



**QUINQUENNIAL INSPECTION REPORT  
OF  
BISHOPTON, ST. PETER**

**DIOCESE OF DURHAM  
ARCHDEACONRY OF AUCKLAND  
DEANERY OF STOCKTON  
THE STOCKTON COUNTY PARISH**

**INSPECTION OF CHURCHES MEASURE 1955  
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION 2019 AND REPORT  
David Beaumont BA (Hons) Grad Dip, RIBA, AABC**



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# REPORT ON THE 2019 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 guidance notes and routine maintenance guidance.*

Date of inspection and weather conditions: Tuesday 3<sup>rd</sup> December. The weather was clear and bright.

Date of report: 20<sup>th</sup> January 2020

Report prepared by: *David S Beaumont* RIBA AABC

## 2.0 LOCATION AND SITE

**Address:** St. Peter, High Street, Bishopton, County Durham, TS21 1HA.

**Location:** Within the Bishopton conservation area and in the centre of the village.

**National Grid Reference:** OS reference, NZ 365 213.



### 3.0 CHURCH AND LISTING DESCRIPTION

**Description:** The church has medieval origins where four phases of work can be seen commencing in the C12th. The nave is the oldest followed by the chancel. A major rebuild and addition of north aisle and tower was carried out in 1846-7 by Revd Holgate. The architects were Sharpe and Paley of Lancaster. Organ chamber added in 1877 when the 46-7 Vestry was rebuilt due to ground movement over a grave. The roofs were leaded until repairs of c.1820s.

It comprises: Nave with North Aisle with pews for 150; Chancel and Sanctuary; Vestry formed in the east end of the North Aisle and an Organ Chamber, which was originally the Clergy Vestry. There is a Tower at the north west corner under which is the entrance Porch. A boiler house with an external stairway is in a basement under the Organ Chamber. The Tower houses a clock and three bells.

The Parish Hall forms the greater part of the north boundary and its island site has village roads on all sides.

**Listing Description:** *Parish church. Probably C13; largely rebuilt and north aisle and tower added 1846-7 by Sharp and Paley. Coursed sandstone rubble with C19 red sandstone dressings; dressed limestone late medieval east bay of chancel; graduated green slate roofs. Tower on west end of north aisle; nave with north aisle; chancel with north organ chamber (former vestry). Mid C19 lancets and Geometrical traceried windows.*

*3-stage, diagonally-buttressed tower: polygonal stair turret on south-west corner; pointed windows and 2-light bell openings; medieval grave-slab fragment and cusped niche built into west face; embattled parapet.*

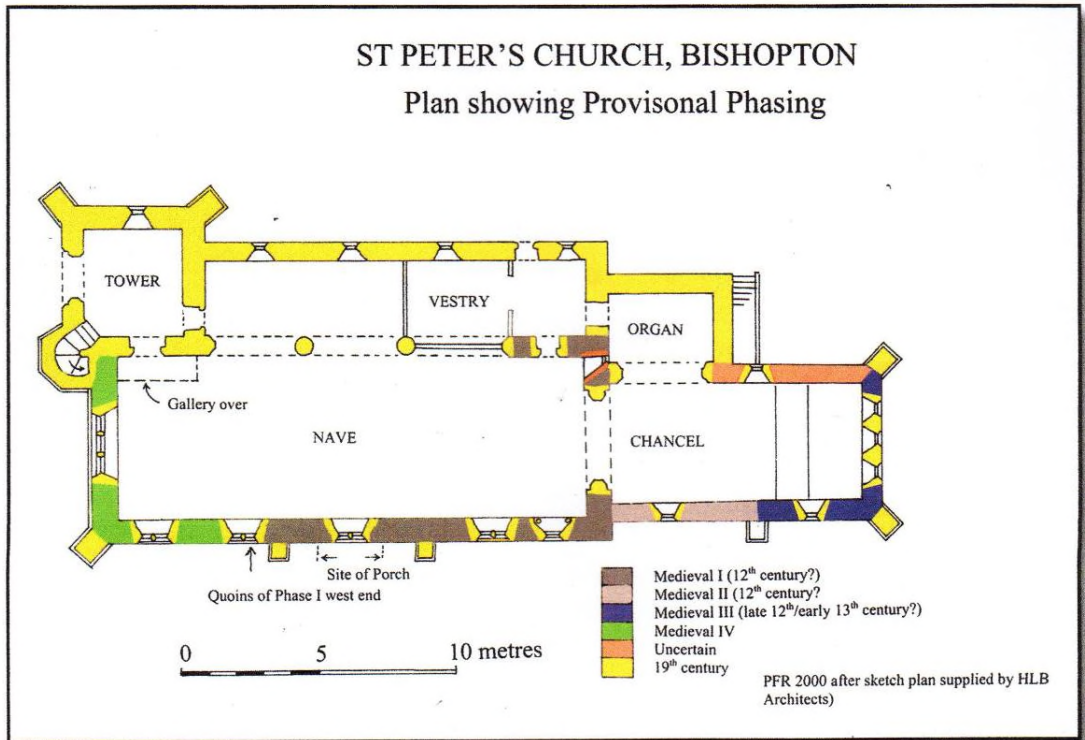
*Mid C19 buttresses on nave and chancel. 3-bay nave: chamfered plinth; 3-light window in diagonally-buttressed west end; mainly 2-light windows, medieval grave slab and large diamond-shaped wall sundial (dated 1776 and inscribed FUGIT HORA) on south; steep roof with coped gables.*

*Lower and narrower 2-bay chancel with lancets: 2 dedication crosses and 3 stepped lancets on diagonally-buttressed east end; steep roof with coped east gable. North aisle has mid C19 shouldered doorway and pent roof. Organ chamber has low-pitched pent roof.*

*Plain, plastered interior. In nave: C13 font (octagonal bowl on cylindrical stem) with C17 wood steeple cover; 1811 Hutchinson wall monument on south; mid C19 3-bay north arcade of double-chamfered pointed arches on cylindrical piers. Tall, chamfered mid C19 chancel arch; an original C13 trefoil-headed lancet in wall to north of arch. 1889 Caen stone and marble reredos. Mid C19 roofs: nave with 4 braced-collar trusses; chancel with 2 similar trusses.*

*Listing NGR: NZ3652121247*

**CHURCH LISTING - Grade 2**



Plan from Peter Ryder's Historic Churches of County Durham

#### 4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

#### 5.0 SCOPE OF REPORT

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



## 6.0 REPORT SUMMARY



Since the last inspection the building has had roof slate replacement and tower repointing works, the inside has been redecorated. These works have been vital to the survival of the building. There is still work to do on the masonry, but if it is repointed with some tracery repairs as this report recommends, then the building will not need attention for a generation or so.

**Structural Condition:** The Tower has vertical cracking to the West and East bell chamber level as noted at the previous QI and there appears to be no change to it but it should be pointed up. At the deafening chamber level at the East the more significant crack has been repaired in the past and the last QI recommended it be repaired and this is still outstanding, however there appears to be no movement, the repair of cracks enable you to understand whether there is movement, though there doesn't appear to be anything externally. They should be pointed. There is some minor rot to the tower ceilings/floors in corners.

The bell chamber louvered windows have cracks to the mullions which are needed to be repaired to improve structural stability of the openings (they are also losing their slate louvres). The crenelated parapet was strengthened in 1983 and repaired in 2016 and whilst there is a small amount of cement mortar missing off the backing, all appears to be well. Previously reported cracking to the heads of the lancets at the East gable internally is no longer noticeable- probably as a consequence of the recent redecoration. The floor to the gallery is of concern, it is likely that the beam holding it up in the West wall is rotting because of water penetration from the Tower gutter above it or rainwater pipe alongside it.

The South Nave continues to lean out by about 1 to 3° and is clearly historical.

The recent round of repairs to the mortar pointing on the Tower at high level has removed some of the evidence of cracking but the lower parts particularly on the North side requires some work.

**Roofs:** The North aisle was repaired in 1997 in Westmoreland slate. Following the last QI the defects were identified to the Nave and Chancel and these were re-slatted in Westmoreland slates to diminishing courses with stone half round ridges in 2016 by a LPOW grant. The chance was taken to add ceiling insulation (as had been installed also in the north in the past). The water table pointing and all of the abutment flashings were renewed at this point and the roof is in very good condition.

The lead work to the Tower roof covering is old but in good condition. There is a back fall in the parapet gutter and standing water and perhaps leaking water may be the cause of rot to the gutter boarding underneath it. It was full of grass at the inspection.

**Rainwater Goods:** Cast-iron half round gutters and downpipes throughout. These were renewed at the nave and chancel at the roof covering overhaul. The South Nave gutter appears to be adrift a little from its eaves and looks like it could do with reworking. The downpipes lead to salt glaze gulleys in many cases. A few of these were blocked at the inspection. These lead no doubt to soakaways but their runs are unknown. Probable that those soakaways are no longer efficient but the Church don't report any problems of ground water. There is the occasional directional shoe missing and some pipes need lengthening so get them accurately discharging over the gulleys.

There is significant damp on the west nave wall below the tower box gutter and this has produced rot in the beams holding up the inside gallery.

Initial suspicion is that the box gutter may not be working correctly- this has already been reconfigured due to past poor performance. It used to discharge to the west but now discharges to the east, over the north aisle. But it may be that the tower downpipe, that winds itself around the box gutter and down the west face may be blocked and that is overflowing at the bottom pipe hopper. Also, there is chicken wire behind it and does this cover a former tower box gutter hopper outlet? The whole arrangement needs a closer inspection. The maintenance of all rainwater goods needs to be carried out twice a year by a professional roofer inspection rather than Church Wardens balancing off long ladders.

**Walls:** The walling material and laying technique reflects the four Medieval periods of rebuilding and the Victorian. Mostly squared and coursed stone using a mixture of sandstones. Peter Ryder's Archaeological Assessment of January 2001 provides significant detail on the variations. There are many stone types and different levels of technique and pointing materials – from lime to cement – to flush pointing, to smeared cement by way of ribbon pointing.

The consequence of poor stone material and pointing techniques and materials has created opportunities for damp penetration and this seen affecting the plaster and paint condition internally until this was redecorated in 2019.

At the previous QI noted, the Tower stonework pointing condition was poor, that stone was weathering badly and there was some significant erosion depth to the pointing, there were open joints and weathered merlons were unsafe. This work was carried out in 2016 and the upper reaches of the Tower have been repointed as a result of a LPOW roof repair fund grant. There are still the lower areas to do.

The remaining stonework has multiple open joints and weathered stone and the last QI recommended a full assessment of the repair needs by a stone by stone assessment of the fabric that would identify in better detail those that need replacement. It is highly recommended that the whole of the Church is repointed in lime as this will enable the walls to breathe and to dissipate the moisture that has built up within the core of the walls. This is particularly pertinent as the interior has now been decorated, so repointing will remove the tendency for the wall to try and dry out internally which will then spoil the plaster decoration.

Most of the windows are in reasonable order apart from some open joints and erosion to mouldings. The West Nave window repair is now becoming more important in that it's losing hood moulding and there is a clear split to the bottom of one of the mullions. On the Southside to the Chancel there is some deep erosions to the window cills.

The Chancel buttress to the South East corner remains as cracked as the last QI. The last QI wondered whether this was ground movement, it will be and it's likely to always be like this but the joints still need repointing.

There are two Medieval cross slab grave covers built into the walling at low level (amongst other historic sculptural elements also built in- niche and sun dial). They are in danger of being eroded by damp and a conservator should look at this and the other items and report.

**Windows:** Glass is a mixture of clear in diamond pattern and leaded pictorial. There is metal grill protection to pictorial glass windows apart from the West Nave window which features Septimus Waugh glass of recent years and window 5 on the Nave South. The plain glazing is unguarded at the vestry. Guarding is by metal mesh in reasonable order apart from the Chancel East window which has lost some of the material. The previous QI identified the Chancel East glass as ageing and needed re-leading in due course but there doesn't seem to be a need now albeit there is a missing piece. All the glass needs washing down and de-rusting of its support bars, it is recommended that they be cleaned and then assessed for repairs then.

**Doors:** The external doors are all in good condition. The Vestry door remains loose fitting and draughty. The internal doors are all ok, but like the external doors could do with some oiling of the locks, handles and hinges.

**Inside:** The last QI noted that the internal decoration was in a very poor condition and it is of great credit to the Church that they have now completely redecorated the inside of the Church. Using Earthborn Claypaint, after a significant round of paint removal and recording of some Victorian stencil work. The Church now has a splendid appearance internally.

In carrying out the redecoration the painters took it upon themselves to also decorate all the heating pipes and some of the timber flooring so the Church appearance is now uplifting and the contrast between now and the last QI could not be greater.

The ceilings were decorated at the time of the roof repair work and whilst there are some slight gaps of decoration, which we have to forgive, all of the timber work and plasterboard between the joists looks ok.

The floor construction is solid apart from raised pew platforms. The entrance in plain concrete it is ok. The Nave has tiling to the circulation areas which are part covered in carpet. The Chancel has decorative tiles which are good. The Vestry and Choir Vestry are timber boarded and the Vestry floor level runs down to the North wall and as commented in the last QI either the joists are deflecting through decay or the slope is historical from the Vestry rebuild due to ground movement. Whichever, there are two areas of boarding that have temporary patches over them and it is time now to seriously look at the condition of this floor and investigate it and understand what its repair needs are.



### **Fittings:**

*From HLB QI 2007. Reredos entry Updated.*

Font: Stone octagonal bowl with no lining and mounted on pedestal with 17<sup>th</sup> Century timber spired & crocketed lid. In good condition except for a loose moulding to bottom edge & one missing.

Pulpit: Sturdy construction in light oak of modern design and in good condition.

Pews: Modern design in light oak with plain gables and panelled backs. Sound construction and in good condition. There are separate chairs in the north aisle.

Choir Pews: Oak incl. fielded panels & Scotia beaded panel frontals.

Reredos behind Altar: Stone arcade decorative design with marble columns. There are three central canopy niches decoratively carved. All painted in white except for the marble, in good condition. Redecorated in 2019 as part of the internal redecoration.

Timber Framed Altar Located in Front of Reredos with Braced Legs & Decoration to Corners.

Altar Rails: Are in oak on brass columns with decorative leaf brackets and sturdy.

Chair: In the Chancel is of aged oak with decorative back and turned legs. Appears to be of value and should be checked for insurance purposes.

Lectern: Brass on pedestal with decorative details, well-polished and sound.

Oak chest: Of some antiquity should be valued for insurance purposes.

### **Externals:**

The Church burial ground is closed. The ground is high above the surround paving. The walls retain the burial ground and are generally sound but regrettably pointed all in cement and a recent repair to the South gate post is in cement and why does the LA continue to do this cement work?! Two trees, one on the East and another on the North have been cut back in an attempt to stop them growing and thus reduce their impact on the bulging walls alongside them- and these walls are generally ok.



## 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 at the Vestry which is served by an underground service probably from the Village Hall to the North.  
**Recommendation:** None.
  
- **Foul drainage:** None.  
**Recommendation:** None.
  
- **Surface water drainage:** Unknown system probably soakaway.  
**Recommendation:** Establish system.
  
- **Lightning conductor:** Two down tapes on the tower North wall and the South to ground level, these were tested in 2019.  
**Recommendation:** Carry out five yearly test and recommendations of the test report. Insert test record in log book.

- B**      **Electricity:** The supply enters the building via an overhead electric cable on the Nave gable at the East to the Vestry. The distribution panel and meters are located in the Vestry and are quite a jumble. The system has been tested recently but there is no test record available at the inspection.
- Recommendation:** Insert test record in log book and carry out the recommendations of the test report.
- B**      **Lighting:** There were repairs to the system in 2017 – extent unknown. Along with the electrical system they would have been tested but there is no test certificate available. Internally the Church is lit by tungsten lighting which is not complementary to the building. A modern low energy scheme using LED's would improve lighting and be cheaper to run.
- There are 4 external lights. Light to the gate arch is out of order?
- Recommendation:** Insert test record in log book and carry out the recommendations of the test report.
- **Sound system:** Installed in 2010 and comprising of lectern mic, radio mic, lapel mic and speakers. There is no loop system.
- Recommendation:** None.
- B**      **PAT:** – Tested last in 2018.
- Recommendation:** Carry out 2019 test.
- B**      **Heating:** Trianco TR037/45. 45kw oil fired boiler over 26 years old, has a rusting case and poor flue joints as seen at last QI. Supply from an oil storage tank on the Northside of the Chancel with timber screen. Inspected in 2016, repairs carried out in November 2019. It has an annual inspection. It is fired up only for services. No test certificate available. Heating oil tank was installed circa 2005.
- Recommendation:** Put the test certificate and note of repairs into the log book.
- B**      **Bells:** Three bells hung on a softwood frame by C & G Meres of London dated 1847. The bells are a treble, II and tenor. Previous QI's have reported woodworm holes to the timber frame and ladders and there is still no record of them having been checked or treated.
- Recommendation:** Check records for treatment.

- **Clock:** Inspected in November 2019.  
**Recommendation:** None.
  
- B** **Organ:** Located on Northside of Chancel. The last inspection and tuning was within the last 5 years but the date is unknown. It is reported to be playing well for the occasional times it is used.  
  
Electronic Clavinova organ is in the Nave and used for services. Not inspected.  
**Recommendation:** Establish tuning and testing routine.
  
- B** **Rainwater goods:** - Annual inspection is carried out by churchwardens.  
  
**Recommendation:** It is recommended that the Church undertake a twice yearly inspections of the rainwater goods by an experienced roofing contractor.

## 7.2 GENERAL

- **Churchyard:** The burial ground is closed. It is high above the surround paving and has mature trees. It is in the care of the Local Authority. The walls retain the burial ground and are generally sound but pointed in cement and a recent repair to the South gate post is in cement.  
**Recommendation:** None.
  
- **Trees:** Two trees, one on the East and another on the North have been cut back in an attempt to stop them growing and thus reduce their impact on the bulging walls alongside them.  
**Recommendation:** None.
  
- B** **Access for the Disabled:** An access audit has not been carried out.  
**Recommendation:** Carry out an access audit and keep a written record in the Parish records.

**E**      **Wheelchair access:** There is ramped access footpath, albeit steep, from the South and not so steep at the west. With a step up into the porch which is managed by a temporary aluminium ramp. The ramp has been found to be too steep on occasions.

**Recommendation:** Reassess the current ramp and establish if an improvement can be made.

**B**      **Fire matters:** The PCC should have carried out 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). There is a nominated fire officer.

Fire extinguishers noted:

Porch – 9 litre water.

Lectern area – 6 litre water.

Outer Vestry – 2kg CO<sup>2</sup>.

Organ Pit – 2kg CO<sup>2</sup>.

Boiler house – 6kg powder.

All tested in 2019.

**Recommendation:** establish if the Fire Risk Assessment has been carried out.

**B**      **H & S policy:** The church is in the process of updating its H&S policy.

**Recommendation:** Carry out updating.

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

**Recommendation:** None.

-      **Asbestos:** *The PCC maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.*

It has previously been reported as being within the Organ.

**Recommendation:** None.

-      **Bats:** None reported.

**Recommendation:** None.



### 7.3 WORK SINCE LAST INSPECTION

*2019- Redecoration of internal wall surfaces including radiator pipes and pew platform flooring.*

*2016-Roof covering replaced with Westmorland slating, with insulation at Nave and Chancel. Decoration to Nave and chancel ceilings*

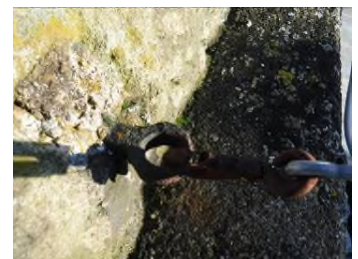
*Tower merlon securing, some tower stone replacement and partial tower repointing.*

### 7.4 FABRIC INSPECTION

#### 7.4.1 TOWER

##### **TOWER INSIDE**

##### **C Tower Roof:**



All the crenulations are ok, the backings to the merlons which are brickwork with cement render are ok albeit that one is breaking up by the hatch.

Lead flat roof solid rolls all ok, flashings are good.

Parapet gutter slightly shallow not discharging quickly enough, flat bit right up at the head on the Eastern side and grass collecting. There is some rot to the gutter lining below it- is there a leak here?

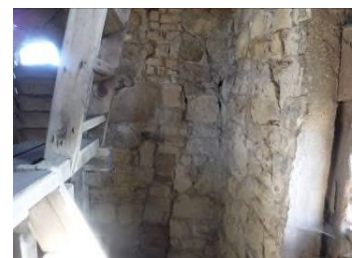
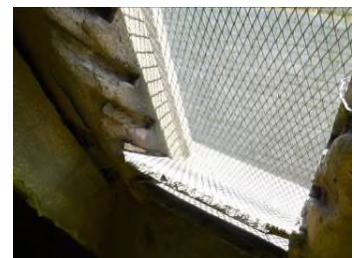
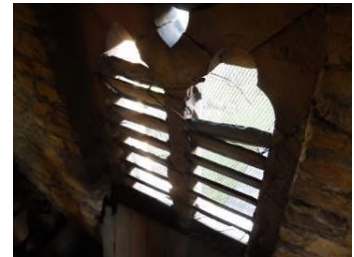
Glass fibre flagpole intact.

Cable stays wire ok are ok though they are rusting a little bit but haven't changed much since the last inspection. The fixings into the stonework are ok but the shackle on the Northside is beginning to open up slightly.

The hatch is very heavy to raise and bring down, so the lead should be replaced with a lighter metal rather than having lead on the covering. In the open position it is pulling on the hinges. It needs a stay. And a grab rail on the parapet wall to assist transfer from ladder to roof

**Recommendation:** look over the cable stays, establish if gutter leaks, and allow for raising the slope. Replace hatch lid metal for lighter, add stay. Add grab rail on parapet.

**C Belfry:**



- **Ceiling** – The raking flat roof is made of boarding with joisting, the boarding's a bit wet on the South East corner (that is the head of the parapet gutter). The gutter beam, which has been strengthened in the past, looks as if it might have a bit of rot in it. The lifting beam for the bells is rusting and really could do with being painted but it is not really causing any difficulties. The support beam for the clock weights looks ok. The base of the flagpole penetrates through the boarding and the bolts are rusting. Looks ok and I don't think there is going to be a problem with that.
- **Walls** – Random rubble, some open pointing, cracks in the South East corner as noted previously and they haven't moved and also on the South West corner. It will be worthwhile pointing those up so we can monitor their movement.

The sandstone quatrefoil belfry louvres are eroding significantly now, principally at their transoms and as a consequence a lot of the slate louvre sheets are becoming dislodged, are loose and a falling threat. There is external expanded metal mesh sheeting that looks in good order that is stopping them falling but only for so long. The louvres and tracery need repair now.

- **Floor** – Is sandy with a lot of debris, all of that needs clearing out so we can get a better understanding of the condition of the floor.
- **General** – There are 3 swinging bells in a timber frame which are still rung, there is some woodworm in the frame but this was noted last time so assumed to be treated/dormant.

The ladder access up to the Tower roof is poor, the rake of the last stair up to the access needs to be improved, it needs to be shallower, and also there needs to be grab rails both up on the parapet walling and at the top of the ladder to assist transfer.

**Recommendation:** replace upper ladder, provide grab rails, mason assessment of repair needs of the louvres and belfry tracery, repoint wall cracking, sweep up floor and examine



**C Clock Chamber:**



- **Ceiling** – Rot in the South West corner and the last joist and boarding into the wall looks pretty poor. The floor looks perhaps modern as it were though there is a date of 1774 carved into one of the joists, query is why is there

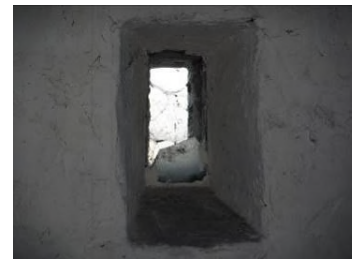


rot in that corner and not under the top of the box gutter? One floor joist cut away for the clock mechanism

- **Walls** – White painted, all ok apart from cracking to the East and the South East corner which is as seen before, so no real change there. The walls have small single glazed windows in, some of them are broken and one is missing its secondary glazing.
- **Floor** – The floor is slightly soft at the foot of the stair ladder otherwise generally ok.
- **General** – Contains the 1847 clock by Windle of Stockton on Tees, also the clock weight cupboard, query if this is redundant now, I think it must be because there are weights and pulleys about, the boxing is also incomplete now.



**Recommendation:** look over the floor with a joiner to assess condition, also check the ceiling joists and damp corner.



## C

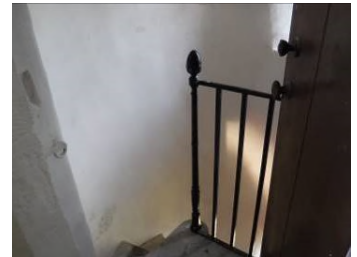
### Ringling Room:

- Ceiling – Recently painted out, all ok.
- Walls – OK.
- Floor – Slight lifted floorboard in the North East corner by the boxing leading onto the gallery.
- General – one bell rope for the tolling bell is unhitched. There is a temporary cable providing power up to the floor light that enables an inspection of the clock, I think. The gallery door and to the stair catches the floor.



**Recommendation:** ease doors

**C Gallery:**



- This has rot to the floor on the West side (wall is green outside from possibly overflowing rainwater pipe). The floor is unsafe and the space should be barrier taped off.
- It all needs a clean down as it's a mess from the decoration- perhaps considered unsafe by the decorators. It would be wise to repair the floor then clean up.
- A piece of timber on the ceiling that has not been decorated.

**Recommendation:** exclude access until repaired, repair floor, complete decoration and clean up

**D Tower Stairs:**

- **General** – Are all ok, some slight damp showing but not unexpected, glazing ok. Steps are ok and hand railing fine. The door to the ringing chamber lock doesn't lock if that is required. At the foot of the stairs is a collection of cleaning materials and lumber just underneath the spiral. The Tower door is ok but doesn't have a lock to it- needs one?



**Recommendation:** review door locking requirement, clear up lumber



## TOWER EXTERIOR

**West Elevation** – Slight cracking of the door head at the second stage, but nothing significant, this elevation has some erosion to it but it is generally ok, One bottom stone at the left of the door not looking so good and also the area where there is a cable coming in doesn't look so good there either.



The stair tower stonework is quite gnarled and honeycombed but not really much different from the last time.

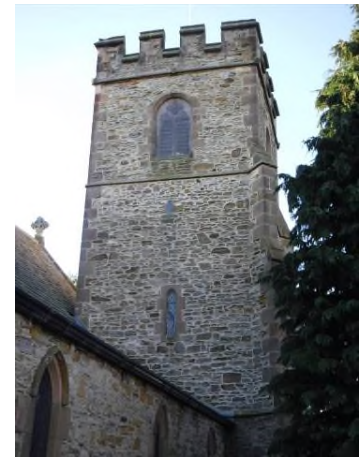


**South Elevation** – All of this was repointed as part of the recent repairs.

**East Elevation** – This was completely repointed down to the roofs, the bottom stage wasn't done, and it all looks fine.



Some slight honeycombing to the stonework on the North East buttress.



- C** **North Elevation** – Top stage repointed middle and lower stage not repointed, some honeycombing and eroded stonework but actually in fair condition, possible crack radiating up from the bottom stage lancet window perhaps?



Some slight open joints by the North East buttress both buttresses, there is also the start of a plant growing that needs to be removed, and also there is an area of rendering which is probably hiding poor quality stonework.

The down tape is on this elevation and is unprotected.

Note - there is also a down tape coming down on the South West corner of the stair turret.



**Recommendation:** the rest of the tower should be repointed to continue the 2016 repairs, in conjunction with a complete repoint of the other walls.

#### 7.4.2 ROOF COVERINGS

- **Nave & Chancel:**

These were completely replaced with new abutment details in 2016 with natural stone angled ridges and heavy grade Lakeland green Westmoreland slating with eaves protection and insulation. And these all look in good condition. All the water tables were also repointed at the time.



**Recommendation:** none

- **North Aisle:** This was re-slatted in Westmoreland c. pre 1997

**Recommendation:** none





### 7.4.3 RAINWATER GOODS

The rainwater goods were overhauled at the Chancel and Nave in 2016 and they are cast iron ogee gutters and circular cast-iron downpipes.

#### WEST SIDE



#### SOUTHSIDE

**B Nave:** gutter dropping somewhat and it looks adrift from the eaves.

**Recommendation:** check in rain to see if it is catching the roof water.

**Chancel:** Gutter downpipe looks ok. Downpipes are into salt glazed gulleys look ok.

**Recommendation:** none

#### NORTHSIDE

**B Chancel:** Suggestion of rainwater leaking at the underside of the hopper, comes down to the gulley and it hasn't got a shoe and the gulley itself looks blocked up and the grid has come away.

**Recommendation:** repair gully

**B** **Organ:** Paint coming away from the gutter now, revealing red. Downpipe looks ok, goes into a gutter and could do with cleaning out.

**Recommendation:** redecorate gutter, clean out gully



**B** **North Aisle:**



Gutter brackets rather rusty here, downpipe looks ok but the gulley appears to be silted up. Leak at the tower end of the gutter?

**Recommendation:** clean out gully, investigate possible gutter leak





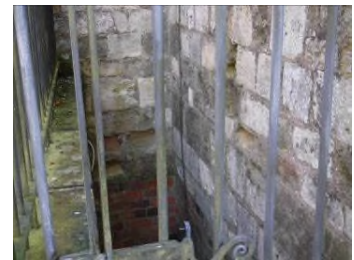
#### 7.4.4 WALLS

- **Organ Loft:**

**East Elevation** – Bottom part is brickwork to the boiler room, upper part stonework has 2 or 3 eroded stones, not much different to last time, as a consequence of cement. Some slight honeycombing.

**North Elevation** – Stonework fair apart from 2 or 3 eroded stones.

**Recommendation:** none

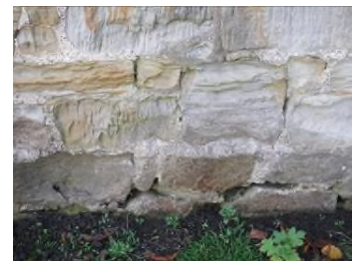
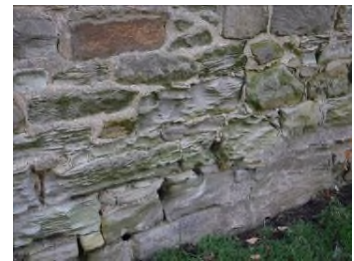


C **North Aisle:**



**Eastside** – Erosion to the stonework as a consequence of hard cement I think and there has been a bit of patching in the past but it seems ok.

**Northside** – Rather random mixture of materials here being at the downpipes suggesting that there has been rainwater there, some erosion to some of that stonework, large hole where the pipework in coming through where there used to be a foot scraper, some green on the wall as well and quite a few holes in it. The eaves isn't very good, it is very patchy and there is some green on that as well. Window dressings of lancets are all ok.



At low level there is some erosion and open joints, rather green at the Tower end suggesting there might be a gutter leak.

**Recommendation:** repoint open joints and infill hole alongside vestry door



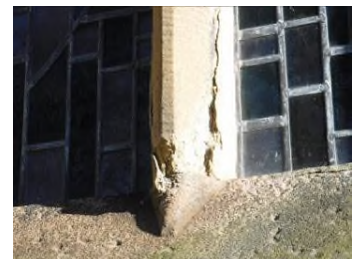
**C Nave:**



**Westside** – Water tabling all ok. Some green showing at the downpipe which is looking disjointed and not very vertical, there is also some mesh at the (former box gutter?) outlet which suggests there might be trouble there.

Slight movement at the buttress corner on the South West corner. One very eroded stone above the springing point of the arch, also area to the Northside of the arch stonework is quite eroded, there is also cement up there, leaking/blocked pipe is wetting the walls.

Below the springing line walling is just ok, it will do. There are open joints on the plinth course. Set within the wall is a large lancet window, 3 light. With pictorial glazing. Hood moulding beginning to fracture as is the intrados (inner arch). The Northern jamb is eroded but it is ok. The tracery within it is fundamentally alright but there is some cracking to the most Northern at the bottom of it, probably as a result of rusting dowels, the Southernmost upper is also beginning to crack, both top and bottom are cracking slightly and I wonder if it is the hardness of the pointing of the window. The 3 circular lights all have some elements of erosion and they have been patched in the past.





**Recommendation:** repoint open joints, stonemason to assess west window condition, allow for mullion and hood moulding repairs, rebuild part of the gable walling to the left of the window.

**C Southside**



–This is the Medieval wall made out of large units, surprisingly most of the stonework is generally ok though the mortar is hard and it is causing some erosion to the stones. There are grave slab covers and sundial built in and the low level items are very susceptible to damp and thus erosion. Repointing in lime would be an improvement- might they also be removed for their longer term preservation? No action without a Conservator’s Report first. The buttresses have open joints. There are five lancet windows in it and they are generally ok as is the glazing and the bedding around it. Window number four to the East is slightly eroded at the hood mould but not really a problem. The Eastern most window is losing its putty pointing.

**Recommendation:** repoint open joints

**C Eastside – Apex is fine. Below that slight open joint by the guttering and some cement patching in the past.**

**Recommendation:** repoint open joints



**Chancel:**



**Southside** – It is a mixture of limestone at the Eastern most end and a mixture of sandstone at the other. There are areas of cement pointing particularly in the corner to the Nave that are not so good. Buttresses are slightly cracking, the middle buttress is slightly cracking and is worst on the South East one that is dropping. Quite a bit of pocket erosion to the sandstone cill on 1 of the windows, probably a mortar repair would do for the moment rather than indent of new stone. It is happening to both of them and the frame is rusting to the Eastern most lancet top of the window.

**Eastside**

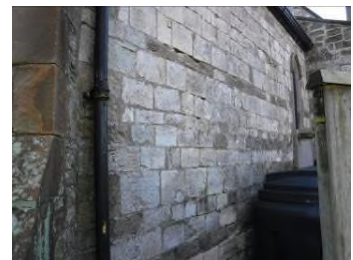


–Quite a lot of open joints to the elevation. There is some movement in the South East corner but nothing major. The three lancets dressings are generally ok though the Northern most is a bit more worn than the others, the glass is protected apart from the middle whose upper section is missing.



**C**      **Northside** – Open joints to it and some erosion by the oil tank. Lancet window looks ok.

**Recommendation:** address rusting window frames, repair guarding, infill holes in cills, repoint open joints,





## 7.4.5 EXTERNALS

D



Closed graveyard with many memorials, some are leaning a bit some have erosion to them an inventory should be taken. Tarmac paths from the South and the West entrance generally ok, are a bit mossy, might be slippery in frost. Evergreen against the South Nave wall by a cross lab that is going to give problems in the future unless it's out now.

The graveyard walls retain the graveyard and they are cement pointed in many places there is quite a few open joints as well to them

**Recommendation:** remove evergreen on south nave wall, oil and paint double gates, cut back west yew and pine- or weed out the pine, remove ivy, remove the killed trees, repoint the walls- with lime

### Northside



Is partially shared with the Village Hall at the area of the carpark the stonework is open where there is another tree that's had a cut put in it.

**Westside –**



Open joints all as a consequence of being in cement all the little bits are just chipping at the joints.

Double gates ok, rusty and could do with oiling and painting.

There are Yews to the South West part of the West boundary, these all seem to be ok and don't seem to be effecting the walls though the one closest to the Church is overhanging the road now and is also going in amongst a pine tree and that could do with better management. The ivy over the boundary walls needs removal.



**Southside**







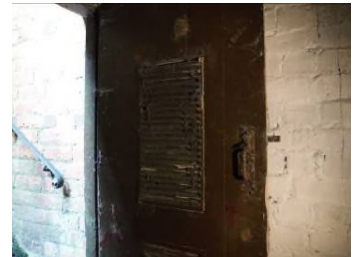
The cement repair to the South gate pier is particularly abominable in cement. Use lime!

### Eastside



Wall bulging out a bit on the East end where there is a cut down bit of a tree which they haven't completely killed off.

C **Boiler Room:**



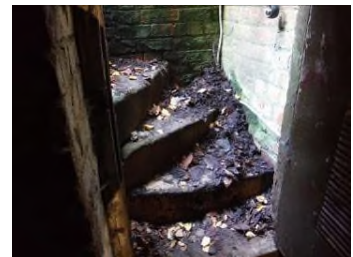
Barrel vault ceiling in brick, as is the walls and floor. Relatively dry for a subterranean space, some spalling of brickwork, lime wash is coming away in places particularly on the Northern side, some open joints, there is a former coal chute looking a bit damp, part of the barrel is held up by a lintel stone that is eroding can't really tell if its adequate.

The door ironmongery needs renovating and the door easing in the opening. The light switch needs to be made sensible for illuminating the space.

The room contains the oil fired Trianco boiler TRO37/45 it is in a heavily rusting case and it has Mectron 10E burner and a Grundfos pump, rusting distribution pipework that has some insulation on it going up through the ceiling and rather bodged sealant into the brickwork.

Floor is a bit dusty and has got some remnants of slating in here, these are very large handsome slates for repairs in the future.

Room contains a 6kg powder fire extinguisher.



**Recommendation:** check lintel, improve door ironmongery and decoration, ensure room light is working- make a light switch within the room , sweep up



## 7.4.6 INTERIOR

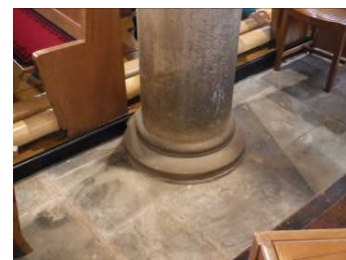
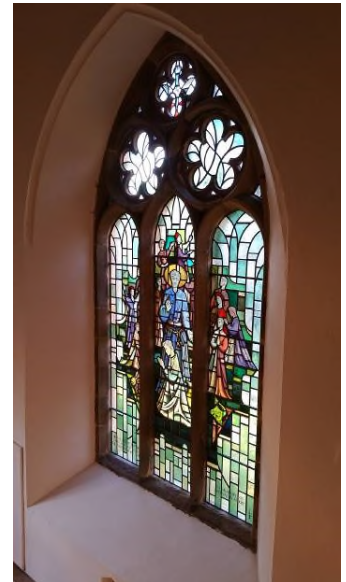
### - Nave & Chancel:



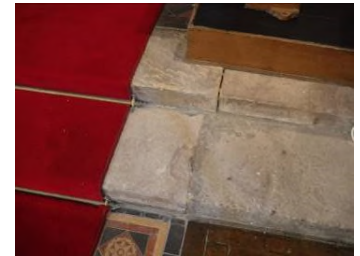
- Ceiling – These were redecorated in June 2016 as part of the LPOW works and they are all in good condition.



- Walls, including the vestry and north aisle – Redecorated in 2019 and in very good condition. Redecoration revealed that there were remnants of Victorian stencils that had been overpainted in the past. These were recorded during the works. The lower walls in the nave south and west are Newton Lath- over boarded in gypsum plaster (the remaining walls are all lime) Suggesting that there could have been a timber dado in the past but this was lost to damp and the remedial plaster introduced. There's little to be done other than accept it but to improve the capacity for the walls to be dry, the outside face of the masonry needs its cement pointing replaced in lime- otherwise the decoration will be spoilt. The west wall by the gallery floor beam is wet though because of the poor condition of stonework outside and probably downpipe overflowing wetting the wall.



- Floor – A mixture of timber pew platforms and ceramic tiles for the circulation areas which are carpeted and ok. Some of the herringbone flooring is a bit scratched but ok. Pew platforms redecorated as part of the wall work.



The Chancel choir stalls are on a pew platform that's all ok.

Some slight blowing of the plaster on the North Wall at the Chancel step. Otherwise everything is fine within this part of the building.

**Recommendation:** none

#### C Vestry & Choir Vestry:

- Ceiling – Sloping ceiling painted ok, bit of damp showing in the Vestry at the apex, there are some slip slates on the North Aisle- is this a cause?
- Walls – Are all decorated out and are ok, some slight loss of plaster in minor areas at lower floor level aren't a problem.
- Floor – Timber boarded suspended floor painted black and sanded slightly for grip it seems, there is various temporary boards placed over uneven floor boards. The floor is uneven and it does fall away to the North. Needs opening up and investigating.
- General – The vestry contains a safe, has a small sink and has the electrics distribution board the recommended date of the next inspection was September 2018...  
Within the Choir Vestry it is cup boarded out, containing robes and various bits of lumber. This is formed from the North Aisle by a glazed screen into the Nave and painted partition to the north aisle, which is all in good condition.

**Recommendation:** investigate damp at ceiling apex, open up floor to establish underfloor defect cause and remedy.

- C**      **Porch Entrance:** This has been recently decorated and looks very good. Entrance door catching on the floor and really needs to be lifted at the hinges as it has in the past, it just about latches and needs easing slightly.

Doors to the Nave slightly warped but ok. Door to the North Aisle is ok but the door knob needs fixing correctly.

**Recommendation:** lift entrance door, fix back knob to aisle door

- **North Aisle:** Illusion of movement of the Eastern end of the purlin coming out of its pocket slightly but it's the lightweight vestry partition that has settled creating the gap.

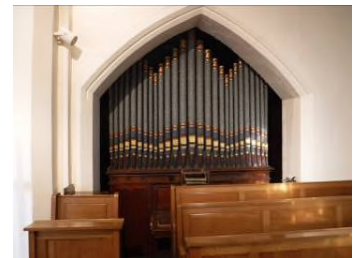
**Recommendation:** none



- **Organ Loft:**

- Ceiling – It has a ceiling of (probably zinc) metal sheets which are a lean-to that go to the Northside where there is a little gutter with a small hopper but the downpipe is short and leading nowhere, it must be there to pick up condensation or wetting from roof failure.
- Walls – The walls are a combination of timber boarded and some bare walls where the boarding has come away they are themselves poorly plastered and dusty.
- Floor – The floor is below the Chancel and Vestry level, in a pit, timber boarded from what can be seen- seems ok, though there is a lot of dust and there is also a few stone items here- whether they are of value is questionable.

**Recommendation:** none



## 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 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	£
<b>A - URGENT - none</b>		
<b>B- WITHIN 1 YEAR</b>		
B	<b>Electricity:</b> Insert test record in log book and carry out the recommendations of the test report.	-
B	<b>Lighting:</b> Insert test record in log book and carry out the recommendations of the test report.	-
B	<b>PAT:</b> Carry out 2019 test.	-
B	<b>Heating:</b> Put the test certificate and note of repairs into the log book.	-
B	<b>Bells:</b> Check records for woodworm treatment to frame and ladders.	-
B	<b>Organ:</b> Establish tuning and testing routine.	-
B	<b>Rainwater goods:</b> It is recommended that the Church undertake a twice yearly inspections of the rainwater goods by an experienced roofing contractor.	-
B	<b>Access for the Disabled:</b> Carry out an access audit and keep a written record in the Parish records.	-
B	<b>Fire matters:</b> Establish if the Fire Risk Assessment has been carried out.	-

B	<b>H &amp; S policy:</b> Carry out updating.	-
B	<b>Nave:</b> check in rain to see if south gutter is catching the roof water.	-
B	<b>Chancel:</b> repair gully	50
B	<b>Organ:</b> redecorate gutter, clean out gully	100
B	<b>North Aisle:</b> clean out gully, investigate possible gutter leak	50

## C- WITHIN 2 YEARS

C	<b>Tower Roof:</b> look over the cable stays, establish if the gutter leaks, and allow for raising the slope. Replace hatch lid metal for lighter metal, add stay. Add grab rail on parapet.	750
C	<b>Belfry:</b> 1. replace upper ladder, provide grab rails, repoint wall cracking, sweep up floor and examine 2. Mason assessment of repair needs of the louvres and belfry tracery.	1. 500 2. budget for repairs c. £5-8k
C	<b>Clock Chamber:</b> look over the floor with a joiner to assess condition, also check the ceiling joists and damp corner.	500
C	<b>Ringing Room:</b> ease doors	50
C	<b>Gallery:</b> exclude access until repaired, repair floor, complete decoration and clean up	1,000
C	<b>Tower masonry:</b> 1the rest of the tower should be repointed to continue the 2016 repairs, 2. in conjunction with a complete repoint of the other church walls.	1. 8,000 2. 15,000
C	<b>North Aisle:</b> repoint open joints and infill hole alongside vestry door	Inc above
C	<b>Nave:</b> 1. repoint open joints, 2. Stonemason to assess west window condition, allow for mullion and hood moulding repairs, rebuild part of the gable walling to the left of the window.	1. Inc above 2. 1,000
C	<b>Chancel:</b> address rusting window frames, repair guarding, infill holes in cills, repoint open joints	500
C	<b>Boiler Room:</b> check lintel, improve door ironmongery and decoration, ensure room light is working- make a light switch within the room , sweep up	200
C	<b>Vestry &amp; Choir Vestry:</b> investigate damp at ceiling apex, open up floor to establish underfloor defect cause and remedy.	200
C	<b>Porch Entrance:</b> lift entrance door, fix back knob to aisle door	75

## D- WITHIN 5 YEARS

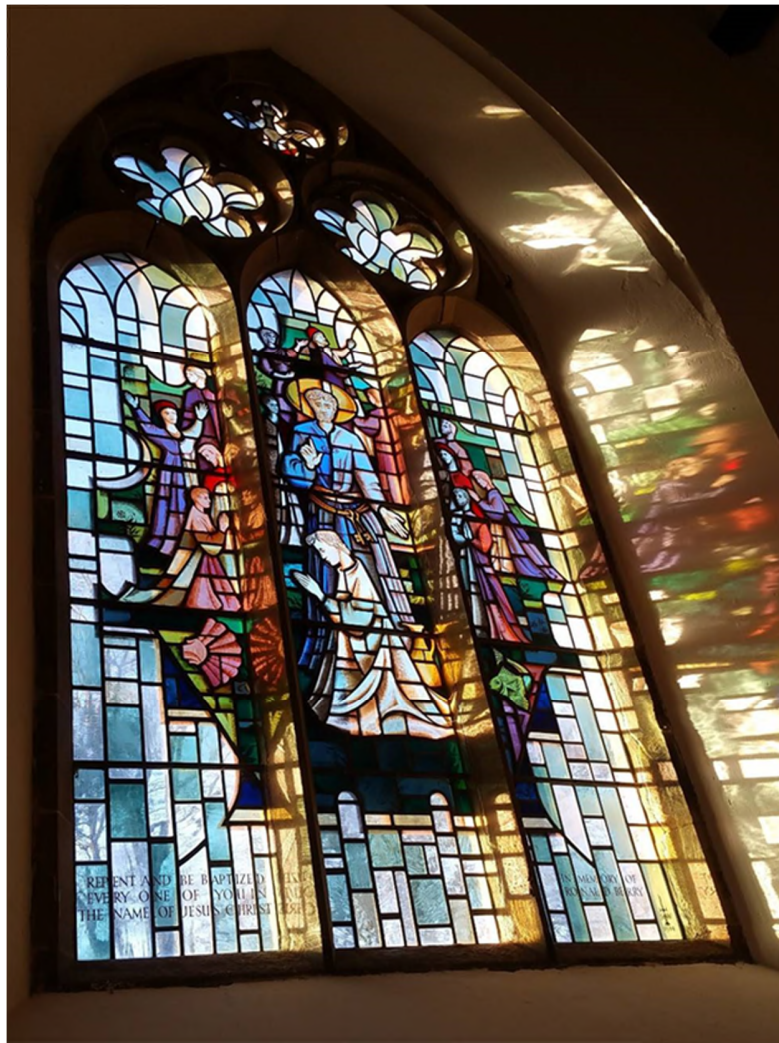
D	<b>Tower Stairs:</b> review door locking requirement, clear up lumber	-
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- D      **Externals:** remove evergreen on south nave wall, oil and paint double gates, -  
cut back west yew and pine- or weed out the pine, remove ivy, remove the  
killed trees, repoint the walls- with lime

### E- IMPROVEMENT/ NOTE

- E      **Wheelchair access:** Reassess the current ramp and establish if an -  
improvement can be made.



## APPENDICES

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

## 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:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
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>

	Arrange for any external painting required.
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.