



QUINQUENNIAL INSPECTION REPORT

SHINCLIFFE, ST. MARY

DIOCESE OF DURHAM, ARCHDEACONRY OF DURHAM, DEANERY OF DURHAM
INSPECTION OF CHURCHES MEASURE 1955, CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION
MEASURE 1991

QUINQUENNIAL INSPECTION AND REPORT

October 2021

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**Beaumont
Brown
Architects LLP**

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REPORT ON THE 2021 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



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This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: Tuesday 9th March 2021. Dry and bright.

Date of report: October 2021.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: High Street, Shincliffe Village, Durham, DH1 2ND.

Location: The church is set back from the High Street, within large grounds that form a mature landscape setting.

National Grid Reference: NZ291 408.

3.0 CHURCH AND LISTING DESCRIPTION

Description:

The building was commenced in 1850 to the designs of George Pickering, who was Clerk of Works at Durham Cathedral. It is built of sandstone and in the early English style and was consecrated on 5th August 1851. A broach spire was added by architects Walter and Robson in 1870, apparently following Pickering's intentions. The building has been little altered since the last century and consists of nave

with North aisle and South porch, chancel with vestry and organ chamber abutting its North side, and prominent West tower.

Listing Description:

SHINCLIFFE HIGH STREET, NZ 2940, (North side, off)

14/95 Church of St. Mary Grade II



Parish church. 1851 by George Pickering, spire added 1871 by Walter and Robson. Squared sandstone with ashlar dressings. Welsh slate roof. West tower with spire, nave with north aisle and south porch, chancel with organ chamber and vestry on north. Early English style. 3-stage, angle-buttressed tower with shouldered north doorway, trefoil-headed lancets, pointed 2-light bell openings and Lombard frieze below spire. Tall octagonal broach spire with large lucarnes at base and smaller lucarnes set higher up. Buttressed 4-bay nave with pointed north door in porch, lancets under hood moulds, carved gutter brackets and a steep roof with coped gables. Similar aisle with sill string and pent roof. Lower and narrower, buttressed 2-bay chancel: sill string and 2 lancets in each bay; east end has clasping buttresses and 3 stepped lancets; steep roof with coped east gable. Gabled porch has moulded pointed doorway with outer order on colonnettes. Organ chamber under pent roof. Slightly lower vestry with shouldered north door, pointed 2-light east window and pent roof with truncated stack. Interior: Aisle arcade has double-chamfered, pointed arches on cylindrical piers with moulded octagonal bases and capitals. Similar chancel arch on keeled responds. Arch-braced king-post roofs to nave and chancel. Good early C20 woodwork including chancel screen, stalls and pulpit. C19 octagonal stone font with foliage carving.

Listing NGR: NZ2912440746

CHURCH LISTING - Grade II

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. The tower and boiler house were also inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure:

There is nothing in the way of any cracking or easing's to the building that would cause any concern, there is a minor bit of movement on a chancel kneeler on the S side but it is not significant. The inside of the spire hasn't been inspected for many years and this is a high priority recommendation, it does appear that birds are getting in at the upper windows so there may well be a build-up of material on the floor of the spire, and it would be worthwhile checking this over just to make sure that all is well, there doesn't appear to be anything problematic on the outside (a report by Stone Technical Services on the spire and tower, after the inspection, revealed routine repair items)

Roofs:

All of the slating is in good condition there are some losses of occasional slates and the occasional cracked one, the ridge bedding missing, but this is always a costly exercise to repair and really this should wait for further works beyond the next quinquennium. The flashings to the chancel and nave gables are suspect, there is clear evidence of damp on the inside of the chancel gable, the recommendations are to re-make these and take the opportunity to carry out some repointing of the nave gable whilst there is scaffold about. The porch abutment flashing to the gable also requires remaking. There is significant moss on the roof slates on the N side and this should be removed.

Rainwater Goods:

The church is suffering from leaf drop choking gutters, the gutters themselves need reconditioning, there are leaks and breakdown of decoration. Because the interior damp patches that are showing on the N aisle and as a consequence of blocked downpipes or overflowing gutters the recommendation is to consider also the discharge of the gutters into the pipes and perhaps hoppers maybe more appropriate that is quite evident on the S side, where the swan neck into the downpipe is narrow and rusting. A bigger sized gutter might also be appropriate and a regular maintenance routine with an ecclesiastical roofing contractor.

Walls:

The spire looks ok as does the tower, but there is wear on the Lombardy freeze, perhaps some open joints there. The spire inspection should take into account and should give a review of the masonry at high level. Overall the walls are in good condition though there is some wear from damp at low-level mainly on the S side and there is some erosion to the porch archway but nothing to worry about.

Inside:



The church is well presented, light and airy though there is rather a touch of clutter in the bottom of the church tower, there are no w.c. facilities (though there are at the Parish Hall at the entrance).

There is spoilt plaster in three areas: chancel gable and nave arch - and this is thought to be due to the watertable flashings; North nave wall – and this is due to blocked gutters and downpipes in the past; Lady Chapel wall – this has significant damp to both sides of the wall and that is within the organ chamber, this also looks to be due to poor guttering and a mossy roof that needs to be cleared so we can see if there is defects in the water tabling.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** There is a sink in the tower and it is assumed that the water service comes up from the highway.

Recommendation: None.

- **Foul drainage:** None

Recommendation: None.

- **Surface water drainage:** The N side maybe piped but there are no manholes, it is likely that the whole of the site has soakaways now no longer effective. The ground has been lowered around walls to create a moat, water does gather here but percolates away after a while.

Recommendation: None.

- A** **Lightning conductor:** Two downtapes fixed to the spire, on the S is a tape and on the N is a wire. Inspected in 2011 and due in 2021, the insurers recommend now that this be carried out on a two and half year cycle.

Recommendation: Carry out two and half yearly test and recommendations of the test report.

- **Electricity:** The electrical system was renewed following the 1980 fire it appears to be in overall good condition. Repairs were carried out in 2011 and it was last inspected in 2017 with no defects reported.

Recommendation: None.

- **Lighting:** Is made up of Victorian Gothic style suspended ring fitting supplemented by high level flood lighting and the lamps have been updated to LED since the last QI. There are new spot lights fittings in the nave and chancel installed in 2018 on the existing cable. Ringing chamber has fluorescents and the tower is lit by a Tungsten halogen floodlight.

Recommendation: None.

- **Sound system:** Comprises lectern and pulpit mic and handheld with speakers.
Recommendation: None.

- **PAT:** Tested in 2009 and due in 2021.
Recommendation: None.

- **Heating:** Gas fired boiler in the heating chamber serving pipework and radiators, installed in 2011, there has been burner trouble with gaskets replaced and last serviced in October 2020 and running ok.
Recommendation: None

- **Gas meter:** In boiler house and replaced in 2021.
Recommendation: None.

- **Bells:** Six bells recast by Whitechapel bell foundry in 1969, mounted on modern steel frame and appears in good order with metal fittings well painted and they are regularly rung and maintained.
Recommendation: None.

- **Clock:** Electric modern clock motor. The face was re-decorated in 2016 by Cumbria Clock Company and the clock motor was installed circa. 1980.
Recommendation: None.

- **Organ:** By Harrison and Harrison of Durham, who carry out an annual test though the last was in 2019 and a new test is due.

Builders

1873(c.) [Robert Postill](#) York

Listed in Postill's advertisement in the York Directory of 1886;

1907 [Harrison & Harrison](#) Durham and London

1982? **Unknown**

Restored after church fire

Cases

Position **North chancel chamber**

Oak case with overhang

Details from the National Pipe Organ Register

Grade II listed

Recommendation: None.

- **Rainwater goods:** The church wardens inspect three times a year but a more permanent inspection by an Ecclesiastical roofer is recommended.

Recommendation: None.

7.2 GENERAL

- B Churchyard:** The churchyard is open though the Council cut the grass. The headstones were topple tested circa. 2016 and there is one on the S side that is threatening to collapse.

Recommendation: Attend to headstone.



- **Trees:** A very large number of mature trees, in fact the site is perhaps over filled with trees. They are subject to tree preservation orders and were assessed in 2019 by the PCC's own contractor. Removal of trees to the N side are planned for this year.

Recommendation: None.



- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act.

Recommendation: None.

- **Wheelchair access:** There is level access from the entrance of the site where a masonry ramp has been formed at the porch and it is level through to the chancel steps.

Recommendation: None.

- **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Annual test carried out Peterlee fire company and next due in June 2021.

Recommendation: None.

- **H & S policy:** The PCC regularly update the policy. Fire risk assessment carried out and updated in 2021.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

- **Asbestos:** It is unknown if there is asbestos.

The PCC to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.

Recommendation: None.

- **Bats:** None reported.

Recommendation: None.

7.3 WORKS

Since last inspection:

Tower floor levelling.

Glass clean in tower.

Installation of dehumidifier in vestry.

Re-pointing in chimney.

7.4 OUTSIDE

7.4.1 TOWER

TOWER INSIDE

D Spire:

No access. An inspection after the QI was carried out by Stone Technical who advised the following recommendations. They also note that the whole interior is cement pointed.

Recommendation: bird mess and debris needs cleaning out, rust to cross tree and kingpost tension rods needs painting, replace missing bird mesh.

D Belfry:

No obvious access to trap door to the ceiling. Walls are all exposed stonework cement and lime pointed with some evidence of earlier limewash, they all seem ok. The floor is dry, slightly dusty but good boarded floor. Has a steel bell frame, painted that looks alright, has six bells that look like Whitechapel bells with 1969 date on one of them. The hand hold is coming away here and it needs far better grabrailing and obviously access up to the spire. Walls have permanently fixed baffles to them with drop down hoppers for sound and they seem ok.

Recommendation: provide access to spire (not a vertical ladder) and grab handles



D Ringing Chamber:

Boarded ceiling looking ok, walls are painted and they are fine with minor hairline crack below the circular window leading to the keystone of the S side, it has moved in the past but there is nothing here really. Carpeted floor that is ok. Has a diaper leaded window with a ventilator that actually looks to operate though it doesn't close properly so there is a draught coming through it. Room has a simple Dimplex electric oil heater against the wall. The stair up to the belfry is a rather lightweight affair and not fixed very well at the head and the grabrailing needs improving. The grabrails at the



head of the stair from the room below are ok, though a further one would help as you just transfer off the top step.

The W window at high level has slight open joints at the arch ceiling of it but its ok there is no obvious movement, has had some cement work done in the past.

Recommendation: fix stair and add grabrails



E Base of Tower:



Open jointed ceiling looks ok. Walls are painted plaster, peeling a little in places. Floor is stone paving that has been levelled up a little bit with some lime mortar that is a bit soft and is breaking up a bit in places. A window on the N has a slight crack at the arch which is the same as the last QI. On the S side the window runs up into the ringing room and that seems ok, the floor runs across it.

The arch to the nave looks solid and the window to the W has had some cracking in the arch but nothing problematic there. All the glass is diaper.



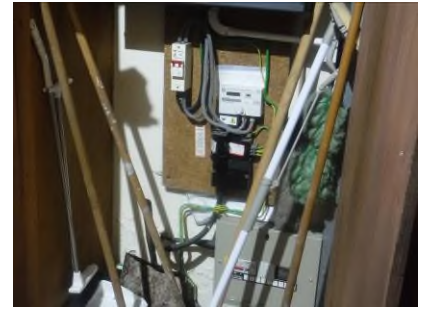
There is a door to the S which I suppose is the bell ringer's private door in a sense, it is in a little lobby in the thickness of the wall the door decoration has broken down and there is some slight cracking to the shoulder moulding of the lintel and the plaster work is breaking down of course in the damp. The floor is a little uneven and there is a threshold to trip over, the door is covered by a flush door just to keep the draught out, it is a bit rudimentary but it serves.



The room is rather a jumble of lumbar and there are plans to reconfigure all of this, it has got clergy robes in it, there is a bit of

a sink and a hot water heater and this is really where they serve their tea and coffee from.

Recommendation: update room



TOWER EXTERIOR

- *Stone Technical produced an inspection report after the QI and they report: spire and tower in general good condition, minor remedial works required, including pointing, louvre treatment and mesh, replacements (stone?), cross stitching to fissured masonry. They don't say what the mortar is but assume it's cement.*

- **South Side**

Spire: same as last QI. OK

Third (Belfry) Stage:

Erosion to the Lombardy corbels. Replacement circular mullion, timber louvres slight wear to one of the louvres by the looks of it and there are Rooks up in the belfry resting on the quatrefoil, don't think they can get through.

Recommendation: none



E Second (Ringing) Chamber:

Clock dial renewed, masonry looks alright, a couple of eroded stones just above the string course to either side of the lancet window. Diaper leadwork has a ventilator that is operating, lets in the draught, I think.



First stage:

walling eroded slightly by the nave and to the left of the doorway. Crack to the lintel of the doorway (same as last QI) and the door itself has decoration breaking down, same sort of design and colours as the porch door. The pointing around the step could be renewed.

Recommendation: renew pointing around step, redecorate door



D West Side:

Spire

Can't see anything different from last QI.

Third Stage

Slight erosion to the frieze and some holes just above the corbel on the S W corner.

Second Stage

Walling ok. Narrow lancet, leadwork breaking down a bit but looks alright really.

First Stage

Walling ok. Lancet window clear glazed and ventilator looks rusted up. N buttress slight erosion to the stonework.

Recommendation: repoint open joints



B North Side:

Spire

Rooks are getting in though the louvre, the spire itself looks ok.

Third stage

Frieze looks alright, walling looks alright.

Second Stage

Ok.

First Stage

OK. Lancet window, diaper leadwork, clear glazing alright.

Recommendation: repair louvre



- **East Side:**

Spire

Looks ok.

Third Stage

Frieze some erosion to the stonework I think and below that the walling is ok and it is mostly enclosed by the nave.

Recommendation: none



7.4.2 ROOFS

B Chancel:

North Side

Just a bit mossy, all the flashings are all in place.

South Side

All the ridge bedding is ok but it has been patched in the past, couple of cracked slates, some slipping the E abutment flashing to remedy.

Recommendation: remove moss, replace cracked and slipped slates





B Nave:

South Side

Ridge has lost its pointing in four or five places, it has been patched in the past, tower abutment step flashing looks ok with one minor open joint halfway down. The masonry abutment to the chancel arch is due for a repoint (see walls section). General slating ok, has been patched much at the top and there is some foreigners in there as well.



North Side

Ridge has a couple of open bedding, tower abutment flashing stepping looks ok maybe there is one not great right up at the apex. The E abutment is for remaking. Slating looks generally good on this elevation though it is a bit mossy.



Recommendation: check abutment flashings

B Porch:

East Side

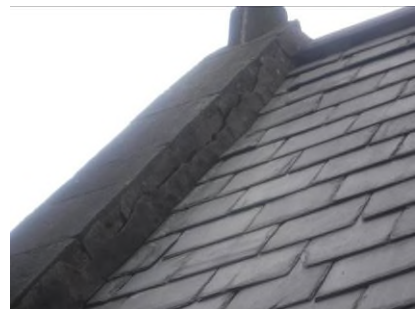
Ridge pointing coming out, some foreigner sates in there, the abutment flashing to the S in mortar cracking at the apex. Abutment flashing to the nave step flashing ok.



West Side

Ridge ok, W abutment ok, S mortar abutment is breaking up at the ridge as well, also a couple of slates slipping.

Recommendation: check abutment flashings, replace slipping slates



B North Aisle:

Ridge flashing looks to be in lead alternative particularly at the E end, or is it metal I can't really tell there is maybe two lines of it but it seems to be holding up, the abutment flashing is the same treatment as before, actually the flashing is missing I think at the lower part as it abuts the vestry above the boiler room? It needs investigation. This could be leading to the problem inside in the lady chapel. Slating is generally sound, roof is dishing slightly at the middle perhaps that is wall spread a bit.

Recommendation: check abutment flashing



B Organ Loft:

Quite mossy it has got a junction to the chancel at its ridge which needs checking over, that could be a problem there. The abutment to the E doesn't look as if there is much in the way of mortar flashing there but it needs cleaning up. Abutment to the W is lead flashing, buckling a bit and very mossy at this point it needs cleaning off.

Recommendation: remove moss, check ridge abutment, remake e abutment, check w abutment when moss removed.



B Vestry:

Ridge flashing looks ok, abutment at the W mortar looks alright, abutment to the right is lead and that's ok. The slates generally look ok a bit worn and are mossy as well but they seem ok.

Recommendation: remove moss



- Boiler Room:

This has a concrete lean-to roof that is a bit green but it looks sound.

Recommendation: none



7.4.3 RAINWATER GOODS

- B** These are all the original cast-iron half round socketed gutters with two- and a half-inch diameter downpipes that have octagonal hoppers at the heads and open shoes at the bottom. The gutters are held on by quite good brackets and all the originals seem to be there. There is quite a lot of leaking on the socket joints, the collars are rusting and the decoration is breaking down.

Recommendation: overhaul the guttering and downpipes system

Specific items to note are:

Nave – middle downpipe running outlet looking it's got a hole in it and the gutter above the porch has also got a crack in it, no shoe at the porch so it just discharges straight to the ground, there are some salt glazed gullies on the S side suggesting that there is some form of an underground system.



- **North Aisle:**

Different hopper heads here, squares perhaps they are just a cheaper version that are not so pretty and the decoration is poor, it is all rusted, they have gullies these are raised out of the ground and there is a pipe running out of the middle one so suggesting that there might be an underground drainage system of sorts.



- **Organ Loft and Vestry:**

Gutter is coming adrift I think, it has got a funny downpipe to the plastic gutter on the vestry, it is not laid to fall properly and that downpipe is cracked, it looks like they were blue at one time.

The chancel on the N side has got a two and half inch and a three inch elsewhere.

Recommendation:



7.4.4 WALLS, BUTTRESSES AND CHIMNEYS

- **Chancel:**

North side

Slight erosion up at the corbels.

East Side

Crack to the kneeler on the S side but that is probably not a problem, it has been smeared over with cement rather, couple of pockets and the bottom plinth has a line of an open joint.

South Side

Corbel looks ok apart from the penultimate at the E, walling is ok, slight open joints at the string course at the buttress, no obvious cracking.

Recommendation: none



C Nave:

East: Open joints and eroded stonework.



South Side: Corbel course ok, walling alright apart from the plinth that is worn through just damp erosion over time and there is some open joints to the W side, the buttresses look ok.



North Side: A Small area of stone just above the N aisle, pointing looks fair but when someone is next up on the roof it would be worth looking at it particularly the eaves overhang if there is any rot to the timber there, that might be possible.

Porch: some damp affecting the masonry on the S side. Repoint wanted but not in next 5 years.



Recommendation: replacement walling and repoint east gable, check stone band above north aisle below nave eaves

C **Porch:**

East Side

Walling is generally good.

South Side

Some cracking and erosion here, it is not troublesome but we could do with keeping on top of this, it is a lime mortar, looking good, there is a slight crack to the W side above the arch. The arch itself has eroded and the nook shafts on the W is wasting away, quite a nice gritty sandstone and that is due to damp. The E has had a cement repair which hasn't helped. The order of the arch on the E side is eroding, why only the E side? Perhaps that is the quality of the stone.



West Side

Couple of open joints that could do with repointing. Walling is a bit poor by the W buttress.



Recommendation: repoint open joints



- **North Aisle:**

West Side: Watertable looks ok, general walling is sound.

North Side: Walls are ok as are the buttresses.

Recommendation: none

- **Organ Loft:**

North Side:

Walling here is a bit patchy, the arch to the boiler house going a bit but it will survive 5 years, there is wear at the window above the arch and patchy pointing, it is the guttering failing again it must be back falling, some eroded stones but they are fine.

Recommendation: none



- **Vestry:**

North Side: A couple of worn stones a bit green otherwise ok.

East Side: OK.

Recommendation: none

7.4.5 FLECHE, BELLS, FRAME AND CLOCK

See comments in Tower Section

7.4.6 WINDOWS AND DOOR OPENINGS

WINDOWS

- **Chancel:**

East Side

Three light, some erosion to the arch lancets, obscure polycarbonate.

South Side

Four individual lancets, ashlar surrounds look ok, pictorial glass, diaper pattern and no protection.

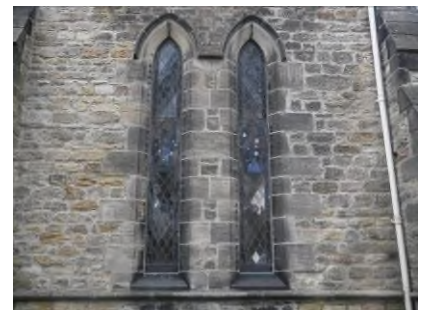
Recommendation: none



- **Nave:**

A pair of lancets plus three individual lancets, five in total, pictorial same as the chancel, unprotected, it looks as if the ventilators have been repaired in the past to keep them operational and all the glass looks good but unprotected.

Recommendation: none



-- **Porch:**

West Side

Single lancet with good ashlar, pictorial behind polycarbonate not too obscure.

Recommendation: none

- **North Aisle:**

West Side

Pair of lancets, has had its lancet head renewed in the past, ashlar angled surrounds ok though a little green at the cill but ok, has polycarbonate and pictorial glass behind it.

North Side

A pair plus three individuals, lancets top all ok, has polycarbonate greying off a bit and pictorial glass behind all of them.

Recommendation: none

D Organ:

Square erosion to the face of the head, diaper leadwork, polycarbonate and a bit dusty.

Recommendation: clean glass

D Vestry:

A pair of lancets, clear diaper leadwork, carbonate covered and very dirty.

Recommendation: clean glass

DOORS

D Vestry:

Red painted door, decoration breaking down, it is reasonably serviceable but the locks require easing.

Recommendation: ease door lock and redecorate

D Porch:

South porch door, red painted was previously blue, locks very well, decoration broken down at the foot.

Recommendation: redecorate

7.4.7 EXTERNAL IRON AND WOOD

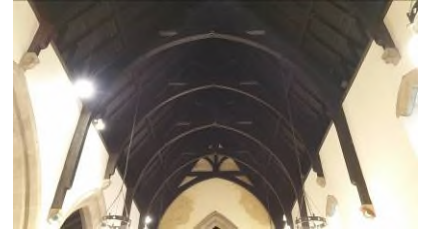
- None

7.5 INSIDE

7.5.1 ROOF TIMBERS

- **Nave:**

Arched braced roof with nine trusses with legs down on to decorated corbels, dark staining to them, all reasonably sound. There is a little light water penetration on the N side due to previous leaks and there are a few cobwebs. The water staining is most prominent on the N side W end against the tower.



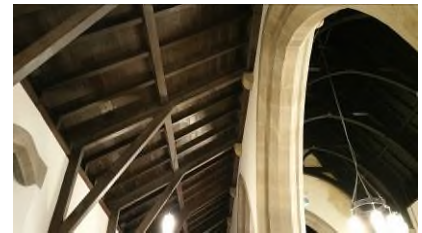
Chancel:

Same design as the nave with five trusses one shortened just above the nave arch and they look ok, some water staining at the N E corner looks more recent and that's close to where the wall damp is, there might also be some damp behind the truss up against the chancel arch on the S side, it would be worth checking when works have been carried out up there.



North Aisle:

The roof timbers are simple trusses with raking struts off corbels like the nave and all looks ok, the wall plate up at the arcade seems sound, there doesn't seem to be any movement but the decoration is just a little dull.



Recommendation: none

7.5.2 CEILINGS

B Nave, Chancel and Aisle:

All boarded and comments on finish in the section above.

Vestry:

A fibre board type ceiling with tape joints that are coming away and a couple of damaged areas.

Organ Loft:

It is not possible to get into the organ loft to see the ceiling. Polythene sheeting to the ceiling, not really able to see all of it.

Recommendation: inspect above organ, update vestry ceiling

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- **Chancel Arch:**

The arch itself is sound there is no cracking to it. Its lancet shaped arch and the bases appear not to be affected by damp significantly though there is a little bit on the N side.

Nave Arch to Tower:

Lancet arch like the chancel, no defects though there is some erosion to the stonework at the bottom.

Recommendation: none

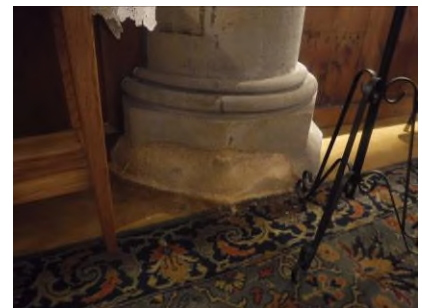


- **Arcades:**



Four arcade arches with circular columns and semi-circular responds, the arches are all sound, no cracking to them at all. There has been some stonework repair to the W column at low level. Slight erosion to the bases of the two full columns to the E.

Recommendation: none



- **Masonry:**

None.

7.5.4 PLASTER AND DECORATION

E Plaster:

The walls are painted plaster and it looks like they have had some gypsum repairs in the past, below them are dado panelling throughout, the decoration is generally fair but there are areas of damp showing through and they are all as a result of roof covering, flashings and or rainwater goods failures. See repair recommendations in relevant sections

Recommendation: redecorate after drying out.

Nave:

S side - to the W of the doorway and this is where there is some hairline cracking coming down from a roof truss corbel.

W side - to the right of the doorway where there has been some remedial plaster.

West above the chancel arch two patches either side of the apex of the arch which have grown in their magnitude.



- North Aisle:

Discolouration by the spire memorial brass and towards the E end two last windows the panel in-between is quite spotty behind the Shincliffe bell this looks also as if it might have had a plaster repair in the past on one of the reveals is beginning to go now, perhaps it is incompatible.

And above the lady chapel next to the organ loft the W wall is quite badly damaged now.



Chancel:



The S wall is ok. Chancel arch patchy.

N wall alongside the organ arch is a large area of plaster where the chimney has previously given problems but that has now been repaired.

East end high level at the S side this is possibly the watertabling above.



- **Vestry:**

Plaster loss above the chimney fireplace, probably a previous leak otherwise generally fair.



- **Organ Loft:**

The other side of the lady chapel wall is quite heavily damp and there is a lot of plaster coming away from it, this will cause dust and they should cover the organ. There is also dust on the floor.

The ceiling is pine boarded, possibly over boarded over the rafters I think to try and give it a bit more protection and then of course there is a polythene sheet over that.

7.5.5 FLOORS AND RAILS

B Floors:

Nave and Aisles:

Raised timber pew platforms undecorated but all sound, circulation areas are solid with carpet, mosaic around the font and the W end is also timber boarded which the decoration is rather worn on it now, within the tower the floor undulated slightly and that has been patched in lime pointing.

Chancel:

Marble and mosaic, loose step at the sanctuary. The sanctuary itself is all ok. There is quite a lot of dust on the floors from plaster decoration failing.

Vestry:

Timber floor with carpet tiles seems ok.

Recommendation: repair step at sanctuary

- **Rails:**

Recommendation:

7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

- **Partitions:**

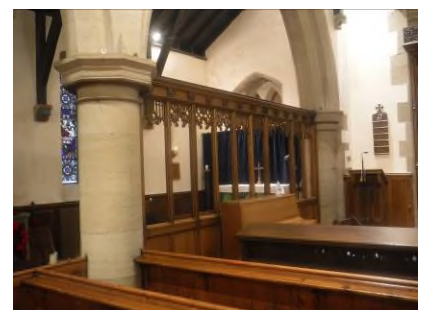
Tower:

Fine timber doorway in oak with obscure diaper and square glazing. A very nice piece.

Lady Chapel:

A parclose screen in oak, same design as the tower I think. The chapel was refurbished in January 1974

Recommendation: none



- **Panelling:**

There is dado panelling both to the chancel and the nave in oak and in good condition.

Recommendation: none

- **Screens:**

Chancel Arch:

Another nice delicate screen separating the nave from the chancel in good condition.

Recommendation: none



E **Doors:**

South Porch:

Heavy boarded oak, latch just about ok, probably could do with a pull handle and the spring it doesn't really push the door closed and there is no draught proofing to it.

Vestry:

Boarded oak with heavy ornamental hinges all ok.

Recommendation: update porch door



7.5.7 GLAZING

E **Glazing:** all generally sound with some suspected hairline cracking, some dusty and cobwebby,

Recommendation: clear cobwebs and further inspect

Chancel:

East – Three light pictorial, some cracking to the glass, one or two cracks, might be cobwebs lines actually. Probably sound. These are Miller windows.

South – From E to W;

- 1) Nicholson, good shepherd, pictorial, has a ventilator that doesn't look as if it is locking properly.
- 2) Pictorial, ok.
- 3) Pictorial, diamond, semi-obscure, ok.
- 4) Ditto.

Nave:

- 1) pictorial with slightly dirty diaper, slight crack in the name panel in the bottom.
- 2) Ditto.
- 3) Second World War memorial window has a bottom ventilator, need to check operation.
- 4) Dennett, pictorial colour diaper, ventilator check operation.
- 5) Hutton, pictorial, St. Mary the Virgin, good.

North Aisle:

West – Pair of lancets, dirty.

North –

- 1) Pictorial, designed by Christopher Wardale, made by Kate Watkinson, installed in 2000, dusty and cobwebby.
- 2) Parish Church 100th anniversary. Pictorial, St. Cuthbert and it has a ventilator which works.
- 3) A puzzle window by Christopher Wardale, made by Kate Watkinson, installed in 1993, a bit cobwebby but good.
- 4) Pair of windows, pictorial, memory to Brack, the glass is good.

Lady Chapel:

East – Blind windows now enclosed with oak boarding that has been painted with some statues in, it doesn't look very good really.



7.5.8 VENTILATION

C There are opening ventilators to the glazing and it would be worthwhile just checking that they all operate.

Recommendation: check ventilator operation



7.5.9 REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

- **Reredos:**

Fairly plain oak reredos but fitting for its location, no problems.

Reredos on the wall, restoration in 1981 following a fire on August 4th 1980.

Recommendation: none

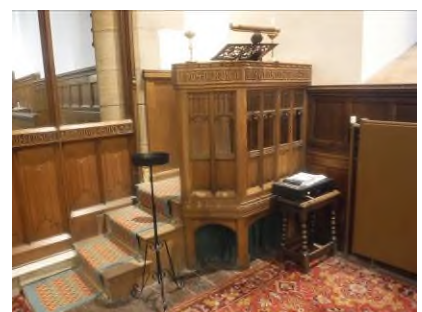
- **Memorials and Brasses:** good condition

Recommendation: none

- **Furnishings:**



There is a screen around the children's corner, modern.



Fairly standard bench type pews rather bolt upright, standard furnishings in pine, at the front are some older pray desks and a couple of Priest chairs.

Pulpit, oak, same design as the chancel arch.

Within the chancel are oak choir stalls and two reading desks of a better design.

Three panel alter table and a Glastonbury chair and simple desk.

Communion rail, simple Victorian iron work with oak rail.

Font, octagonal, stone, ok

Recommendation: none



7.5.10 ANCILLARY ROOMS

E BOILER ROOM:



Concrete flat roof is ok, it has got a timber part and that seems dry enough.

Walls are a combination of stone and brick, they are ok. Floor is concrete and that is alright. Boiler sits on a concrete plinth to get it out of the water and there is a sump pump and hole that is all dry.

The boiler is an Ideal Falcon GTS. The door is a little bit lightweight it has got quite a simple rim lock on it that could be easily broken into and it looks like it has had a little bit of a temporary repair, someone could kick that in reasonably easily. The handrail to the steps is rotten and the steps themselves are a bit worn and a bit slippery when wet, the sides to the stairwell has got some render that is coming away now and there is some stonework that is

eroding but it is generally ok, could do with getting rid of the timber board just to let the wall breath a bit.

Recommendation: upgrade door security, replace handrail, remove render and boards to sides

7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

- There is very little change to the externals since the last QI.



There is a bit of build-up of brash about the place but that is planned to be removed.

The following are the notes of the last QI for information with current images.

- B Churchyard:** The churchyard itself is open and it has a gravel path around the perimeter of the church building in golden gravel, with a tarmac path up to the entrance. The area is containing many memorials and tablets. Some have toppled. There are also mature trees covered by Tree Preservation Orders.

Recommendation: The church should establish which boundaries are in their ownership and thus their responsibilities. Ensure topple test has been carried out. Develop management of fallen gravestones.



C Southern boundary:



This is the principal access on to the site from the village. Limited car access available across grassed and tarmac area. The boundary has a house and its adjoining garden walls on the boundary, whose wall is in reasonable condition. At the Easternmost end is another dwelling. At the South-East corner, the land has a piece taken out of it by a lean-to construction built in poor quality stonework and some brickwork which has multiple open joints.

The remaining part of the boundary is that house's garden wall which has open joints to the stonework.

Recommendation: repoint open joints



C Eastern boundary:



This has a dwelling behind a brick wall. The brick wall has raking brick buttresses. This wall is a combination of stone lower and brick upper. There are some settlement cracks to the wall, no doubt as a result of the close proximity of previous trees. There is ivy

growing on it and so it is not easy to examine all of it. Previous mortar works are smeared over the bricks and stonework. There are some open joints, particularly at the Southern end. The Northern end is mostly stonework with brick coping which is leaning in towards the churchyard.

Recommendation: clear away ivy, inspect further and repoint.

- C Northern boundary:** There is no fencing here, it is just open to the highway. The boundary is made up of mature trees and some low hedging with various bits of fallen trees and redundant stones.

Recommendation: Clear up the fallen branches and stonework.

- C Western boundary**



At its Northern end, there is a further parcel of land that projects beyond the West boundary to provide additional burial space. This also has its Northern boundary open to the road. The Western and Southern boundary is a combination of domestic fencing, hedges and stone walling.



At its southern end it has houses beyond and the boundary is made up of a combination of beech hedging at the Northern end and timber fencing towards the Southern end. In the middle of this is a stone wall with open joints, which also has a modest ridged brick building adjoining it.

Recommendation: repoint open joints

E Signs: Poor condition

Recommendation: update



8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced as groups and savings might be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
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A - URGENT

A	Lightning conductor: Two downtapes fixed to the spire, on the S is a tape and on the N is a wire. Inspected in 2011 and due in 2021, the insurers recommend now that this be carried out on a two and half year cycle.	-
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Recommendation: Carry out two and half yearly test and recommendations of the test report.

B- WITHIN 1 YEAR

10,000-
12,000

B	Churchyard: Attend to leaning headstone.	
B	North Side Spire: repair louvre	
B	Chancel: remove moss, replace cracked and slipped slates	
B	Nave: check abutment flashings	
B	Porch: check abutment flashings, replace slipping slates	
B	North Aisle: check abutment flashing	
B	Organ Loft: remove moss, check ridge abutment, remake e abutment, check w abutment when moss removed.	
B	Vestry: remove moss	
B	Rainwater Goods: overhaul the guttering and downpipes system	
B	Nave, Chancel and Aisle: inspect above organ, update vestry ceiling	
B	Floors: repair step at sanctuary	
B	Churchyard: The church should establish which boundaries are in their ownership and thus their responsibilities. Ensure topple test has been carried out. Develop management of fallen gravestones.	

C- WITHIN 2 YEARS

3,000- 5,000

C	Nave: replacement walling and repoint east gable, check stone band above north aisle below nave eaves	
C	Porch: repoint open joints	
C	Windows: check ventilator operation	
C	Southern boundary: repoint open joints	

- C **Eastern boundary:** clear away ivy, inspect further and repoint.
- C **Northern boundary:** Clear up the fallen branches and stonework.
- C **Western boundary:** repoint open joints

D- WITHIN 5 YEARS

3,000-5,000

- D **Spire:** bird mess and debris needs cleaning out, rust to cross tree and kingpost tension rods needs painting, replace missing bird mesh.
- D **Belfry:** provide access to spire (not a vertical ladder) and grab handles
- D **Ringing Chamber:** fix stair and add grabrails
- D **Tower West Side:** repoint open joints
- D **Organ:** clean glass
- D **Vestry:** clean glass
- D **Vestry door:** ease door lock and redecorate
- D **Porch door:** redecorate

E- IMPROVEMENT/NOTE

-

- E **Base of Tower:** update room
- E **Tower door:** renew pointing around step, redecorate door
- E **Plaster:** redecorate after drying out.
- E **Doors:** update porch door
- E **Glazing:** clear cobwebs and further inspect
- E **Boiler Room:** upgrade door security, replace handrail, remove render and boards to sides
- E **Signs:** update

APPENDICES

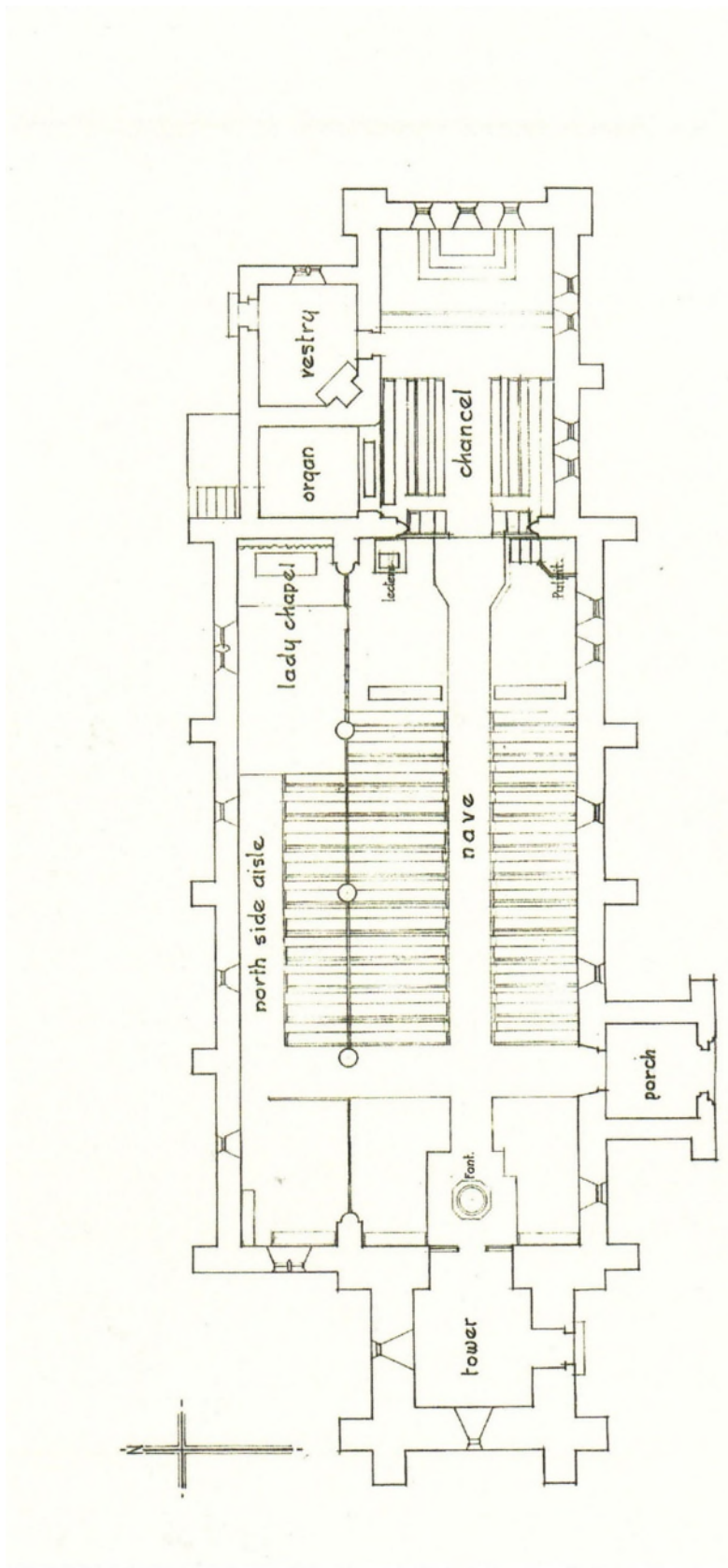
Church Plan

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property



CHURCH PLAN



EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p>

Autumn	<p>Check gutters, downpipes, gullies, roofs etc. after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc. and repair as necessary.</p>
Winter	<p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p>
Annually	<p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p>
Every 5 years	<p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p>

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.