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ST CUTHBERT'S CHURCH

Darlington

Diocese of Durham
Archdeaconry of Auckland
Deanery of Darlington

Inspecting Architect Ulrike Knox RIBA AABC

Quinquennial Inspection Report 2024

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historic buildings and conservation

C O N T E N T S

1. INTRODUCTION

This report summarises the findings of an inspection of St Cuthbert's Church, Darlington. The inspection was carried out on 12th in rainy weather and 19th March 2024 in part sunshine.

The inspection of the Church was visual and made from ground level, tower floor levels, ladders, and other readily accessible positions, with the aid of binoculars. Parts of the structure which were inaccessible, enclosed or covered have not been inspected and we are unable therefore to report that any such part of the structure is free from defect. It may be necessary to arrange for special further inspection in relation to these matters.

Manholes were not raised and none of the services, including drainage, was tested. Comments in this report on the heating, electrical, lightning conductor, organ and bell installations were based upon a visual examination of certain parts of the systems and their general condition only, made without the use of instruments. These installations should be checked and an independent report commissioned.

The Report
This is a summary report only, as is required by the Inspection of Churches Measure 1959 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It does not constitute a structural assessment of the property, nor does it report on the state of the property in relation to secondary items such as infestation by pets, bats, wildlife or the presence of asbestos.

The report indicates the condition of the building and identifies defects. It does not purport to be wholly comprehensive or to give definitive solutions for remedial work. It is not a specification for the execution of work and must never be used for such purposes. It is not a document for the purpose of obtaining estimates from builders.

Church description
St Cuthbert's Church a grade I listed church and is known as one of the finest churches in the North of England. The church is cruciform with Chancel, Nave and Transepts all of equal height radiating from the central tower with octagonal spire constructed in dressed local sandstone. There are two vestries to the south side of the chancel.

The church is almost entirely of late 12th early 13th century construction in Early English style. In the 14th century the aisle roofs were raised and new windows inserted and the belfry and spire added. The clergy vestry is mostly 15th century and the choir vestry added in 1891. The church was extensively restored in the 19th century.

Repairs
Professional advice should be obtained in determining appropriate repair work. Insensitive repairs can easily harm the architectural character and inappropriate technical solutions to defects may prove unsatisfactory in the long run or even aggravate a problem.

Permissions
The Architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations. The PCC is reminded that their Minutes must record the fact that application is being made for a certificate or faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work.

Executive Summary

The defects identified in the 2019 report have not been able to be addressed. Fortunately, many of these defects have not worsened too much and do not appear to have led to other issues in this period. A large re-ordering project is planned for mid 2025 and at the time of the report this is in the final stages of the Faculty approvals process. Some of the items recommended in the report will be superseded by the re-ordering but a plan of action should be agreed for tackling other recommendations.

- **Lead Roofs:** Monitoring the performance of lead roofs to the south aisle, north chancel north slope, and north transept both slopes. As other lead roof slopes have been replaced over the recent past, other roofs will need replacement in the future and should be planned for over period of 5 to 10 years. In the meantime defects that do arise can be dealt with by localised patch repairs.

- **Masonry:** There are open mortar joints in different parts of the building, both inside and to the exterior. Most of these were identified in the 2019 inspection and whilst they have not deteriorated, they should not be ignored. Some of these are at high level and will require scaffold access which will make then seem expensive to repair for potential small areas. A plan of action should be agreed as to how these are addressed over the next 5 years.

- **Windows:** The windows are in various states of repair, with several defects dating back some time. A window report was carried out by Josie Kyme in 2015 and repairs were carried out to several windows in the Chancel by Jonathon Cooke in 2019. Other windows are showing signs of deformation and buckling, in particular some clerestory windows to the north and south nave clerestories and also in the north transept. Other have fractured glazing. Discussion was held in 2019 about access to the south clerestory windows to gain a closer inspection. Some guidance and budgets were provided by the Cooke's. This work did not proceed due to lack of funds, but this areas should be revisited.

Heating

There are gas fired boilers installed in 2015 feeding a wet radiator system. The boilers have several years life remaining and are capable of adapting for a new underfloor heating system that is planned as part of the proposed re-ordering project.

Lightning Conductor

Any lightning conductor should be tested every thirteen months (in addition to any works which may be recommended in this report), in accordance with the current British Standard Code of Practice, BS EN 62305-1:2006 by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.

Electrics

The inspection and testing should be carried out in accordance with IET Regulations, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. 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.

https://www.churchofengland.org/sites/default/files/2018-11/CCB_Electrical-wiring-installations-in-churches_Apr-2013.pdf

Testing of portable appliances should also be carried out as required by the Electricity at Work Regulations 1989. The frequency of this testing is dependent on a number of factors, but should at least be carried out every 5 years and more regular tests may be appropriate where subject to regular use or potentially vulnerable to damage.

Lighting
The existing lighting was installed approximately ten years ago and has not been considered successful. There is a high degree of glare and a sense that much of the light is directed in the wrong place. Given the age of the system it is surprising that this is a halogen and metal halide scheme rather than LED. This will, in part, account for the significant number of lamp failures that have occurred and the ongoing maintenance burden.

A new lighting scheme has been designed by Bruce Kirk of CBG Light Perceptions as part of the re-ordering but is likely to be carried out as separate project following the completion of the re-ordering when access into the church and high level areas will be more straightforward.

Fire Matters
The Fire Safety Order legislation applies to all non-domestic premises including places of worship. It requires those with responsibility for the management of premises to appoint a responsible person to consider fire safety issues, undertake fire risk assessments and ensure the implementation of recommendations to ensure the safety of building users in the event of fire.

It is important that there is an up-to-date Fire Risk assessment to comply with current legislation. This report does not comment on the combustibility or fire safety of any building components or materials forming those elements. The PCC should prepare and maintain a Fire Risk Assessment incorporated into a Fire Plan including details for evacuation and safe removal of valuable items.

Fire Extinguishers
A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ as detailed below. Large churches such as St Cuthbert's will require more extinguishers. As a general rule of thumb, one extinguisher should be provided for every 250 square meters of floor area.

- General Areas - Water Extinguishers
- Organ - CO2 Extinguisher
-

A competent engineer should annually inspect all extinguishers to ensure that they are in good working order. The above is only indicative and the PCC should seek advice for the local fire prevention officer and the insurers to establish their requirements.

Asbestos Regulations
There are legal obligations as a building owner regarding asbestos in finding out if it is present and if so, how to manage it, particularly if having construction/refurbishment/demolition work undertaken. A link to the HSE website provides some guidance but please get in touch if you have any queries about this. The Health & Safety Executive (HSE) have extensive advice that can be referred to.
https://www.hse.gov.uk/asbestos/duty/index.htm

Bats
The PCC are not currently aware of the presence of bats in the building however it should be noted that all bats and their roosts are Protected under Section 9 of the Wildlife and Countryside Act (1981) and it is an offence to kill, injure, disturb, handle, etc. any bats or to disturb their roosts (even those that are not currently in use). Any offence could result in prosecution and a heavy fine. Any work carried out to tower, roofs or external walls should be preceded by an inspection by a suitably qualified and experienced ecologist. The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:
https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches

Accessibility
There are steps at each entrance. A temporary ramp is located internally at the south entrance but it does not provide suitable wheelchair access as it is quite steep to accommodate it within the available space. The PCC is recommended to have in place a Resolution setting out their responses to the requirements of making their building as accessible as possible.

It should be noted that disabled access does not just mean providing for wheelchair users. It includes people with slight, speech or hearing difficulties, physical disabilities, elderly people, expectant mothers, parents and others in charge of small children, children themselves, those who are temporarily injured, sick or ill, and so on. And it is not just a matter of removing porch steps; thought has to be given to activities within the church, such as:

- can the deaf hear?
- can those with impaired sight see?
- do steps create a barrier?
- what if a wheelchair-bound person wants to sing in the choir?

Further information can be found in Widening the Eye of the Needle – Access to Church Buildings for People with Disabilities by John Penton, published for the Council for the Care of Churches by Church House Publishing.

As part of the proposed re-ordering, the improvements at the west entrance and the new internal floor will provide level access to the most parts of the church.

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

Environmental improvements/the path to nett zero
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches
https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool

As part of the proposed re-ordering project a strategy for replacing the gas boilers has been considered as part of a low carbon studies assessment in conjunction with other environmental and energy saving measures, carried out by mechanical and electrical services consultants Humphreys.

Health & Safety
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Info can be found at https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety

Audio Visual Installation
There is a temporary audio visual system that was installed in 2013.

External Spaces
The churchyard is closed and responsibility for maintenance lies with the local authority.

Trees
Responsibility for maintenance lies with the local authority. All large trees within the churchyard, especially those in close proximity to the church, should be inspected at least every 5 years by an arboriculturalist (in accordance with the PCC's insurance requirements). Any specimens touching or closely overhanging the building should be regularly lopped back to prevent mechanical damage and/or freeze/thaw action.

Regular Maintenance
If not already in place, the PCC are strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters and downpipes twice a year. Although the Measure requires the Church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the Church Wardens should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Guidance may be had from the Churchcare website: https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/building-maintenance-and-repair

Works since the last inspection
2023: Repairs to the clock by Smiths of Derby.
2024: Repairs to the sundial by Smiths of Derby.

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

1	Items which need urgent attention
2	Items which should receive attention within the next twelve months
3	Items which should receive attention within the next twenty-four months
4	Items which should receive attention within the quinquennium
5	A point to note and monitor and/ or a desirable improvement with no timescale
M	Routine maintenance

The broad budget cost bands noted are.

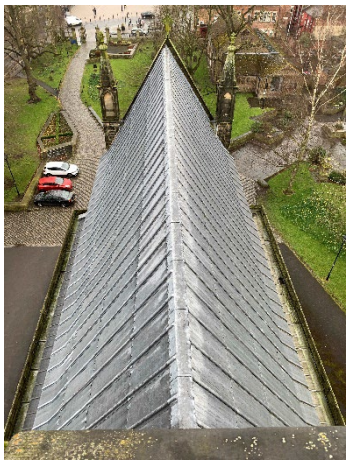
A	£0 to £1,999.
B	£2,000 to £9,999.
C	£10,000 to £29,999.
D	£30,000 to £49,999.
E	£50,000 to £249,999.

F £250,000 or more than this.

2. EXTERIOR

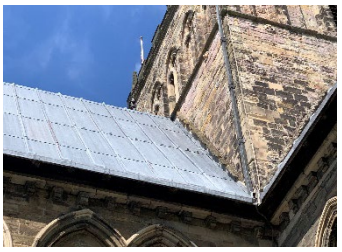
2.1. NAVE ROOF

2.1.1. Lead batten roll roof coverings on a steeply pitched roof with over-hanging sprocketed eaves. At the west end are two stone pinnacles and a gable surmounted with a stone cross. To the north and south sides are lower aisles with also lead roofs.



2.1.2. **Condition:**
To the north slope, there is some evidence of lead slumping and the clips are likely too tight, however the condition is currently satisfactory and does not appear to have deteriorated since the 2019 inspection.

The south slope lead was renewed in 2019 and is in good condition, although a number of clips to lead sheets have popped up. These are mostly concentrated near to the tower. This may be due to heat being reflected from the stone tower onto the adjacent lead roof resulting in higher temperatures in this location which could be causing the clips to move.



The cross and several sky facing surfaces to both the pinnacles and the copings are green with algae in places. This appears to have increased in extent from the 2019 inspection.

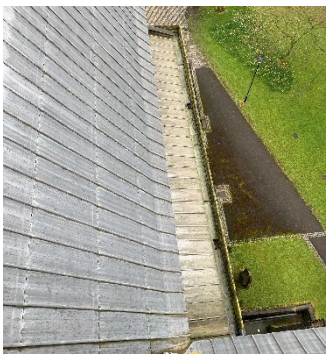
Changes in climate, particularly in temperature and the frequency and intensity of rainfall, may be resulting in an increase in green algae.

2.1.3.		**Nave Roof Recommendations:**	**Broad Budget Costs**
	E	**Monitor the north slope lead coverings in case cracks occur.**	**1**
	B	**Arrange for the lead clips to be fixed down to the south slope. Adjust the tolerance to allow for excess expansion if this is possible. Access to carry this out will likely require a cherry picker or a steeplejack if alternative safe access can be agreed.**	**2**
	E	**Monitor the algae to the west end stonework to check if it starts to cause defects or damage to stone.**	**1**

2.2. NORTH AISLE ROOF

2.2.1. The north aisle roof is at a much shallower pitch than the main nave roof. There is a wide lead lined gutter with two outlets.

2.2.2. **Condition:**
The previous inspection revealed a number of serious defects to the leadwork. The lead coverings and gutters are due to be replaced with new lead this year along with repointing to the stone parapet.

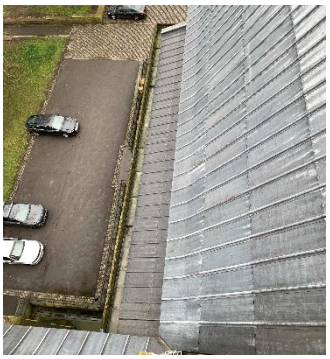


2.2.3.		**North Aisle Roof Recommendations:**	**Broad Budget Costs**
	A	**North aisle lead roof coverings requires replacement.**	**5**

2.3. **SOUTH AISLE ROOF**

2.3.1. The south aisle roof is at a much shallower pitch than the main nave roof. There is a wide lead lined gutter with two outlets.

2.3.2. **Condition:**
The previous inspection noted some lead splits and cracked mortar at the flashings. It is understood these were addressed, but it was not possible to check.



2.3.3.		**South Aisle Roof Recommendations:**	**Broad Budget Costs**
	B	**Carry out further investigations by accessing the south aisle roof to check in closer detail for defects.**	**1**

2.4. **SOUTH TRANSEPT ROOF**

2.4.1. Lead batten roll roof coverings on a steeply pitched roof with over-hanging sprocketed eaves. At the south end are stone gable copings and two stone turrets; one square with a concrete top; and one octagonal with a flat lead roof a small stone parapets.

2.4.2. **Condition:**
The west slope lead coverings were replaced in 2017. To the east slope, there is evidence of lead slumping, however the condition is currently satisfactory and does not appear to have deteriorated since the 2019 inspection.

Open mortar joints to the stonework to the square turret and cracked mortar fillet to the top. The sky facing surfaces to the octagonal turret parapet has moss and algae. This appears to have increased in extent from the 2019 inspection.

2.4.3.		South Transept Roof Recommendations:	Broad Budget Costs
	E	**Monitor the east slope lead coverings in case cracks occur.**	**1**
	B	**Repoint the stonework to the square turret.**	**2**
	E	**Monitor the algae to octagonal turret stone parapet capping to check if it starts to cause defects or damage to stone.**	**1**

2.5. CHANCEL ROOF

2.5.1. Lead batten roll roof coverings on a steeply pitched roof with over-hanging sprocketed eaves. At the west end are two stone pinnacles and a gable surmounted with a stone cross.

2.5.2. **Condition:**
To the north slope, there is evidence of previous panel replacements to two bays. Lead slumping was not noted. The condition is currently satisfactory and does not appear to have deteriorated since the 2019 inspection.

The south slope lead was renewed in 2017 and is in good condition, although areas of rust staining have appeared since the 2019 inspection, mostly to the upper most panels at the ridge. Rust staining is not currently considered detrimental to the lead.

Open mortar joints to the pinnacles were noted, in particular to the base of the north east pinnacle where it meets with the roof and inside face of the gable. *Following the inspection, the churchwarden reported that water was noted on the floor to the north east corner which may be a result of the above defects.*

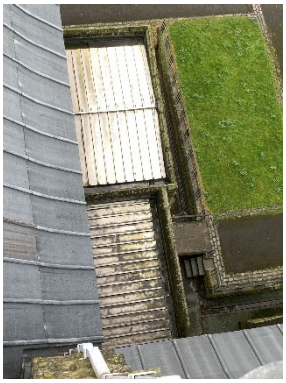
The cross and several sky facing surfaces to both the pinnacles and the copings are green with algae and moss in several areas. This appears to have increased in extent from the 2019 inspection.

2.5.3.		Chancel Roof Recommendations:	Broad Budget Costs
	A	**Investigate around the north east pinnacle at the base for potential water ingress. Carry out repairs to stonework and/or lead. Access to carry this out will likely require a cherry picker or a steeplejack if alternative safe access can be agreed.**	**2**
	C	**Repoint open joints to stonework to pinnacles.**	**2**
	E	**Monitor the algae and moss to the east end stonework to check if it starts to cause defects or damage to stone.**	**1**
	E	**Monitor the north slope lead coverings in case cracks occur.**	**1**

2.6. VESTRY ROOFS

2.6.1. To the south of the Chancel, there is the Vestry and Choir Vestry with stainless steel roofs. The coping stones have been re-bedded and re-pointed 2017.

2.6.2. **Condition:**
Generally reasonable condition. The Choir Vestry roof has accumulations of debris and leaf mould which should be cleaned off to allow effective discharge of rainwater.



2.6.3.		**Vestry Roofs Recommendations:**	**Broad Budget Costs**
	M	**Clean the Choir Vestry roof of debris and leaf mould.**	**1**

2.7. NORTH TRANSEPT ROOF

2.7.1. Lead batten roll roof coverings on a steeply pitched roof with over-hanging sprocketed eaves. At the north end are stone gable copings and two stone turrets.

2.7.2. **Condition:**
There is evidence of lead slumping to both the east and west roof slopes, however the condition is currently satisfactory and does not appear to have deteriorated since the 2019 inspection.

Following the inspection, the churchwarden reported that water was noted on the floor by the column at the end of the north aisle at the junction with the north transept. It is not clear if potential water ingress is at north transept roof level or at north aisle roof level. Further investigation is required.

There is a large open mortar joint to the coping apex. The west turret has remnants of plants growing out of the top of it.
There are open joints to the sky facing stone tabling to both turrets and eroded stone to the east turret to the south east corner.

2.7.3.		**North Transept Roof Recommendations:**	**Broad Budget Costs**
	A	**Investigate for potential sources of the water ingress around the north west corner of the tower. Access to carry this out will likely require a cherry picker or a steeplejack if alternative safe access can be agreed.**	**2**
	E	**Monitor the lead coverings in case cracks occur.**	**1**
	A	**Remove vegetation from west turret.**	**1**
	A	**Repoint open mortar joint to apex of gable.**	**1**
	A	**Repoint open mortar joints to sky facing stonework to both turrets.**	**1**
	E	**Monitor stone erosion to east turret.**	**1**

2.8. ROOF/PARAPET TO THE BASE OF THE SPIRE

2.8.1. The base of the tower is square and the spire is octagonal. The roof area is lead, discharging into four outlets at the corners. There is a low stone parapet with stone pinnacles and flag poles at each corner. A wire mansafe system is fixed to the base of the spire.

2.8.2. **Condition:**
The lead roof covering are in fair condition generally. There are some cracks to cover flashings in several places; to the inside face of the parapet; and to the base of the spire.

The parapet stonework has some open joints and cracked mortar. The pinnacles have cracks requiring repair.

The paint to the door is flaking revealing bare timber. The stone moulding above the door is damaged and a large section has broken off.

The clock has recently been redecorated.

2.8.3.		Roof/Parapet to the base of the Spire Recommendations:	Broad Budget Costs
	B	Repair and redecorate the door.	1
	B	Repair the stone moulding above the doors with new indent.	1
	B	Repair cracks in pinnacles, inserting stainless steel dowels.	1
	B	Repoint open joints and cracked mortar to parapet walls.	1
	B	Repair the split lead to the cover flashings.	1

2.9. WEST ELEVATION

2.9.1. Ashlar sandstone with lancet windows, blind arcades and flanked by turrets. A central arched opening with timber doors forms the west entrance and a niche above west door holds a statue of St Cuthbert holding his crook and the head of King Oswald.

2.9.2. **West Elevation Condition:**
The masonry to the west end is generally in good condition but there are areas with open joints and defective mortar. There is some evidence of opening up of the joints over the central blind arcaded lancets underneath window no.59. This should be repointed and monitored.

The outer hood mould of the doorway has some open joints. Open joints and moss growth to the north and south aisle copings. Open joints and eroded stone to the west end of the south aisle. There is a multi-fractured glass pane to the top panel of the window to the south aisle.

There are areas of unattractive cement pointing which will do eventual long-term damage to the stonework. This should be removed.

2.9.3.		West Elevation Recommendations:	Broad Budget Costs
	B	Rake out and repoint open joints over lancets to blind arcade. Monitor for potential opening up.	1
	C	Point hood mould above west door.	1
	C	Point coping stones.	1
	B	Repoint at west end of south aisle above window upto parapet.	1
	E	Repair/replace fractured glass to window to the south aisle	1
	E	Remove cementitious pointing and repoint in lime based mortar.	3

2.10. NORTH AISLE ELEVATION

2.10.1. Ashlar sandstone with lancet windows and an arched opening with timber doors.

2.10.2. **North Aisle Elevation Condition:**
The stonework is in fair condition, although there are some more open joints in several areas; to the parapet; to low level stone abutting the ground; to the arched opening to the door which also has some eroded stone to the voussoirs.

Rainwater pipes have splits and loose joints which are leaking water. Around the first downpipe from the west, there is a large area of algae and moss growth and this indicates frequent blockages in the downpipe. The gully is blocked.

The black pipe to the east is a dummy and acts as the flue for the boiler installation. All the downpipes should be repaired and decorated black to match.

The door has been badly affected by damp at the bottom and is rotten. The low level damp to the door and adjacent low level walls has caused internal defects to the stonework with salting and efflorescence.

Low level stonework to the plinth has extensive areas of green algae within the dry moat. This appears to have increased in extent from the 2019 inspection.

There are ferrous fixings in the stone window jambs to each of the 3no windows. These should be removed and pointed up. The glazing is protected with polycarbonate sheets and wire guards. The polycarbonate is visually distracting.

2.10.3.		**North Aisle Elevation Recommendations:**	**Broad Budget Costs**
	A	**Repair splits and loose joints to downpipes – consider upgrading to next size up.**	**2**
	A	**Clean out blockages to pipes and gullies and maintain free flow.**	**1**
	B	**Repoint open joints to parapets and low level stone**	**2**
	B	**Repair and redecorate the north door.**	**2**
	D	**Decorate all rainwater goods to be consistent colour.**	**2**
	E	**Remove ferrous fixings and upgrade window protection to powder coated stainless steel.**	**2**
	E	**Monitor the algae to stonework to check if it starts to cause defects or damage to stone.**	**1**

2.11. NORTH CLERESTORY ELEVATION

2.11.1. Ashlar sandstone with lancet windows and blind arcading.

2.11.2. **North Clerestory Elevation Condition:**
The stonework and pointing are in fair condition generally, although there appears to be cement mortar pointing in several areas.

To the left of window no. 53, the attached colonette has a cracked stone around the first joint. This should be repaired and re-fixed. Red coloured mortar repairs to hood moulds are failing in places. Around window no.54 to the right hand jamb, there is evidence of some stone spalling and open joints. This requires a closer inspection and repair. Glass to the windows appear to be deformed.

2.11.3. Directly under the eaves at the west end of the clerestory, there appears to be some staining to the wall plate under the eaves. This is likely to require further inspection.

2.11.4.		**North Aisle Clerestory Elevation Recommendations:**	**Broad Budget Costs**
	B	**Inspect wall plate and eaves at west end of north nave roof.**	**2**
	C	**Inspect stonework around window 54 and repoint open joints.**	**2**
	C	**Repair colonette to window 53.**	**2**
	B	**All windows require closer inspection to check for deformation.**	**2**
	D	**Carry out miscellaneous mortar repairs.**	**2**

2.12. NORTH TRANSEPT

2.12.1. Ashlar sandstone with lancet windows, blind arcades and flanked by turrets. Stonework shows some historic settlement.

2.12.2. **North Transept West Elevation Condition:**
The stonework is in fair condition generally; however, there has been some unsympathetic patching with inappropriate mortars. Glazing to windows appears to be deformed.

There is some cracking over the head of Window 43 and the sill. The pointing around the jambs visually obtrusive.

The string course below the windows is shaling and should be monitored for further decay and potential replacement.

Low level stonework to the plinth has extensive areas of green algae within the dry moat.

2.12.3.		**North Transept West Elevation Recommendations:**	**Broad Budget Costs**
	D	**Overhaul window 43 and stone surround.**	**2**
	D	**Repair sill and jamb to window 4.**	**2**
	E	**Monitor the algae to stonework to check if it starts to cause defects or damage to stone.**	**1**

2.12.4. **North Transept North Elevation Condition:**
The elevation is generally in a fair condition, except for at the higher levels where areas of stonework are eroding and previous mortar repairs are failing resulting in cracked mortar and open joints, in particular to upper stage and above windows and blind openings.

Reveals to window 46 to the centre of the upper stage is suffering the most from shaling stone and mortar repairs.

Low level stonework to the plinth has areas of green algae.

2.12.5.		**North Transept North Elevation Recommendations:**	**Broad Budget Costs**
	B	**Repoint open joints to upper stages of the gable.**	**2**
	D	**Monitor stone deterioration at the upper stage of the gable.**	**1**
	E	**Monitor the algae to stonework to check if it starts to cause defects or damage to stone.**	**1**

2.12.6. **North Transept East Elevation Condition:**
This stonework is in fair condition. The are previous mortar repairs which are unsightly but these seem to be holding up.

Around window no.7 there are some redundant fixings, which ought to be removed and the stone repaired. Window 47 (Pace) has a hole in two of the panes and both this window and window no 7 are deformed. There is an unsightly polycarbonate window covering to window 48.

Low level plinth stonework has areas of green algae.

2.12.7.		**North Transept East Elevation Recommendations:**	**Broad Budget Costs**
	D	**Overhaul windows 7 & 47.**	**3**
	D	**Remove redundant ferrous fixings to window 7 stonework and repair the holes.**	**1**
	E	**Replace unsightly polycarbonate window covering with black powder coated stainless steel mesh window guard.**	**1**
	E	**Monitor the algae to stonework to check if it starts to cause defects or damage to stone.**	**1**

2.13. CHANCEL

2.13.1. **Chancel:**
Ashlar sandstone with lancet windows, blind arcades and flanked by turrets.

2.13.2. **Chancel North Elevation Condition:**
The stonework is generally in fair condition except for the jambs around windows no.10 and no.11. The stonework here is shaling exacerbated by ferrous fixings and there is also some stone erosion.

The upper two windows no.33 and no.35 are protected in unsightly polycarbonate sheeting.

There are several areas of green algae to stonework; to the buttress at the east corner; to the projecting stonework in the corner at the junction with the east elevation of the north transept; window sills and string courses; and to the low level plinth within the dry moat.

2.13.3.		Chancel North Elevation Recommendations:	Broad Budget Costs
	C	Repair stonework to jambs to windows 10 & 11.	2
	E	Replace unsightly polycarbonate window covering with black powder coated stainless steel mesh window guards to windows 34 & 35.	2
	E	Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1

2.13.4. **Chancel East Elevation Condition:**
The masonry to the east elevation is generally in fair condition. There are redundant ferrous fixings to stonework around several windows. There are open joints to the gable stonework directly beneath the apex.

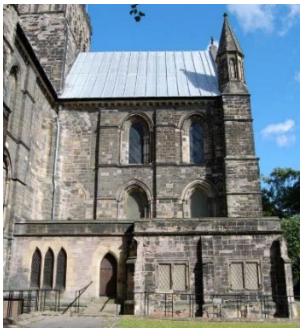
To the south aspect of the east elevation is a single storey elevation to the Clergy Vestry. Previous mortar repairs, particularly at low level, are failing.

The rainwater down pipe has flaking paint. The area of stonework around the pipe outlet at ground level is damp.

2.13.5.		Chancel East Elevation Recommendations:	Broad Budget Costs
	C	Point high level stonework to gable apex.	3
	C	Redecorate hopper head and downpipe to Vestry east elevation.	1
	C	Remove cementitious mortars and repoint vestry wall.	2
	D	Remove ferrous fixings around windows and make good holes.	1

2.13.6. **Chancel South Elevation (above Vestry elevations) Condition:**
The stonework is generally in fair condition apart from the stonework to window 26 reveals which is eroding.

Windows no.25 and no.26 have unsightly polycarbonate coverings with fixings that are poorly screwed into the stonework and are rusting.



2.13.7.		Chancel South Elevation Recommendations:	Broad Budget Costs
	C	Repair stonework around window 26.	1
	E	Replace unsightly polycarbonate window coverings with black powder coated stainless steel mesh window guards to windows 25 & 26.	2

2.14. VESTRIES

2.14.1. **Clergy Vestry South Elevation:**
Ashlar sandstone wall with buttresses to each end and centre. Two square headed windows (13 & 14). There are a variety of different colours of stone.

2.14.2. **Clergy Vestry South Elevation Condition:**
The stonework shaling at plinth level in particular to the red coloured stonework. Stonework is eroding to the buttress at the west and above/below window no.14.

2.14.3. **Choir Vestry South Elevation:**
Ashlar sandstone wall of a more recent age than the adjacent clergy vestry. Dressed ashlar arched door opening and timber door. Three lancet window with leaded lights and mesh window guards.

There is a small flat roofed stone structure in the corner with the east elevation of the south transept that leads down into the Blower Room.

A stone 'bridge' traverses the dry moat to allow access into the Choir Vestry.

A cast iron downpipe is tucked into the recess behind the buttress between the choir vestry and clergy vestry.

2.14.4. **Choir Vestry South Elevation Condition:**
The timber door is in fair condition although there is evidence of water making its way underneath. The bottom weather bar is suffering from constant moisture and is likely to decay.

The stone bridge is cracked to the underside where it meets the door threshold.

The flat roof covering to the Blower Room entrance has deteriorated very badly and requires replacement. The adjacent walls are green with algae caused by rainwater splashback from this roof.

The wall around the downpipe behind the buttress is green with algae but it is not thought this is due to a leaking pipe, but a dark corner that gets little opportunity to receive sunshine and dry out.

2.14.5.		**Vestry South Elevation Recommendations:**	**Broad Budget Costs**
	C	**Repoint walls and repair stonework to Clergy Vestry wall.**	**2**
	C	**Replace the roof to the blower room structure.**	**1**
	C	**Repair the bridge to choir vestry door.**	**2**
	E	**Monitor the algae to stonework to check if it starts to cause defects or damage to stone.**	**1**

2.15. SOUTH TRANSEPT

2.15.1. **South Transept:**
Ashlar sandstone with lancet windows, blind arcades and flanked by turrets; one square to the east; one octagonal to the west.

2.15.2. **South Transept East Elevation Condition:**
The stonework is in fair condition. There are some large open joints around one particular stone that abuts the buttress to the south and some open joints to the east face of the buttress at the upper stages.

The secondary moulding to the head of the window no.16 is cracking and may fall away in small pieces. Some pinning and mortar repair may be required. Window no.36 has unsightly making-good mortar fillets around the head of the window. There are also ferrous fixings around the windows which should be removed.

There is a large amount of green algae to the chamfered wall at the junction with the south elevation of the chancel. The lead downpipe may be leaking and discharging water onto the wall.

2.15.3.		South Transept East Elevation Recommendations:	Broad Budget Costs
	A	**Investigate if the downpipe is leaking and repair to prevent water discharging onto the stonework.**	**1**
	D	**Repair window mouldings to window 16.**	**2**
	D	**Remove ferrous fixings around windows 16 & 36. Make good mortar fillets around 36.**	**2**

2.15.4. **South Transept South Elevation Condition:**
The stonework is in fair condition generally but there are areas starting to deteriorate. There are open joints to the gable apex stonework and to areas of wall between and around windows. There are also small areas of open joints to the octagonal turret.

Several string courses at different levels have shaled or eroded and have lost their profiles.

There are also ferrous fixings around the lower windows which should be removed. The door to the Turret has peeling paint revealing bare timber.

2.15.5.		South Transept South Elevation Recommendations:	Broad Budget Costs
	B	**Conservation repairs required to masonry at high level, especially to the moulded string courses and hood moulds.**	**3**
	D	**Repair sill of window 18.**	**1**
	D	**Remove ferrous fixings around lower windows.**	**1**
	D	**Decorate the tower door.**	**1**

2.15.6. **South Transept West Elevation Condition:**
The stonework is in fair condition generally except for the turret at higher levels where the string courses are particularly weathered.

Water is running off from the lead roof where it adjoins the turret and discharging down the turret wall. This wall is green with algae and mortar joints are opening up.

There are areas of poorly executed black mortar around the head of window no.41. There are ferrous fixings around window no.19 which should be removed and the stonework repaired.

2.15.7.		South Transept West Elevation Recommendations:	Broad Budget Costs
	A	**Alter the roof detail to prevent water discharging down the wall.**	**2**
	B	**Replace string course moulding stones to the turret.**	**3**
	D	**Remove ferrous fixings around window 19.**	**1**
	E	**Improve mortar repairs above window 41.**	**1**

2.16. **SOUTH AISLE ELEVATION**

2.16.1. Ashlar sandstone with lancet windows and an arched opening with timber doors.

2.16.2. **South Aisle Elevation Condition:**
The stonework is in fair condition although there are areas of erosion and open mortar joints, in particular at high level west of the door and around window no.22. The timber door is in fair condition but is starting to suffer from water splashback at the base.

The base of the colonette to the door opening to the east is eroding and a mortar repair should be considered to halt deterioration.

There are ferrous fixings around windows no.20 and no.21 which ought to be removed and stonework repaired. Windows no.21 and no.22 are protected with polycarbonate sheets and wire guards. The polycarbonate is visually distracting.

There are two rainwater pipes and hoppers. Pipe joints to the eastern downpipe are leaking.

2.16.3.		South Aisle Elevation Recommendations:	Broad Budget Costs
	D	**Repoint to window 22.**	**1**
	C	**Repair masonry around door mouldings.**	**2**
	B	**Repair and redecorate rainwater goods**	**1**
	C	**Upgrade down pipes for capacity.**	**2**
	E	**Remove polycarbonate and upgrade window protection to powder coated stainless steel grilles.**	**2**

2.17. SOUTH CLERESTORY ELEVATION

2.17.1. Ashlar sandstone with lancet windows and blind arcading.

2.17.2. **South Clerestory Elevation Condition:**
Generally, the stonework on this elevation is in good condition. The sundial has been removed for repair.

Window no.54 has polycarbonate protection which looks unsightly. The windows appear quite deformed/buckled.

2.17.3.		**South Clerestory Elevation Recommendations:**	**Broad Budgets Costs**
	E	**Remove polycarbonate and replace with black powder coated stainless steel grille to window 54.**	**1**
	B	**Inspect the windows and schedule repairs.**	**4**

2.18. TOWER BELFY

2.18.1. Ashlar sandstone five bay arcade to each face with lancet openings and blind arcading to the bell chamber. Embattled parapet with pinnacles to each corner.

2.18.2. **Tower Belfry Elevations Condition:**
The stonework appears to be in fair condition, although the tracery details and general stonework to the blind arcading eroding.

The moulding following the roof pitch line above the lead abutments is eroding with sections of stone missing, meaning that water will not be shed effectively from them. It is not possible to inspect closer to check this detail with the lead roof cover flashings.

2.18.3.		**Tower Belfry Elevations Recommendations:**	**Broad Budgets Costs**
	E	**Monitor stone erosion to the tower walls.**	**1**

2.19. TOWER SPIRE

2.19.1. Ashlar stone octagonal spire topped with a gilded weathervane.

2.19.2. **Tower Spire Condition:**
The stonework to the Spire appears to be in good condition although there are small areas of open joints. The apex stone and weathervane requires repair and redecoration.

2.19.3.		**Tower Spire Recommendations:**	**Broad Budget Costs**
	D	**Commission a steeplejack to inspect the Spire and carry out repairs to mortar joints and weathervane, checking apex stone for stability.**	**2**

2.20. CHURCH GROUNDS

2.20.1. The Church sits within an extensive churchyard of grassed areas and mature trees. Several areas have grave stones. Several tarmac footpaths traverse the grounds leading to the church. Standard lights and floodlighting is distributed at key locations. The churchyard is closed and is maintained by the Local Authority. The trees are protected since they lie within the conservation area and permission should be sought for any work.

Around the building
A dry moat of stone wall with metal railings and concrete floor surrounds most of the exterior of the church, giving way to gently sloped grass verges to the east.

To the north - Stonebridge and Tubwell Row.
A low stone wall forms the boundary with the public highway. A redundant brick chimney is located within grassed area to the north side of the church, linked to the boiler house via an underground duct. There is a bronze and stone Boer War monument to the north east within the footpath.

To the east
The River Skerne runs past the east end of the church grounds. Open grassed areas and mature trees lead down brick and stone walls with metal railings to the river.

To the west – Market Place
Metal railings and large metal entrance gates within ashlar stone walls and gate posts. The west entrance is the main approach along a granite sett cobbled road leading to a forecourt at the west of the church in the same materials. A stone path to the north leads from the forecourt to the Church Centre.

To the south – Lead Yard
Open grassed area and mature trees open onto the public highway with a tarmac footpath running through.

2.20.2. **Church Grounds Condition:**
The church grounds are generally well maintained.

Dry Moat
There has been an increase in weeds, moss and other vegetation within the walls and floor of the dry moat, probably caused by wetter conditions and the inability for it to dry out. This may cause the base of the external walls of the church to become damp which could lead to internal damp issues. There are also open joints to several areas of the stone walls that form the dry moat.

Metal Railings
There is extensive flaking paint to the metal railings to the west to Market Place and to the east at the River Skerne.

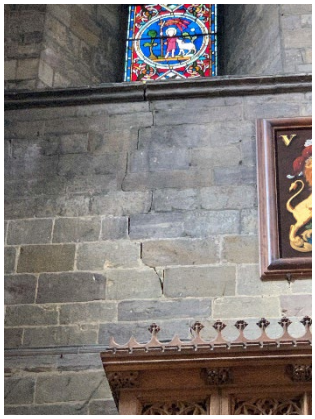
2.20.3.		**Church Grounds Recommendations:**	**Broad Budget Costs**
	M	**Remove weeds, moss and vegetation from the dry moat.**	**1**
	D	**Repoint open joints to the dry moat stone walls.**	**2**
	D	**Decorate railings.**	**2**

3. INTERIOR

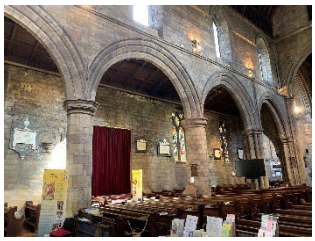
3.1. NAVE

3.1.1. **West Elevation Wall:**
The west elevation has three lancet windows, two at clerestory level and one at triforium level. The west entrance comprises arched timber doors and three stone steps down to the church floor all within a carved timber panelled and glazed porch. Within the porch is an LED lantern. Above the porch is a hatchment fixed to the wall.

Condition:
Above and below the south window, there is evidence of a previous movement crack. This has been pointed externally but it is still visible internally. This does not appear to have opened up since the 2019 inspection.



3.1.2. **North Arcade Wall:**
A four bay arcade, the first two arches are round headed and the second two, closest to the east are slightly pointed. The columns vary from circular Norman type columns to octagonal to multi-fluted Gothic style. Above the arches are four clerestory windows with leaded lights.



Condition:
The stonework generally is in good condition but is rather dirty.

3.1.3. **East Wall / Crossing Arch:**
The arch is a wide, slightly pointed archway with decorated mouldings above with an opening into the Belfry walkway. Two iron wall ties are visible at high level.

Condition:
Stonework appears to be in good condition, although a minor open mortar joint was noted running vertically from the north side of the arch upto the string course above. The open joints did not extend through the arch stonework or the string course. Monitor for potential movement.

3.1.4. **South Arcade Wall:**

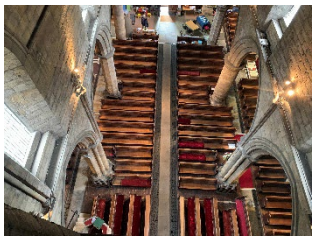
Again, a four bay arcade similar to the north arcade. All arches slightly pointed and again, a mixture of circular, octagonal and fluted. Above the arches are four clerestory windows with leaded lights. At the western most bay is the stone Pulpit.

Condition:

The stonework is in generally a good condition.

3.1.5. **Nave Floor:**

Floors comprise timber stall risers and fixed timber pews, with stone paving and ledgers to aisle flooring incorporating decorative metal floor grilles for heating pipes. At the west end of the nave, between the pew platforms and the porch, the flooring is wood block, not carpeted.

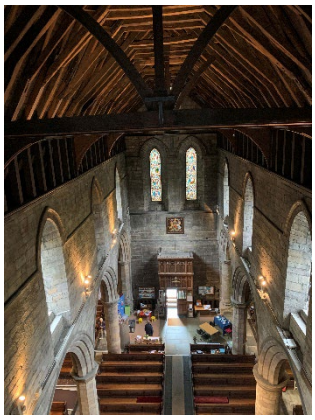


Floor Condition:

Generally in fair condition, although there are areas of unevenness to stone paved areas and at some steps to stall risers.

3.1.6. **Nave Roof:**

A trussed rafter timber roof with three tie beams and solid braces which support a crown boss with two curved struts, largely of medieval timbers rebuilt by GG Scott in the 1860s.



Roof Condition:

Generally in good condition, the medieval timbers are somewhat gnarled, with evidence of past furniture beetle infestation, however it is understood that the major timbers have been treated in the past.

3.1.7.		**Nave Recommendations:**	**Broad Budget Costs**
	E	**Clean internal masonry throughout.**	**5**
	D	**Repair crack to west end wall and monitor for further movement.**	**1**
	E	**Monitor open joint to east elevation above the arch**	**1**

3.2. **NORTH AISLE**

3.2.1. **West Elevation:**

Ashlar stone walls with Cottier stained glass window. The west end is cluttered with pipework and electrical installations, some of which are housed in a timber cupboard.

Condition:

This elevation is particularly dirty and damaged by water marks and other run off. Leaks have been reported in the past but temporary repairs to the roof above appear to have worked for the time being. The Cottier window is of significance and would benefit from cleaning and conservation.

3.2.2. **North Elevation**

This is a mixture of ashlar and rough faced irregular block work with an arched opening for the timber north doors. There are a number of stone monuments fixed at mid-height.

Condition:

The stone work is generally in fair condition, although there is salting to the stone to both sides of the north door at low level. Some of this has soaked into the curtains. This may relate to the external moisture issues mentioned in the where water may be entering under the north door.

The fixings for the monuments should be checked on a regular basis since they are ferrous and liable to corrode.

3.2.3. **East Elevation:**

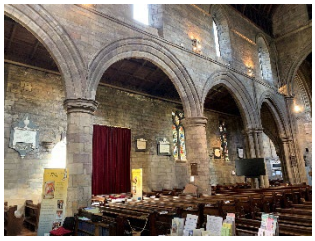
Stone arched opening leading into the north transept.

Condition:

In good condition. Following the inspection, water ingress has been observed to the floor at the column location. This is likely from the north aisle roof which is due to be replaced.

3.2.4. **South Elevation / Arcade:**

Small extent of stone walling to the inside face of the arcade. Large painted metal heating pipe run along the length of the north aisle at the junction at the ceiling and the wall.



Condition:

In good condition.

3.2.5. **North Aisle Floor:**

Floors comprise timber stall risers and fixed timber pews, with stone paving and ledgers to the aisle incorporating decorative metal floor grilles for heating pipes.

Condition:

Generally in fair condition, although uneven in places.

3.2.6. **North Aisle Roof:**

Lean-to timber roof structure of three rows of sloping square timber boarded panels in between rafters and purlins.

Condition:

In fair condition generally, although there is evidence of water staining from leaks from the roof above.

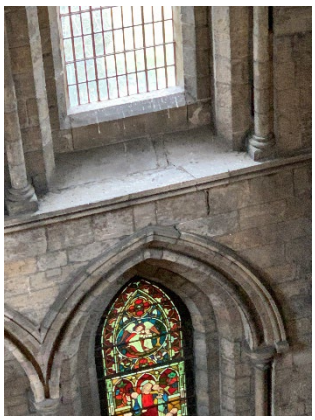
3.2.7.		**North Aisle Recommendations:**	**Broad Budget Costs**
	B	**Resolve the external moisture defects to the north door. Brush salts from stonework and monitor for re-occurrences.**	**1**
	C	**Clean and conserve the Cottier window.**	**2**
	E	**Check monument fixings throughout.**	**1**

3.3. NORTH TRANSEPT

3.3.1. **West Elevation:**
Ashlar stone with lancet windows, colonettes and blind arcades. Oak cabinet fixed to the wall.

Condition:
The west elevation masonry is generally in good condition. There is a cracked stone above the arch to the north aisle and a small area of open joints to the south west corner at high level.

3.3.2. **North elevation**
Ashlar stone with lancet windows, colonettes and blind arcades. There is a niche in the wall containing the Danish Hogback tombstone. Also, on this elevation is an oak book case memorial.

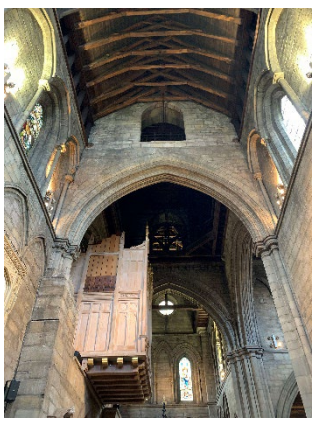


Condition:
The masonry is in good condition, although above the lower eastern window no 6 to the east side of the head, there is a crack to the mortar joints which extends up to the string course. This should be pointed and monitored. There is also a crack to the mortar joints below the window directly above the niche to the Hogback tombstone. There are areas of minor salting to the wall at low levels to the north west corner behind the pews.

3.3.3. **East Elevation:**
Ashlar stone with lancet windows, colonettes, blind arcades and wall monuments.

Condition:
Generally in good condition, however there is a little disturbance to the bottom left of the Allen Memorial which is fixed to the wall at mid-height. These stones should be re-fixed and repointed. The walls monuments fixings should be checked if possible.

3.3.4. **South Elevation Arch leading to the Crossing:**
High level stonework pointed arch leading into the Crossing.



Condition:
There are a number of cracks to mortar joints to the north east corner at high level.

3.3.5. **North Transept Floor:**
Floors comprise timber stall risers and fixed timber pews, with stone paving and ledgers to the aisle incorporating decorative metal floor grilles for heating pipes.

Condition:
Generally in fair condition, although uneven in places.

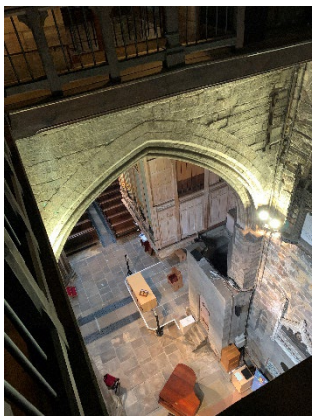
3.3.6. **North Transept Roof:**
A trussed rafter timber roof with one tie beam and solid braces which support a crown boss with two curved struts, largely of medieval timbers rebuilt by GG Scott in the 1860s.

Roof Condition:
Generally in good condition, the medieval timbers are somewhat gnarled, with evidence of past furniture beetle infestation, however it is understood that the major timbers have been treated in the past.

3.3.7.		North Transept Recommendations:	Broad Budget Costs
	D	Repoint and monitor mortar cracks to the different elevations.	2
	B	Brush salts from low level north west wall behind pews.	1
	M	Regular checks for insect infestation should be undertaken.	1

3.4. THE CROSSING

3.4.1. The Crossing lies beneath the tower with stone arches opening onto the nave, chancel and transepts. The organ overhangs into this space from the chancel.



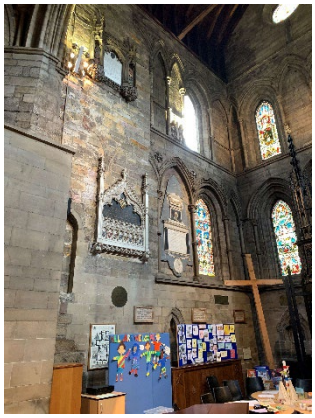
Condition:
All in good condition.

3.4.2. **Crossing Floor:**
Stone paving, decorative metal floor grilles, and stone paved chancel step.

Condition:
Good Condition.

3.5. SOUTH TRANSEPT

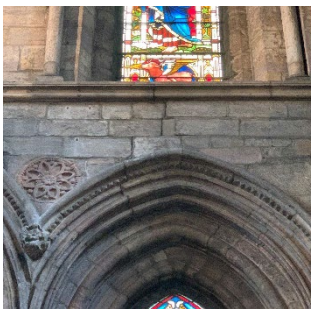
3.5.1. **East Elevation:**
Ashlar stone with lancet windows, colonettes, blind arcades and wall monuments. At low level there are a number of artefacts; a ringing machine by Edwin Cowper; next to this in an Altar Frontal store in timber dedicated to Second World War memorial; in the corner is a collection of cross slabs.



Condition:
The stonework is generally in good condition although there are areas of salting near the steps to the Pulpitum and also to the flat areas of wall between the monuments. This latter area could be the result of a leaking external downpipe.

3.5.2. **South Elevation:**
Ashlar stone with lancet windows, a roundel gable window, colonettes, blind arcades and wall monuments. In front of the south wall is the font and font cover supported on a steel structure. Fixed to the wall is an effigy. To the west side of this elevation is the entrance to the turret which gives access to the roofs.

Condition:
The stonework is generally in good condition. It was noted that there is a movement crack to mortar joints over two windows and these should be pointed up and monitored. These do not appear to have opened up since the 2019 inspection. The staining noted in the 2019 inspection to the roundel window is still present but it does not appear to be letting water in.



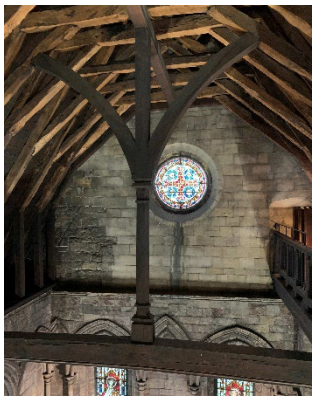
3.5.3. **West Elevation:**
Ashlar stone with lancet windows, a roundel gable window, colonettes, blind arcades and wall monuments. On this wall is the list of incumbents on a timber panel.

Condition:
Generally in good condition although there are some cracks to mortar joints at the first stage to the north of the blind arch; and to the upper stage to the south of the uppermost arch. A crudely repointed crack to window 41 was noted. It appears to be of some time ago and does not appear to have opened up.

3.5.4. **South Transept Floor:**
Stone paving.

Condition:
Good Condition.

3.5.5. **South Transept Roof:**
A trussed rafter timber roof with one tie beam and solid braces which support a crown boss with two curved struts, largely of medieval timbers rebuilt by GG Scott in the 1860s. A timber walkway runs at high level to the west elevation that provides a route to the tower rooms.



Roof Condition:
Generally in good condition, the medieval timbers are somewhat gnarled, with evidence of past furniture beetle infestation, however it is understood that the major timbers have been treated in the past.

There appears to be evidence of previous water ingress with staining to the timber penny boarding in places. Any leaks will likely have been resolved by the replacement of the south transept west slope roof in 2017 so the staining may be historic.

3.5.6.		**South Transept Recommendations:**	**Broad Budget Costs**
	D	**Repoint and monitor mortar cracks to the different elevations.**	**2**
	B	**Brush salts from east wall and pulpitum steps.**	**1**
	M	**Regular checks for insect infestation should be undertaken.**	**1**

3.6. **SOUTH AISLE**

3.6.1. **East Elevation:**
Stone arched opening leading into the south transept.

Condition:
In good condition.

3.6.2. **South Elevation:**
This is a mixture of ashlar and rough faced irregular block work with an arched opening for the timber north doors. In the easternmost bay is the stone Pulpit dated 1865 by Scott with the organ console behind.

Condition:
All in good condition.

3.6.3. **West Elevation:**
Ashlar stone wall with stained glass window.

Condition:
In good condition.

3.6.4. **South Aisle Floor:**
Floors comprise timber stall risers and fixed timber pews, with stone paving and ledgers to the aisle incorporating decorative metal floor grilles for heating pipes. At the west end of south aisle there is a timber trapdoor giving access to a small brick pit.

Condition:
Generally in fair condition, although uneven in places.

3.6.5. **South Aisle Roof:**
Lean-to timber roof structure of three rows of sloping square timber boarded panels in between rafters and purlins.

Condition:
In fair condition generally.

3.6.6.		**South Aisle Recommendations:**	**Broad Budget Costs**
	D	**Design a more secure display for the Anglo Saxon stones.**	**2**

3.7. CHANCEL

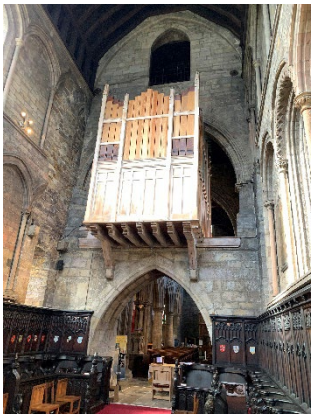
3.7.1. **East Elevation:**
Ashlar stone with lancet windows. A set of three stained glass windows in the first stage and clear quarried windows in the second and third stages. Below this is a reredos of mosaic with a small area of timber panelling beneath.

Condition:
This appears to be generally in good condition. There is an area of stonework of a lighter colour to the south east corner at high level. It was not possible to determine if this is due water ingress.
There are some open mortar joints to stonework above window 12c – the eastern stained glass window.

3.7.2. **South Elevation**
Ashlar stone with lancet windows, blind arcades, and heavily traceried timber wall panelling to the choir.

Condition:
The stonework is generally in good condition, although above the eastern most window 25 at the 2nd stage, there is a cracked mortar joint. It does not appear to have opened up since the 2019 inspection.

3.7.3. **West Elevation:**
Ashlar masonry with a large arched opening housing the organ casing. An arched opening above opens into the balcony walkway beneath the tower.



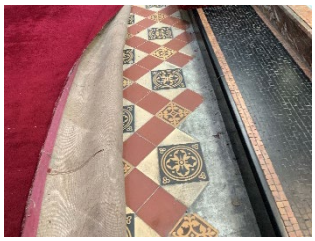
Condition:
Generally good although some minor cracks to mortar were noted at the north high level corner.

3.7.4. **North Elevation:**
Ashlar stone with lancet windows, blind arcades, and heavily traceried timber wall panelling to the choir.

Condition:
Generally good although there are some open mortar joints in the string course directly in the sill of the upper western most window (35) and above the eastern most window (11) to the 2nd stage.

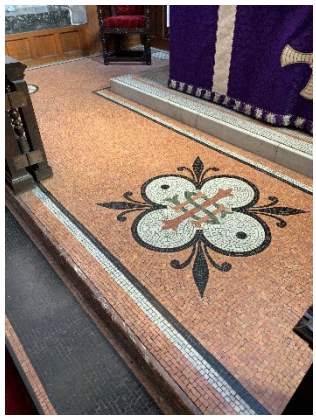
To the east there is the Easter Sepulchre. Within the arch of the niche, cement pointing has been used and this is very unsightly. Consideration should be made to completely remove the cement and repoint with lime pointing.

3.7.5. **Chancel Floor:**
The majority of the Chancel floor is covered with carpet, below which are encaustic clay tiles.



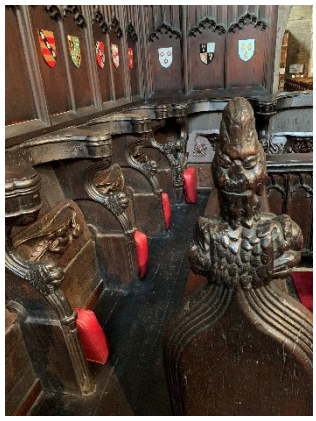
Condition:
There are a number of loose tiles which should be conserved and re-bedded as soon as possible. The carpet could then be taken up to highlight the tiles.

3.7.6. **Sanctuary Floor:**
Mosaic and marble tiles with decorative inlay motif.



Condition: Good.

3.7.7. **Timber work and fittings:**
The Chancel houses an outstanding collection of Misericords. Conservation was carried out during 2014 by Rupert McBain. Above this is traceried Victorian panelling.



Condition: Good.

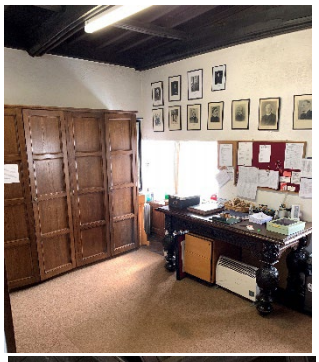
3.7.8. **Chancel Roof:**
Nave Roof:
A trussed rafter timber roof with one tie beam and solid braces which support a crown boss with two curved struts, largely of medieval timbers rebuilt by GG Scott in the 1860s.

Roof Condition:
Generally in good condition. Following the inspection, water ingress was observed to the floor in the north east corner, thought to be as a result of high level leak.

3.7.9.		**Chancel Recommendations:**	**Broad Budget Costs**
	A	**Investigate at roof level for defects and repair.**	**2**
	D	**Repoint and monitor the cracked mortar joints to the elevations.**	**1**
	D	**Repair and conserve encaustic floor tiles.**	**3**
	E	**Remove cement pointing and repoint niche to the Easter Sepulchre.**	**1**
	M	**Monitor areas of discoloured stonework for potential water ingress.**	**1**
	M	**Generally check all timber in the chancel for insect attack.**	**1**

3.8. VESTRIES

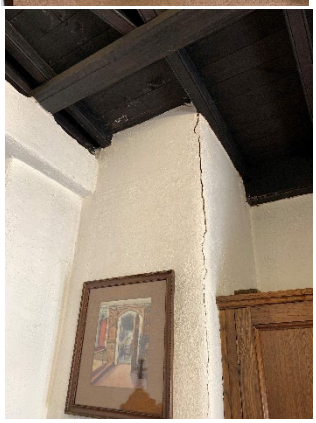
3.8.1. **Clergy Vestry:**
Walls are painted rough artex type plaster.
The floor is solid parquet, mostly covered by carpet.
Exposed timber boarded ceiling.
Timber fitted cupboards around most of the east side of the room.
There is a hidden lavabo which drains to a gully outside.
The windows are diamond lattice work with obscured glass.



Condition:
The crack to corner wall to the plaster that was noted in the 2019 inspection report does not appear to have opened up. It is thought this related to a previous leak from the roof above which was resolved some time ago.

The water stains to the timber boarded ceiling noted in the 2019 inspection are still present, but there are no reports of water ingress and it is thought these relate to a previous leak from the roof above which was resolved some time ago.

There are a two broken quarries to one of the windows.



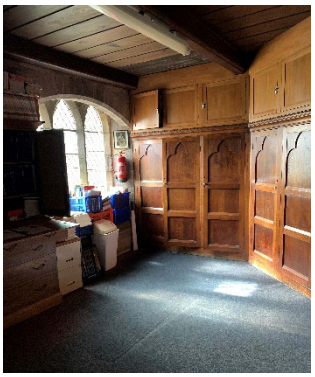
3.8.2.		Clergy Vestry Recommendations:	Broad Budget Costs
	M	Continue to monitor the crack to the plaster.	1
	M	Continue to monitor for water ingress from the roof.	1
	D	Repair window quarries.	1

3.8.3. **Choir Vestry:**
Walls are painted stone.
The floor is solid and covered by carpet.
Exposed timber boarded ceiling.
Timber fitted cupboards around the west and north of the room.
Triple lancet window with leaded diamond lights.

Condition:
The water runnel stains to the painted stone that were noted in the 2019 inspection report do not appear to have worsened. It is thought this related to a previous leak from the roof above which was resolved some time ago.

Similarly the water stains to the timber boarded ceiling noted in the 2019 inspection are still present, but there are no reports of water ingress and it is thought these relate to a previous leak from the roof above which was resolved some time ago.

There are water stains to the timber ceiling around the downpipe penetration and the pipe flashing should be checked at roof level.



3.8.4.		**Choir Vestry Recommendations:**	**Broad Budget Costs**
	M	**Continue to monitor for water ingress from the roof.**	**1**
	A	**Check pipe flashing at roof level for potential defects.**	**1**

3.9. TURRET STAIRCASE LEADING BALCONY WALKWAY TO TOWER

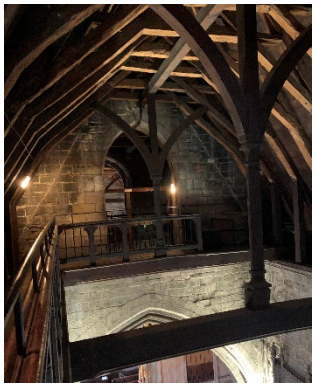
3.9.1. **Turret Staircase:**
A stone spiral stair located within the south west corner wall of the south transept leads upto a balcony walkway via a timber door.

Condition:
There is some cracking to a crude mortar repair adjacent the access door to the balcony walkway.

3.9.2.		**Turret Staircase Recommendations:**	**Broad Budget Costs**
	D	**Repair damaged mortar/rendering adjacent to the turret door.**	**1**

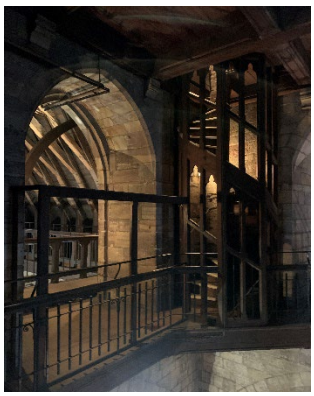
3.9.3. **Balcony Walkway:**
The balcony walkway hugs the west elevation of the south transept at high level and leads to a walkway beneath the tower. It allows access and views into the nave, chancel transepts, and crossing below.

Condition:
Fair condition. The timber balcony has had steel balustrading added at some point in the past to bring the height of the guarding upto the required height for safety.



3.9.4. **Balcony Staircase leading to the Ringing Room:**
A timber spiral stair structure accessed off the balcony leads upto the Ringing Room. The stair is used frequently by the bellringers and access for maintenance for the bells and the clock.

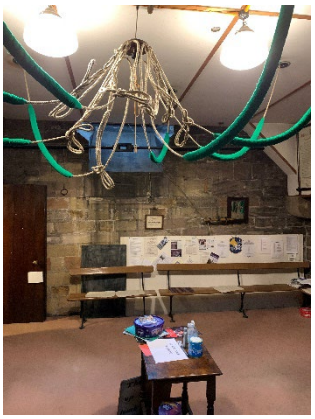
Condition:
The timber structure to the stair has large open gaps in between the vertical struts and these should be closed up with additional balusters to mesh infill.



3.9.5.		**Balcony Walkway and Staircase Recommendations:**	**Broad Budget Costs**
	B	**Add balusters to the timber staircase to close the gaps.**	**2**

3.10. BELL RINGING CHAMBER

3.10.1. Stone walls.
Fibre board ceiling panelling.
Hopper window openings to the lowest section of each lancet opening to the belfry above.
Carpeted floor, substrate beneath not inspected.
Timber cupboards to different parts of the room.
Timber door leading into the spiral staircase.
A ladder leads upto the Belfry above via a ceiling hatch.



Condition:
There are water stains to the ceiling in places, in particular around the bell rope penetrations. It is possible that wind driven rain is entering the belfry openings above and onto the Belfry floor.

3.10.2.		**Bell Ringing Chamber Recommendations:**	**Broad Budget Costs**
	M	**Monitor for water ingress above.**	**1**

3.11. BELFRY

3.11.1. There is a peal of 8 bells on the steel bell frame, which was inserted in 1937. Above this is a construction of both Medieval and Victorian timbers to the base of the clock housing.

The floor was not possible to inspect. The previous inspection noted that it is covered in a mat which may well harbour dampness and a number of insect infestations. This should be removed and the floor timbers inspected at close quarters.

The timber louvred openings are covered in mesh and there are. Inside the openings are timber shutters which are left open.

A fixed open tread timber stair leads upto the base of the spire which leads to external access to the flat roof. There is a piece of bell hardware that juts into the space as you go up the stair. Attempts have been made to cover this in soft material to protect against someone banging their head.

Condition:
There is evidence of previous wood-boring insect infestation in a number of the timbers and this is important to keep under review.

3.11.2.		**Belfry Recommendations:**	**Broad Budget Costs**
	B	**Cover the bell hardware that juts into the stair to protect against impact.**	**1**
	D	**Ensure and confirm regular treatment of timbers to the clock chamber above.**	**1**
	D	**Remove the mat on the bell chamber floor. Inspect the floor for rot and infestation.**	**2**

3.12. INSIDE THE SPIRE

3.12.1. This is the highest accessible level. A timber door allows access onto the parapet roof around the base of the spire externally.

3.12.2. **Clock and Clock Mechanism:**
This is regularly serviced by Smith of Derby and repairs were recently carried out in 2023.

3.12.3. **Carillon**
This is also housed within a timber and glass structure. It is currently not in use and repairs have been previously identified.

3.12.4. **Stone walls**
Stone walls form the spire.

Condition:
It is difficult to inspect even with a torch. As the stonework is relatively thin and angled, wind-blown rain could penetrate.

3.12.5. **Timber Structure within the Spire:**
A timber structure is part visible within the spire, incorporating rudimentary timber plank platforms. At the top of the Spire there appears to be ironwork tension bars just visible.

Condition:
This was not possible to properly determine due to the poor light levels and inaccessible height. Timbers that were visible showed evidence of previous insect attack and previous remedial work.

3.12.6. **Floor:**
Timber boarded flooring.

Condition: Fair generally but several areas have water staining which may indicate water ingress from the spire above.

3.12.7.		**Spire Recommendations:**	**Broad Budget Costs**
	E	**Refurbish carillon.**	**2**
	D	**Commission a steeplejack to ascend the inside of the spire and provide an inspection report.**	**2**

3.13. BOILER ROOM

This room is accessed externally down steep steps from the north aisle elevation adjacent to the north door. The room sits external to the church beneath the path with the north aisle elevation forming one of the walls.

Walls leading down the steps are in ashlar stone. Metal mesh panels secure the stairwell.

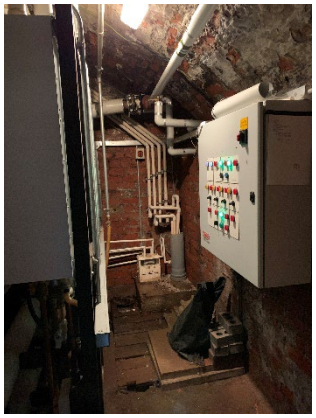
Walls within the boiler room are brick with a brick barrel vault roof structure.

Floors are concrete with timber duck boards in places, some of which are over a recessed pit in the floor.

A set of four boilers installed in 2015 are fitted to supporting framework and numerous pipes are contained within the space.

3.13.1. **Condition:**

External walls have open joints and are green with algae.
Internal walls are very damp with water visible on the surfaces.
There are several holes and voids that are not properly blocked up which may be allowing water to enter.
Similarly, the floor is damp and suffers from water ingress.
Some of the metal pipework is rusting.
Lighting is inadequate with poor illumination.
The floor is uneven in places and the timber duck boards are decaying in the wet conditions.



3.13.2.		**Boiler Room Recommendations:**	**Broad Budget costs**
	B	**Repoint open joints to external stonework.**	**1**
	C	**Consider improvements to minimise water ingress down the steps entering into the boiler room, and also via other openings.**	**2**
	C	**Remove decayed timber duck boards and assess the flooring to remove potential trip hazards.**	**1**
	C	**Enhance the lighting to improve light levels.**	**1**
	B	**Commission and services engineering consultant to advise on repairs to pipework.**	**1**
	M	**Regularly remove leaf build-up from steps.**	**1**

3.14. **<u>BLOWER ROOM</u>**

3.14.1. This room is accessed externally from the dry moat at the corner of the south transept with the choir vestry. A small stone enclosure with metal door leads down brick steps via a timber glazed door into a space beneath the choir vestry housing the organ blower.

Walls are painted brick with some stone and render.
The roof is a painted concrete soffit with painted steel members.
The floor is concrete.

3.14.2. **Condition:**
The felt roof covering of the stone enclosure has reached the end of its life and is allowing water to penetrate over the steps and entrance areas.

Internally the painted masonry and rendered surfaces are flaking. The steps would benefit from a hand rail.

Steel roof members are rusting.

3.14.3.		**Blower Room Recommendations:**	**Broad Budget costs**
	C	**De-rust steel members and redecorate.**	**1**
	C	**Replace the felt roof coverings to the external stone enclosure.**	**2**
	E	**Provide handrail to the steep steps.**	**1**

3.15. **<u>WINDOWS</u>**

3.15.1. **Condition:**
Generally the observations on site are as follows: (numbered as Josie Kyme window report 2015).

North Transept
Buckled N7, N8, N4, nV

South Transept
Twisted SVIII, S7
Check STI for leaks.

North Clerestory
Buckled N9, N10

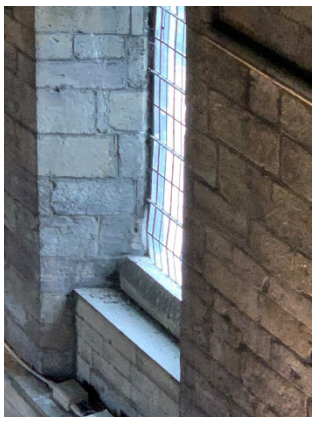
South Clerestory
Buckled S8, S9 (concern from the Cooke's about how these are fixed within the openings)

West end
Cracked quarries SXII.

Chancel
Repair hopper nIV
Buckled nII, sII
Cracked quarries sIV

Vestries
Cracked quarries VII

3.15.2. The windows are in various states of repair, some of the defects dating back some time. A window report was carried out by Josie Kyme in 2015. Repairs were carried out to several windows in the Chancel by Jonathon Cooke in 2019.



Other windows are showing signs of deformation and buckling, in particular some clerestory windows to the north and south nave clerestories and also in the north transept. Other have fractured glazing.

Discussion was held in 2019 about access to the south clerestory windows to gain a closer inspection and some guidance and budgets were provided by the Cooke's. This work did not proceed due to lack of funds, but this areas should be revisited.

3.15.3.		**Windows Recommendations:**	**Broad Budget Costs**
	B	**Consider how high level access can be provided to closer inspect the high level window defects.**	**2**

4. Summary

The following gives outline costs only and must only be used in the most general terms. An accurate estimate can be obtained by specifying the works and either obtaining a pre-tender estimate from a cost consultant or getting competitive quotes. Do not rely on these figures.

4.1	URGENT WORKS/ INVESTIGATIONS – CATEOGORY A		
	Item	**Comment**	**Broad Budget Costs**
	2.3.3	**North Aisle Roof** North aisle lead roof coverings requires replacement.	5
	2.5.3 & 3.7.9	**Chancel roof** Investigate around the north east pinnacle at the base for potential water ingress. Carry out repairs to stonework and/or lead. Access to carry this out will likely require a cherry picker or a steeplejack if alternative safe access can be agreed.	2
	2.7.3	**North Transept roof** Investigate for potential sources of the water ingress around the north west corner of the tower. Access to carry this out will likely require a cherry picker or a steeplejack if alternative safe access can be agreed.	2
		Remove vegetation from west turret.	1
		Repoint open mortar joint to apex of gable.	1
		Repoint open mortar joints to sky facing stonework to both turrets.	1
	2.10.3	**North Aisle Elevation**	
		Repair splits and loose joints to downpipes – consider upgrading to next size up.	2
		Clean out blockages to pipes and gullies and maintain free flow.	1
	2.15.3	**South Transept East Elevation** Investigate if the downpipe is leaking and repair to prevent water discharging onto the stonework.	1
	2.15.7	**South Transept West Elevation**	
		Alter the roof detail to prevent water discharging down the wall.	2
	3.8.4	**Choir Vestry** Check pipe flashing at roof level for potential defects.	1

4.2	ATTENTION WITHIN NEXT TWELVE MONTHS – CATEGORY B		
	Item	**Comment**	**Broad Budget Costs**
	2.1.3	**Nave Roof South Slope** Arrange for the lead clips to be fixed down to the south slope. Adjust the tolerance to allow for excess expansion if this is possible. Access to carry this out will likely require a cherry picker or a steeplejack if alternative safe access can be agreed.	2
	2.3.3	**South Aisle Roof** Carry out further investigations by accessing the south aisle roof to check in closer detail for defects.	1

	2.4.3	**South Transept Roof** Repoint the stonework to the square turret.	2
	2.8.3	**Roof/Parapet to the base of the Spire**	
		Repair and redecorate the door.	1
		Repair the stone moulding above the doors with new indent.	1
		Repair cracks in pinnacles, inserting stainless steel dowels.	1
		Repoint open joints and cracked mortar to parapet walls.	1
		Repair the split lead to the cover flashings.	1
	2.9.3	**West Elevation**	
		Rake out and repoint open joints over lancets to blind arcade. Monitor for potential opening up.	1
		Repoint at west end of south aisle above window upto parapet.	1
	2.10.3	**North Aisle Elevation**	
		Repoint open joints to parapets and low level stone	2
		Repair and redecorate the north door.	2
	2.11.4	**North Aisle Clerestory Elevation** Inspect wall plate and eaves at west end of north nave roof.	2
		All windows require closer inspection to check for deformation.	2
	2.12.5	**North Transept North Elevation** Repoint open joints to upper stages of the gable.	2
	2.15.5	**South Transept South Elevation**	
		Conservation repairs required to masonry at high level, especially to the moulded string courses and hood moulds.	3
	2.15.7	**South Transept West Elevation** Replace string course moulding stones to the turret.	3
	2.16.3	**South Aisle Elevation** Repair and redecorate rainwater goods.	1
	2.17.3	**South Clerestory Elevation** Inspect the windows and schedule repairs.	4
	3.2.7	**North Aisle** Resolve the external moisture defects to the north door. Brush salts from stonework and monitor for re-occurrences.	1
	3.3.7	**North Transept** Brush salts from low level north west wall behind pews.	1
	3.5.6	**South Transept** Brush salts from east wall and pulpitum steps.	1
	3.9.5	**Balcony Walkway and Staircase** Add balusters to the timber staircase to close the gaps.	2
	3.11.2	**Belfry** Cover the bell hardware that juts into the stair to protect against impact.	1
	3.13.2	**Boiler Room**	
		Repoint open joints to external stonework.	1
		Commission and services engineering consultant to advise on repairs to pipework.	1
	3.15.3	**Windows** Consider how high level access can be provided to closer inspect the high level window defects.	2

4.3	ATTENTION WITHIN NEXT TWENTY FOUR MONTHS – CATEGORY C		
	Item	**Comment**	**Broad Budget Costs**
	2.5.3	**Chancel Roof** Repoint open joints to stonework to pinnacles.	2
	2.9.3	**West Elevation**	
		Point hood mould above west door.	1
		Point coping stones.	1
	2.11.4	**North Aisle Clerestory Elevation**	
		Inspect stonework around window 54 and repoint open joints.	2
		Repair colonette to window 53.	2
	2.13.3	**Chancel North Elevation** Repair stonework to jambs to windows 10 & 11.	2
	2.13.5	**Chancel East Elevation**	
		Point high level stonework to gable apex.	3
		Redecorate hopper head and downpipe to Vestry east elevation.	1
		Remove cementitious mortars and repoint vestry wall.	2
	2.13.7	**Chancel South Elevation** Repair stonework around window 26.	1
	2.14.5	**Vestry South Elevation**	
		Repoint walls and repair stonework to Clergy Vestry wall.	2
		Replace the roof to the blower room structure.	1
		Repair the bridge to choir vestry door.	2
	2.16.3	**South Aisle Elevation** Repair masonry around door mouldings.	2
	3.2.7	**North Aisle** Clean and conserve the Cottier window.	2
	3.13.2	**Boiler Room**	
		Consider improvements to minimise water ingress down the steps entering into the boiler room, and also via other openings.	2
		Remove decayed timber duck boards and assess the flooring to remove potential trip hazards.	1
		Enhance the lighting to improve light levels.	1
	3.14.3	**Blower Room**	
		De-rust steel members and redecorate.	1
		Replace the felt roof coverings to the external stone enclosure.	2

4.4	ATTENTION WITHIN THE NEXT QUINQUENNIUM – CATEGORY D		
	Item	**Comment**	**Broad Budget Costs**
	2.10.3	**North Aisle Elevation** Decorate all rainwater goods to be consistent colour.	2
	2.11.4	**North Aisle Clerestory Elevation** Carry out miscellaneous mortar repairs.	2
	2.12.3	**North Transept West Elevation**	
		Overhaul window 43 and stone surround.	2
		Repair sill and jamb to window 4.	2
	2.12.5	**North Transept North Elevation**	

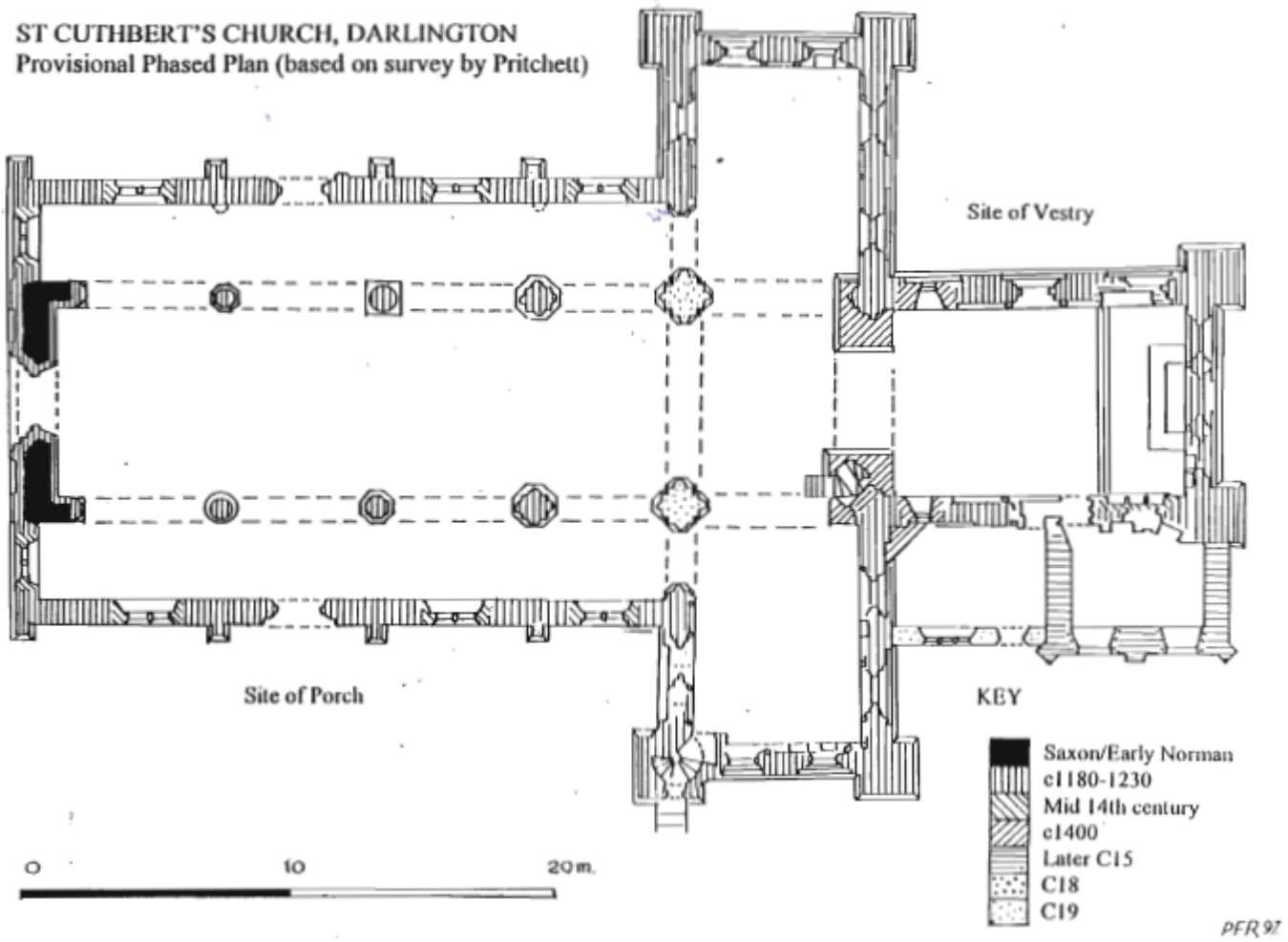
		Monitor stone deterioration at the upper stage of the gable.	1
	2.12.7	**North Transept East Elevation**	
		Overhaul windows 7 & 47.	3
		Remove redundant ferrous fixings to window 7 stonework and repair the holes.	1
	2.13.5	**Chancel East Elevation** Remove ferrous fixings around windows and make good holes.	1
	2.15.3	**South Transept East Elevation**	
		Repair window mouldings to window 16.	2
		Remove ferrous fixings around windows 16 & 36. Make good mortar fillets around 36.	2
	2.15.5	**South Transept South Elevation**	
		Repair sill of window 18.	1
		Remove ferrous fixings around lower windows.	1
		Decorate the tower door.	1
	2.15.7	**South Transept West Elevation** Remove ferrous fixings around window 19.	1
	2.16.3	**South Aisle Elevation** Repoint to window 22.	1
	2.19.3	**Tower Spire** Commission a steeplejack to inspect the Spire and carry out repairs to mortar joints and weathervane, checking apex stone for stability.	2
	2.20.3	**Church Grounds**	
		Repoint open joints to the dry moat stone walls.	2
		Decorate railings.	2
	3.1.7	**Nave** Repair crack to west end wall and monitor for further movement.	1
	3.5.6	**South Transept** Repoint and monitor mortar cracks to the different elevations.	2
	3.6.6	**South Aisle** Design a more secure display for the Anglo Saxon stones.	2
	3.7.9	**Chancel**	
		Repoint and monitor the cracked mortar joints to the elevations.	1
		Repair and conserve encaustic floor tiles.	3
	3.8.2	**Clergy Vestry** Repair window quarries.	1
	3.9.3	**Turret Staircase** Repair damaged mortar/rendering adjacent to the turret door.	1
	3.11.2	**Belfry**	
		Ensure and confirm regular treatment of timbers to the clock chamber above.	1
		Remove the mat on the bell chamber floor. Inspect the floor for rot and infestation.	2
	3.12.7	**Spire** Commission a steeplejack to ascend the inside of the spire and provide an inspection report.	2

4.5	DESIRABLE/ NOTABLE – CATEGORY E		
	Item	**Comment**	**Broad Budget Costs**
	2.1.3	**Nave Roof north slope**	
		Monitor the north slope lead coverings in case cracks occur.	1
		Monitor the algae to the west end stonework to check if it starts to cause defects or damage to stone.	1
	2.4.3	**South Transept Roof**	
		Monitor the east slope lead coverings in case cracks occur.	1
		Monitor the algae to octagonal turret stone parapet capping to check if it starts to cause defects or damage to stone.	1
	2.5.3	**Chancel Roof**	
		Monitor the east slope lead coverings in case cracks occur.	1
		Monitor the algae to octagonal turret stone parapet capping to check if it starts to cause defects or damage to stone.	1
	2.7.3	**North Transept Roof**	
		Monitor the lead coverings in case cracks occur.	1
		Monitor stone erosion to east turret.	1
	2.9.3	**West Elevation**	
		Repair/replace fractured glass to window to the south aisle	1
		Remove cementitious pointing and repoint in lime based mortar.	3
	2.10.3	**North Aisle Elevation**	
		Remove ferrous fixings and upgrade window protection to powder coated stainless steel.	2
		Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1
	2.12.3	**North Transept West Elevation** Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1
	2.12.5	**North Transept North Elevation** Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1
	2.12.7	**North Transept East Elevation**	
		Replace unsightly polycarbonate window covering with black powder coated stainless steel mesh window guard.	1
		Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1
	2.13.3	**Chancel North Elevation**	
		Replace unsightly polycarbonate window covering with black powder coated stainless steel mesh window guards to windows 34 & 35.	2
		Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1
	2.13.7	**Chancel South Elevation** Replace unsightly polycarbonate window coverings with black powder coated stainless steel mesh window guards to windows 25 & 26.	2
	2.14.5	**Vestry South Elevation** Monitor the algae to stonework to check if it starts to cause defects or damage to stone.	1

	2.15.7	**South Transept West Elevation** Improve mortar repairs above window 41.	1
	2.16.3	**South Aisle Elevation** Remove polycarbonate and upgrade window protection to powder coated stainless steel grilles.	2
	2.17.3	**South Clerestory Elevation** Remove polycarbonate and replace with black powder coated stainless steel grille to window 54.	1
	2.18.3	**Tower Belfry Elevations** Monitor stone erosion to the tower walls.	1
	3.1.7	**Nave** Clean internal masonry throughout.	4
	3.2.7	**North Aisle** Check monument fixings throughout.	1
	3.7.9	**Chancel** Remove cement pointing and repoint niche to the Easter Sepulchre.	1
	3.14.3	**Blower Room** Provide handrail to the steep steps.	1

4.6	**ROUTINE MAINTENANCE NOTED – CATEGORY M**		
	Item	**Comment**	**Broad Budget Costs**
	2.6.3	**Vestry Roofs** Clean the Choir Vestry roof of debris and leaf mould.	1
	2.20.3	**Church Grounds** Remove weeds, moss and vegetation from the dry moat.	1
	3.3.7	**North Transept roof timbers** Regular checks for insect infestation should be undertaken.	1
	3.5.6	**South Transept roof timbers** Regular checks for insect infestation should be undertaken.	1
	3.7.9	**Chancel**	
		Monitor areas of discoloured stonework for potential water ingress.	1
		Generally check all timber in the chancel for insect attack.	1
	3.8.2	**Clergy Vestry**	
		Continue to monitor the crack to the plaster.	1
		Continue to monitor for water ingress from the roof.	1
	3.8.4	**Choir Vestry** Continue to monitor for water ingress from the roof.	1
	3.10.2	**Bell Ringing Chamber** Monitor for water ingress above.	1
	3.13.2	**Boiler Room** Regularly remove leaf build-up from steps.	1

APPENDIX A: Plan of Church



APPENDIX B: Electrical Report

APPENDIX C: Lightning Conductor Report

APPENDIX D: Maintenance Plan

MAINTENANCE
The following list gives an indication of the time of year when certain jobs should be done:

SPRING / EARLY SUMMER
Make full inspection of the church for annual meeting
Check church inventory and update log book
Sweep out any high-level spaces. Check for bats and report any finds to the nature conservancy agency
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
Arrange for routine servicing 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

SUMMER
Cut any church grass
Cut ivy growth and spray again
Re-check 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 gutters after cold spells for signs of leaking roofs
Bleed radiators and undertake routine maintenance to heating systems
Check temperature in different areas of the building to ensure even temperature throughout and note any discrepancies

ANNUALLY
Arrange for servicing of fire extinguishers
Check condition of outside walls, windows, 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 Quinquennial Inspection
Arrange for the testing of the electrical systems
Arrange for the testing of any lightning protection