No: Three
Date of Inspection: 24th October 2023
Previous Inspection: 16th October 2018

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A INTRODUCTION

1. This report summaries the findings of an inspection of St Oswald's Church, Hartlepool carried out on 24th October 2023. The inspection of the Church was visual and as such as could be made from ground level using binoculars, from ladders and other readily accessible roofs, and only selected areas have been examined in detail. Parts of the structure which were inaccessible, enclosed or covered have not been inspected and we are unable therefore to report that any such part of the structure is free from defect.
2. This is a summary report only, as is required by the Inspection of Churches Measure 1955 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of the work and must not be used as such. The architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations.
3. The PCC is reminded that their Minutes must record the fact that application is being made for a faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work. In any application for grant-aid, a full specification is always required.
4. Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this report), by a competent electrical engineer, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.
5. Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report), in accordance with the British Standard Code of Practice, No CP.326 1995 by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.
6. A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins. The PCC should consider arranging an Inspection Contract with their Insurance Company.
7. 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).

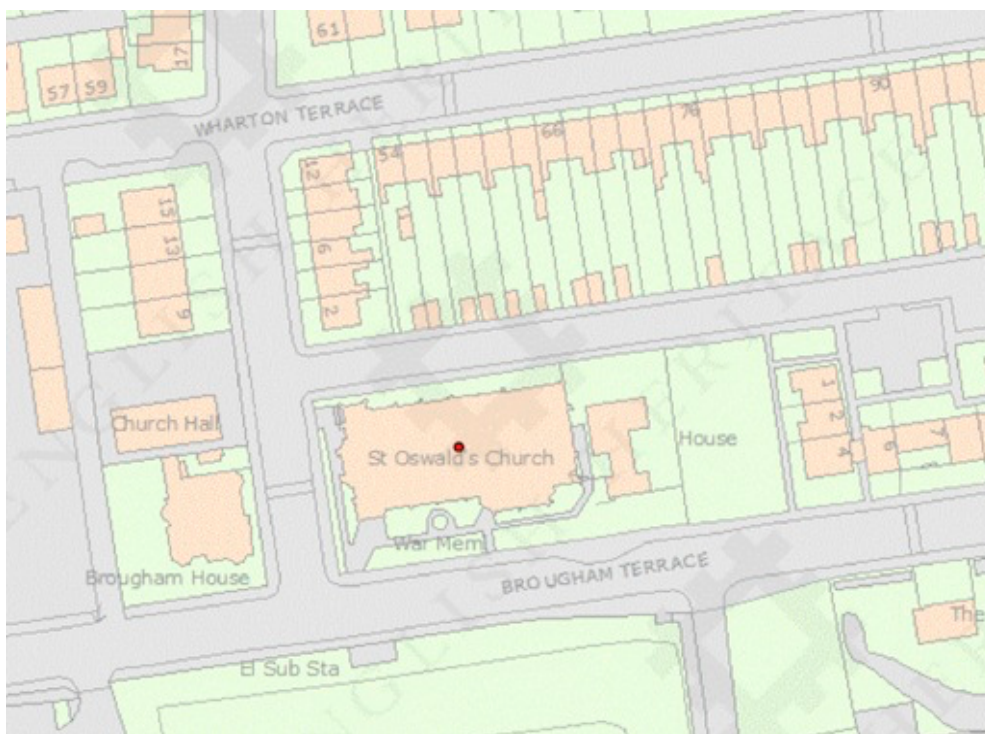
The PCC should note the following:

8. The PCC are strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters, hoppers and downpipes twice a year, unless this is already in place or if members of the Church can safely undertake this themselves.

9. Although the Measure requires the church to be inspected by a qualified 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.

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



Location plan – not to scale

B REPORT

1. GENERAL NOTES

1.1 Work carried out since the last inspection

According to the Fr. Masshedar the following repairs or works have been carried out in the intervening period since the last report in 2013:

- a Testing of lightning conductor
- b Regular testing of fire extinguishers
- c Repairs to North Porch roof (due very soon)
- d Separation of access to east end of church due to sale of vicarage

1.2 Brief Description

- 1.2.1 The church was commenced in 1897 to the designs of the notable Newcastle architect William Searle Hicks (1849-1902) but sadly Hicks passed away two years before its completion in 1904.

The basic style of the church is the 'Perpendicular' or late Gothic form handled with complete confidence and with great attention to detail and balance especially at the west porches.

- 1.2.2 The church is built of a mixture of a local pale cream magnesian limestone and brown oolitic limestone from Ancaster quarry in Lincolnshire. No doubt the latter was brought in when the local quarry was worked out and it visually predominates especially on the upper parts of the building.

The Nave, South and North Aisles, Organ Chamber, Vestries and both West Porch roofs are covered in Westmorland slate. The Lady Chapel was once covered with lead sheet, but is now covered with a lead substitute material to imitate lead and deter theft, and is dressed into the gutters. Parapet gutters are generally dressed in lead sheet with some modern replacements especially to the Nave and Porches. Eaves gutters are generally cast iron as too are the square section downpipes and elaborate hoppers.

There is a tall Nave clerestory, with elaborate 4-light Decorated tracery to the windows but many of these contain plain and coloured glazing. Stained and painted glass is restricted to the Aisle and Lady Chapel windows which are generally twin lancets with ogee head tracery.

The heavily buttressed Tower has castellated parapets and as do the Lady Chapel and Chancel. The Tower has large ogee headed half-filled belfry windows with decorative frieze panels stretching up to the parapet above.

1.2.3 Internally the roofs have very fine exposed oak trusses, purlins and rafters with oak boarded ceilings. The Chancel has a more elaborate panelled ceiling. The floors are generally pine wood block laid in a herring bone pattern with tiled floors to the sanctuary.

The surface to the majority of the interior is predominately ashlar limestone and the Lady Chapel and the Aisles have oak wall panelling below window level. The very fine oak Organ case and reredos occupy a large proportion of the wall space in the Chancel.

1.2.4 The internal furnishings include outstanding carved woodwork by Hedley's of Newcastle and various works by notable regional and national artists and craftsmen. There is also some excellent stained glass.

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

Tower with belfry and ringing chamber on stages above
Nave with columned arcade
North Aisle
South Aisle
Chancel
Lady Chapel with separate porch
Northwest Porch
Southwest Porch
Clergy Vestry
Choir Vestry
East Passage, Store, Former Heating Chamber and Former WC (all below the Chancel)

1.3 Notation of Report

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

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

A plan of the original church is to be found at the end of this report in Appendix 1

DESCRIPTION OF DEFECTS

2. EXTERIOR

2.1 Overall Structure

- 2.1.1 With the exception of the points noted below in the report, the building appears to be in a structurally sound condition. In general terms the lines of the building are straight and true and there appear to be no major structural fractures. There are localised items of weakness, instability, erosion or failure which themselves need attention, but which have no overall detrimental structural significance. These are highlighted in the text below.
- 2.1.2 Fortunately, the theft of lead in recent years from the Chancel, Nave, North West Porch and South West Porch gutters was made good in 2017 by the installation of new gutter linings and associated repairs. The concern regarding possible water ingress at the parapet wall and gutter junctions to the Nave, Lady Chapel and Porches was remedied, but problems still persist on the North Porch and leaks are visible below the west end of the North Aisle. Tackling these problems in good time will prevent future structural concerns.
- 2.1.3 Erosion of the stonework continues, especially noticeable on the detailing around and above the doorways to the North and South Porches, Lady Chapel Porch, South Aisle and to a lesser extent at low level at the East end and Lady Chapel parapet. Large areas have been patched with mortar repairs over the years but unfortunately not to an aesthetically good standard. There are several places where stone dust, flakes and chips continue to accumulate at the bottom of the internal and external walls.
- 2.1.4 There is some significant fracturing visible at the centre of the south wall of the Lady Chapel but otherwise there are no signs of serious or significant movement, settlement or fracturing.
- 2.1.5 There is severe erosion to some of the mullions of the windows on the North Aisle and less so on the mullions to the windows on the South Aisle and Lady Chapel.
- 2.1.6 There is some stress easing within the main walls but this is not of such magnitude that should cause great concern at present. The movement and associated signs of minor fracturing seem not to have worsened since the last inspection in 2018. However, they do need to be visually monitored regularly, perhaps on an annual basis, to confirm that the conditions remain static and are not worsening.
- 2.1.7 There are slates missing on the south slope of the Nave roof and if not attended to soon, water penetration could start to potentially affect the timber rafters below. Attention to roof coverings should be a primary concern to avoid any potential future structural deterioration.

2.2 Roofs

2.2.1 TOWER ROOF

2.2.1.1 The Tower is covered with a pyramidal roof finished in Welsh slate with perimeter gutters covered with lead. The hips are of blue clay tile. All of the slates and hips are covered in green moss but in fair condition.

2.2.1.2 The leadwork to the gutters is in fair to poor condition where visible and the bays lengths seem a little too long. Two sections of gutter near the roof access hatch on the north side depress when stood upon.

Although some of the leadwork was patch repaired in 2017 these problems still exist and ideally the whole of the north gutter leadwork should be renewed – see also 2.2.1.4 below.

A

2.2.1.3 The lead cover flashings are generally in fair condition but there are few on the north parapet that have fatigue cracks as they are too long. These should be replaced with smaller lengths and amount to say 5.0 metres in total length at the next convenient opportunity.

C

2.2.1.4 The decking beneath the lead to the north parapet gutter has sunk slightly just north of the centre point in two places and any affected boarding or support timbers should be replaced at the same time as 2.2.1.2 above.

A

2.2.1.5 Where visible the sumps are approximately 100mm deep and lined in lead, and in fair condition. Normally they would cope admirably with the small volume of water from the Tower, but it appears that they have not been inspected and maintained regularly, and both the sumps are badly blocked with soil, leaves and tress and should be cleared immediately.

A

2.2.1.6 The stone castellated parapets and copings with finials are in fair condition, and the crocketed finials are generally in good condition after receiving some consolidation work in 2017.

2.2.1.7 The lightning conductor rod is fixed to the northwest pinnacle and seems in fair condition.

2.2.1.8 The hatch on the north slope of the roof is clad in copper and has a new chain stay and hinges. It is however very heavy and difficult to manoeuvre at the top of the iron access ladder which has no safety fall back bars. (See later for notes on this item in Belfry ref. 3.1.1.5).

N

2.2.2 NAVE & CHANCEL ROOF

2.2.2.1 The Nave and Chancel roof consist of one large stretch of continuous roof with both north and south slopes. The roof slopes are covered with large grey natural slates, possibly Burlingtons, in regular courses but slightly varying widths. The slating is generally in good condition on the north side. However, there are numerous broken and slipped slates on the south slope mainly at the top centre of the slope. One slate slipped on north slope at west end. These should be re-fixed as soon as possible.

A

2.2.2.2 The parapet gutters are lined with 'Masterform' (lead substitute) and in generally good condition; so too are the sumps, copings between the parapet crenellations and cover flashings. There is, however, a build up of soil at the far east end of the southern parapet gutter in which an elder bush is growing, and this and the other detritus should be removed as soon as possible.

A

2.2.2.3 The stone ridge appears to be in good condition.

2.2.3 LADY CHAPEL ROOF

2.2.3.1 The roof is covered in 'Masterform' non-lead sheet but presumably originally covered in lead. This roof falls to the parapet gutter at the east with two intermediate drips and divided into bays with softwood rolls. The gutter and some of the copings are likewise dressed with 'Masterform' which generally seems to be in good condition.

2.2.3.2 A few of the lower bays are holding standing water but without wholesale revision of the roof falls and alteration to the pitch this situation will remain. There are some leaves to remove from the south parapet gutter and elsewhere.

M

2.2.3.3 The junctions with the South Nave walls and window sills where the bitumen was present have been improved and the then defects made good in 2017.

2.2.4 PORCH TO LADY CHAPEL ROOF

2.2.4.1 This small area of roof is now covered in 'Masterform' and generally in good condition. The flashing on the west side coping will need re-executing in the coming year.

B

2.2.5 SACRISTY ROOF – to the east of the Lady Chapel roof

2.2.5.1 The roof is covered with grey slate, generally in fair condition. There are a few Welsh slate replacements.

2.2.5.2 Some of the lead flashings abutting the east wall of the Lady Chapel were stolen some time ago and temporary ones are in place. They should be replaced with permanent flashings in due course.

- 2.2.5.3 The south gutter at eaves is a large cast iron ogee section in fair condition with large ornate hopper at the east end. The end section of the gutter does not fall properly into the remainder of the gutter near the gutter socket and is not set flush. It is likely to be the cause of the gutter filling up with leaves and the overflow of water. It ought to be adjusted to fall westwards towards the outlet. The leaves and detritus needs clearing soon. The gutter, hopper and downpipe are also in need of painting. B/M
- 2.2.6 CHOIR VESTRY ROOF**
- 2.2.6.1 Roof slopes are covered with large grey natural slates, again probably Burlingtons, in regular courses but slightly varying widths. They are generally in fair condition.
- 2.2.6.2 The mortar fillets to the west and east upstand walls seem to be in fair condition. There appears to be some grass accumulating at the junction of the Organ Chamber buttress with the slated roof and this should be removed soon. M
- 2.2.6.3 The leadwork to the Chancel clerestory window sills appears also to be in good condition.
- 2.2.6.4 The gutter at the eaves is a large cast iron ogee section in fair condition but with some plants and leaves to remove. The gutter has a straight down connector to a plastic downpipe at the east end. It is in need of decoration. M
- 2.2.7 ORGAN CHAMBER ROOF**
- 2.2.7.1 The east roof slope is covered with Burlington/Westmoreland slate laid in diminishing courses and random widths. They are generally in fair condition but two or so slates have slipped or are missing. M
- 2.2.7.2 The cover flashings to the Chancel north wall junction are in good condition and it appears that those to the south parapet gable wall are similar although this wall junction is difficult to inspect.
- 2.2.7.3 The ridge is of stone pieces and appears to be in good condition.
- 2.2.7.4 The eaves gutter is a large cast iron ogee section in fair condition with a good fall to the north outlet and the hopper below appears to be clear. It should be maintained possible. M
- 2.2.7.5 The west roof slope is likewise covered with Burlington/Westmoreland slate laid in diminishing courses and random widths. They are also generally in fair condition but at least 6no. slates are cracked, slipped or missing. They should be replaced whenever possible. M
- 2.2.7.6 The cover flashings to the Chancel north wall junction are in good condition and it appears that those to the south parapet gable wall are similar although this wall junction is difficult to inspect.

2.2.7.7	The eaves gutter is likewise a large cast iron ogee section in fair condition with a large decorative hopper at the north end. However, it appears that the gutter has little fall, but it seems adequate at the moment.	M
2.2.8	NORTH AISLE ROOF	
2.2.8.1	The roof slopes are covered with large grey Burlington slates, in regular courses but slightly varying widths. They seem to be in reasonably good condition from remote inspection. There are one or two small areas of disturbance but of no great concern at the moment.	
	There is lot of moss on the surface of the slates below the rainwater downpipe between the fourth and fifth bays from the west. There are many slates held on copper or aluminium 'tingles'	M
2.2.8.2	The roof junction at the north Nave clerestory wall is generally in good condition. there are amounts of defective and missing mortar at the junction of the roof with the south clerestory buttresses. These defects should be repaired within the quinquennium.	C
2.2.8.3	The eaves gutter is a large cast iron ogee section with top restraining straps matching the other gutters and seems to be in fair condition. However, it serves quite a long roof and there are only two plastic downpipes to take water away from the gutter at either end. The gutter was holding some leaves on the day of the inspection. The cast iron needs painting.	M
2.2.9	SOUTH AISLE ROOF	
2.2.9.1	The roof slope is covered as on the north aisle with large grey Burlington slates, in regular courses but slightly varying widths. The roof has a large number of Westmoreland replacements but the whole seems to be in reasonably good condition.	M
2.2.9.2	The roof junctions at the south Nave clerestory walls and window sills are covered in lead and in good condition. There are amounts of defective and missing mortar at the junction of the roof with the south clerestory buttresses. These defects should be repaired within the quinquennium.	C
2.2.9.3	As on the North Aisle, the eaves gutter is a large cast iron ogee section and seems to be in fair condition. As also on the north side the gutter does serve quite a long roof and there are only two downpipes to take water away from the gutter at either end. The cast iron needs painting.	M
2.2.9.4	The outlet at the east end of this gutter has a piece of cast iron missing (spigot) between the gutter and the hopper and this should be rectified as soon as possible.	A

2.2.10 NORTH PORCH ROOF

2.2.10.1 Hipped roof at north end and all three slopes covered with relatively recent fibre cement 'slates', all of which are in good condition. Many slipped slates are still lying in the gutters.

M

2.2.10.2 The ridge is of stone roll top pieces all in good condition. The hips have blue clay tiles all in good condition.

2.2.10.3 The parapet gutters appear are apparently lined in 'Masterform' but their condition is impossible to assess due to the accumulations of slates, and temporary coverings.

2.2.10.4 There is a large build-up of soil where the gutters adjoin the Tower at the south east corner. Also, the sump at the north east corner appears to be blocked and this needs clearing soon.*

A/M

2.2.10.5 The cover flashings to all three sides and at the Tower abutments are distorted and torn away in places.*

** It is understood that repairs to the roof and gutters on the North Porch are to be carried out soon.*

2.2.11 SOUTH PORCH ROOF

2.2.11.1 Similar to North Porch Roof. Hipped roof at south end and all three slopes covered with relatively recent fibre cement slates and repaired in 2017.

2.2.11.2 The ridge is of stone roll top pieces all in good condition. The hips have blue and red clay tiles, covered in a lot of moss, but all in good condition.

2.2.11.3 The parapet gutters are lined in 'Masterform' and appear to be in good condition. However, there is a build-up of soil and plant life in the east gutter at the north end where the gutter adjoins the Tower.

A

2.2.11.4 The lead cover flashings to all three sides and at the Tower abutments are also of 'Masterform' and appear to be in good condition.

2.2.11.5 The stonework joints to the inside of the parapet walls were re-pointed in 2017 and are in good condition.

2.3 Rainwater Disposal and Drainage

- 2.3.1 The Tower roof discharges rainwater from its northwest and southeast corner sumps via lead chutes on the west and east faces just below the cornice line of the parapet. The stonework is stained for several metres below these chutes. The chutes seem to very short indeed and hardly capable of projecting the water clear of the masonry to the lower roof positions below. There appears to be no downpipes internally in the Belfry or Ringing chamber.
- 2.3.2 The Nave and Chancel roof collects rainwater in parapet gutters to north and south and discharge via stone chutes and cast iron hoppers and downpipes onto the lower Aisle roofs, Lady Chapel roof, Sacristy roof etc. These appear to be working efficiently.
- 2.3.3 The North and South Aisle roof discharge water from cast iron gutters and thence into cast iron or plastic downpipes. The pipes seem to be painted with anti-climb paint at higher levels.
- 2.3.4 The Lady Chapel roof discharges via a parapet gutter at the south side and thence to the west, where it discharges water via a cast iron hopper head into a square cast iron downpipe into an open gully. All of this system appears to be working adequately.
- 2.3.5 The Sacristy and Vestry roofs discharges water from cast iron gutters and thence into cast iron (Sacristy) or plastic (Vestry) downpipes. The pipes are painted with anti-climb paint.
- 2.3.6 The Organ Chamber roof discharges water on both east and west slopes from cast iron gutters and decorative hoppers into cast iron downpipes. The west pipe then drains onto the North Aisle roof and the east side onto the Vestry roof.
- 2.3.7 The North Porch roof discharge water via its parapet gutter and sump into a cast iron hopper head on its east face and thence into a square cast iron downpipe to the ground.
- 2.3.8 The South Porch is similar to the North Porch but has downpipes on both its east and west faces.
- 2.3.9 The gulleys all around the church seem to be grassed over, hidden or in a dubious condition at present and these should be cleared on a regular basis. M
- 2.3.10 The drains were not tested but are reported to work satisfactorily. M

2.4 External Wall Surfaces:

Little has changed since the last inspection in 2018. The observations of the upper levels of the tower and Nave walls were made with the aid of binoculars.

2.4.1 TOWER

2.4.1.1 The lofty West Tower is constructed mainly of a local pale cream magnesian limestone and some brown Ancaster limestone. There are crenellated parapets with corner and intermediate pinnacles. There are traceried panels of stonework above the large Belfry ogee openings to all sides. There is a decorated parapet cornice. There are offsets at each stage of the Tower and parallel buttresses with corresponding offsets. It is acknowledged that the defects at these upper levels described below are difficult and expensive to access.

2.4.2 TOWER EAST FACE

2.4.2.1 The top **parapet stage** is in fair condition, but there are a lot of stonework joints which appear to be open and at some time in the future will require pointing. Several stone are eroded but not to such an extent as will require replacement in the immediate future. D

2.4.2.2 The stonework of the **belfry stage** is in fair condition but there is a small crack to the lower section of the west jamb of the main window. The stone louvres to the belfry opening are covered with pigeon guano but seem to be in fair condition.

2.4.2.3 The stonework of the **lower stages** is in fair condition but most of the remainder of this elevation is masked by the junction with the Nave roof.

2.4.2.4 The clock face immediately above the Nave ridge is in poor condition with a missing minute hand, cracked and missing glass and rusty dial. Repair and restoration should be considered. D

2.4.3 TOWER SOUTH FACE

2.4.3.1 The top **parapet stage** is in fair condition, but with several eroded stones. There are open joints to an approximate extent of 5.0m² D

2.4.3.2 The stonework of the **belfry stage** is in fair condition but there is a small crack in the lower section of the west jamb of the main window. The stone louvres to the belfry opening are again covered with pigeon guano but seem to be in fair condition.

2.4.3.3 The stonework of the **ringing chamber stage** appears to be in fair condition. The clock face immediately above the lancet window is in poor condition with cracked and missing glass and a rusty dial especially at its bottom edge. A degree of restoration should be considered. D

2.4.3.4 The **lower stage** contains a twin trefoil-headed light within a geometric arch hood. The stonework is generally in fair order and so too is the pointing. There are a couple of broken small window lights.

2.4.4 TOWER WEST FACE

2.4.4.1 All of the five stages of the Tower are visible on this elevation. The top **parapet stage** is in fair condition, but with several eroded stones. There is mild erosion to the stonework at this level but much of the masonry has open joints and they will require re-pointing. The approximate amount is 4.0m²

D

2.4.4.2 The stonework of the **belfry stage** is in fair condition but there are some open joints at the top of this stage especially in the tracery panel below the cornice. The stone louvres to the belfry opening are covered with pigeon guano but one seems to be missing at the centre above the sill.

D

2.4.4.3 The stonework of the **ringing chamber stage** is in fair condition but there appear to be some open stonework joints at low level.

2.4.4.4 The clock face immediately above the lancet window is in poor condition with cracked and missing glass. A degree of restoration should be considered.

D

2.4.4.5 The trefoil-headed lancet window has several broken panes and these should be renewed in due course.

2.4.4.6 The **tower stage** contains the large west window which is protected with polycarbonate sheet which has discoloured over time. Most of the fixings holding the sheets in place are rusty. They are probably adequate for now but should be renewed in due course with non-ferrous fixings, but in the meantime should be painted appropriately.

M

2.4.4.7 The stonework at this stage is fair but there are some spalled sections within the reveal of the window arch. In addition there are open joints to all of the window sill and some spalled stones and open joints to the buttresses at low level. There are also some areas of stone that have 'greened' due to the reaction with the lightning conductor. These areas are at high level and difficult to reach without scaffold but will need attention in the coming years.

D

2.4.4.8 The lowest or **ground stage** consists of plain masonry generally in fair condition but with some spalled and mortar repaired stones at high level.

2.4.5 TOWER NORTH FACE

2.4.5.1 The top **parapet stage** is in fair condition, but with several eroded stones. There is mild erosion to the stonework at this level but a lot of the masonry has deep, open joints to an extent of say 5m² and this will require re-pointing.

D

2.4.5.2 The stonework of the **belfry stage** is in fair condition but there are some open joints at the top of this stage especially in the tracery panel below the cornice. The stone louvres to the belfry opening are covered with pigeon guano.

D

- 2.4.5.3 The clock face immediately above the lancet window is in poor condition with damaged glass in a couple of places. As with the other faces, a degree of restoration should be considered in the future. D
- 2.4.5.4 The stonework and pointing to the **lower stages** is in reasonable condition.
- 2.4.5.5 Overall there is 'greening' or moss collection on the stonework on all faces and at all stages

The inspection notes on the following pages commence at the west wall of the South Porch and proceed along the south side of the church in an anticlockwise direction. Generally working from upper to lower areas.

2.4.6 SOUTH PORCH West Face

A bold and carefully detailed porch structure forming the principal entrance to the church and attaching to the west end of the south aisle.

- 2.4.6.1 Snecked coursed tooled stonework generally in fair condition but the various strings, coping and cornice course are very poor in places and some individual stones failing to perform their water shedding function. In time replacements will be necessary to avoid further erosion of stones below. C
- 2.4.6.2 The pierced tracery panels in the parapet course towards the south appear to be of different stone but this part is in good condition despite some open joints. The stones below this panel have been heavily but not so convincingly patched with mortar repairs in the past. An area of stonework above and to the side of the rainwater hopper, say approximately 2.0m² is open jointed and needs re-pointing. C
- 2.4.6.3 The window mullion, jambs, tracery and hoods are generally in fair condition although difficult to see behind the protective grille, except that the hood has eroded in a number of places as has the mullion. Some judicious repointing and careful mortar repairs would help. D
- 2.4.6.4 The window is protected by galvanised wire guard which is distorted at its base, has rusty fixings into the stone reveals and is badly rusted producing brown oxide runoff onto the sill below. This rusty guard should be replaced with a non-ferrous version. The saddle bars to the window need re-painting also. C/M
- 2.4.6.5 The label moulding just below window sill level has a small section missing at the centre of this elevation and it should be replaced in time. D
- 2.4.6.6 The corner buttress has a relief panel in its upper stage and several stones on this diagonal southwest face have been repaired with mortar in the past.
- 2.4.6.7 The cast iron rainwater hopper and downpipe themselves seem in fair condition but it badly need total re-painting. The hopper is badly blocked and the plants should be removed as soon as possible. A/M

2.4.7 SOUTH PORCH South Face and East return Face

- 2.4.7.1 Snecked coursed tooled stonework most of which is in fair condition but with some heavily patched areas of stonework is poor and breaking down in places. As on the west face, most of the coping, label and cornice (at top of buttresses) course is in very poor eroded condition in places with many individual stones failing to perform their water shedding function. In time replacements will be necessary to avoid further erosion of the stones below, and it is suggested that some of this work should be carried out within the quinquennium. C
- 2.4.7.2 On the stage below the parapet the incised lettering to either side of the niche has eroded away on the east side.
- 2.4.7.3 The niche above the main doorway arch containing the figure of King Oswald is eroded severely at the top with complete loss of detail at the coping level. It would be heartening to see this element properly restored. The ball corbel supporting the niche is starting to erode and can only get worse. D
- 2.4.7.4 Generally, below the label mould and niche level the stonework is in better condition despite some heavily render patched areas to either side of the double entrance doors which are starting to break down. However, there is an area of approximately 3.0m² to the east side which has open joints and where re-pointing is necessary. C
- 2.4.7.5 The doorway arch is in fair condition but there is considerable erosion to 50mm to the hood mould and inner mouldings especially on the east side. There is a small amount of erosion to the stonework around the doors and some mortar patching. N
- 2.4.7.6 The steps are slightly eroded but fair, and the tread arrises would benefit from repair. D
- 2.4.7.7 The east return wall is similar in general appearance to the west wall and again the coping, cornice and label course are all badly eroded in places. Some of the tooled ashlar blocks are also moderately eroded accompanied by mortar patching and some open joints. C
- 2.4.7.8 The rainwater pipe is plastic with anti-climb paint to its upper sections. It needs painting. It would be better to be replaced with cast iron to match the other (original) downpipes. D

2.4.8 SOUTH NAVE CLERESTORY

- 2.4.8.1 The elevation is a mixture of stone types. The first four bays from the west each have an elaborate and slightly different decorated four-light tracery window in each bay. The parapet is of large plain ashlar course blocks of Ancaster stone similar to the window reveals and columns. All of this seems to be in good condition apart from the first bay from the west where a few arch stones have spalled.

- 2.4.8.2 The snecked ashlar general walling is in good condition but there is an occasional mortar patch at the bottom of this elevation near the roof junction and an odd open joint.
- 2.4.8.3 The parapet 'cornice' course contains a couple badly spalled stones in the first bay from west which ought to be replaced. Some of the coping joints are also open and need pointing. C
- 2.4.8.4 There are some mortar patches around the west rainwater downpipe and some open joints.
- 2.4.8.5 The downpipe is in fair condition but seems to stop rather short of the aisle roof, so it really needs a shoe to be fitted as soon as possible. A
- 2.4.8.6 The stone false water chute set into the first pier from the west at parapet level appears to be eroded but no action required at present.
- 2.4.8.7 The windows are protected by acrylic sheets guards and the condition of the glass, frames and leading is difficult to assess. The glass is held within rectangular leading.
- 2.4.8.8 At the base of the buttresses below the bottom 'hood' the mortar has either broken down, slipped or has open joints, and these areas should be repaired soon. C
- 2.4.9 SOUTH AISLE**
- 2.4.9.1 Four bays of snecked limestone divided only by one continuous moulded sill course. Moulded plinth course at ground level. Each bay has a twin ogee-headed window in a square frame. There is erosion to the sill course in places and the bottom bead section should be replaced. C
- 2.4.9.2 The stonework is in fair condition with a few render patched areas, mainly to the west end. However, there is a band of render patching above plinth course and this is rather unsightly.
- 2.4.9.3 The stonework to the windows sits behind wire guards and, where properly visible, it seems to be in reasonable condition but there is some degree of cavernous decay to all of the window reveals, mullions and tracery. C
- 2.4.10 SOUTH CHANCEL CLERESTORY**
- 2.4.10.1 Last three bays from west, each with an elaborate and slightly different decorated four-light tracery window. The parapet is of castellated ashlar course blocks of Ancaster stone similar to the window reveals and columns. All of this is in reasonably good condition.

- 2.4.10.2 The snecked ashlar general walling is in good condition but there are occasional mortar patches at the bottom of this elevation near the roof junction and an odd open joint and defective eroded stone adjacent to the first buttress from the east. C
- 2.4.10.3 The cast iron downpipe and decorative cast iron hopper are in fair condition.
- 2.4.10.4 The windows are protected by acrylic sheets guards and the condition of the glass, frames and leading is difficult to assess but it looks to be heavily patched. The glass is held within rectangular leading. See notes on interior below.
- 2.4.11 LADY CHAPEL PORCH**
- 2.4.11.1 The Porch structure is attached to the southwest corner of the Lady Chapel and principally has west and southwest facades. The parapet masonry is severely eroded, the lower or beaded part of the moulding having disappeared completely in most of the stones. Ideally these should be replaced to conserve the stonework below. There are also a number of open joints to point on this stage. C
- 2.4.11.2 The label course above window head is in fair condition but eroded and spalled in places.
- 2.4.11.3 Apart from some cement mortar repairs mainly at low level, and a few small areas of erosion the remainder of the plain stonework is in fair condition. There are some open joints to the left-hand side above the main arch. C
- 2.4.11.4 The west window has a spalled lintel and open joints, and the trefoil head tracery is badly spalled and has broken away back to the glass line. It should be replaced or carefully repaired in due course. C
- 2.4.11.5 Despite some cement mortar patching the main doorway arch is severely eroded especially on the left-hand side where efforts to patch the eroded and spalling stone has not proved to be effective over time. As suggested in the last report, at some point in the near future, proper stonework replacements or repairs will need to be carried out. D
- 2.4.11.6 The oak entrance door is in fair condition but will need treating soon with linseed oil, and the ferramenta will need re-painting. M
- 2.4.12 LADY CHAPEL**
- 2.4.12.1 The West wall of the Lady Chapel (at high level above the Lady Chapel Porch) contains sneck coursed limestone with smooth ashlar blocks (Ancaster) forming the parapet. Generally it is in fair condition, but there is some erosion to a number of the coping stones and a few cement mortar patches. There is one stone just above the label course which is more badly eroded and one open joint which deserves attention. C

- 2.4.12.2 The South wall of the Lady Chapel has snecked coursed limestone in reasonable condition and with a lot of mortar patches. Heavily eroded parapet stones and cappings to buttresses and some open joints at crenellation junctions. The tops of the buttresses are also eroded. Some of the joints especially towards the east side should be pointed soon. There is a section of label mould below the window is badly eroded and should be replaced in due course. C
- 2.4.12.3 The label (hood) and cornice mouldings are also eroded in places but sufficient for now.
- 2.4.12.4 The Western window has eroded stones and open joints at sill and label course level and these open joints should be filled and observed. Directly above this stone the open joints suggest some movement which should be observed. The stonework is not easy to assess due to the heavy galvanised window guards but it appears that there is some cavernous decay to the trefoil heads and to the easternmost mullion. This ought to be repaired very soon. B
- 2.4.12.5 One section of label mould below the easternmost window is very badly eroded and should be replaced in due course. C
- 2.4.12.6 The Eastern window has eroded stones and open joints at label course level and these should be filled and observed. One of the mullions of this window is cracked at its base and there is considerable surface erosion in places. The stonework is not easy to assess due to the heavy galvanised guards but it appears that there is some serious cavernous decay to the trefoil heads and mullions. Repairs ought to be considered reasonably soon. B
- 2.4.12.7 The East wall of the Lady Chapel is similar to the south but faceted on plan and the general walling is in a better condition with fewer mortar patches. The parapet stonework has eroded coping stones and a couple of plain walling stones, and the cornice and label mouldings have both lost some of the lower bead detail.
- 2.4.12.8 The rainwater downpipe and hopper at the west end are in fair condition but the hopper is blocked and overflowing, with green mould resent on the stonework below. This should be rectified as soon as possible. A
- 2.4.13 SACRISTY**
- 2.4.13.1 The South Wall consists of sneck coursed limestone with regular coursed blocks to the corner buttress. Generally, in fair condition, but some erosion to a number of the buttress stones and some cement mortar patches especially at the base of the wall. There is erosion to the lower part of the moulded sill course. There are a number of open joints at high and low level. D
- 2.4.13.2 The window appears to be in fair condition but the condition of the stonework is awkward to assess as it sits behind the wire guard which is starting to rust. However, it seems as if the mullion is eroding and some repairs will be required soon. C

2.4.13.3	The cast iron hopper and downpipe are in good condition but the gulley needs clearing.	M
2.4.13.4	The upper parts of the <u>East Wall</u> were viewed from the south adjacent to the fence. The wall is similarly built of sneck coursed limestone with regular coursed blocks to the corner buttress. This stonework is generally in good condition although there are a few open joints and cavernous decay above the window head, adjacent to the top of the buttress and in the gable coping.	C
2.4.13.5	Where possible to see, the window appears to be in fair to poor condition and awkward to assess behind the wire guard which is also starting to rust. Repairs to the window stonework ought to be considered reasonably soon.	B
2.4.14	EAST FACE OF CHANCEL	
	<i>There was restricted access to this elevation on the day of inspection and binoculars were used for the lower parts.</i>	
2.4.14.1	The central east face consists as elsewhere of sneck coursed limestone with smooth ashlar blocks (Ancaster) forming the gabled parapet. Generally, in fair condition, but some slight erosion to the stones overall. There are cement mortar patches either side of the east window from mid-level downwards and it seems as if these are associated with some structural ‘easing’ in the past.	N
2.4.14.2	There are some significant areas of open or recessed joints to the stonework, quite noticeable on the return faces of the buttresses, but at the moment comprehensive re-pointing is not necessary. This should again be re-assessed at the next inspection in 2028. There is one stone badly spalled to the south of the main window just below the springing point.	N
2.4.14.3	The main East Window is generally in good condition when viewed through binoculars from ground level, but it is difficult to assess as it sits behind the wire guard which is also starting to leach copper onto the stone sill below. It appears that the tracery and reveal stonework having maintained its sharp profile. However, the sill course to this window below the blind lower stage of the window has several open joints and the stone has started to erode. Some re-pointing would be of benefit.	D
2.4.14.4	As at lower levels, some of the tracery stonework at higher levels is difficult to assess as it is shielded galvanised wire guards. Of the six panels of wire guards, the top two are starting to rust.	N
2.4.14.5	The stage below the main window sill course is plain ashlar walling generally in fair condition with the odd isolated open joint.	
2.4.14.6	The lowest stage of stonework below the bottom string down to the ground level plinth contains approximately 8no. badly and deeply eroded stones in poor condition. These stones are away from public view but some form of repair would be beneficial although they are not of high priority.	D

2.4.14.7 The original doorway at low level has been bricked in and most of the plinth stones are badly chipped and damaged. The access area is now in-filled with gravel and some of the bottom parts of the wall are covered in furniture items. The two low level windows are blocked and have had their central mullions removed.

2.4.15 CHOIR VESTRY

2.4.15.1 The East Wall is built of sneck coursed limestone with regular coursed blocks to the corner buttress. This stonework is generally in fair condition although there are a few mortar patches and several open joints in various places on the façade that require re-pointing. This amounts to approximately 3.0m². There are also two small sections of broken string or sill course.

C

2.4.15.2 There is a slight sign of movement or settlement at the window sill and this should be noted at the next inspection.

2.4.15.3 The window stonework appears to be in fair condition with some slight erosion at the top but difficult to assess behind the wire guard. The guard is distorted at sill level and is rusting very badly with rust deposits marking the sill and the stonework below. There appears to be a nest at the top of the window behind the guard. The guard should be replaced soon.

B

2.4.15.4 The window glazing and leading is in poor condition with five glass panes broken or missing and one panel is buckled. This glazing deserves attention soon.

B

2.4.15.5 The North Wall consists of similar stonework to the east face, sneck coursed and is generally in fair condition. There are some sections of broken plinth and sill course and a few mortar patches. There is erosion to the lower part of the moulded sill course. There are a number of open joints at high and low level.

N

2.4.15.6 The window stonework is in poor condition with deep and extensive erosion and cavernous decay to the tracery components at the top of the window and to the reveals and mullion. The wire window guard is distorted at various locations and is rusting very badly with rust deposits marking the sill and the stonework below. The guard should be replaced soon.

B

2.4.15.7 The window glazing and leading is in poor condition with at least five glass panes broken. This glazing deserves attention soon.

B

2.4.15.8 The cast iron eaves gutter is rusty and needs re-painting. The downpipe is plastic and that too needs painting, and presumably with anti-climb paint to the upper section.

M

2.4.16 NORTH CHANCEL CLERESTORY

2.4.16.1 As on the south side, the first three bays from east (the second or central bay masked by the roof of the Organ Chamber) each contain a decorated four-light tracery window. The parapet is of castellated ashlar course blocks of Ancaster stone similar to the window reveals and columns. To the remainder of this elevation, the stonework of both visible bays is in reasonably good condition but

- there are some areas of containing open joints at the top and east of the first bay. Some of the false stone spitters are eroded. N
- 2.4.16.2 The snecked ashlar general walling is in good condition but there are occasional mortar patches at the bottom of this elevation near the roof junction and an odd open joint and defective eroded stone adjacent to the first buttress from the east.
- 2.4.16.3 The windows are protected by acrylic sheets guards and the condition of the glass, frames and leading is difficult to assess but the leaded panels look to be heavily patched. (See notes on interior) The glass is held within rectangular leading with 'plexiglass' outer protection.
- 2.4.16.4 The cast downpipes (aluminium according to an earlier report) and decorative cast iron hopper are in fair condition with perhaps only re-painting to consider. M
- 2.4.17 ORGAN CHAMBER**
- 2.4.17.1 On the East Face the snecked ashlar general walling is in good condition but there is old evidence of water soaked masonry adjacent to the downpipe at the north end. There are a few open joints but not yet worthy of re-pointing in isolation. The two-stage buttress at the north side is in good condition.
- 2.4.17.2 The cast downpipe and decorative cast iron hopper are in fair condition and apparently painted with anti-climb black paint.
- 2.4.17.3 To the North Face the snecked ashlar stonework to this tall gable end is generally in fair condition at the upper stages with only some occasional recessed stonework joints and mortar patches. The lowest stage however, below the left-hand window jamb, has several significantly eroded stones and mortar patches which are unsightly. This amounts to approximately 2.5m².
- Some form of appropriate repair should be considered in the short term. In addition, there are open joints at the lower window sill level above this defective stonework. C
- 2.4.17.4 The stonework to the lower window is in only fair condition but with some slight erosion at the top tracery. There is a slight fracture to the eastern jamb at low level. The guard is broken in several places and is rusting very badly with rust deposits marking the sill and the stonework below. There appears to be detritus or a nest at the top of the window behind the guard. The guard should be replaced soon. C
- 2.4.17.5 The window glazing and leading is in poor condition with at least three glass panes broken. This glazing deserves attention soon when funds permit. D
- 2.4.17.6 The now redundant chimney stack at the head of the north gable appears to be in good condition.

2.4.17.7 On the West Face, the condition is similar to east face in all respects; the stonework is generally in fair condition and although there are a few open joints they do not necessarily deserve re-pointing in isolation just yet. The two-stage buttress at the north side is in good condition.

N

2.4.17.8 The cast downpipe and decorative cast iron hopper are in fair condition.

2.4.18 NORTH NAVE CLERESTORY

2.4.18.1 Four bays each with elaborate decorated four-light tracery windows as on the south side. The parapet is of large plain ashlar course blocks of Ancaster stone similar to the window reveals and columns. All of the stonework including the tracery appears to be generally in good condition but there are some open joints in the parapet copings.

2.4.18.2 The rectangular downpipes and the decorative hopper heads into which they run and discharge appear to be in good condition.

2.4.18.3 The windows are protected by acrylic sheets guards and the condition of the glass, frames and leading is difficult to assess but it looks to be heavily patched. The glass is held within rectangular leading and what seems to be bronze or certainly non-ferrous glazing bars.

2.4.19 NORTH AISLE

2.4.19.1 Five bays of snecked limestone divided only by one continuous moulded sill course. Moulded plinth course at ground level. Each bay has a twin ogee-headed window in a square frame. The stone is very sooted making the whole elevation quite dark.

2.4.19.2 The stonework is in fair condition but there are numerous mortar patches most of which are just above plinth level. There are also small sections of broken string course especially in the first bay from the west and plinth course in various locations. This could easily be repaired in matching mortar.

D

2.4.19.3 The stonework to the windows, where readily visible, sits behind wire guards and, it seems to be in reasonable condition but there is some degree of cavernous decay to most of the window reveals, mullions and tracery. Some of this has now reached a critical point where the decay has reached behind the glazing line and may be letting in water. A programme of phased repair to the most seriously affected windows should be put in place soon.

B

2.4.19.4 All of the windows except within the fifth bay from the west, are protected by galvanised wire guards many of which are badly distorted, damaged or have sections missing. All of the guards are rusty producing brown oxide runoff onto the sills below. These guards need to be removed and replaced soon preferably with acrylic sheet guards.

B

- 2.4.19.5 The cast iron eaves gutter is rusty especially at its joints and needs re-painting. The downpipes are plastic and they too need painting, and presumably with anti-climb paint to the upper section.

The bottom section of the western downpipe is broken and the gulley grating is blocked or overgrown (as with many of the gulleys) and this needs to receive regular maintenance attention.

M

2.4.20 NORTH PORCH North Face and East return Face

Similar in most respects to the South porch but the double entrance doors are on the west face. This section incorporates the continuation into the North Aisle.

- 2.4.20.1 The East return Face is of snecked local limestone. Many of the stones at parapet and upper levels are eroded and the coping stones seem to be 'pitted' also. The cornice course has lost its sharpness and the bead detail is badly eroded in places. There are also many stones and some joints that are mortar patched.

- 2.4.20.2 The cast downpipe and decorative cast iron hopper appear to be in reasonable condition, but some areas are very rusty and the whole is in need of decoration. Also, the grids into which the downpipes discharge appear to be blocked and the whole lower area is very damp. Maintenance is needed soon and on a regular basis.

M

- 2.4.20.3 The North Face includes the two corner buttresses. The stonework is of snecked local limestone as before and is noticeably eroded especially at coping level.

The cornice course and string above the window is also significantly eroded with loss of detail and has lost much of its water-shedding function. There are also many open stonework joints in the parapet wall.

C

- 2.4.20.4 The corner buttresses contain severely eroded stonework at the upper levels above the cornice course and especially to the northeast buttress where there is complete loss of detail and the cornice course is almost missing. This stonework should be repaired in the not-too- distant future.

C

- 2.4.20.5 Elsewhere on this face the stonework is heavily patched with mortar repairs.

- 2.4.20.6 The window has been amended in the past to accommodate air inlets for the heating unit now in the North Porch. The tracery remaining in the upper part of the window is in fair condition with only slight erosion and decay. It requires no major action at present although some judicious pointing would help.

See also section 2.5 below for external timber.

2.4.21 NORTH PORCH West Face

This section incorporates the continuation into the North Aisle.

- 2.4.21.1 Sneaked coursed tooled stonework, generally in fair condition but the various strings, coping and cornice course are very poor in places and some individual stones now unable to perform their water shedding function. This applies mainly to the cornice course and the upper or window head string course where, in time, replacements will be necessary to avoid further erosion of stones below. C
- 2.4.21.2 The parapet course is however in very poor condition with most of the stones heavily eroded and most of the joints requiring re-pointing. Ideally this should be carried out within the quinquennium. C
- 2.4.21.3 Some of the stonework has been patched with mortar repairs in the past and this is mainly at higher levels beneath the string and cornice courses but there are some areas at low level. An area of stonework above and to the north side of the doorway arch springing point, say approximately 2.5m² is open jointed and needs re-pointing soon. C
- 2.4.21.4 The niche above the doorway contains a figure of St Oswald. The base corbel and the upper tracery pier elements are very badly eroded. Also, the pinnacle on the parapet above is severely eroded with extreme loss of detail and in time a replacement will be highly desirable. As in 2.4.19.3 above a programme of phased repair to the most seriously affected stonework should be put in place very soon. C
- 2.4.21.5 The doorway portal hood, arch and reveal mouldings are significantly eroded as is the tracery within the tympanum panel above the doorway. There are also some open joints and careful pointing in soft lime mortar would probably arrest further decay.
- There is a lot of stone dust and chips at floor / step level indicating significant continuing erosion of the stone. D
- 2.4.21.6 To the window to the south side, the mullion, jambs, and tracery are generally in fair condition although there is some erosion and decay to the reveals. The hood moulding has eroded on its lower bead moulding. Some judicious repointing and careful mortar repairs would help. D
- 2.4.21.7 The window is protected by a heavy gauge steel guard which is distorted and its bottom right hand corner base. The fixings are not yet rusty and are quite prominent. The mesh however is badly rusted producing brown oxide runoff onto the sill below. This rusty guard should be replaced with a non-ferrous version. D
- The saddle bars to the window need re-painting also. M

2.5 External Ironwork and Timber

- 2.5.1 The window guards vary in type and condition and the majority of these are very rusty and many are in poor condition needing replacement very soon. B
- 2.5.2 The various pieces of metalwork on the façade have already been commented on above and the metalwork to the various clock faces has already received comment in sections on the Tower façade 2.4.2 – 2.4.5.
- 2.5.3 The panel filling in part of the original window to the north façade of the North Porch appears to be hardwood within which sit galvanised panels. The metal panels are rusting and the woodwork has lost most of its painted surface. The whole panel should be properly prepared and re-painted. C
- 2.5.4 At the South Porch entrance there is a relatively new set of handrails painted black. These are in good condition but do not match the style of the original ironwork. The brackets appear oversized but clearly do their job adequately.

2.6 External Doors

- 2.6.1 The **South Porch** contains two single leaf entrance oak doors in fair condition. Hung on pintles and driven hooks. Decorative iron hinges, iron suffolk latch, etc all in good condition but would benefit from re-decoration. The oak doors could do with a protective layer such as beeswax or linseed oil to feed the wood. M
- 2.6.2 The **North Porch** also contains two single leaf oak entrance doors in fair condition. although no longer used for ingress and egress. Hung on pintels and driven hooks. Decorative iron hinges, iron suffolk latch, etc all in good condition but would benefit from re-decoration. The oak doors could do with a protective layer such as beeswax to feed the wood. M
- 2.6.3 The **Lady Chapel** entrance within the Lady Chapel Porch has a single leaf oak door with decorated transom and a blind tracery spandrel panel in fair condition. It is hung on pintels and driven hooks. Decorative iron hinges, iron ring latch, escutcheon etc all in good condition but would benefit from re-decoration. The oak door needs a protective coat such as beeswax to feed and maintain the wood especially at the bottom of the door.

2.7 Churchyard and Surroundings

The church building occupies most of the site with narrow strips of land to the north and west sides and a slightly wider one on the south side. The relatively recent clergy house (recently sold) is built close to the east end.

Working clockwise on the south side from the new vicarage:

- 2.7.1 To the **South** side there is a wide area of grass with a pathway of concrete flags set away from the church wall. There is a larger section of paving at the west porch entrance. The joints in the path are overgrown with grass but hardly dangerous. There is now a 1.2 metre margin at the foot of the church wall. M

- 2.7.2 In front of the South Aisle stands a First World War memorial. The stone crucifix sits on top of an octagonal base and it is generally in good condition but the names of the departed inscribed in the base panels have been largely eroded.
- 2.7.3 The steps up to the Lady Chapel entrance porch have now been covered over by a concrete ramp which is in good condition. There is a handrail to the left side.
- 2.7.4 The boundary wall is very low with the original stone piers having been reduced to the ground level with copings re-set to produce a level wall top. A lot of these stones have either been patched with mortar or are eroding significantly and should be repaired. At the southwest corner, however, there are still two piers that retain their original height.
- 2.7.5 The notice board on the south side near to the south corner entrance is of painted timber on concrete posts and was renewed recently.
- 2.7.6 To the **West** side there is a two-metre strip of grass and narrow concrete slab path between south and north porches.
- 2.7.7 The boundary wall is again low with the original stone piers having been reduced to the ground level with copings re-set to produce a level wall top. These stones appear to be in better condition than those on the south.
- 2.7.8 The stone steps up to the North Porch doorway have open joints and these need to be filled and re-pointed.
- 2.7.9 To the **North** side there is also a two-metre strip of grass (less as it passes the North Porch) and again a low stone dwarf wall with copings. These are in fair condition.
- 2.7.10 At the east end there is a concrete hardstanding which continues the cobbled pavement crossing aligned to the Vestry wall. This probably relates to the former boiler room location being under the Organ Chamber. There is an additional hardstanding outside the north wall of the Organ Chamber.
- 2.7.11 To the **East** side between the East end of the church and the clergy house, there is an area of concrete flags, and a concrete hardstanding to the north end. There is a broad margin next to the church east wall (formerly the clergy entrance) and this is filled with gravel.
- 2.7.12 There are two large plane? trees about five metres beyond the south wall of the Lady Chapel but fortunately their branches do not overhang the Lady Chapel roof. They provide a welcome foil to the stone facades.

M

C

3. INTERIOR

3.1 Tower Spaces

Working downwards from the top of the Tower:

3.1.1 BELFRY

3.1.1.1 This lofty space stretches from the belfry floor up to the underside of the Tower roof. The main roof underside is clearly visible – softwood boards laid vertically between and sitting on the purlins, supported by a diagonal truss with centre post with steel plate. All of this softwood construction appears to be in good order despite the plates and end bolts being rusty and some signs of past water ingress having marked the timber wall plates and beam ends at the southwest corner. This roof and ceiling element could only be inspected from Belfry floor level with the aid of a torch.

3.1.1.2 The walls are of rubble masonry, generally in fair condition with surprisingly little erosion except at lower levels next to the access, and some areas of wall appear to have been ‘cleaned’ possibly by leaks in the past from overflowing sumps etc. In a few places there is evidence of lime leaching out of the stonework joints but this is to be expected and not unusual, and there are a few open joints.

3.1.1.3 The four louvred Belfry openings are covered over by softwood boarded panels in fair condition presumably inserted as a sound mitigation measure.

3.1.1.4 The lower floor or at least that element that is visible appears to be softwood boards. The upper access deck consists of deep timber boards running along the north and east walls on scaffolding supports. This is very narrow but there is a scaffold tube guard rail.

3.1.1.5 The iron ladder from this platform up to the roof access is rusty and needs painting. More importantly it does not have a safety support rail. The scaffold bar at the base of the base of the ladder prevents easy access to the ladder and a rail should be fitted as well as a support or transfer rail at hatch level to prevent falling from this point. This is now considered to be urgent. A

3.1.1.6 There is a timber boxing at the access point presumably enclosing the now defunct clock weights from below.

3.1.1.7 There is a ring of ten bells cast by John Warner & Sons of London in 1902 installed in 1904. They are reported to be in regular use. The cast iron frame is well maintained and newly painted. All of the bells, wheels, headstocks, metal fittings etc seem to have been recently overhauled and are in good condition.

3.1.1.8 The door to the Belfry beneath the access point to the roof is a simple boarded and battened construction which needs a general painting and lubrication. M

3.1.1.9 Lighting in the Belfry was formerly by a track light which is badly rusted and needs to be removed. There are now 3no. LED light fittings recently installed to light the Belfry interior.

3.1.2 RINGING CHAMBER

- 3.1.2.1 The walls of the spiral staircase are rendered but with occasional cracking. In fair condition as are the concrete stair treads.
- 3.1.2.2 Within the chamber the ceiling is painted boarding seemingly in good condition when viewed from below. The Carillion mechanism is mounted in the southeast corner and served by a wire crossing the ceiling.
- 3.1.2.3 The walls are of squared rubble masonry probably a darker Ancaster stone and all of this is well pointed and in good condition. Pitch pine wallboarding rises to above the door head height from floor level except where cut for window recesses.
- 3.1.2.4 Windows are present in all walls except the east. The windows on the north and south side have been partly replaced with polycarbonate sheet. The west window has several small cracked panes
- 3.1.2.5 The floor is carpeted with presumably timber boards below, but it appears sound. Presumably also there is a central bell trap.
- 3.1.2.6 There are pendant lampholders and the occasional spotlight to provide lighting all of which appears to be in fair condition.
- 3.1.2.7 The pitch pine doors out to the spiral staircases are in good condition.
- 3.1.2.8 The walls of spiral staircase down to the ground level are rendered with occasional cracking but in fair condition, as are the concrete stair treads. Lighting is supplied by p.v.c. cable to batten lampholders and generally in good condition. There is a good oak door at foot of stair.

3.1.3 BASE OF TOWER

- 3.1.3.1 The walls are of the pale limestone similar to the exterior. These are in fair condition but are severely blackened and in places discoloured especially at higher levels. Some areas of the walls are dramatically streaked, probably as a result of historic water ingress as, for instance, above the south doorway. There are a few signs of easing or opening up / mild fracturing of perpend joints above the north wall arch but not in the arch itself. These are no worse than the last inspection.
- 3.1.3.2 There is an unusual arrangement of timber cradles and organ pipes at the upper part at the west end of the side walls and these appear to be associated with the organ regime long since disused. They are served by ducts from the western corners of the base of the Tower.
- 3.1.3.3 At the base of the west wall, the Tower support columns and the western responds can be seen rising damp. Although this is having some effect on the stonework it seems to be a longstanding problem and little action is needed apart from brushing down.

N

- 3.1.3.4 The large west window seems to be in fair condition but in such a lofty space it is difficult to appraise the exact condition of the stonework and glazing at the higher levels. There is some decay to the mullions at lower level with the heads of this stage eroding noticeably. The tinted glazing is in fair condition with only occasional broken comes, but one of the lower panels on the north side of the west window is buckled and should receive attention in due course. D
- 3.1.3.5 The north facing window at high level has tinted glazing in poor condition particularly in the opening vent. Daylight is visible at the frame edge of the westernmost light and it is perhaps allowing water in, so it should be attended to in time. The easternmost light has several cracked and holed panes with temporary repairs. And these will need further repair in due course. D
- 3.1.3.6 The south facing window at high level also has tinted glazing in poor condition with at least one holed pane in the westernmost light. Some of these glazed panels look very grubby with age. In addition, the hopper window mechanism seems to be defunct. N
- 3.1.3.7 The ceiling at high level is a timber vault rising to the central oak bell-trap. Although there are water leak marks from the past, all appears to be in fair condition.
- 3.1.3.8 The space is lit by new LED fittings providing a bright light level.
- 3.1.3.9 The flooring is of herring bone pattern wood block on a solid base and it seems to be sound in this location apart from about 1.0m² just within the Nave. B

REMAINDER OF CHURCH

3.2 Roof Structure and Ceilings

- 3.2.1 The **Nave** roof structure consists of arch-braced trusses, main and intermediate, supporting a central ridge and a single row of purlins to each slope with a substantial projecting timber cornice. The timber seems to be stained redwood. Trusses are tied with iron horizontal and central drop rods. There are large rafters laid 'on the flat' and boards over. Inspected through binoculars, all of this construction appears to be in fair order although there are numerous signs of former leaks especially at the west ends of the cornices near to the buttress intersections.
- 3.2.3 The **North and South Aisles** are simple lean-to structures consisting of pitch pine boards on rafters on mid-span purlins. These are carried on the principal rafters and alternating trusses which sit on the outer walls and on the inside arcade walls. The tie beams of these trusses are enriched and so too is the wallplate edge. The purlins, rafters, wallplates and horizontal boarding are all stained and appear to be in fair condition, apart from staining on the walls from historic leaks in various locations particularly at the west end of the north aisle.

On the day of the inspection there were serious leaks at the west end of the North Aisle and there are some areas of roof boarding where white stains were visible. These stains should certainly be kept under observation on a regular basis, and the roof junction above checked for any defects.

B/N

3.2.4 The **Chancel** roof structure largely continues the construction and detail of the Nave with arch-braced trusses and the substantial projecting timber cornice. Trusses are tied with iron horizontal and drop rods. However, the ceiling is more elaborate and is boarded over and sub-divided by moulded ribs forming panels concealing the actual rafters and purlins (although the purlins and ridge carry through visually in the ribs). Beneath the projecting cornice there is a vaulted timber construction allowing the ceiling to span from ridge to corbel and surrounding each main north and south window. This all still seems to be in fair condition with no current signs of leaks.

3.2.5 The **Lady Chapel** has a timber ceiling to the flat roof above with moulded timber beams and boarding sub-divided by moulded ribs. All of the construction is of stained pitch pine and appears to be in good condition but note that there is white staining on the beams and wallplates in various locations, and split or natural shake in the eastern support beam.

N

3.2.6 The **Northwest Porch** is practically an extension of the north aisle but the timber panelling forming its south wall and part of its east wall jut out into the space just below the north aisle arch. The porch is filled largely with the Garbutt gas fired heating unit which draws air from the north window and through to the body of the church. The roof structure is barely visible but consists of one large truss supporting end hip rafters and plain rafters 'on the flat'. From a very limited inspection this structure appears to be in fair condition with currently no sign of any brown staining spreading down the northwest corner and underneath the wallplate of the north side and to a lesser extent the west wall. It was suspected that there may have been some form of fungal attack in this location, so further investigation should be considered when funds allow.

D

3.2.7 The **Southwest Porch** is similarly an extension of the South Aisle and crosses over from the Tower but the whole structure is visible and in fair condition. The lobby area is formed by timber panelling with a narrow depth ceiling / roof structure presumably of timber and all faced with oak. The space above the lobby ceiling is used for storage.

3.2.8 The **Clergy Vestry (Sacristy)** has a simple lean-to roof structure of stained pitch pine in fair condition. There are some white stains to both boards and beams but no evidence of live leaks.

3.2.9 The **Choir Vestry** is partly covered by the organ above but the eastern section has a similar construction to the Clergy Vestry. There are some areas of white staining visible and this is possibly connected to the condition of the slating above.

3.2.10 The **East Lobby and corridor** (the original entrance to the Vestries) both run below the high altar and have a painted and plastered ceiling in fair order but all surfaces rather showing their age. The space is accessed from both north and south sides via the Vestries.

3.2.11 The **former Heating Chamber** beneath the choir vestry has a concrete roof and is in fair condition.

3.2.12 The **former wc compartment** off the former Heating Chamber has a relatively new plastered ceiling in fair condition.

3.3 Internal Walls, Partitions and Doors

3.3.1 The **Nave** walls are generally of the local pale magnesian limestone up to the clerestory string course level but above it changes to mainly brown Ancaster stone. As in the Tower base, these walls are in fair condition but are severely blackened and discoloured in places. Some areas appear to be dramatic as a result probably of water ingress.

The clerestory walling is generally grubbier than the arcading and this might simply be the different stone. The water staining which occurs in several places but mainly at high level is thought to be the result of leaks from the gutters above following lead thefts in the past.

3.3.2 The west wall of the Nave is mainly taken up by the Tower arch with panels of stone above it and to the sides, and there appears to be no structural movement.

3.3.3 The north wall of the Nave is quite grubby with the walling above to the clerestory being in a somewhat worse condition than the arcade. The grubby appearance is accompanied by mild erosion of the stone in a lot of places. However, this is probably of longstanding. Overall, the masonry of the arcade stage is fair with only superficial erosion above the heads of arches at window sill level, and then more widespread in the spandrel panels mainly to the east.

3.3.4 The window mullions and tracery appear to be in reasonable condition except for some erosion to some lower sections of the mullions. However, it is difficult to assess the condition of the tracery and mullions because of the amount of soot and dirt deposits and without a safe closer inspection. This would be very helpful. The mullions appear to be eroding more rapidly than the surrounding masonry.

N/D

3.3.5 The south wall of the Nave at arcade and clerestory levels is similar in most ways to the north wall and can be said to be generally in fair condition despite the discolouration over time caused mainly by water runs and carbon settlement. There is again widespread superficial erosion of the masonry but especially so in the panel of walling between the first and second windows east of the roof beam.

There is similar erosion of note in the westernmost bay around the window and in its tracery and it appears to be very washed out. The external flashing needs to be checked. The feet of the mullions also are noticeably eroded but not urgent at this point in time.

N

- 3.3.6 In the **Northwest Porch** the doors are of oak and remain in sound condition. The contain some fine door furniture. In the **Southwest Entrance** lobby, the oak timber enclosure has enriched panelling and cornice and two internal doors, and all appears in sound condition.
- 3.3.7 The **North Aisle** has walls generally of the local pale local magnesian limestone with similar window surrounds and tracery. Although the stonework is quite dirty, the condition is fair except for the east end where water penetration in the past has caused superficial erosion and at the west end by the Tower arch where there is a lot of water staining and efflorescence above the arch. The dado panelling to the north wall seems to be in good condition and the original heating pipes are still in place.
- 3.3.8 The east wall shows evidence of water penetration above the archway to the Organ Chamber but this seems to be of considerable age. The archway itself is filled with an elaborately carved oak screen integral with the pulpit.
- 3.3.9 The west wall has a cross-arch which defines the northwest porch with its separate cross-roof. There is water staining to the wall but generally it is in fair condition. Water leaks are manifesting themselves as before described.
- 3.3.10 The window surrounds are in fair condition but the mullions are eroding slightly and more rapidly than the surrounding stone.
- 3.3.11 The **South Aisle** has similar walls to the north aisle generally of the local pale local magnesian limestone. Window surrounds and tracery are of the same stone. The condition is similar to the north aisle with mild erosion and slight evidence of former water penetration at both east end adjacent to the Lady Chapel and at the west end. The dado panelling seems to be in fair condition and the original heating pipes and some radiators are still evident.
- 3.3.12 The **Chancel** walls are similar to the adjacent south aisle of the local pale local magnesian limestone. The coursing is 'snecked' The condition is fair but again with large areas of discolouration and dirt washed in places with water penetration from some time in the past. This is particularly noticeable in the northeast corner and around the east window where there is superficial erosion. In addition, there is severe erosion to the south doorway jamb leading into the Clergy Vestry. Some replacements may be required in the coming years.
- 3.3.13 The erosion continues into the tracery of the window in the north wall and in the main east window at upper levels. There is similar erosion to the south windows but to a lesser degree, and some mild erosion to mullion feet.
- See later for description of reredos at 3.7.6.*
- 3.3.14 The **Chancel** is divided from the Nave at springing point level by a magnificent rood beam, a highly carved and decorative element spanning across the full width of the church. Although it is rather dusty on top the condition appears to be sound although its structural integrity was not tested.

C

- 3.3.15 The oak doors on either side of the Chancel leading to the Choir Vestry and Clergy vestry are of oak with enriched panelling and are in good condition.
- 3.3.16 Within the **Lady Chapel** the stonework to the walls is similar to the adjacent south aisle. Its condition is fair but with patches of surface erosion showing out stark white against the discoloured stone. There are considerable older leaks on the south wall. In addition rising damp has caused significant erosion in places on the south wall notably at the jambs of the door into the clergy vestry. The north side is suffering also. Brushing down may suffice for the moment but replacements may need to be considered at some time in the future. N
- 3.3.17 The window surrounds are showing distinct signs of considerable erosion of the sills and lower sections of the mullions and jambs. These should be reviewed at the next inspection. Some replacements, corresponding to external repairs and consolidation will need to be considered within the next five to ten years. C
- 3.3.18 The oak dado panelling to the lower parts of the walls seems to be in good condition and the original heating pipes are still in place.
- 3.3.19 There is an elaborate wrought and cast iron screen separating the Chapel from the Nave and South Aisle. Generally, it looks to be in good condition.
- 3.3.20 At the west side of the **Lady Chapel**, the cross arch separating it from the South Aisle bears down onto an octagonal freestanding stone column, which in turn supports two arches of the Lady Chapel area. The column is suffering badly from the results of rising damp and has considerable surface erosion and efflorescence where the magnesian limestone meets the Ancaster limestone. N
- 3.3.21 Within the **Porch to the Lady Chapel**, in its southwest corner, the masonry walls are discoloured in places and there is brownish staining, suggesting possible fungal decay. The ceiling boards show signs of previous rot, no doubt as a result of leaks from the roof above. The roof has now been repaired. N
- 3.3.22 The small oak doorway enclosure is in fair condition but its ceiling shows a lot of water staining and the two internal doors are very stiff. In addition, the mat within the matwell is not level and a replacement is recommended to allow wheelchair users to pass over it more easily. The double oak doors are in good condition with splendid brass door handles. D
- 3.3.23 The oak door on the east wall leading to the **Choir Vestry** is a fine broad boarded and fillet door in oak with large wrought iron hinges and ring handle and in very good condition. However, the northern stone door jamb is eroding badly, probably due to rising damp, and this disfigurement would benefit from repair or replacement reasonably soon. C
- 3.3.24 The **Choir Vestry** walls show old water runs and spoiling of the surfaces. In the southeast corner there is superficial erosion to the stonework surfaces, especially at the north wall and northeast corner. The window surrounds show some minor erosion in the sills.
- 3.3.25 The **Clergy Vestry (Sacristy)** area walls are similar to all of the other spaces and built of local pale local magnesian limestone. Parts of this stonework is very

eroded and flaking in the northwest corner at low level next to the steps. Although the overall condition is fair the walls show old water runs and there is superficial erosion to the stonework. The north wall in particular is very mucky and sooty and needs a good clean. The window surrounds show some minor erosion in the sills.

D

3.3.26 The lower sections of the walls are hidden by pitch pine dado boarding or obscured by cupboards. The panelling is in reasonable condition.

3.3.27 The **Basement Corridor** walls are plastered but the paint decoration is badly affected by damp and has worn off almost completely. Efflorescence is also affecting the plaster itself. The former windows and doorway to the east wall are now bricked up but the plaster to the old doorway is coming off in large sections and should ideally be repaired.

D

3.2.28 Off the lower, northern part of this space is the Former WC Compartment whose walls are of painted plaster. The surfaces are discoloured with time and there are patched areas also. As the space is not used there is no action needed at present.

3.3.29 There is a recently formed cupboard adjacent to the former wc with plastered walls and in fair condition.

3.3.30 The **Heating Chamber** walls are a mixture of brick and stone with the remains of some paint in places. The oak door is in fair condition and has two panels cut out of it at low level presumably to help with ventilation.

3.4 Decorations

3.4.1 Throughout the main body of the church and to a lesser degree in the vestries, the self-finished masonry walls and surfaces appear grubby and tired. As mentioned above this is the result of historic water penetration mainly from roof gutters and intersections. The water has cleaned off the accumulations of decades of carbon where it has passed over the stonework, resulting in very contrasting surface areas. Conversely in the Lady Chapel there are dark streaks rather than light probably from water leaks picking up carbon and dirt from roof level and washing it down on to the lower wall surfaces.

Apart from ensuring that any current defects are attended to the only way to improve the appearance of the stone surfaces is to clean them down with a light pressure wash system. However, this will be extremely expensive and could only be considered once all the defects including the rising damp have been eliminated.

D

3.4.2 The basement rooms all appear to have decorative coatings of one sort or another to their walls and ceiling, and all of these rooms including the Corridor, former Heating Chamber and former WC compartment all require re-decoration to freshen them up.

M

3.4.3 The oak doors and dado panelling would benefit from an occasional wipe down with water.

M

3.4.4 The ceilings are generally self-finished of either oak or pitch pine. Cleaning down with water is all that is required but only if access is readily available and when funds allow.

3.4.5 The internal saddle bars to all the windows appear to be rusty and these should be painted as and when repairs are carried out to the windows or when access is readily available. The metal of the opening hopper windows in the Vestries is also rusty and requires painting.

M

3.4.6 All the external doors to the church appear to have had oil treatment in the past except that to the Lady Chapel porch. This should be treated with linseed oil and likewise the doors to the southwest and northwest porches. The ironwork to the doors also needs regular painting.

M

Painting of other external elements is already mentioned in section 2 above but should generally be attended to under a Maintenance category.

3.5 Glazing and Ventilation

The church contains some excellent stained glass seen in the east window of the Chancel and the easternmost window of the Lady Chapel. There is similar quality in the easternmost window of the South Aisle. Most of the glazing is of tinted glass in rectangular leading and is in fair to poor condition.

3.5.1 **Nave Clerestories:** Glazing to the north facing windows consists mainly of the original tinted glass in rectangular leading. The glazing has been extensively patched over the years and there are numerous broken quarries. The panels set into the disused opening vent frames are badly buckled where the frames have rusted and expanded. Thorough repair will be necessary when funds allow.

D

3.5.2 **North Aisle:** Western window is of two lights with tinted glazing in rectangular leading in reasonable condition. Glazing to the north facing windows consists mainly of the original tinted glass in rectangular leading and in fair condition. Third window from the west contains stained glass by Leonard Evetts, IMO Harold Bruce Troupe, dating from 1970 and this is in good condition.

3.5.3 **South Aisle:** Easternmost window, IMO Mary Augusta Bennison, has stained glass dating from 1918 with initials P.B. Second from east dated 1931 in traditional style undated in fair condition. Third from east dating from shortly after WW2 in memory of those who fell. The westernmost window has plain tinted glass dating from the completion of the church. Some of the quarries are cracked and there is a fair amount of erosion to the sills.

N

3.5.4 **Chancel:** Glazing to the two clerestory windows in the south wall and the single one in the north wall of the tinted glass in rectangular leading. Some of this is clearly in quite a poor condition particularly to the north wall where several panels of leading are buckled, and there are broken panes / quarries.

D

- 3.5.5 On the south side there are a number that have been blanked out with repair tape including one area where several leaded panels have noticeably buckled inwards (e.g. westernmost window bottom right hand panel). They do require careful repair at some time in the future but other panels have also buckled significantly. Attention by a specialist is needed within the quinquennium before more glass is lost or damaged. D
- 3.5.6 The east window contains stained glass of particularly high quality dating probably from the first decade of the 20thC, and probably installed just after the completion of the church. There are figures of saints arranged in three tiers with Christ in Majesty at the head of the central light, emblems within the tracery elements and St. Michael slaying the serpent. Unfortunately, several panes have been replaced with clear glass, crudely coloured to mask their distinctive presence. Apart from that the glazing appears to be in reasonable condition.
- 3.5.7 **Lady Chapel:** South wall has two three-light windows filled with stained glass apparently all one set. East window dates from 1904 to William Searle Hicks. West window is later dating from 1909, signed possibly with a greyhound. All in fair condition although the minor repair to the east window is well below par and the glass is rather dirty.
- 3.5.8 The **Lady Chapel porch enclosure:** has a small window on the west wall containing stained glass depicting St Agnus. It is in fair condition but there are a few breaks in the glass to repair when funds allow. C
- 3.5.9 **Clergy Vestry:** Glazing to the two windows is of tinted glass in rectangular leading with some damage to a couple of panes which are holed and needing replacement. The glass is badly discoloured also. The east window is similar but in better condition despite the amount of dirt and dust and that there are a couple of poor quality repairs. C
- 3.5.10 **Choir Vestry:** Almost all of the north window is blocked by the organ. It is reported that the glazing to the north window consists of the original tinted glass in rectangular leading and that there are numerous star-cracked panes some of which will require replacing in due course. C
- 3.5.11 **Tower:** Already included in section 3.1 above.
- 3.5.12 Throughout the church the original window hoppers appear either to be in poor condition or unused. Possible this is because of accessibility of security, but efforts ought to be made to free up at least a few of them to ensure adequate ventilation within the church building. D

3.6 Floors and Galleries

There are no galleries in the church.

3.6.1 **Tower and Porches:** pitch pine woodblock set in herringbone pattern with single or double straight block borders. All generally in good condition. Matwell to south porch floor.

3.6.2 **Nave:** pitch pine woodblock set in herringbone pattern with single or double straight block borders as above, presumably bedded in bitumen. The blocks are covered in carpet in the central passageway. The raised platform at the east end is also carpeted.

All generally in good condition but some of loose blocks at west end and elsewhere and some discoloured at the west wall to refix to avoid the possibility of tripping. There are heating grilles set into the floor mainly at the east end.

C

3.6.3 **North and South Aisles:** pitch pine woodblock with straight boarded margins next to Nave arcade. Pews were apparently never provided allowing a view of the large extent of woodblock floor. There are a few loose blocks.

The old / former heating pipe route has a pine capping board fixed with sockets and screws and this would be simple to remove to investigate possible routes for any revised heating system.

N

3.6.4 **Chancel:** pitch pine woodblock on solid floor at front. The central area of the Chancel is covered with carpet, and this continues onto the nave altar platform.

3.6.5 **Sanctuary:** most of the Sanctuary is covered with carpet. White-veined red marble steps up to the Sanctuary area with grey-veined white marble for the three steps on which the altar stands. One of the pink marble steps, by the end of the south choir stall, is loose and should be re-fixed.

B

3.6.6 **Lady Chapel:** pitch pine woodblock on solid floor for the most part a few blocks loose at south aisle entrance. Altar platform at east end of marble tiling in good condition.

N

3.6.7 **Choir and Clergy Vestries:** pitch pine woodblock on solid floor. All generally in fair condition. One or two loose blocks.

B

3.6.8 **Basement Corridor:** concrete in fair condition with a few signs of dampness at the east side and in south steps, which are of stone.

3.6.9 **Former Heating Chamber and wc:** recent concrete floor in fair condition as far as it is possible to see. The floor in the Heating Chamber drains to a sump with submersible pump in northeast corner.

3.7 Furniture and Fittings

3.7.1 **Tower:** Magnificent alabaster font with carved alabaster figures set under an elaborately carved oak canopy. Two of the angel figures are missing from the font and there is some superficial damage to a few of the others but overall it and its canopy remain in good order. The cover is suspended on a counter-balance system and the chain for this will need to be inspected regularly.

N

3.7.2 **Nave:** Oak pews with alternate carved ends in good condition.

3.7.3 At the east end there is a forward altar platform with carved oak Nave altar matching the style of the rest of the furnishings in the church.

3.7.4 The Pulpit is located in the northeast corner and is of elaborate carved oak design sitting on an octagonal pedestal. It is entered from a passageway behind the choir stalls. It is in good order with working brass lectern lamp and microphone.

3.7.5 **North and South Aisles:** Small portable altar in front of east screen to North Aisle (3.3.8) in good condition.

3.7.6 **Chancel:** Magnificent carved oak reredos with the central scene of the transfiguration of Christ surrounded by figures and flanking scenes and statuettes depicting scenes from the life of Christ. Painted panels below depict the Apostles and some parts of the paint are beginning to peel off. A conservator needs to inspect and recommend the appropriate repairs necessary.

D

Overall the reredos requires a good clean and this might be best carried out by a specialist. The reredos is flanked by curtaining and some of the cresting has broken off from the cornice above.

D

3.7.7 The case for the splendid but long defunct pipe organ is set into the archway on the north wall below which there is an oak parclose screen. The new organ console with oak casing is sited within the corresponding arch on the south side.

3.7.8 The oak choir stalls, executed in three differing styles, have squared or rounded bench ends and enriched back panels and are in good condition. They seem to be of the same period as the pulpit and organ casing.

3.7.9 **Lady Chapel:** Above the marble platform at the east end of the chapel there is a fine carved oak reredos with triptych as a setting for the carved oak altar all of which is in good order. There is an aumbry on the south wall but no lamp.

3.7.10 **Clergy Vestry:** There are various substantial oak and pitch pine cupboards and vestment cupboards and a safe on the north wall. All generally in good condition.

The various items of loose or moveable furnishings such as tables, chairs, candlesticks etc are not commented on.

3.8 Monuments

3.8.1 There are very few wall monuments within the church. In the North Aisle there is the painted timber board of the Second World War memorial and a handful of modest brass plaques. There are stations of the cross on North and South Aisle walls.

3.8.2 The war memorial at the front south entrance is commented on elsewhere.

3.9 Bells

3.9.1 There is a ring of ten bells cast by John Warner & Sons of London in 1902 installed in 1904. The bell frame and fittings have been overhauled relatively recently, and redundant clappers have been left in the space adjacent to the old heating chamber. The bells are apparently in regular use.

3.10 Heating system, Plumbing & Thermal Insulation

3.10.1 The original large bore piped heating system was replaced in 1988 by a substantial warm air heating unit by G R Garbutt & Sons of Marske-by-the-Sea and takes up practically all of the Northwest Porch. It is hardly the most handsome of installations but it is reported to be reasonably effective. However, it is also reported that the centre of the church stays relatively cool and there appears to be no visible method of heating the Vestries.

Apparently this was being looked into at the last inspection but no change is visible as yet. It would perhaps be worthwhile to consider re-using the large bore pipe ducts, apparently all still in place, as a route for a new, more traditionally based small or medium bore wet heating system.

D

3.10.2 Although it is reported to be serviced annually, the installation is now thirty five years old and a major overhaul is probably due soon or indeed overdue.

D

3.10.3 The louvred intake grille of the heating system was installed in the north-facing window of the Northwest Porch in the early 1990's. It is commented upon earlier in the external wall surfaces section of the report.

3.10.4 Up until recently the Lady Chapel was heated by overhead electric radiant heaters, but these have now been removed.

3.10.5 Several of the cast iron radiators and some sections of pipework still remain in the church. There are odd sections of floor ducts where the original cast-iron lattice-work gratings are visible.

3.10.6 The header tank for the disused heating system is at high level in the south west corner of the Choir Vestry adjacent to the disused organ wind chest.

3.10.7 The plumbing installation seems to be in good working order but it was not tested and was judged purely from visual inspection. Some of the copper pipe runs appear to be fixed adequately but perhaps not properly.

Thermal Insulation

3.10.8 There is little or no thermal insulation within the walls and roofs of the church. None of the original design drawings from the early 19th Century indicate that the building was constructed with any form or configuration of cavity walls. As so many of the roof ceilings are exposed timber, inserting insulation into the roof spaces would need to be carried out from the exterior if and when the opportunity arose.

3.10.9 The windows in the church would not easily accept any form of secondary glazing, both from a practical and visual viewpoint. In addition, any attempt to fit secondary glazing to the large Nave and Chancel clerestory windows would probably be prohibitively expensive. The windows in the Vestry areas however are of a more manageable size and it might be worth considering some form of secondary or supplemental glazing in the future to improve the thermal performance of these spaces. The need to open the hopper lights would, however, present a complication.

D

3.11 Electrical Installation, External lights and Lightning Conductor

3.11.1 The current system dates apparently from 1988 with a few recent amendments when the Garbutt heating system was installed and some of the internal lighting was improved. The electrical intake is in an adjacent cupboard on the west wall of the North Aisle. The supply is three-phase. The system was apparently last tested in 2013. A full test should be carried out every five years by a qualified individual or firm of electrical engineers or electricians and now seems overdue.

3.11.2 The original wiring seems to be protected and laid in conduit but there are many extensions and adaptations visible. Some runs are in ordinary p.v.c. insulated cable rather than sheathed pyro. It is believed that the original wiring dates from the 1960's -70's, but presumably the wiring for the recent LED fittings is new. There are smaller distribution boards on the west wall of the Lady Chapel but the main board for the lighting seems to be on the east wall of the North Aisle opposite the intake cupboard.

3.11.3 Internally throughout the church has a reasonable provision of socket outlets. They appear to be in fair condition. There are quite a number of large cables and wires especially at the east end.

3.11.4 Lighting of the main liturgical spaces in Nave and Chancel is achieved by recent LED floods and they seem to work successfully. There are still a number of old and redundant fittings at high level in the Nave which should be removed when there is convenient access available.

D

3.11.5 Lighting to the Lady Chapel and Aisles is also by LED floods and so too is the illumination of the base of the Tower. The Clergy Vestry is lit by a single tungsten-halogen floodlight mounted on the roof structure.

- 3.11.6 Lighting of the main basement rooms is achieved by batten fluorescent fittings in fair condition. There are simple plastic lamp holder fittings to the passageway and former wc compartment but these appear to have no lamps. Clearly these basement rooms need to be kept properly lit even if only for safety reasons. M
- 3.11.7 There appears to be no security lighting around the perimeter of the church, in fact there seems to be only one bulkhead fitting at the southwest porch entrance. Perhaps security lighting ought to be considered if vandalism or attempts to gain entry into the church are prevalent? D
- 3.11.8 It is assumed that the amplification system within the church works adequately: microphones are positioned at strategic points at the east end and at the pulpit. Speakers are positioned generally at window sill level in the North and South Aisles and smaller can speakers in the Chancel. It is assumed that the control panel is situated in one of the Vestries? It is not easy to identify if there is a loop facility for the hard of hearing.
- 3.11.9 The lightning conductor is taken from the upstand finial on the northwest corner pinnacle of the Tower roof and then down the west face of the Tower to (presumably) an earth rod. It is reported that the lightning conductor installation was inspected and corrected recently.

It is generally well fixed but perhaps a bit loose at Tower roof level. It is assumed that the current single-tape installation conforms to current standards following the recent inspection and approval.

3.12 Fire Precautions and Fire Fighting Equipment

- 3.12.1 It is reported that there is a contract with the firefighting equipment supplier who advises on and service loose equipment. All appears to be sound but dates were not checked in detail. They should advise the correct type and location for loose equipment (extinguishers). CO² extinguishers are usually employed next to electrical points (as at the Tower Base) and installations such as the organ and meter positions. One of the fittings in the Lady Chapel seems particularly old. There is a fire blanket in the Clergy Vestry.
- 3.12.2 It is reported that Portable Appliance Testing (PAT) is carried out on an annual basis.
- 3.12.3 There appears to be no smoke or heat detectors and associated alarms within the church. N

3.13 Security

- 3.13.1 All of the principal exterior doors at the Southwest Porch and Lady Chapel seem to have adequate locking and bolting mechanisms. There are no other present points of entry. The doors at the Northwest Porch cannot open fully due to the

heating installation occupying most of the space. The door at the east end is now blocked up.

3.13.2 The Vestries have oak doors with mortice lock sets and the internal door between The North Aisle and the Choir Vestry has additional Yale type lock.

3.13.3 Generally the ground level windows are protected by galvanised wire or acrylic sheet guards (mainly on north side) and are generally sound. These offer some degree of protection against vandalism and unauthorised access but are not a robust deterrent. The clerestory windows are protected by acrylic sheet.

3.13.4 At a previous inspection it was reported that access had been gained by thieves to most of the upper level roofs in recent years and this has more than likely been from the south side via the Lady Chapel roof. A better system of deterrence should perhaps be considered in conjunction with the local police. D

3.13.5 The cast iron and plastic rainwater pipes on both sides and south of the church are protected by barbed wire and anti-climb paint. It is unclear whether these measures have proven to be sufficient or successful.

3.13.6 There are presently no external floodlights or audible warning/deterrence at strategic points on the building.

3.13.7 Temporary audio detection links with the Vicarage have proved highly efficient in deterring vandalism and theft at other churches. This security measure might be considered. D

3.14 Access for All

3.14.1 The principal entrance to the church is at the Southwest Porch which is three steps above the external ground level. There are three handrails at this point. There is access to the main body of the church for wheelchair users via the concrete ramp at the Lady Chapel Porch.

3.14.2 From here access is possible to the Tower ground floor, Nave and Aisles, and Choir Vestry but the Chancel area, as perhaps might be expected, is up four steps, with the Sanctuary at a higher level. The centre of worship is at the front of the Chancel and it would appear that, for the most part, access for communion is sufficient.

3.14.3 The Clergy Vestry is level with and accessible from the Lady Chapel but down four steps from the Chancel.

3.14.4 The basement corridor is down six steps from the Clergy Vestry with a further five steps down into the basement rooms themselves.

3.14.5 There are no other intervening steps or changes of level and so the provision of level access for worship for the less able, disabled and wheelchair users can be considered to be fair.

3.15 Sanitary Provision

- 3.15.1 There is a relatively recent WC compartment within the Choir Vestry but the size and layout do not conform to current standards. Nevertheless, it is no doubt a welcome and necessary facility. It contains a wash basin, w.c., grab rails, which are rather rusty in places, and an electric water heater. There is an extract fan also.
- 3.15.2 There is a distinctive and presumably original ceramic wash basin set into a purpose-built unit under the east window of the Clergy Vestry. The tap is damaged. Warm water is supplied by the Redring electric heater and overall this seems to be adequate provision.
- 3.15.3 At basement level within the former wc compartment, the soil connection is taken from the wc above mentioned in 3.15.1, into the previous pan connector.
- 3.15.4 Presumably flowers and the like are prepared at this level but there appears to be no large sink to manage the task.

N

4. SUMMARY AND RECOMMENDATIONS

4.1 General condition of the Fabric

1.1 In general, considering the age of the building, the fabric was found to be in fair to good condition. It seems to be reasonably well maintained externally despite the continuing erosion of the stonework, but there are a lot of individual items of repair throughout the church which will need to be corrected soon or over time. It is acknowledged that repair works were carried out several years ago in connection with the stolen leadwork, highlighted in the previous report.

1.2 Internally the church is well maintained but the overall architectural character is affected somewhat by the various instances of water staining to the walls, the poor condition of the window glazing and the erosion of the stonework.

1.3 It is appreciated that funds cannot always be made readily available to tackle the inevitable list of necessary repairs. The list of recommendations unfortunately remains relatively long and some of the repairs are at higher levels with the inevitable and consequential high costs. These can only be reasonably and economically carried out when scaffolding is in place for associated or adjacent repairs.

1.4 The Church will need to study the list of recommendations below and consider how to tackle them. Understandably, the work cannot be carried out all at once and straight away but a programme of repairs ought to be drawn up so that funds can be put in place to enable the list to be gradually reduced.

For example tackling the stonework defects of the defective window glazing. Several urgent items indicated by a letter A in the margin ought to be addressed as soon as possible, but letter B items should not be ignored nor other adjacent items that might be convenient to tackle at the same time.

1.5 In many places the stonework has been patched and left to erode to a severely eroded state. Some of these stonework elements such as cornices or string courses provide water shedding and so the replacements should be considered not simply for aesthetic reasons but because they are protecting the remainder of the stone fabric below.

The principal priority works that are suggested are given below but the majority of the items are external:

1.6 Clear out blocked hopper heads and sumps at tower roof, upper roof levels, and gullies at ground level;

1.7 Replace broken, slipped or missing slates in a number of locations especially the south slope of the Nave roof;

1.8 Replace or renew the deformed and rusting wire window guards especially on the North Aisle;

- 1.9 Install rails, grab bars or hoops to improve the safety of the access ladders and platforms up to the Tower and Chancel roofs;
- 1.10 Draw up a programme of phased stonework repairs and re-pointing of affected masonry. This might be done on an area by area, or feature by feature basis;
- 1.11 There are many items classed as a lower priority at the moment, but these will inevitably become more important and necessary as time moves on.

4.2 Recommended works of Repair or Improvement in order of Priority

Several items in the report have been marked with a letter M signifying that the wardens would normally be expected to carry out these items as part of their normal maintenance regime such as decorating, oiling hinges, slate repairs etc.

4.2.1 A Items which need urgent attention

- a. Clear the following sumps and gutters of soil and plant life - Tower parapet sump (ref. 2.2.1.5), Nave south slope (ref. 2.2.2.2), North Porch at southeast corner (ref. 2.2.10.4), and South Porch at southeast corner (ref. 2.2.11.3).
- b. Replace leadwork and support boarding to the north parapet gutter of the Tower roof (refs. 2.2.1.2 and 2.2.1.4).
- c. Replace numerous slipped, are cracked or broken slates to the south slope of the Nave/Chancel roof (ref. 2.2.2.2).
- d. Replace missing section of cast iron gutter outlet (spigot) at the east end of the South Aisle gutter (ref. 2.2.9.4).
- e. To the South Porch west face, unblock the cast iron rainwater hopper at the south end (ref. 2.4.6.7).
- f. On the South Nave clerestory wall fit a shoe to the bottom of the rainwater pipe to allow water to drain effectively over the slates (ref. 2.4.8.5).
- g. To the south face of the Lacy Chapel at the west end, unblock the cast iron rainwater hopper at the south end (ref. 2.4.12.8).
- h. In the Belfry, fit a safety rail and hoops to the existing iron ladder up to roof level, as well as a transfer rail or grab rails at access hatch level (ref. 3.1.1.5). For safety reasons these items should be carried out as soon as possible.

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

- a. Re-execute or repair the pointing to the top flashing of the west upstand (ref. 2.2.4.2).
- b. To the western window of the Lady Chapel, repair or replace eroded stone to the east mullion and trefoil heads, fill and observe open joints at sill and label course level and observe open joints in stonework above. (ref. 2.4.12.4).
- c. Repair stonework to Lady Chapel south wall East window (ref. 2.4.12.6).
- d. Repair stonework to Sacristy East window (ref. 2.4.13.5).
- e. To the Choir Vestry on the east and north walls replace badly distorted and rusting wire guards (refs. 2.4.15.3 and 2.4.15.6).
- f. To the Choir Vestry as above repair the window glazing and leading and replace missing panes (ref. 2.4.15.4 and 2.4.15.7).
- g. Consider early programme of repair for the North Aisle window external stonework (ref. 2.4.19.3).
- h. To the North Aisle north walls replace badly distorted and rusting wire guards (refs. 2.4.19.4 and 2.5.1).
- i. Check roof junction at west end of North Aisle with North Porch (serious leaks were evident on day of inspection but no visible defects externally) (ref. 3.3.3).
- j. Re-fix loose marble step at entrance to Sanctuary to avoid trips (ref. 3.6.5).
- k. Re-fix loose woodblocks on floor at west end of Nave and some in the Choir and Clergy Vestries (refs. 3.1.3.9, 3.6.2 and 3.6.7).

4.2.3 C Items which should receive attention during the quinquennium

- a. On South Porch West face replace stone in very poor condition (ref. 2.4.6.1) and re-point the area of stonework above and to the side of the rainwater hopper (ref. 2.4.6.2).
- b. On South Porch West face, replace rusted galvanised wire window guard and paint saddle bars (ref. 2.4.6.4).
- c. Replace badly eroded stone in very poor condition to South Porch south face (ref. 2.4.7.1).
- d. Re-point open joints to South Porch south face on east side (ref. 2.4.7.4).
- e. Re-point open joints to South Porch east return wall and carry out selective repair and replacement (ref. 2.4.7.7).

- f. Replace badly spalled stones in the first bay from west to South Nave clerestory (ref. 2.4.8.3).
- g. To the bases of the South Nave clerestory buttresses replace defective mortar (ref. 2.4.8.8).
- h. To the South Aisle replace the bottom bead section to the twin ogee-headed window (ref. 2.4.9.1) and repair the cavernous decay to all of the window reveals, mullions and tracery (ref. 2.4.9.3).
- i. To the South Chancel clerestory re-point several open joints at the east end (ref. 2.4.10.2).
- j. To the Lady Chapel Porch replace severely eroded parapet stones and hood moulds to conserve the stonework below (ref. 2.4.11.1); point open joints above the main arch (ref. 2.4.11.3); and replace or carefully repair badly spalled and broken trefoil head tracery to west window (ref. 2.4.11.4).
- k. To the Lady Chapel west wall, replace badly eroded label course stone (ref. 2.4.12.1) and to the South wall re-point the open joints especially towards the east side. Also, replace section of label mould below the window (ref. 2.4.12.2) and replace one section of label mould below the window (ref. 2.4.12.5).
- l. To the Sacristy south wall, replace the eroding stone window mullion (ref. 2.4.13.2) To the Sacristy east wall, re-point open joints and cavernous decay above the window head, adjacent to the top of the buttress and in the gable coping (ref. 2.4.13.4).
- m. To the Choir Vestry re-point open joints to the east wall (ref. 2.4.15.1).
- n. To the north face of Organ Chamber, replace several stones and re-point open joints at lower sill level (ref. 2.4.17.3), and replace rusty and broken window guard at lower level (ref. 2.4.17.4).
- o. On the North Porch, north face, replace badly eroded stone string and cornice courses of stone (ref. 2.4.20.3).
- p. To the North Porch, northeast corner buttress, replace severely eroded stonework at the upper levels above the cornice course (ref. 2.4.20.4).
- q. To the North Porch, west face, replace severely eroded stonework at the upper levels in the parapet, cornice and string courses (refs. 2.4.21.1, and 2.4.21.2) and re-point an area of stonework above and to the north side of the doorway arch springing point (ref. 2.4.21.3).
- r. Also to the North Porch, west face, replace base corbel and pinnacle (ref. 2.4.21.4).
- s. Refurbish panel to North Porch north façade window (ref. 2.5.3).

- t. The stone steps up to the North Porch doorway have open joints and need to be filled and re-pointed (ref. 2.7.8).
- u. Replace badly eroded stones on the Chancel south wall to the west side of the vestry doorway at low level (ref. 3.3.12).
- v. Within the Lady Chapel, replace badly eroded stones to the north jamb of the east doorway leading into the Clergy Vestry (ref. 3.3.23).
- w. To the window stonework on the south side of the Lady Chapel, consider internal repairs to sills and lower sections of mullions (ref. 3.3.17).
- x. To the windows in the Lady Chapel Porch west wall, the Choir Vestry east wall and the Clergy Vestry south wall, replace poor quality repairs and carry out replacements (refs. 3.5.8, 5.5.9 and 3.5.10).

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

- a. Re-point open joints to Tower East face, top parapet stage (ref. 2.4.2.1) and Tower South face parapet stage and ringing chamber stage (ref. 2.4.3.1 and 2.4.3.3).
- b. Re-point open joints to Tower West face, top parapet stage, belfry stage and ringing chamber stage and lower Tower stage (refs. 2.4.4.1, 2.4.4.2, 2.4.4.3 and 2.4.4.7).
- c. On Tower west face at belfry stage, replace missing stone louvre above the sill (ref. 2.4.4.2).
- d. Re-point open joints to Tower North face, at top parapet and belfry stages (refs. 2.4.5.1 and 2.4.5.2).
- e. Repair and restore Tower Clock faces (refs. 2.4.2.4, 2.4.3.3, 2.4.4.4 and 2.4.5.3).
- f. Carry out careful mortar repairs to the South Porch west face window hood and mullion (ref. 2.4.6.3) and piece in missing section of label moulding (ref. 2.4.6.5).
- g. Restore the niche above the main doorway arch containing the figure of King Oswald on the south face of the South Porch (ref. 2.4.7.3).
- h. Also to the South Porch south face entrance steps repair tread arrises (ref. 2.4.7.6).
- i. To the South Porch south face replace plastic rainwater downpipe with cast Iron. (ref. 2.4.7.8).
- j. To the Lady Chapel Porch replace badly eroded stonework on the left-hand side (ref. 2.4.11.5).
- k. To the south wall of Sacristy re-point open joints (ref. 2.4.13.1).

- l. To the east face of Chancel re-point open joints to sill course (ref. 2.4.14.3).
- m. Replace badly and deeply eroded stones at low level on East wall of Chancel (ref. 2.4.14.6).
- n. Repair the broken window glazing to the Organ Chamber window north wall when funds permit (ref. 2.4.17.5).
- o. At North Aisle repair broken string course just above plinth level in matching mortar (ref. 2.4.19.2).
- p. On west face of North Porch repair the doorway portal hood, arch and reveal mouldings and tympanum tracery above (ref. 2.4.21.5).
- q. On the south elevation re-point the window reveals and carefully repair the hood moulding (on its lower bead moulding (ref. 2.4.21.6).
- r. At the same window replace rusty wire guard with a non-ferrous guard and re-paint window saddle bars (ref. 2.4.21.7).
- s. To the lower level mullions of the Tower Base main west window repair eroding stonework and attend to buckled window on north side (ref. 3.1.3.4).
- t. To the north facing window at high level in the Tower Base repair the various glazing defects. (ref. 3.1.3.5).
- u. Carefully observe the timber ceiling soffit to the Lady Chapel Porch and investigate signs of staining when funds allow but within the quinquennium if possible. Also, in same location replace mat within matwell (refs. 3.2.6 and 3.3.22).
- v. Consider establishing a closer inspection of the interior Nave and Chancel wall by means of a mobile inspection platform or similar to ascertain in detail the condition of the wall and window stone surfaces (ref. 3.3.4).
- x. In Clergy Vestry clean down the walls (ref. 3.2.25).
- y. Consider a programme of either cleaning down of the stonework to the main spaces within the church (Nave, Chancel, Aisles and Lady Chapel) to improve the overall internal appearance (ref. 3.4.1).
- z. Consider a programme of cleaning, repair and improvement to the large windows in the Nave and Chancel clerestories (refs. 3.5.1, 3.5.4 and 3.5.5).
- aa. Consider a programme of refurbishment to the opening window hoppers throughout the church (ref. 3.5.12 and 3.10.9).
- bb. Employ the services of a conservator to inspect and recommend the appropriate repairs to the oak reredos within the Chancel (ref. 3.7.6).
- cc. Renew heating system and installation (ref. 3.10.1 and 3.10.2).

- dd. Remove redundant light fittings around the church (ref. 3.11.4).
- ee. Consider the installation of security lighting and deterrence around the church (ref. 3.11.7, 3.13.4 and 3.13.7).

4.2.5 M Maintenance Items

As within the report. There are many items of maintenance to note and these should be attended to on a regular basis.

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

As within the report.

4.2.7 Indicative Costs

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

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

A items – say c£6,200 - £7,000

B items – say c£17,500 - £19,000

C items – say c£65,000 - £70,000

D items – say c£137,000 - £150,000

These figures exclude fees, statutory fees and VAT

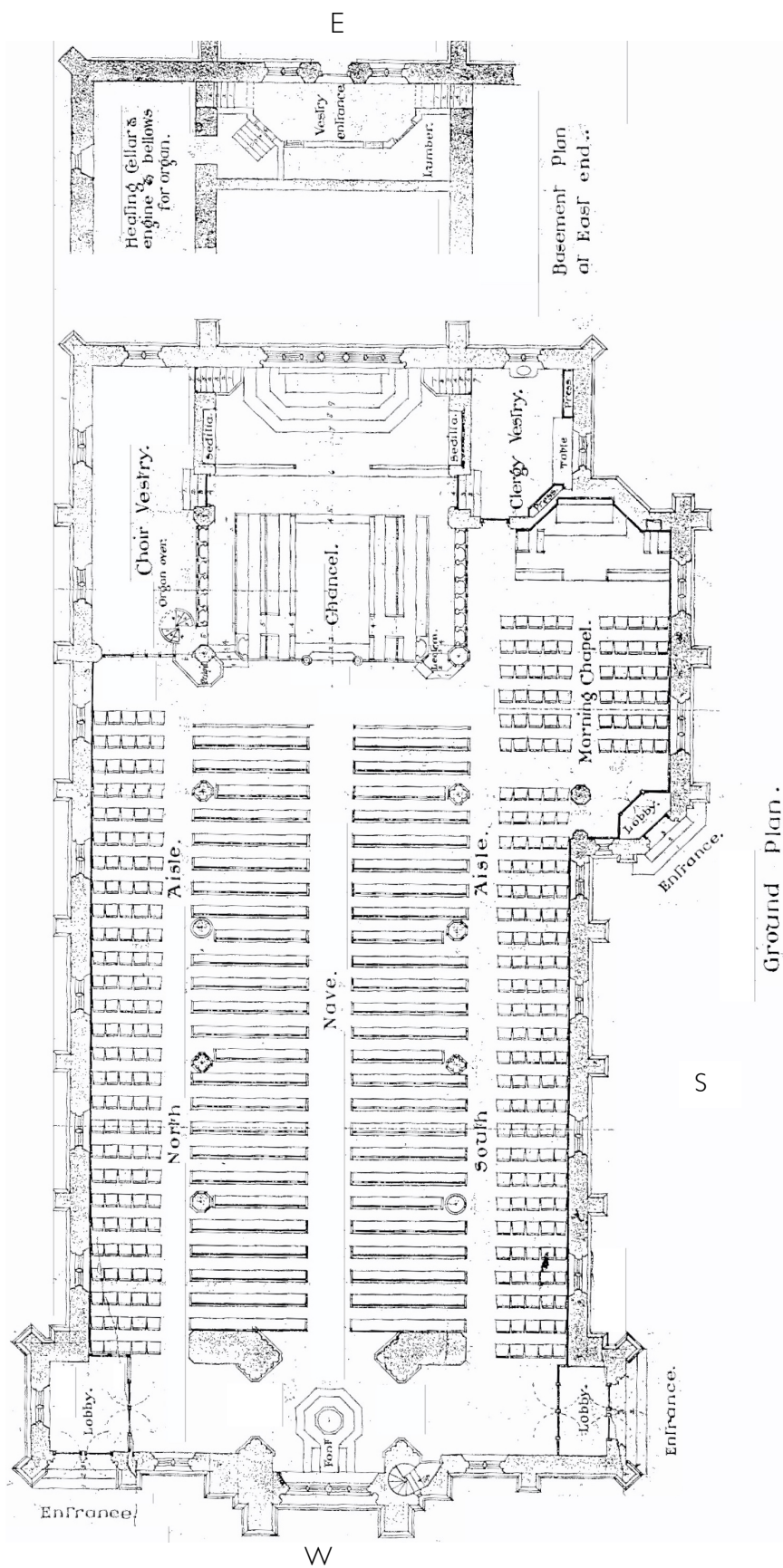
C APPENDICES

Appendix 1. Plan of the Church

Appendix 2. Photographs of Principal Defects and Items to Note

Appendix 3. Listed Building Description and Entry

Appendix 1. Plan of the Church (historical)



Appendix 2. Selected Photographs of a number of the Principal Defects and Items to Note

Exterior



01 Tower Roof south side - blocked gutter and sump



02 Tower Roof north side – sinking substrate in gutter below leadwork



03 Nave Roof south slope – missing, broken or slipped slates.



04 Nave Roof south slope – close up of slate defects.



05 Nave roof south slope – tree growing at east end gutter!



06 Organ Chamber roof west slope – slipped slates at ridge



07 North Porch roof - slipped slates and temporary covers etc.



08 South Porch roof – grass build up at northeast corner gutter.



09 South Aisle roof junction with buttress – defective mortar.



10 Tower roof north parapet – defective pointing



11. Nave north parapet – defective stones at coping



12. North Porch west face – defective and eroded stones and open joints



13. North Porch west face – eroded doorway stonework.



14. North Porch north face – blocked window opening.



15. North Porch west face – eroded niche, label and pinnacle stonework.



16. North Porch east face – growths at downpipe gully level



17. North Aisle window – damaged window guards



18. North Aisle window – damaged window mullion stonework



19. South Porch – general view from south



20. South Porch – defective stonework on south front



21. South Porch – blocked rainwater hopper on west face



22. South Porch – east wall high level, eroding stonework



23. Lady Chapel Porch – eroding stonework above doorway



24. Lady Chapel south wall –eroding stonework & blocked hopper.



25. Lady Chapel south wall –eroding stonework



26. Lady Chapel south side–eroding window mullion.

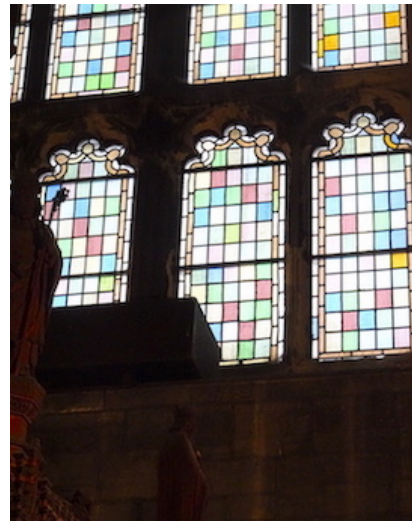


27. South entrance path – open joints and weeds.

Interior



28. Tower upper part of base stage – window glazing defects.



29. Tower west window – buckled glazing panels



30. Tower Belfry – looking down to bells from unguarded ladder.



31. Tower Belfry – bell frame and bells



< 32. Tower Base west wall – rising damp



33. Tower Base – looking south towards entrance



34. North Porch – gas inlet and heating chamber on right hand side with west doorway on left.



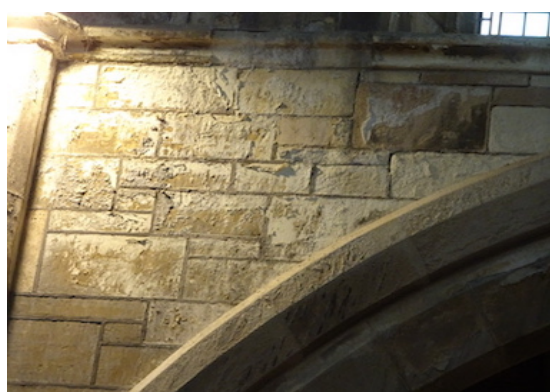
35. North Aisle west end – leaks from roof junction.



36. North Aisle west end – buckets catching the leaks from above



37. North Aisle roof – white marks/stains on boarding to note



38. Nave north clerestory wall – eroding stonework



39. Nave north clerestory wall – stained stonework at high levels



40. Nave north clerestory wall – glazing defects



41. Chancel - north side doorway stonework decay down to Vestry



42. Lady Chapel – eroded stonework to east doorway



43. Lady Chapel – eroded mullions on south windows



44. North Aisle – vented timber cover to heating pipes below



45. Passage (old Vestry entrance on left) below Chancel



46. Passage below Chancel – defective reveal to east dooway

Appendix 3. Listed Building Description and Entry

LISTED BUILDING ENTRY DESCRIPTION

Description: Church of St Oswald

Grade: II **Date Listed:** 17 December 1985 **English Heritage Building ID:** 432342

OS Grid Reference: NZ5068533490 OS **Grid Coordinates:** 450685, 533490

Latitude/Longitude: 54.6939, -1.2152 **Location:** 50 Brougham Terrace, Hartlepool

Locality: Hartlepool **County:** Hartlepool **Country:** England **Postcode:** TS24 8EY

Listing Text

HARTLEPOOL BROUGHAM TERRACE
NZ 53 SW (north side)

4/47 **Church of St. Oswald**

- II
-

Church, 1897-1904, by W.S. Hicks. Dressed, snecked limestone, with quoins; Lakeland slate roof. Quasi-Perpendicular style. High clearstoried and aisled nave and chancel, transepts, and west tower with north and south porches. 4-stage tower has set-back buttresses; 2-centred window to west face with reticulated tracery; louvred 2-centred belfry windows, each in pointed opening under ogee-arched hoodmould with grotesque stops. Embattled parapet has crocketed pinnacles at angles and to merlons.

Flat-roofed porches have straight parapets, diagonal buttresses, and 2-centred doorway in 3 moulded planes, with blind rectilinear traceries in tympana. Trefoil-headed ogee-arched niches above doorways hold figures of St. Oswald. 4-bay nave and 3-bay chancel (5 bays and 2 bays internally) have gabled buttresses between 2-centred clearstorey and east windows with reticulated traceries and stopped hoodmould. Octagonal turrets mark external division between nave and chancel. Straight parapet to nave, embattled to chancel. Flat-roofed south transept. Buttressed aisles have paired trefoil-headed lights in chamfered rectangular openings. Similar 3-light windows to south transept. Buttressed aisles have paired trefoil-headed lights in chamfered rectangular openings. Similar 3-light windows to south transept.

Tall tower arch with quadruple chamfer. 5-bay double-chamfered nave arcades have octagonal, round, and compound piers with stiff-leaf and moulded capitals. Similar single arch to each side of chancel, that to north side being full height of gabled transept containing organ of 1928. Italian and French marble sanctuary and altar steps.

Enriched, pinnacled, carved oak reredos, by R. Hedley (Newcastle) has figures of saints and Resurrected Christ in niches by J. Eadie Reid. Carved oak rood beam with vine brattishing, groining, traceries, crucifix and pendants, also by Hedley.

Coupled rafter roof with iron collars. In south transept (Lady Chapel): gilded, carved oak reredos with figures of angels and oil paintings of Crucifixion; and wrought iron screen and gates by J.R. Crimson (Gateshead). Chamfered octagonal drum font of pink alabaster, on octagonal stone step; sides have crocketed ogee niches holding figures of saints and angels; broad plinth carved and inscribed by R. Beall (Newcastle). Enriched oak font cover, supported on 4 angle shafts, has heavily carved and ornamented lofty turret, by R. Hedley.

Stained glass to east window and south transept by H.W. Bryams (London). Good stained glass of 1918 and 1931, to south aisle.

Listing NGR: NZ5068833490

This text is a legacy record and has not been updated since the building was originally listed. Source: **English Heritage**