QUINQUENNIAL INSPECTION REPORT

OF

WINSTON, ST. ANDREW

DIOCESE OF DURHAM

ARCHDEACONRY OF AUCKLAND

DEANERY OF BARNARD CASTLE

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991

QUINQUENNIAL INSPECTION AND REPORT

August 2023 Rev A

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CONTENTS

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 29th November 2022. Clear and very cold

Date of report: August 2023

Report prepared by: David S Beaumont RIBA AABC

2.0 LOCATION AND SITE

Address: Winston east of Barnard Castle, DL2 3RL

National Grid Reference: NZ 143 168

3.0 CHURCH AND LISTING DESCRIPTION

Description: from Historic Churches of County Durham by Peter Ryder

Site: Very striking, at E end of narrow ridge, to E of village, with ground falling steeply to E and S to the Tees.

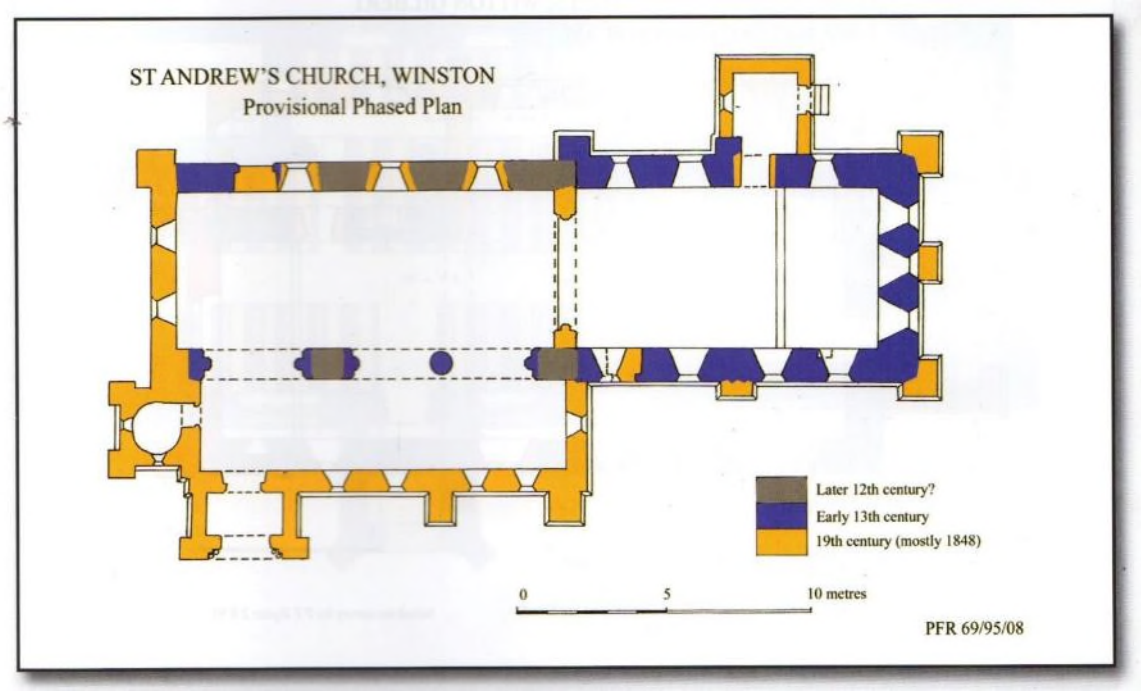
History: Little recorded history.

Form: Nave with 3-bay S aisle with small bell tower at its W end and S porch, chancel with N vestry.

Development: Nave perhaps C12, but no features survive. C13 remodelling; chancel (good detail, lancet windows, piscina etc), 2-bay S aisle (arcade). Later C13 nave and aisle extended W by one bay. Late or post-medieval windows in aisle prior to 1846-8 restoration by John Dobson when W end and aisle walls completely rebuilt, porch and vestry added.

Lapidary Material: C10/11 cross head with seated figure (St Lawrence?) in S aisle, interlace fragment built into exterior E end. Fluted piscina bowl from medieval chapel at Heighley Hall. Good C13 cross slab. Large rectangular slab in front of porch could be former altar?

Fittings and Furnishings: 3 brasses (inscriptions) in floor, 1498, 1535 and 1606. Extraordinary font with window tracery, fighting dragons, oak foliage etc has baffled antiquaries. C16/17? Choir stalls include 8 C17 bench ends, with suspiciously-similar dragon carving. Other fittings and furnishings later C19. Good Victorian grisaille glass in E lancets.



Plan from Historic Churches of County Durham by Peter Ryder

Listing Description

NZ 11 NW WINSTON WINSTON VILLAGE

5/61 Church of St.Andrew 14.9.66 I

Parish church. Mid C13, restored 1848 by John Dobson. Mid C13 sandstone rubble with roughly-dressed quoins; mid C19 dressed sandstone; renewed Welsh slate roofs. South-west tower, nave with south aisle and south porch, chancel with north vestry. Transitional and Early English style.

***Tower** of 1848 in two stages: buttressed square-plan base and octagonal belfry; spirelet of sandstone flags with ball finial. **Nave** mainly rebuilt 1848: 4 bays with chamfered plinth; **south aisle** has 2 stepped buttresses and 4 lancets under individual hoodmoulds; **north wall** has medieval stonework, 3 restored lancets and a blocked door at west end; mid Cl9 **west front** has 2 lancets with vesica above and stepped clasping left buttress with pinnacle.*

*Steeply-pitched **roof** has coped gables with shaped kneelers. Mid C13 2-bay **chancel** of large proportions; 2 lancets to each bay; chamfered plinth and sill band with Cl9 buttress division on south wall; left bay of south wall has blocked priest's door under shouldered lintel and narrow round-headed window above with roll moulding. **East end** has 2 stepped clasping buttresses, low central buttress and 3 stepped lancets. Low- pitched roof has coped gables with shaped kneelers.*

*South **porch** of 1848 has pointed arch of 2 orders with attached colonnettes. North **vestry** of 1848 has east door under shouldered lintel.*

***Interior:** Nave has south aisle arcade of double-chamfered pointed arches under hoodmoulds; keeled responds; cylindrical pier with octagonal base and moulded circular cap divides eastern bays; second bay from west is a section of solid wall; arch-braced roof of 1848. Chancel: continuous roll moulding at same height as external sill band is raised over blocked priest's door; pointed double- chamfered chancel arch of 1848; piscina in south wall is a cusped, trefoil-headed niche with chamfered arris, roll moulding, nutmeg ornament and a broken stop; round rear-arches to lancets; King-post roof of 1848.*

***Fittings**: choir stalls have C17 carved poppyhead bench ends; font, possibly C14 and later re-cut, is circular bowl on cylindrical shaft with low relief of fighting dragons, tracery and flower motifs round rim.*

***Monuments:** fragment of cross-head (possibly pre-Conquest); large medieval grave cover with foliated cross at west end of nave; 3 brasses in floor; early C18 oval marble memorial tablet, in pedimented aedicule, to the parents of Peter Lancaster, Rector, in south wall of chancel.*

Listing NGR: NZ1435216877

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 has been seen at high level during recent nave reslating and images are included from that time. The boiler house since the last inspection has been closed off. 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

Introduction:

The Church since the last QI has had two phases of repair.

2014- chancel new insulated stainless steel roof and parapet gutter linings, replacing failed slate, structural masonry repairs of the east end, tying in the spreading se arch. Truss foot repairs in Rotafix, rafter replacement and repairs to feet. Repointing parapet and selected stonework areas. Metal covered vestry roof. Guttering and downpipe repairs.

2020- replacement of nave slating with new slate, internal redecoration, minor repointing to west end above windows

This was a major overhaul of roof coverings and structural repair work and as a consequence the building is now is in very good condition.

Structure:

The east end gable has had evidence of cracking from the last few decades and in 2014 new pinning work was introduced to tighten up the arches and rebuild the oversailing and collapsing raking parapet, there is no sign of new movement though the south window cill has a large former crack apparent and should be checked.

In 2020 the nave roof was repaired in some places with some minor joinery repairs but at high level there was no evidence of current movement on the trusses. The walls have spread at the wallplates in the past as the truss feet don't make for a tight connection and there has been remedial plating to the wallplates in the past century.

And there doesn't appear to be any movement to the stonework at all now externally. There are multiple hairline cracks on the chancel walls as a consequence of being heavily cement repointed in the past and because the building is affected by ground movement, because of the nature of its location, shape, and trees, seasonal movement has caused cracking to the brittle cement. If this were in lime mortar, which is more forgiving, the cracking would not be so evident.

The concerning and alarming cracking that was evident on the east gable externally has now been removed.

Roofs:

The chancel was renewed in terne coated stainless steel in 2014 and the nave roof in new slating in 2020 which was also the opportunity for a new roofing membrane. The chancel roof was insulated but there wasn't a chance to do that in the nave. The roof coverings are all performing as expected, they are all good. There is a niggling problem in the nave south side junction to the tower buttress. It was remade as it was but its performance suggests that it should be bigger (or its clogged up). Ranson Roofing has been asked to revisit to check over the gutter.

Rainwater Goods:

The chancel has steel parapet gutters and these were renewed as part of the 2014 works and were looked in to during the 2020 works and all appears ok.

The guttering to the nave and porches was completely renewed in cast iron in 2020 and that was connected to the existing redecorated cast iron downpipes. They lead to soakaway. I don't think there is a functioning underground drainage system and this needs investigating.

Walls:

There are various wall construction periods and types with rough rubble walling from the medieval period and squared rubble with quarry dressed finish for the Victorian work. Smooth ashlar masonry to the tower, door and window dressings. It has weathered well apart from some isolated locations, the most significant remains the north side of the nave at low level, where some of the stone Is eroded, this was repointed in 2014 and it looks wet are the drains ok here? In 2020 the west gable had some selected repointing done to the window mouldings and one area is falling out. There are some open joints to the porch and certainly open joints to the tower which were evident from the 2020 roof work inspections.

The urgent repair work from the last QI was the rebuilding of the chancel east raking parapet and its return on the north and south sides and that has been carried out and so the structural performance is now much improved.

Windows, Doors and External Joinery:

Windows – The church is clear glazed in diamond pattern throughout apart from the grisaille pattern coloured glazing in the east window of the chancel, dating from the 1860's and believed to be by William Wales, Gateshead. The glazing has been re-leaded in a repair programme over the last forty years. There has been some failure of pointing around window openings in the tower at high level, west end of the nave.

Internally and externally the east facing window of the south aisle pointing is poor. When the opportunity arises the remainder should be checked from the outside, the east windows are protected by rusting copper mesh panels. There is some condensation forming on all of the glazing and particularly on the south side of the chancel. It is running on the sloping cills and causing some slight staining to the stonework. This is all down to a lack of ventilation and humidity in the building. It's not a damp church and the humidity might be due to a lack of natural ventilation. There are no opening vents in the windows, which could be added. Or more regular opening of the entrance and vestry doors to ventilate. There isn't an efficient floor ventilation system for the timber suspended floor at the pews as there no grilles on the north side. It's probable that below floor air pathways are compromised- that might explain the chancel floor unevenness (though it's probably down to age).

My suspicions are that the below ground drainage system is not functioning and might mean that the building is sitting in wet ground. If it were corrected there may be a reduction in moisture levels inside.

Doors - The external doors are generally in good condition. The vestry door needs to be unlocked and checked for operation. The porch door latch has been corrected and closes fine now, as does the tower door. Air grilles to underfloor ventilation require redecoration and better fixing of the insect and vermin mesh to be considered.

Inside:

The church walls were redecorated in 2020 and the whole internal appearance is very smart now, there have been improvements to the heating with pew heaters added and the church is now a little more comfortable during services. There is no constant background heating and its absence may be part of the reason why there is so much condensation occurring.

Externals: The churchyard is in good condition and the paths and boundaries are maintained.

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:** Extension of adjoining farmer's field water provision arrives at the east end of the south aisle. It is not potable and is only used for flowers.

  Recommendation: None.

- **Foul drainage:** None.

  Recommendation: None.

E **Surface water drainage:** Is to soakaway and the north and was checked in 2021. But the north wall is wet. There is humidity inside causing condensation on the glass. It's time to establish what the ground drainage is. My suspicion is that if you do have an underground system, it isn't working and giving you problems elsewhere.

Recommendation: establish what the ground drainage is.

D **Lightning conductor:** Terminal on the tower finial and was checked in circa 2020.

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

- **Electricity:** Overhead supply to the vestry, last checked in 2020 during overhauls during nave roof works where a new circuit board was installed in the vestry and heater cpd. Light cabling throughout was rewired. Power cable renewed in aisle.

Recommendation: None.

- **Lighting:** Nave and aisle rewired in 2020 and bulbs changed to LED.

Recommendation: None.

- **Sound system**: Replaced 2020 with lapel lectern, mics and Wi-Fi enabled system with speakers.

Recommendation: None.

- **PAT**: Tested June 2021.

Recommendation: None.

- **Heating:** Oil fired warm air heater whose heater workings were replaced in 2020. New oil tank installed on the south aisle in 2018.

Pew heaters added in 2018. Made of two items: under pew tubular heater and knee facing panel heaters to the front nave pews.

Recommendation: none

D **Bells:** One single bell in the tower for tolling hasn't had a professional review for a while.

Recommendation: Check bell.

- **Organ:** Pipe organ in the chancel, it plays well and was last tested in June 2022.

Extract from the National Pipe Organ Register https://www.npor.org.uk/survey/N15016

Historic Organ Certificate awarded 2011 - Grade II Historic Organ Certificate

Builder, 1902, Nelson & Co, Durham

Queen Victoria Memorial [brass plate over console]

Case, Position East end of South aisle Type Pipe Rack

Recommendation: None.

- **Rainwater goods:** Inspected in November and June annually.

Recommendation: None.

7.2 GENERAL

Churchyard:

The churchyard was closed in 2003 there is a site for ashes on the north side of the nave.

Recommendation: None.

- **Trees:** There are many mature trees on the site but there was a major overhaul in circa 2018 where thinning trees were removed and new planted. In January the playground area tree limb was removed by the Local Authority.

Recommendation: None.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

  Recommendation: None.

E **Wheelchair access:** This isn't easy for the church because whilst there is a tarmac ramp from the gated entrance to the porch, there are two steps up to the lower porch entrance floor then a further three steps up to the nave.

The requirement for helping disabled visitors in a chair is perhaps twice a year: at Christmas and funerals and so they are bumped up the steps at the porch. A ramp won't work to the present arrangement of porch.

There are laybys within the pew seating at the back and side aisles and by the font. An extended pew could be reduced to create a layby within the nave.

Recommendation: consider creating pew layby

- **Fire matters:** The PCC have carried out and arranged 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).

  Recommendation: None.

- **H & S policy:** Reviewed annually.

  Recommendation: None.

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

  Recommendation: None.

- **Asbestos:**

  The PCC have an Asbestos Register outlining the presence (or not) of any asbestos, which is kept in the vestry.

  An organ blower's asbestos was removed in 1980 and it has a new cement sheet protecting it.

  The cellar has asbestos contained within the boiler works, this was entombed in 2019 by blocking the opening with a slab and removing the steps.

  Recommendation: None.

- **Bats:** None reported.

  Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

2014

Chancel and vestry roof renewed in terne coat stainless steel and truss repairs.

Stonework repairs to east gable with pinning and north wall repoint.

2018

Pew heaters installed. New oil tank installed on s side of aisle.

2020

Nave roof with new slate and some ceiling patching and rafter joinery repairs.

Complete redecoration of plaster walls and ceilings internally with Earthborn Claypaint. Roof timbers cleaned but left undecorated

West gable partial repoint around gable windows.

New cast iron gutters but kept the existing downpipes.

Update electrics with lighting and power rewire in Nave and aisle, new lighting circuit, new DBs in Vestry and heater cpd.

Heater unit workings renewed.

2022

Noticeboard removed and remounted at entrance.

Stone repair of gate pier.

7.4 OUTSIDE

7.4.1 TOWER

M

The tower is made up of three elements its roof, belfry, and the body of the tower.

Octagonal ashlar stonework topped with a button finial and cockerel and weathervane. Slight open joints at the sloping corners of the stones. Below that, octagonal belfry with circular columns at the corners and it looks like there may have been replacement shaft elements in the past, but it all looks sound now, the walling of the belfry is rather big units and there are few joints on it that looks ok and within the openings are slate louvres that look ok. At the base of the columns is a sloping stringcourse running round and I suspect open joints on the sky facing surface.

The body of the tower is square and as it comes up to the belfry it turns into octagonal and at the corners are clasping buttresses and we saw from the 2020 works that there are open joints to various parts of this, the general walling looks ok I think it is the

ashlar that has lost its jointing more and certainly on the sloping surfaces.

Lighting strap comes down on the north side and there is no protection to it.

All pointing joints should be filled but there is a cost to this in scaffold so viably has it reached a tipping point? I don't think so just yet. The PCC should plan for a repoint in say 10-15 years on the weathering sky facing surfaces.

Recommendation: monitor

Tower Outside: *observations made from scaffold during 2020 nave roof repairs*

M **Tower Inside:**

Circular tower inside, limewash painted, coming away, was plastered as well, looks like there is quite a bit of a breakdown on the south side upper window, pair of ropes leading to how many bells, just the one? And there is a deck below that, it is very difficult almost impossible to gain access up there, the ladder is just too vertical to try and get up. And the bottom of the tower is a collection of bits and bobs fouling positioning the ladder.

The tower has bead boarded battened door which is all ok.

The spire was restored in 2003 and a golden cockerel weathervane was placed on the top to commemorate the 750th anniversary of Saint Andrew's founded in 1254 celebrated in 2004.

Recommendation: tidy up base of tower. Have the top inspected by steeplejack (perhaps same time as lightning conductor inspection?)

7.4.2 ROOFS

- **Chancel:**

Close up Images from 2020

Recovered in 2018 with terne coated stainless steel on new sarking and insulation to lead parapet gutters, not able to be seen from the ground but the north side was seen on the 2020 works and appeared ok.

Recommendation: none

B **Nave:**

Re-slated in 2020 in new Welsh slate on new roofing felt, no insulation was able to be added as the plaster ceiling is fixed straight to the underside of the slating battens and there wasn't an economic way of achieving this. Re-bedded ridges all look ok.

There is a possible problem in the nave south side junction to the tower buttress. It was remade as it was originally shaped but its performance suggests that it should be bigger (or its clogged up). Ranson Roofing has been asked to revisit to check over the gutter.

Recommendation: Ranson to check gutter condition

7.4.3 RAINWATER GOODS

E Stainless steel lined parapet gutter to the chancel. The remainder of the church is cast-iron half round gutters which were replaced in 2020 with the existing downpipes retained which all look ok, they discharge to gullies which in turn lead to soakaways it is reported. But I have my doubts that there is an efficient system as walls- particularly north are wet.

Recommendation: check for a drainage system.

7.4.4 WALLS, BUTTRESSES AND CHIMNEYS

- **Chancel:**

North side – Partially enclosed by a vestry but appears ok.

East side – The 2018 repair works have corrected the open joints and movement apparent to the tops of the windows and the oversailing raking parapet, it all looks tight now. The bottom stage of the walling was repointed, the upper stage where the windows are was left as it was, that is in cement and there is some slight hairline cracking showing at the apex of the arches, but this is due to the cement and seasonal movement, I think. The buttresses here look sound.

South side – The parapet was repointed in 2018 and looks ok, there is also an area of repoint up to the south aisle by the south door that is fine, the unpointed areas in the upper stage look ok, slight hairline cracking of the south east buttress and one stone breaking out between the window and downpipe I think this is cement again, there is some cracking which looks the same as the last QI on the penultimate window to the eastern end beside the downpipe but I don't think that needs any action yet, interestingly the downpipe here is just dripping into the ground, the buttresses here look ok.

Recommendation: none

E **South Aisle:**

East End – Watertable has been reset on leadwork and that is ok, slight bit of pointing dropping out I think just at the junction of the parapet off the chancel but not needing attention. General walling is sound.

South side – Minor open joints on the chamfered corbel under the gutters, walling generally though is sound some slight fracture stress cracks in the past but no problem now. Buttresses are ok.

The oil tank restricts access to the walling and the paintwork is rusting now. Metal grills below the floor are rusting wide open bars and so something could get in there.

West end – Watertable kneeler looks slightly loose but doesn't look like a problem though otherwise ok.

Recommendation: repair air grates

- **Porch:**

East side – OK.

South side – Rebated watertable looks ok, some slight cracking to the open joints on the west side where the buttress is tilted slightly.

West side – OK.

Recommendation: none

C **Nave:**

West gable – Watertables look ok, pointing missing out of the southernmost lancet, general walling ok. The north side buttress looks to be detaching slightly at the bottom stage raking part and the circular finial top looks to be leaning to the north, I think this is as a consequence of ground movement it would be wise to repoint that joint and use it as a crack monitor. The lantern had bees during the roofing work.

North side – Over sailing chamfered corbels gutter support ok, walling cement pointed ok, at the lower part there is two obvious areas where the stonework inexplicably is reddish and looks damp has there been fires here in the past? It doesn't seem to make sense, there has been a walled in north door entrance in the past and there is some remnant stones built-in so it is a bit higgledy-piggledy, it was repointed in 2018 but it is not clear what the problem is it might be the ground drainage perhaps. There has been damp showing inside above the dado panelling. Slight hole to part of the wall at the junction with the chancel at low level, buttress looks ok.

Note – The cable here comes out of the vestry to feed the pew heaters probably.

Recommendation: repoint nw buttress junction to walling. Point up chancel hole.

- **Vestry:**

West side – Some open jointing by the side of the window now and some erosion to the stonework some slight open joints at the high-level parapet and below the plinth.

North side – Parapet ok, walling a bit worn but is ok.

East side – Parapet ok, walling is generally alright.

Recommendation: none

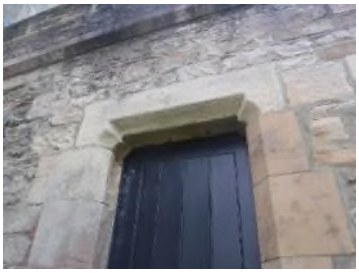
7.4.5 FLECHE, BELLS, FRAME AND CLOCK

E One bell in tower. **Recommendation:** inspect

7.4.6 WINDOWS AND DOOR OPENINGS

D **Chancel:**

North side – Diamond pane lancets in clear glass look ok, though there is quite a lot of condensation evident.



East side – Three single light windows with grisaile glass, the ashlar surrounds look ok though there is some open joints to the lancet tops on the northern side. Windows covered by copper mesh, central window bottom mesh is looking to be coming away.

South side – Three tall windows as on the north, ashlar surrounds, some open joints now but nothing needing doing at the moment. Smaller Romanesque round top window slight breaking up of the roll moulding on the arch head which is a shame and this like all the others seems to have been cement pointed in.

Recommendation: refix mesh.

- **South Aisle:**

East side – This is the start of the Victorian style windows now that have a roll mould hoodmould with a circular label stop with a chamfered lancet ashlar surround and cement pointed in diamond pane clear glazing, looks ok.

South side – Four single lancets same pattern as previously described working from left to right:

1) Open joint to the hoodmould and chamfered arch glass ok.
2) Slight movement to the east side of the arch has been repointed looks ok. Some minor shear cracking to the stonework at the cill.
3) Same defect as 2.
4) Hoodmould has been cement pointed up here, slight open joints on the chamfer jamb.

Recommendation: none

C **Porch:**

The porch entrance features two nook shafts supporting roll moulded orders and within that a chamfered door recess, some movement to the arch on the western side and that should be repointed just so we can use it as a crack monitor. Some shear cracking to the nook shafts on the western side and the inner most is wasting away a bit probably due to wind erosion. The inside of the arch has more erosion to the western side.

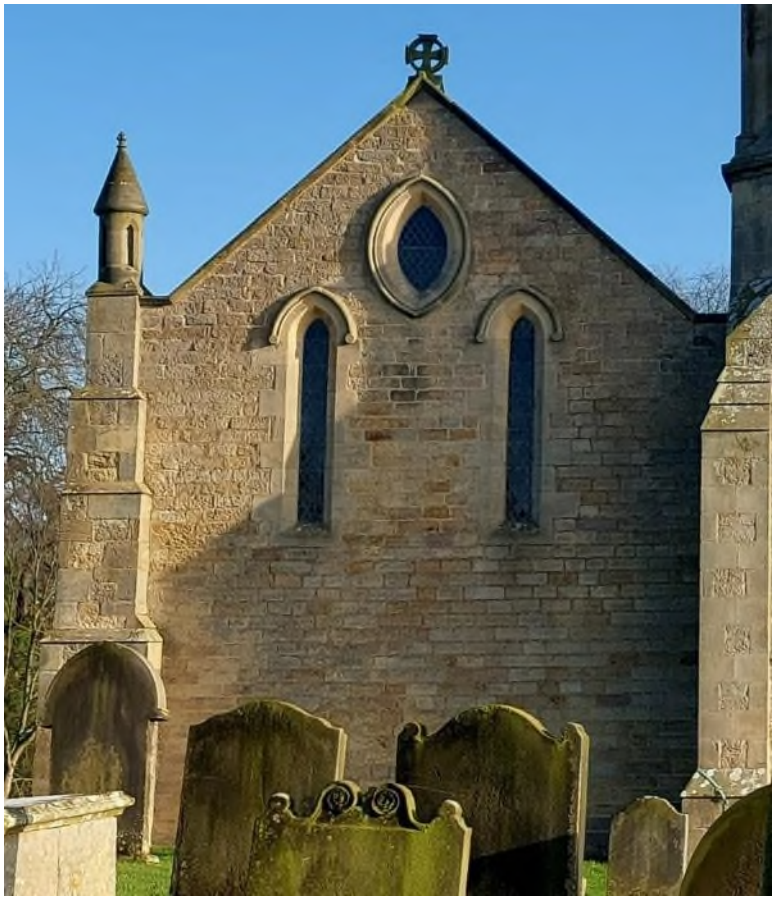
Recommendation: repoint west side of arch.

- **Tower:**

Has simple narrow lancets on all sides apart from the north. The western one has a mortar cill to make a flashing.

Recommendation: none

- **Nave:**



West gable – A pair of single lancets either side of a vesica window and these are ok.

All of the glass has been cement pointed in.

North side – Three tall Victorian style windows, same pattern as the south aisle, some slight open joints to the eastern most at the arch and perhaps the hoodmould of the middle as well.

Recommendation: none

C **Porch:**

West window looks ok apart from some open joints to the chamfer jamb.

Recommendation: Repoint whilst doing the arch

E **Vestry Door:**

Doesn't look as if it has been open for a while. Some erosion to the lintel soffit.

Stone steps to it are cracked with open joints and slippy.

Recommendation: tidy up steps

7.5 INSIDE

7.5.1 ROOF TIMBERS

- **Chancel:**

Five shallow pitch trusses with legs down to stone corbels and you can see at their junctions to the wall how much the walls have come apart in the past, they do have anchor metal work to them as part of an earlier remedial work and also the work carried out in 2018 so they are firmly fixed into place and have been redecorated.

Nave:

Seven trusses of a steeper pitch and these bear onto the wall plate and have down stand struts off stone corbels all of these are sound, the rafters are visible, and these are all ok, some were repaired or replaced as part of the 2020 works.

South Aisle:

Simple principal beams seven again which support purlins which in turn support rafters and all of these are ok.

Recommendation: none

7.5.2 CEILINGS

- **Chancel:**

  Reboarded sarking boarded ceiling in 2018 and redecorated.

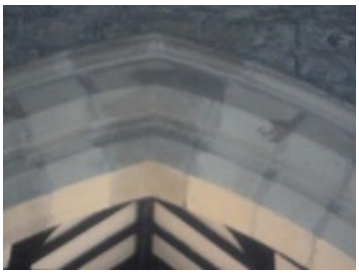
  Nave:

  These are original lime plaster ceilings in-between rafters bonded up to the underside of the slating battens and some were repaired in 2020 and have all been decorated in the wall paint.

  Recommendation: none

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- **Chancel Arch:**



Lancet angled there is an open joint to the keystone on the north side approximately 3mm looks as if this has been pointed up in the past . The respond columns come down to octagonal bases and those all look good.

Recommendation: none

- **Arcades:**

Arcade separating the nave and the aisle, it is made up of three arches one of which is separated by a larger panel of walling rather than a column. The twin arcade arches are all good, supported centrally by a circular column down to a two-stage octagonal base, cement pointed but looks good and the arcade arches are chamfer moulded and come down to keel moulded responds. The outer moulding of the arch stops abruptly, it doesn't terminate on a springing line it stops on the central arch junction.

Single chamfered arch by the porch looks good with keel moulded responds that are ok, there is some slight cracking to the west end where it seems almost as if the abutment of the wall is coming apart but this, I think is probably because of the brittle cement, and it is probably shrinkage and that really should

be raked out and turned into lime pointed when there are other repairs to do.

Recommendation: none

- **Masonry:**

Chancel:

Exposed coursed squared random stonework, unfortunately has been strap pointed in cement and this brittle material is cracking in places. It is grey and smeared over some of the stones as well which is a disappointment, it really is a poor finish to the church. One area where the stone is shaleing slightly, is the south side western most high-level window above the blocked-in doorway as a consequence of a metal saddle bar rusting. There is also a large open joint at the south eastern most chancel east gable window sloping cill and roll moulding above the dado.

Recommendation: none

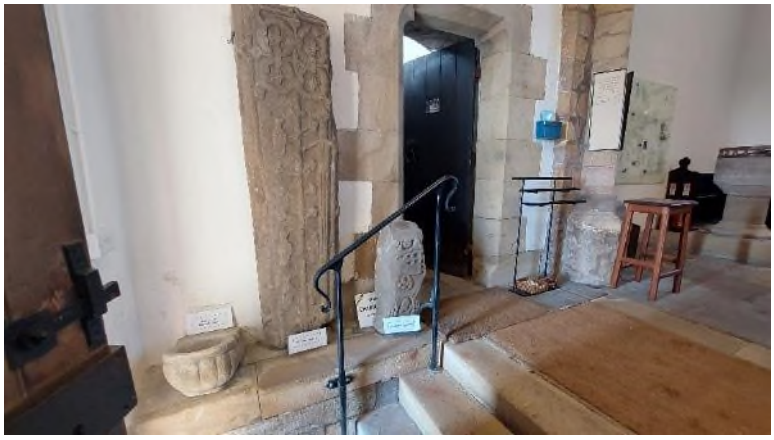
7.5.4 PLASTER AND DECORATION

M The nave and aisle are plastered and that is all ok. They were both redecorated in 2020 and whilst there is some paint flaking on the north side the decoration has stood up ok, it was Earthborn Clay paint.

Recommendation: brush down areas of salting

7.5.5 FLOORS

M **Floors:**



Solid floors throughout, apart from pew platforms which are timber which have ventilation grilles visible on the south side but not the north. Circulation areas in the nave and aisle are flag stones and these are generally ok, there are some open joints some slight sunk ones by the font and also by the pulpit there is some unevenness. In the chancel there is a chip on the step and damp markings to the stones particularly at the margins of the pew platforms of the choir stalls and at the entrance to the vestry, two steps up to the chancel which has a tiled floor which is humping in the middle which someone will trip over.

The chancel has been recarpeted since the last QI.

There is some green showing at the chancel steps

Difficult to know what to suggest as these defects are all minor and lived with. Their repair costs outweigh the benefit.

Recommendation: monitor

7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

- **Partitions:**

South aisle – Timber partitioning around the boiler cupboard and organ all looks ok.

Recommendation: none

- **Panelling:**

There is natural oak finish dado panelling to the chancel in good condition and also dado panelling to the nave north side that is ok, also the south aisle side similarly ok.

Recommendation: none

E **Doors:**

Porch Door – Bead moulded panelled door, plain, ok not much draught protection around it perhaps a heavy curtain or some draft stripping to add ?

Vestry Door – Not checked opening at inspection.

Recommendation: check vestry door operation, a=dd draught proofing to Porch

7.5.7 GLAZING

E

It is a very light interior as the majority of the glass is clear, there is coloured patterned glass at the east end in grisaille pattern and the remainder is clear glazing with diamond cames. There is condensation on all of the glass, and it doesn't have the cills don't have the Victorian benefit of condensation troughs and vent holes.

In the chancel at the cills there is some embedded metal frame restricting the chance for introducing that and their cementing in to the wall opening feels rather stringent, there is nothing much in the way of breaking of stonework through rusting saddlebars apart from the previously mentioned in the chancel and it is all reasonably sound.

Recommendation: consider adding ventilators

7.5.8 VENTILATION

E

There are no opening windows, no ventilators to the windows and the ventilation is achieved by opening the porch entrance door and possibly the vestry to get some rear ventilation going through.

Recommendation: work out a plan to improve ventilation

7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

-

Rails:

Simple oak communion rail.

Recommendation: none

- **Reredos:**

Highly decorative reredos above the painted altar in good condition.

Recommendation: none

C **Monuments:**

There are ledger stones set into the chancel floor and nave, three of which have brass inserts. In the chancel on the south side is a classically detailed wall mounted monument to the Lancaster family.

In the nave on the north wall are five similarly styled wall tablets of black backgrounds with marble tablets, the central one to John Borne looks to be coming adrift from the wall it should be tested for stability, there is a crack to one of the support irons on the righthand side by the inscription of its maker which is possibly Ward B of York, there is also some white marking to the top of the tablet, was that caused by the decoration works?

At the porch entrance there are three items on display: Piscina from Highcliffe chapel; 13th century tomb lid; part of Saxon crosshead.

Recommendation: check stability of John Borne monument (I suggest David France, stonemason)

B **Furnishings:**

Font:

Circular font with timber galleried cover with a bit of woodworm to it (old?). Lead font liner with cork bottle top plug stopper. The pedestal base was loose and refixed by David France in 2020.

Recommendation: check cover for recent woodworm

7.5.10 ANCILLARY ROOMS

C **Vestry:**

Ceiling – Redecorated and repaired ceiling same style as the aisle.

Walls – Exposed stonework evidence of previous watermarking on the north side when the gutter failed, dado panelling at low level. Some damp showing on the western side probably as a result of poor pointing, I think.

Floor – Timber boarded suspended floor.

Room contains the distribution board and electrics. Three panel door oak with a nice tracery finish catches slightly in the frame and is a bit stiff on the hinges, there is no draught proofing to it so there is a freezing wind coming round the doorway at the inspection and the lock is a bit stiff, but it works. The room contains a lot of items and could do with a better storage facility and a more humane place for the vicar.

Recommendation: tidy up and reduce draughts

7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

D

South – Stone boundary wall which contains the full height of the churchyard, has some holes in the stonework and leaning outwards along the majority of its length where some trees are giving it some assistance it might well be wise to check its condition.

West – Metal railings on a stone wall and the rails are rusting and bursting the stone pier tops, the remainder of the boundary at

the north end is made up of the adjoining owners' garage which retains the churchyard.

The church noticeboard has been remounted on the wall.

North – Stone boundary wall in good condition.

East – In the ownership of the adjoining house? The iron balustrade is set into a low stone wall, and it is rusting and coming apart.

Recommendation: south- check condition, west- assess impact of rusting railings on stonework, east- check ownership and maintenance responsibilities

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 individually but savings can 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	£
	A - URGENT	
	B- WITHIN 1 YEAR	
B	**Nave:** Ranson to check tower gutter condition	**-**
B	**Font:** check cover for recent woodworm	**-**
	C- WITHIN 2 YEARS	
C	**Nave:** repoint nw buttress junction to walling. Point up chancel hole.	**500-750**
C	**Porch:** repoint west side of arch.	**inc**
C	**Porch:** Repoint chamfer jamb whilst doing the arch	**inc**
C	**Monuments:** check stability of John Borne monument (I suggest David France, stonemason)	**250**
C	**Vestry:** tidy up and reduce draughts	**150**

D- WITHIN 5 YEARS

D	**Lightning conductor:** Carry out five yearly test and recommendations of the test report. Ask steeplejack to inspect inside of tower.	**-**
D	**Bell:** Check bell.	**150**
D	**Chancel:** refix mesh on east side.	**75**

E- IMPROVEMENT/NOTE

E	**Surface water drainage:** establish what the ground drainage is.	**-**
E	**Wheelchair access:** consider creating pew layby	**-**
E	**South Aisle:** repair air grates	**-**
E	**Vestry Door:** tidy up steps	**-**
E	**Doors:** check vestry door operation, add draught proofing to Porch and Vestry	**-**
E	**Glazing:** consider adding ventilators	**-**
E	**Ventilation:** work out a plan to improve ventilation	**-**

M- MAINTENANCE/MONITOR

M	**Tower:** Monitor. The PCC should plan for a repoint in say 10-15 years on the weathering sky facing surfaces.	**-**
M	**Tower Inside:** tidy up base of tower. Have the top inspected by steeplejack (perhaps same time as lightning conductor inspection?)	**100**
M	Interior walls: brush down areas of salting	-
M	**Floors:** monitor	**-**

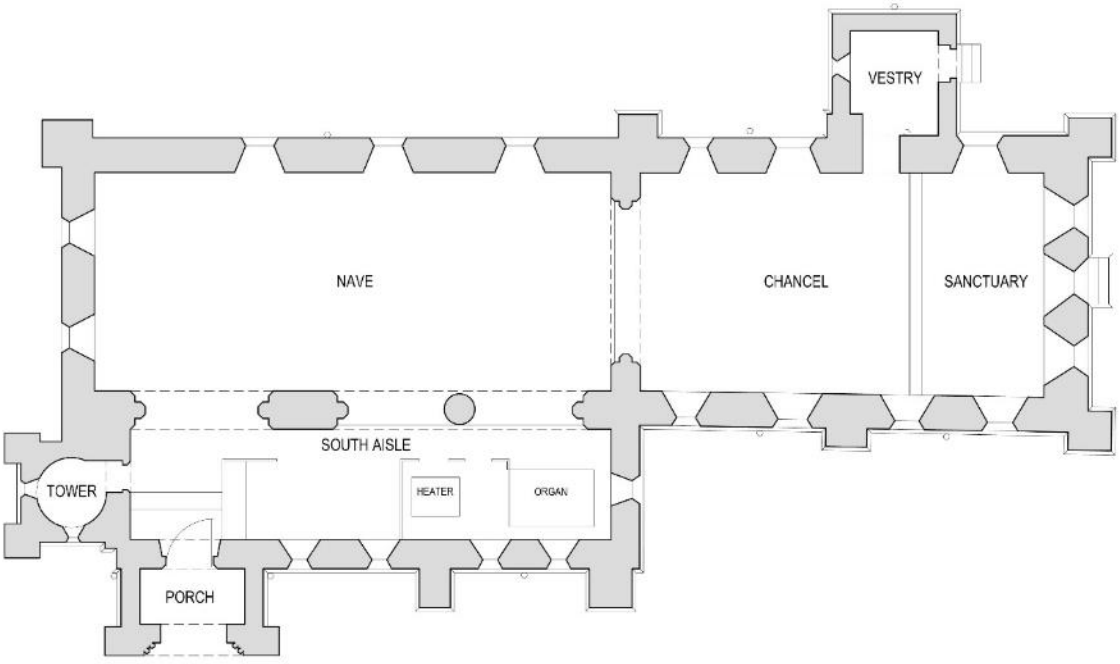
APPENDICES

Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



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

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

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.