

St. Mary Magdalene Parish Church,
Medomsley

Diocese of Durham

Quinquennial Inspection Report
April 2019



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Church

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| Quinquennial Inspection Report |
| St. Mary Magdalene, Medomsley |
| Diocese of Durham |
| Archdeaconry of Durham |
| Deaconry of Lanchester |
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| April 2019 Fair Weather |



Professional
Advisor



Date of
Inspection


Contents


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|---|--|
| A | Brief description of the building |
| B | Scope of report |
| 1 | Schedule of works carried out since last inspection, including items of emergency repair |
| 2 | General conditions |
| | External Inspection: |
| 3 | Roof coverings |
| 4 | Rainwater goods & disposal systems |
| 5 | Below ground drainage |
| 6 | Walls & structure |
| 7 | Exterior doors / frames |
| 8 | Windows |




| | |
|----|-------------------------------------|
| | Internal Inspection: |
| 9 | Roof structure, ceilings etc. |
| 10 | Walls and finishes |
| 11 | Windows |
| 12 | Ground floor structure and finishes |
| 13 | Fittings, fixtures and furniture |
| 14 | Vestry |
| 15 | Meeting room and toilet |
| 16 | Heating installation |
| 17 | Electrical installation |
| 18 | Fire precautions |
| 19 | Disabled access |
| 20 | Bats |
| | Curtilage: |
| 21 | Churchyard and environs |
| 22 | Log book |
| 23 | Previous quinquennial inspections |
| | Recommendations: |
| | Appendix: |




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| A1 | <p>Background and General:</p> <p>The Church of St. Mary Magdalene is situated centrally in the village of Medomsley, immediately north of the forked junction of roads B6310 and B6308 about 2 miles northeast of Consett and 13 miles northwest of Durham City.</p> <p>Ordnance Survey Ref: NZ 118 544</p> |
| <p>General Description of Church</p> | |
| A2 | <p>The Church is of 13th century origin and was completely rebuilt in 1878 but sections of the stone walls of the south nave, chancel and chancel arch were left in situ.</p>  |
| A3 | <p>The roof appears to have been originally an almost flat lead covered roof but the rebuilding of the Church in 1878 resulted in a steeply pitched stone slated roof, which was again re-slatted in 1965.</p> |
| A4 | <p>The roof internally is in the form of a five-sided barrel vault, timber boarded, to the nave and chancel.</p>  |


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| A5 | <p>The single pitched north aisle roof (continuing down from the north nave pitch) is also boarded:</p>  |
| A6 | <p>The walls are of stone, plastered internally but with window and door surrounds and arches left exposed in dressed stone.</p> |
| A7 | <p>Pine block flooring occurs under the nave and choir pews (now removed) with cement floors in the organ chamber and aisles. Walkways had carpet along the nave walkway with chancel and imitation parquet flooring (sheet linoleum) in the vestry.</p> |
| A8 | <p>The vestry is located at the northeast corner with interior door from the chancel and an exterior door on the east wall. Built in cupboards, sink, chest and safe are provided.</p>  |
| A9 | <p>The organ chamber is at the east end of the north aisle with lean to roof continuing from the aisle.</p> |

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| A10 | <p>A new meeting room and toilet was added to the west end of the north aisle in 2003 with glazed screens installed under the two end arches and a return end screen. A kitchenette is provided in the meeting room in a built-in cupboard. The toilet has an entrance lobby and provides disabled facilities and a baby change drop bench to meet current standards. Cost of project £90,629.17 excl. fees.</p>  |
| A11 | <p>A low-pressure hot water installation distributes heat via large bore flow and return cast iron pipes around the perimeter of the Church, with occasional radiators, all operated from a gas fired boiler in the basement below the vestry. There are redundant oil storage tanks housed in a bricked off compartment adjacent. There is a separate HW/radiator system to the new meeting room and toilet.</p> <p>From observations, oil-filled radiators to meeting room and behind altar, and radiant heater adjacent to organist, may suggest either systems under capacity or long run up times for heating.</p> |
| A12 | <p>Electricity is supplied to the Church via an overhead cable to the vestry.</p> |
| A13 | <p>A large graveyard surrounds the Church.</p> |
| A14 | <p>A wide tarmac pathway affords access from the south boundary gate to the porch and a branch pathway of crushed hardcore leads from the porch eastwards to the vestry external entrance.</p> |

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| A15 | <p>A bell-cote, housing two bells, is situated at the apex of the west gable.</p>  |
| A16 | <p>It is understood that the pulpit and lectern were made in timber from the original church.</p> |
| A17 | <p>There is reference to the Church in Pevsner's 'Buildings of England', Co. Durham volume:</p> <p>"St. Mary Magdalene, 1878 by Austin, Johnson & Hicks. The chancel however is excellent EE e. end with three isolated stepped lancets, shafted inside with shaft-rings), the keeled arch mouldings slightly trefoiled; outside a plain hood moulding over all three windows. On the S. three small lancets and a trefoiled PISCINA. Against the walls four human heads to support candles as at Lanchester and no doubt by the same workmen (see the slanting eyes and other details; the parish was actually dependent on Lanchester until the 18th century). Their date, c.1250-70, determines the age of the whole chancel; it is late, considering the fact that tracery is entirely absent – CHANCEL SCREEN 1898, by W S Hicks."</p> |
| A18 | <p>The Church is classified as a Grade I Listed Building under the Town and Country Planning Act. A copy of the listing is attached to the appendix of the report.</p> |
| A19 | <p>The Church is in a Conservation Area as designated by the Local Planning Authority.</p> |
| A20 | <p>There are no Tree Preservation Orders relating to the site.</p> |
| B | Scope of Report |
| B1 | <p>This is based on findings of an inspection made from ground level with the aid of binoculars.</p> |
| B2 | <p>The ceiling void in the vestry was not inspected as the access hatch was too high for ladder reach. There was no apparent access to the panelled chancel ceiling void.</p> |
| B3 | <p>There were no suspended floors or voids which could be inspected.</p> |
| 1.0 | <p>Works carried out since previous report</p> <ul style="list-style-type: none"> • Re-plastering on a vertical DPC • Work to chimney to ameliorate the worst effects of structural dampness |

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| 2.0 | General Condition of Church |
| 2.1 | <p>The Church appears to be structurally sound. Movement at the chancel arch and southeast nave windows previously recorded show signs of hairline cracking and in the chancel side walls at the east end. Tell-tale glass markers have been installed at various places in the Church, but these do not appear to have been installed correctly and do not serve any useful purpose in recording movement.</p> <p>The pattern of cracking is most pronounced at the eastern end of the south wall of the nave, in the vicinity of the pulpit and adjacent window. I do not believe that there has been additional movement since my last inspection, however the combination of cracking to the sill, vertical wall and to the nave face of the chancel arch corresponds to external cracking, and irregularly-faced stonework in the vicinity of a rainwater downpipe and gully.</p>    |

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| 2.2 | <p>Of greater concern is the evidence of continuing and accelerating water ingress to the north aisle roof and wall:</p>  |
| 2.3 | <p>Rising damp continues to be present in some of the external walls and internal column bases, but this appears to be at the same levels as previously inspected. This was especially noted on the south nave walls. Gravestones in the chancel floor appear to be damp.</p>  |
| 2.4 | <p>The extent of uneven and loose wood block flooring under the pews in the nave has now increased and poses both trip hazards and a significant disincentive to pew use. Ongoing damp-related underside deterioration now requires a damp-proof membrane, a new screed and floor covering.</p>  |

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| | EXTERNAL INSPECTION |
| 3.0 | Roof Coverings |
| 3.1 | <p>All roofs are covered in stone slates in diminishing courses. There are lead raking flashings at gabled abutments, lead valleys at the vestry roof intersection and lead horizontal flashings on the north side at the change in roof pitch where the north aisle meets the nave roof. Gable walls have stone table stones and roof ridges have stone saddle ridges.</p> <p>A significant issue of persisting water penetration is occurring to the north aisle pitch.</p> |
| 3.2 | <p>PORCH ROOF: Repairs have been carried out prior to the previous inspection and the slates are all intact.</p> |
| 3.3 | <p>NAVE ROOF: Slating generally in good condition though a few slates are chipped. The south slope east end table stones at lower level are twisted and require re-setting; soakers require attention.</p> |
| 3.4 | <p>CHANCEL ROOF: Pointing to the ridge tiles has been undertaken where 3 no. open joints were noted, in cement-rich mortar. Stone crosses on the nave and chancel gables are perished and require close inspection and testing for stability.</p> <p>Some table stones have open joints which will admit water and need close inspection, stemming and re-pointing in lime mortar.</p> <p>The lead flashings to the chancel gable north slope table stones are still loose and require resetting and pointing.</p>  |

3.5

VESTRY ROOF:

The chimney stack rising out of the vestry roof is showing signs of erosion and will need re-pointing. Work has been undertaken during the quinquennial period to the flashing, however stone slates in this area have experienced damage and lead sheet repair and replacement.

When working on the stack the flue should be checked for ventilation as closed flues can cause condensation and dampness.

Loose flashings to the north gable wall require attention and re-pointing to both sides of the roof.






3.6



NORTH AISLE ROOF:

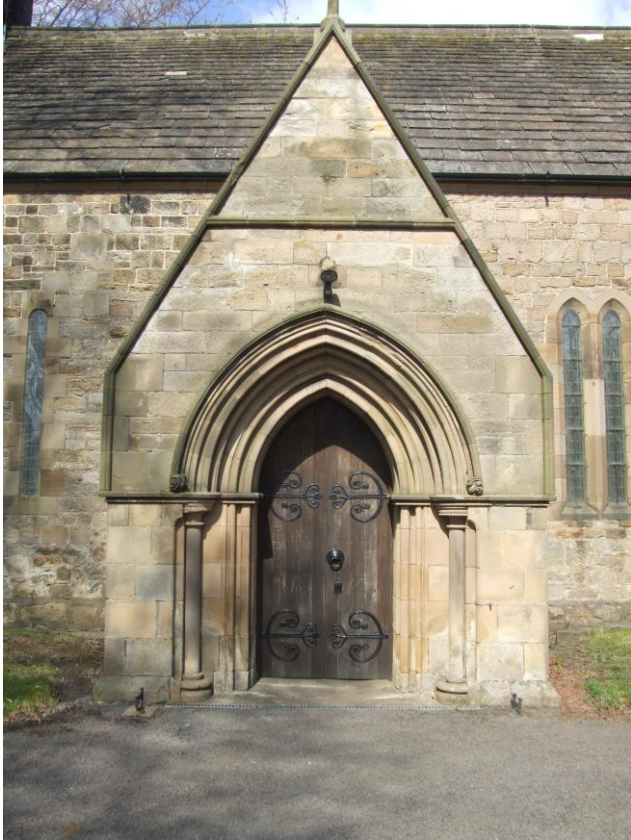
There are significant concerns on the continuing water penetration in this area.







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| 3.7 | <p>BELLCOTE: The top stone coping south slope appears to have an open joint which requires close inspection and re-pointing in lime mortar. The roofer/builder should record close up photographs and copy to the Architect.</p> <p>An inspection made of the bell moving parts and metalwork should be made and joints greased.</p> |
| 4.0 | <p>Rainwater Goods and Disposal</p> |
| 4.1 | <p>All rainwater goods are cast iron and appear to be in working order but should be cleaned annually. It was not possible to check the gutters for water tightness, but this should be undertaken in rain to check for leaks. Every 5 years gutters should be recoated with bitumen paint and caulking of joints checked and repaired as required.</p>  |
| 4.2 | <p>The downpipes require regular repainting and uncaulked joints in both downpipes and gutters can cause moisture saturation of wall foot and wall head respectively.</p>   |



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| 5.0 | Below Ground Drainage |
| 5.1 | <p>A new foul drainage system was installed following the WC installation in 2003. The surface water from rainwater gullies appears to discharge into soakaways in the Churchyard. There are no manholes or drainage access points for maintenance access.</p> <p>Choked or blocked gullies should be cleaned on a regular basis (2-yearly).</p> <p>The lack of traceable access to viable soakaways can contribute to substrate saturation in the vicinity of blocked/leaking gullies.</p> |
| 5.2 | <p>There is a sump pump and gully at the foot of the boiler house steps which appears to be working satisfactorily as there is no indication of overflow. The sump pump electrics should be checked in with the buildings' electrical installation.</p> |
| 6.0 | Walls and Structure |
| 6.1 | <p>PORCH: Flanking walls to porch door have surface erosion on the first three courses (up to 900mm height). Left hand side capital head is eroded; no action required at present. A stone cross on the apex appears sound but should be tested for stability.</p> |
| 6.2 | <p>SOUTH ELEVATION: As previously recorded, the stone up to window sill level is irregular and older in character. Some vertical settlement cracks below and between windows have been re-pointed previously but more is needed. A significant bulge in the wall at low level between the east end downpipe and adjacent window appears to be longstanding. There has been a previously noted history of investigation into perceived settlement in this area, which I have not been able to access.</p> <p>The south side chancel arch wall at the nave/chancel abutment has some settlement cracks at and around the kneeler stone. A vertical joint is at the chancel wall to nave abutment, which is more pronounced at the top. As previously recommended, all these cracks need carefully raking out and re-pointing to prevent damp ingress and act as a monitor for future movement.</p> <div data-bbox="245 1283 618 1776" data-label="Image"> </div> <div data-bbox="667 1283 1037 1776" data-label="Image"> </div> <div data-bbox="1094 1283 1466 1776" data-label="Image"> </div> <p>The chancel wall has a general outward bulge in the centre area together with some vertical settlement cracks and open perpends, all of which need re-pointing. Previous pointing is regrettable and unsuitable. Two south facing windows have missing hood mouldings. When funds allow, these should be replaced and made to match the adjacent window hood.</p> |


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| | <p>In view of the multiple plaster cracks on the inside wall face, which indicates minor settlement over a prolonged period, it is recommended that a structural engineer with historic building experience examines the building to give an assessment of the structure.</p> |
| <p>6.3</p> | <p>EAST GABLE: Re-pointing is still required at the upper parts of the gable face and this should be undertaken when the table stones are re-pointed, all in appropriate mix and finish.</p>  |
| <p>6.4</p> | <p>NORTH ELEVATION: Generally, stonework is sound, and well pointed. The slight lean on the chimney stack previously noted should be examined at close quarters and advice sought when the re-pointing is undertaken as recommended in item 3.5. The north aisle wall has settlement cracks below two windows as previously noted, and these should be re-pointed in lime mortar to act as a monitor.</p> |
| <p>6.5</p> | <p>WEST ELEVATION: As reported previously some re-pointing is required to masonry on and below table stones on the North aisle.</p>  |

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| 6.6 | <p>BELFRY: The double arched belfry is centred on the west gable and appears to be in good condition. The lightning conductor, which leads to earth at the NW corner, was previously noted as requiring attention and has now been replaced due to theft. Testing should be undertaken every 5 years. The bells were reported to be rung weekly and are working well. These will need occasional lubrication. Re-pointing of the upper belfry appears to be completed. A close inspection with photographic report by a steeplejack is recommended.</p> |
| 7.0 | <p>Exterior Doors</p> |
| 7.1 | <p>The main entrance doors to the porch are a pair of oak doors on metal strap hinges. The oak needs retreating with linseed oil. The metal ring handle and escutcheon require touching up in matching black paint.</p>  |
| 7.2 | <p>The vestry door needs retreating with linseed oil.</p> |
| 8.0 | <p>Windows</p> |
| 8.1 | <p>All windows are now protected in polycarbonate glazing by Abbey Glass.</p> |
| 8.2 | <p>Two single vertical windows on the south elevation have round heads and no bars, the leading is rectangular and clear glazed, beautifully proportioned.</p> |

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| | INTERNAL INSPECTION |
| 9.0 | Roof Structure, Ceilings etc. |
| 9.1 | <p>The roof internally has four bays formed with heavy oak trusses and shaped king posts and brackets. The barrel-vaulting is all formed in timber and at a height beyond ladder reach for close inspection. Timbers are dark and artificial lighting does not help with a detailed inspection. There are, however, no obvious signs of water penetration or decay as reported previously.</p>  |
| 9.2 | <p>The roof voids were not accessible or inspected.</p>   <p>Evidences of water penetration to the north aisle appear to have accelerated over the quinquennial period, during which a Listed Places of Worship Roof Repair Fund bid was unsuccessful).</p> <p>The delamination of plaster surfaces below the easternmost roof bay on the north aisle, and the staining truss foot and surroundings, require urgent attention in combination with comprehensive works to the entire pitch above.</p> |
| 10.0 | Walls and Finishes |
| 10.1 | <p>The walls are plastered with exposed stone window and door reveals. Stone columns and arches are exposed stone in good condition. The north aisle wall has blank stone arcading between windows and is in good condition. See re-ordering notes under item 15.0</p> |

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| 10.2 | The window adjacent to the pulpit continues to show settlement cracks referred to in the previous two reports. Because the cracks appear to be longstanding, it is difficult to determine any current settlement however, there do appear to be more cracks than seen in previous inspections. |
| 10.3 | Plaster walls have been redecorated in the new meeting room and toilet. |
| 10.4 | Settlement cracks were noted in the chancel on the north side wall but were not visible in the vestry. There are cracks in both reveals to south side windows. Some of the north side chancel cracks have been filled and a glass tell-tale added. No movement has been recorded. |
| 10.5 | The chancel arch cracks have been filled on the chancel side at the south return, as noted under item 2.1. Accurate recording of cracks is essential to determine current movement and a diagnosis of structural movement. |
| 11.0 | Windows |
| 11.1 | East end sanctuary and west end nave windows are figured stained glass memorials to the Hunter family, in sound condition and well protected externally. Two brass plaques to Martin & Jean Hunter were relocated in the floor at the west end of the nave during the reordering works.  |
| 11.2 | Other glazing is clear or tinted and leaded, being generally in good condition except for the odd cracked pane, which appears to be watertight. |
| 11.3 | There are 3 no. chancel south windows, one of which is figured stained and glass in good order. |
| 11.4 | The north aisle windows are well protected with metal bars and saddles, as are the chancel windows. |
| 12.0 | Ground Floor Structure and Finishes |
| 12.1 | Loose woodblock flooring in the nave under the left- and right-hand side pews are still uneven and insecure and due to the underside dampness related decay cannot successfully be re-used. The proposed treatment would consist of complete removal of the failed pine woodblock flooring throughout, installation of a liquid DPC and a new screed onto which would be laid carpeting to match elsewhere. |
| 12.2 | The central aisle had a carpet laid over a solid floor at the time of the last inspection, with metal grille to north side, presumably for heating pipes. This has been removed to expose concrete. |
| 12.3 | The Lady Chapel has a concrete solid floor and loose patterned rugs. |


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| 12.4 | The new toilet has a vinyl washable floor and the new meeting room a carpet that extends to the central aisle. |
| 13.0 | Fittings, Fixtures and Furniture |
| 13.1 | <p>ALTARS: The chancel altar is a simple oak frame with framed frontal. Altar rails are in oak with arch effect; two hinged gates, all in good condition.</p> <p>The Lady Chapel contains a small modern box style altar.</p> |
| 13.2 | <p>ORGAN: This is a Brindley & Forster instrument, dated 1882, and is serviced regularly by Harrison & Harrison of Durham. It is reported to be in good condition.</p>  |
| 13.3 | <p>PULPIT: This is oak-panelled and decorated, being solid and firm. The previously loose panel was fixed.</p> |
| 13.4 | <p>PEWS: Choir pews are in light oak with decorative carving, as per pulpit, and lectern style. Nave pews are oak, solid, well polished and in good condition.</p> |
| 13.5 | <p>CHANCEL SCREEN: This is oak, highly decorated, by Hicks and in good condition. Note the abutment gap at the south end with the wall, which indicates movement of the south wall since 1898.</p>  |

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| 13.6 | <p>OTHER FURNITURE: There is a glass cabinet housing the Book of Remembrance, an altar frontal cabinet in the vestry, 2 no. side chairs etc. Candles, lectern are in oak matching design as per pulpit.</p> |
| 13.7 | <p>FONT: An octagonal stone chalice design with oak lid; drainage system reported to be out of use. The stone piscina was relocated on the south wall of the chancel on metal brackets in the 2003 reordering scheme.</p>  |
| 14.0 | <p>Vestry</p> |
| 14.1 | <p>The entrance door from the chancel is of heavy oak construction and has a stone sill, leaving a gap under the door. The external door has a 5-lever lock and bolt and is secure.</p> <p>Walls are decorated and satisfactory and previous significant water ingress to chimney breast has been dealt with by vertical tanking and re-plastering in addition to roof repairs.</p> <p>There is a new stainless-steel sink and base cupboard in melamine finish. The ceiling void with access hatch was inaccessible and not inspected.</p> |
| 14.2 | <p>FURNITURE: A metal filing cabinet and 2 safes are in use. A large Stratford fireproof safe was installed before 2003. A structural engineer should check on floor loading.</p> |
| 15.0 | <p>Meeting Room and Toilet</p> |
| 15.1 | <p>The meeting room and toilet were built in 2003 by Murray Construction of Sunderland; Architect Jeremy Kendall. The enclosure is entirely glazed between oak mullions with metal horizontal glazing bars. The doors are armour-plated. The Meeting Room contains a built-in kitchenette with oak panelled doors.</p> <p>The toilet has an entrance lobby and oak-boarded door. Disabled toilet and baby changing facilities are provided to the latest standards. Extract ventilation is provided to each room and a separate gas-fired boiler provides independent heating. Hot water is electrically heated. The new toilet door in oak has previously received attention due to catching on the floor.</p> |
| 15.2 | <p>Movement to the frame to the new external glazed door to the WC resulted in less than full contact to the hinge side; Works have been completed to this door and that to the entrance to the meeting room including safety bellows to the hinge side and high visibility tape to the leading edge of the opening leaves.</p> |

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| 15.3 | Oak panels to the door of the disabled WC had previously moved in the frame. Wheelchair access could be impeded by chair in lobby. An emergency pull cord to a visual indicator outside of the compartment would be desirable. |
| 16.0 | Heating Installation |
| 16.1 | The boiler house is located below the vestry via external steps on the north side of the Church. There is a separate oil tank chamber with small access hatch from the boiler room. The oil tanks are no longer in use as gas was laid onto the Church with the re-ordering. The gas meter is located in the boiler house. The boiler was replaced to a gas-burning boiler in 2005 (Ferroli). |
| 16.2 | The walls are stone and the roof is brick vaulted construction, but with a hole which should be sealed or pointed up to ensure fire proofing. |
| 16.3 | The boiler was reported to being working satisfactorily and the pump operated occasionally during the summer to keep circulation flowing and any sediment from settling. The boiler header tank is located in the vestry at high level and this should be checked annually. |
| 16.4 | Electrics are pyrotenax and some earth bonding to pipework was carried out approx. 2000. The light switch box in the cellar shows signs of corrosion. |
| 16.5 | There is a pump installed in a sump below the floor. The pump should be checked periodically. |
| 16.6 | A dry powder fire extinguisher is located at the door, which should be tested annually. A handrail has now been installed to the steps and is satisfactory. |
| 16.7 | There were no reports of problems with the pipework, but only one pipe was noted to be insulated. The boiler is serviced regularly. It is recommended that the boilers and equipment are checked by an authorised 'Gas safe' boiler engineer to comply with insurance conditions. |
| 16.8 | The boiler house external door is a sturdy, galvanised-metal type with fresh air grille. |
| 16.9 | Heating in the church is via large bore heating pipes with some radiators and it is understood to be working satisfactorily although with the caveats mentioned earlier. The pipes in the north aisle have flaking paint, reported to be surface damage. These should be redecorated. |
| 16.10 | There is an electric fan blower heater over the entrance door which should be checked with other electrical equipment. |
| 17.0 | Electrical Installation |
| 17.1 | The interior lighting consists of halogen spotlights installed at eaves level. The height of fittings for changing bulbs presents safety issues. The illumination level appears to be adequate for reading but judged during daylight conditions. In view of the requirement for ladder access to change light bulbs and the relative short life and inefficiency of halogen bulbs, serious consideration should be given to a revised lighting scheme that would use energy efficient bulbs/luminaires. This might utilize lower-sited, pendant-type fittings and possibly re-lamping the residual bracket fittings. |
| 17.2 | There is external lighting over the main entrance porch and rear vestry approach. |

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| 17.3 | The electrical installation should be tested every 5 years (see item G in Appendix). |
| 17.4 | The lightning conductor is described elsewhere, and the system should be tested at least every 5 years. The lower section of the conductor has been adequately protected with a metal channel. A copy of the earthing test should be kept in the church Log Book. |
| 17.5 | There is no sound system. |
| 17.6 | The organ light is no longer functioning, and wires have been isolated. A new light is recommended. |
| 17.7 | Lighting in vestry is 2 no. 5ft fluorescent. |
| 18.0 | Fire Precautions |
| 18.1 | There are understood to be four fire extinguishers in the church, all maintained by 'Safe and Sound' of Langley Moor, Durham. It is reported that all extinguishers are serviced regularly, |
| 18.2 | Ensure all fire extinguishers are accessible and users know how to operate them. |
| 18.3 | Check that the loose electric heater in the organ chamber is not a hazard. |
| 19.0 | Disabled Access |
| 19.1 | A drainage grille at the entrance porch ensures there is a level entrance into the church. |
| 19.2 | The nave is at the same level as the porch and is suitable for wheeled access. |
| 19.3 | There is one step at the chancel screen and users should have an alternative method for receiving communion that avoids the steps. |
| 19.4 | The disabled WC, built in 2003, meets all requirements for disabled use, with the caveat of a visual alarm and an additional vertical grab rail. |
| 20.0 | Bats |
| 20.1 | There is no knowledge of bats in the church or grounds. |

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| | CURTAILAGE |
| 21.0 | Churchyard and Environs |
| 21.1 | <p>CHURCHYARD: The church grounds are extensive with many tombs and headstones. The area is under grass and paths are kept cut to give access to the main areas. Application has been made to have the churchyard 'closed'.</p> <p>There are mature trees along the boundaries and distributed around the church (see Churchyard plan). A number of the beech trees are of considerable size and of multi stem habit. I suggest a qualified arboriculturalist should report on health and risk assessment of these trees.</p> |
| 21.2 | <p>BOUNDARIES: The walls are of dry stone, approximately 1m in height, with rounded capping stones set in mortar and generally sound and in good condition.</p> <p>There have been repairs carried out previously but walls in two locations at the northeast corner of the churchyard are dilapidated and in need of rebuilding.</p> <p>The entrance gates on the south side are a pair of painted, decorative, wrought iron gates that are now in need of redecoration and easing operation of throw over gate loop. The hinges need lubrication.</p> <p>The church noticeboard to the left of the gates is of only fair quality and condition with outdated information. with metal base sleeves and a ridge top.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> |
| 21.3 | <p>PATHS: The entrance drive was re-tarmaced in 2003 and terminates at the entrance porch. Gullies on either side appear to provide adequate drainage. The drive surface is still in good condition. Paths round the church and leading to various parts of the graveyard are unsurfaced but kept mown.</p> |

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| 21.4 | <p>TREES AND SHRUBS:</p> <p>There are a wide variety of mature trees in the churchyard comprising horse chestnut, beech, copper beech, yew, laburnum, laurel, elm, sycamore, holly, ash, cypress, and hawthorn. The local Planning Authority has advised that there are no Tree Preservation Orders relating to the churchyard.</p> <p>Some young trees at the east end of the church, against the boundary adjacent to a house, were previously removed.</p> <p>There are many trees crowded together and in need of thinning out. Advice should be sought from an arboriculturalist.</p>  |
| 21.5 | <p>GARDEN OF REMEMBRANCE:</p> <p>This garden, on the north side of the church, was installed prior to 2003 with paving and seating, however the seat has since been removed due to vandalism damage.</p> |
| 22.0 | <p>Log Book</p> |
| 22.1 | <p>The log book was made available.</p> |
| 22.2 | <p>The current Insurance Certificate should be on display.</p> |

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| 23.0 | Previous Quinquennial Inspections |
| 23.1 | <p>The following reports are on file:</p> <ul style="list-style-type: none">No. 1 August 1976 by AO Lee Dip Arch RIBANo. 2 August 1981 by AO Lee Dip Arch RIBANo. 3 September 1986 by AO Lee Dip Arch RIBANo. 4 December 1991 by JB Kendall Dipl Arch RIBANo. 5 September 1996 by J B Kendall Dipl Arch RIBANo. 6 February 2003 by J B Kendall Dipl Arch RIBANo. 7 November 2008 by J B Kendall Dipl Arch RIBANo. 8 November 2013 by H P Massey B Arch ARB |

| RECOMMENDATIONS | |
|---|------------------|
| Urgent works requiring immediate attention (Category 1): | |
| Strip and relay north aisle roof including renew flashings to vestry chimney stack | |
| Re-point chimney stack; ensure air flow at head/foot of stack | |
| Remove defective timber block flooring, install DPC and screed, carpet as elsewhere | |
| Works recommended within next 12 months (Category 2): | Approx. cost (£) |
| Reinstate loose wood block floors and level to a smooth finish and seal (full reinstatement) | 7,000.00 |
| Relay north aisle roofing | 95,000.00 |
| Check stone crosses to gables for stability | Incl. |
| Check and attend to top masonry of bellcote and re-point open joints. Check bell moving parts and decorate metalwork if required (scaffolding required) | 1,500.00 |
| Check and attend to rainwater goods including clearance of leaves and decoration | 150.00 |
| Check sump pump for function to and discharge | DIY |
| Structural Engineer to check masonry cracks and assess the stability of the structure (fee) | 1,500.00 |
| Re-point settlement cracks below windows of north aisle to act as a monitor for movement | 500.00 |
| Re-point to table stones of north aisle, west gable | Incl. |
| Remedial work to north aisle internal plasterwork/woodwork consequent on roof relaying | |
| Monitor cracks in chancel arch by filling and recording at 6 monthly intervals of 3-year period | DIY |
| Add carpet to floor in Lady Chapel | 1,000.00 |
| Continue to service organ regularly | 200.00 pa |
| Infill gap under vestry / chancel door | 100.00 |
| Structural Engineer to check weight of safe on floor and effect on boiler house vented ceiling | Incl. in 6.2 |
| Attention required to ease toilet door catching on floor and damage | 50.00 |
| Seal hole in brick vault of boiler house to give fire stopping | Incl. in 6.4 |
| Continue to check boiler annually and ensure certification obtained by CORGI Engineer | 150.00 |
| Remove flaking paint on heating pipework and redecorate | DIY |

| | |
|--|------------------|
| Check electrical installation and obtain Test Certificate; continue to check every 5 years or as recommended by Engineer. | 300.00 |
| Continue to have fire extinguishers serviced | 100.00 |
| Check lightning conductor for earth test and continue to check every 5 years | 75.00 |
| Obtain report on heating installation efficiency /controls /costs in use | 500.00 |
| The loose electric heater in the organ chamber may be a hazard if left on and directed to a flammable surface. Consider making the heater fixed in a safe location | Incl. in 17.3 |
| Continue to maintain grass and trees in Churchyard | Local Auth. |
| Ensure log book is kept updated | DIY |
| Work recommended within next 5 years (Category 3): | Approx. cost (£) |
| Check chimney stack for ventilation and external condition from hidden roof side | Incl. in 3.1 |
| Replace missing / eroded hood mouldings to chancel windows | 5,000.00 |
| Re-point upper parts of east gable wall | 500.00 |
| Redecorate entrance gates | DIY |
| Repair two areas of dilapidated stone walls at northeast corner of Churchyard | 500.00 |
| Arboriculturalist to check tree condition and need for thinning out etc. | Local Auth. |

APPENDIX

A: General

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

B: Priorities

Where work has been specified as being necessary in the preceding pages a code number in brackets, from 1 to 6, has been inserted in the Margin indicating the degree or urgency of the relevant works as follows:

- (1) Urgent works requiring immediate attention
- (2) Work recommended to be carried out during the next 12 months
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structure and services.
- (6) Work required to improve disabled access.

C: Scope of Report

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

D: Cleaning of Gutters

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

E: Pointing and Masonry

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

F: Heating Installation

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

G: Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

H: Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

J: Maintenance between Inspections

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

K: Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO₂ type where heating apparatus is oil fired.