

**INSPECTION AND REPAIR OF CHURCHES**

**CARE OF CHURCHES MEASURE 1991**

**QUINQUENNIAL REPORT on the**

**ALL SAINTS CHURCH  
LANCHESTER**



**Diocese:** Durham

**Archdeaconry:** Durham

**Deanery:** Lanchester

**Job no:** M534

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Date of inspection and weather conditions: 3<sup>rd</sup> December 2020. Very cold, damp and overcast with a slight drizzle developing through the morning

Date of report: 5<sup>th</sup> March 2021

Date of previous report: 6<sup>th</sup> August 2014

### **Executive Summary.**

The church is generally in good condition with many maintenance tasks and repair works undertaken since the last Quinquennial Inspection.

There are a number of issues which would benefit from fairly urgent attention, some of which are listed here.

Of principal concern are works related to the roof and gutters. Gutters are cleared periodically, but there was a build up of moss and leaves noted in a few locations during the survey. To the Nave roof slipped slates and an issue with the upper flashing to the roof light/hatch need addressing and at the same time a closer inspection of the condition of the mortar pointing over gutter flashings generally is required and remedial works programme for any defective areas. Similar issues were noted to lower roofs and repointing recommended, along with some pointing of water tables. Some limited areas visible from the tower showed possible cracking along this junction, and as there are some issues noted to wall tops internally (where it is not clear if this is as a result of historic or ongoing issues), these should be checked as a matter of priority. There were also works needed of a similar nature on the tower roof and the taped flashings to the flagpole need attention. Rainwater goods also need repainting within the next year or two as condition is variable, but in a few areas, rust is showing through, or in one instance a section appears to have never been decorated. When roof and gutter works are scheduled this opportunity should be taken to assess higher level stonework at closer quarters as access to the Aisle roods as not possible.

Internally issues with dampness/water penetration were noted in a few locations, both in the main body of the church, but also in the first-floor accommodation. Some of these may be historic, but it is hard to ascertain this as the areas have not been redecorated recently. Although some have been monitored by the PCC, it is important that all areas with suspected issues, which have not been checked recently, are looked at in more detail to ascertain whether there are ongoing issues. Ideally when there is certainty that any issues have been successfully resolved, this should be recorded in the logbook and areas should be redecorated to make it easier to spot any future issues – this I believe is in the pipeline, but not implemented as yet. On the first floor a couple of doors or locks were stiff to operate – this may be due to internal conditions as the church has not been used as much as normal, so not heated as often. The organ chamber door was also catching on the floor and appeared to have dropped slightly/.

On the tower tell tales monitored by the PCC, indicate that there has been no recent significant movement to areas of cracking. To avoid issues with water penetration and to make it easier to spot any similar issues in the future, without the need for constant monitoring it is recommended that these area are repointed. An alternative would be an injected limited flow lime grout available from Masons Mortar which might avoid the need for repointing. Similarly, work was carried out to the East end of the Chancel and to a lintel in the clock tower after the last survey, but the cracking was not repointed. This should be repointed (and in the Chancel ideally internal related issues addressed at the same time) to prevent water ingress and again allow easier visual monitoring of any ongoing issues. There is cracking noted to the head of the Left light of the East Chancel window that in particular needs further inspection to ascertain exact condition. The stone copings to the tower parapet are in variable condition and would benefit from suitable (conservation) consolidation to extend their life and ensure small fragments don't come away and it would be sensible to combine this work at the same time as other tower works, along with any further repointing works to the string courses at higher level and inspection of the louvres where recommended.

The main porch door needs some attention in this quinquennial period, with the junction between the door and frame repointed and sensitive mortar repairs to the back of the stonework to fill (or partial fill as appropriate) some of the deep cavities to extend the life of the stonework.

The condition of the stonework to the windows in a few location has been noted in previous reports, in particular the mullions and cills to the South Aisle windows (South and East). Whilst it is hard to accurately tell whether, or by how much, condition has

deteriorated since the last inspection, the condition of this stonework is poor, and a programme of repairs and replacement is required. The condition of the stonework and likely poor quality of the stone makes it likely that replacement rather than repair will be needed in many places and it is recommended a programme to address this should be set in motion within the next year. Internal repairs to the stonework of the same windows should also be included. It would be sensible to consider including other similar works within a package of window repairs such as the South Chancel windows (hood mouldings) and also the West nave window. Inspection of the clerestory windows (internally) was recommended as a few potential issues were noted that were hard to inspect from ground level.

There are some churchyard repairs that were noted which should be discussed with Durham County Council so they are aware of the concerns.

Assessing the likely costs of all repairs is problematic especially when the extent of some of the works such as the tower works, window repairs and pointing to flashings and extent of internal decoration is still to be ascertained. Costs will also depend on factors such as access arrangements, welfare provision, type of contractor etc. Works I suspect will be in scale 3 (£30 – 49,000.00), although if, when the various schemes are drawn up works become more complex or extensive, and including fees where required, the overall cost could creep into the lower end of the next scale (£50,000 – 249,000.00).

Other than the first floor most areas of the church are accessible to all users, although access to the Chancel is not possible for wheelchair users directly from the Nave.

Chancel lights were replaced within the last quinquennial period with new halogen fittings. The heating is zoned and there are two boilers (one for the Church and one for the additional accommodation including the Parish Room) so flexibility is possible when only part of the building is in use.

### **Previous repairs undertaken since the previous report.**

#### **2014**

- Jan Memorial Gate repair
- Mar New Bell ropes
- April Repointing South Clerestory
- June PAT Testing
- July Fire Extinguishers tested  
Carpet re-laid
- Nov Roof alarm serviced  
Structural Inspection of East end of Chancel by Alf March (Structural Engineer)
- Dec Maintenance works to roofs – clearing gutters, refixing flashings to Nave roof, repairs to the base of the flagpole.  
Heat exchanger fitter to boiler

#### **2015**

- Feb Heat exchanger fitter to Chapter House boiler
- Mar Pointing works, removing flaking sections of stonework from parapet to string course, fixing lightning conductor and fitting of tell tales to the tower (Taylor Hastwell)  
Three stainless steel rods fitted to crack in lintel to window in the clock tower
- April Clock serviced
- June PAT testing
- Aug Repairs to gable end of Chancel
- Sept Repair to Chancel cross to repoint/reset
- Oct Roof alarm serviced  
Paintings of stained-glass restoration

Dec Floodlight repairs (LED fittings installed)

## **2016**

Feb Replastering in areas recommended by Quinquennial report

March Repointing works

Sept Works to Chapter House Floor

Clock servicing

## **2017**

Provision of Stoup and Thurible stand

Relamping of Chancel lighting

Mar Organ serviced

May Gutters cleaned, tower tell-tales checked (Taylor Hastwell)

Aug Clock serviced

Heating boilers serviced

Fire Extinguishers serviced

Lightning Conductors tested

Oct Trees to South boundary wall pruned and diseased limbs removed

Diseased ash adjacent to the Chapter House felled

Replacement Light fitting and sensor to Tower Clock faces

Replacement of fan housing and roof repairs to water tabling above boiler house

## **2018**

Feb Cleaning of high-level gutters and testing of lightning conductor

Replacement batteries to smoke detectors

Provision of portable heater to bell ringing chamber

Roof alarm serviced

Repair to damaged walling in churchyard (By DCC)

Provision of Tryptych (Artist Judy Hurst)

Clock serviced

Heating boilers serviced

Fire extinguishers serviced

PAT testing

## **2019**

Provision of new Digital sound system

Gutters cleaned and tower tell tales checked by wardens

Provision of new electronic chiming mechanism to Tower clock and annual servicing

New electric switches for new chiming mechanism

Heating boilers serviced

Fire extinguishers servicing

Replacement of batteries to smoke detectors to tower and ringing chamber

Roof alarm serviced

New piano (gifted) with old piano moved to Chapter House

## **2020**

Sept Clock Serviced

### **Brief description of the building**

All Saints is described by Pevsner as being 'one of the most rewarding parish churches in the County.' It is a structurally complex building which spans the entire mediaeval period.

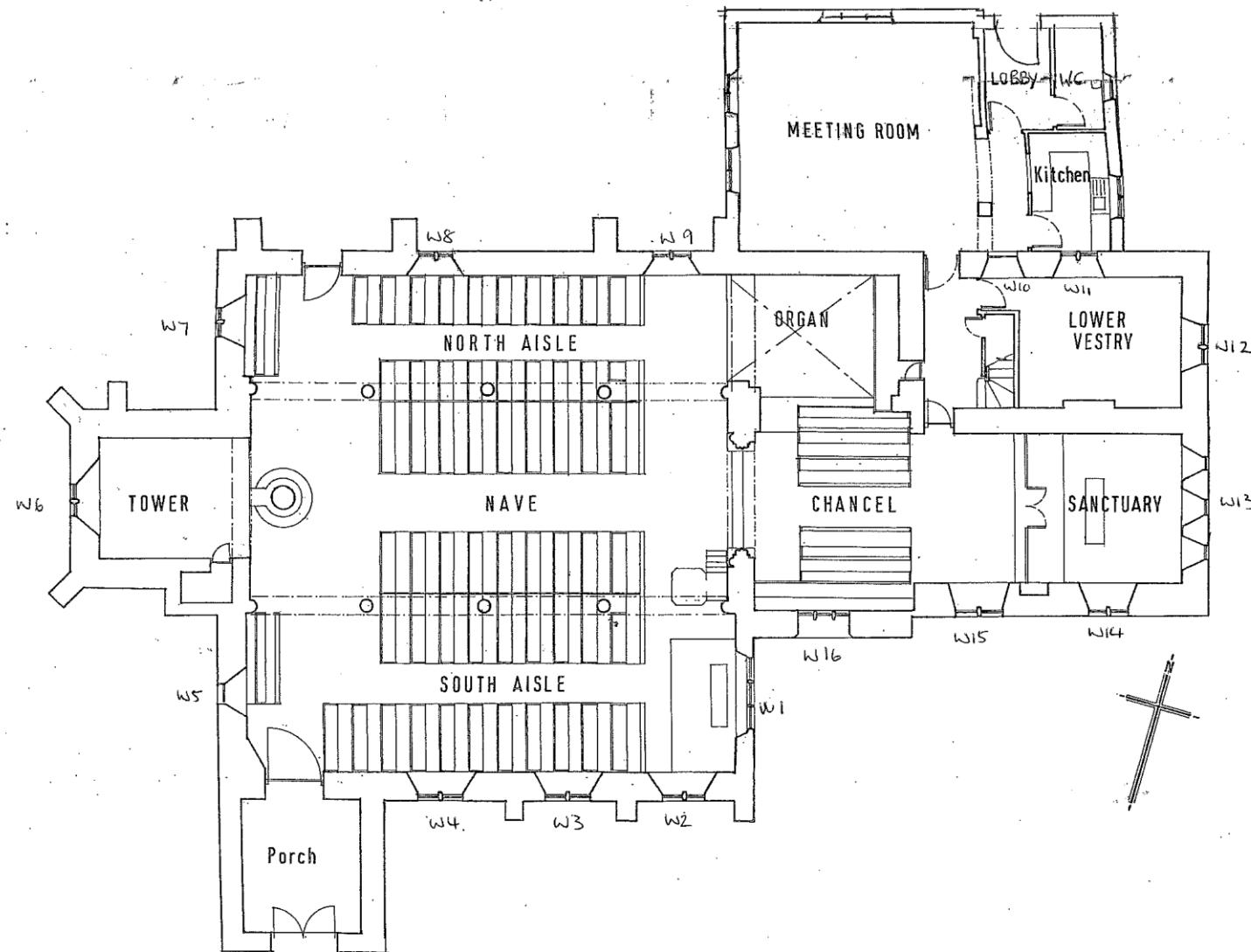
The Chancel arch, part of the South doorway and jambs of the outer porch door date from the Norman period. The Nave is Transitional, incorporating what are probably Roman monolithic shafts in the columns of the north arcade. The Chancel was rebuilt in the mid-13th century, with its West end widened to accommodate Prebendaries' stalls and a chancel chapel added to the North after Lanchester became a collegiate church in 1283. The North and South Aisles have perp windows, the ones in the North aisle dating from 14th century windows, the windows in the South Aisle and clerestory windows date from the 15<sup>th</sup> century. The Western Tower with its vaulted lower stage was added or rebuilt in the Perpendicular period. The Vestry is believed to have been rebuilt in the early 18th century. A major re-organization and extension of the Vestry accommodation, including the addition of a Parish Room on the north side of the church, was carried out in 1993. The nave roof is a late mediaeval structure consisting of cambered tie beams supporting the ridge and purlins with a 19<sup>th</sup> century roof over. The porch houses a collection of carved artefacts including two Roman altars. Three panels of 13<sup>th</sup> century-stained glass are set into the South Chancel windows.

Walls are of local sandstone rising to battlemented parapets. Internally the walls are plastered with exposed stone quoins and dressings except for the porch which is unplastered. The Nave, Chancel and ancillary areas of the new extension are covered with green Lake District slates with the roofs of the Aisles, Vestry and Parish Room covered with stainless steel. The Tower roof is lead-covered, and the South Porch has sandstone slates. The timber roof structure is generally exposed within the church, whilst the rooms in the extension have plastered ceilings. The traditional box pews in the Nave and Aisles were replaced in 1939 with oak pews made by Robert Thompson of Kilburn.

### **Listing Grade**

Listed grade I

Plan of Church (Plan taken from 2009 report by Christopher Downs)



### **Limitations of the report.**

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with access to the tower and tower roof. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspection by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to Safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or churchyard consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

## **Advice to the PCC**

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management>

### **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook. PAT testing of appliances should be carried out at recommended intervals.

### **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Logbook.

### **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

### **Asbestos**

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

### **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

### **Health and 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. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

### **Bats and other protected species**

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/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches> and from Natural England.

### Sustainable buildings

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 the Church care website. One link is <https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

### Maintenance

Maintenance of the Church is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority. The responsibility for upkeep of all the boundaries is unknown, with some abutting residential properties.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

### Report main section

The tower roof and internal tower areas were surveyed first, followed by the external elevations and churchyard. The remaining internal areas were surveyed last. In this report, the areas are covered externally including roofs, rainwater goods and windows, followed by internal areas and concluding with a brief summary of areas of concern to external churchyard areas and boundaries.

Where works are required these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

- 1 - Urgent, requiring immediate attention
  - 2 - Requires attention within 12 months
  - 3 - Requires attention within the next 18 – 24 months
  - 4 - Requires attention within the quinquennial period
  - 5 - A desirable improvement with no timescale
- M - routine maintenance (i.e., clearing leaves from a gutter). This can generally be done without professional advice or a faculty.

## Summary of report

Location	Description	Condition	Repair needs	Category
<b>External</b>				
1. North Elevation of North Aisle	Squared sandstone walls with 3 buttresses and ashlar dressings	Ivy growing near the door.  Stonework is generally sound with minor open joints/isolated areas of missing mortar near the down pipe and to the base of the wall.  Window 8 – some loss of material to upper mullion	Remove ivy including roots  Repoint minor open joints	2 3
2. West Elevation of Parish Room	Squared coursed sandstone walls with ashlar dressings	Staining to parapet stonework indicates water is running off the tabling at each joint and many joints are moss covered – these should be checked to see where joints need repointing	Inspect joints to water table of meeting rooms and rake out and repoint open/hungry joints to reduce water run off down the face of the wall	2 - 3
3. North Elevation of Parish Room/1993 Extension	Squared coursed sandstone walls with ashlar dressings	The door needs cleaning down and retreating as there is algal growth to the base and staining/discolouration. The base of the wall generally (plinth level) was damp, but the conditions were wet.  Staining to parapet stonework indicates water is running off the tabling at each joint and many joints are moss covered – these should be checked to see where joints need repointing	Rub down and oil door.  Inspect joints to water table of meeting rooms and rake out and repoint open/hungry joints to reduce water run off down the face of the wall	2 2-3
4. East Elevation of 1993 extension	Squared coursed sandstone walls with ashlar dressings	Generally Sound, but mortar to chase over flashings to the roof should be checked	Check mortar to chase over flashings and repair any defective areas	2

5. North Elevation of first floor office/vestry	Squared coursed sandstone walls with ashlar dressings built over a section of older stonework	Minor open joints.	Repoint open joints	4
6. East Elevation of Lower Vestry and Chancel	Squared sandstone walls with ashlar dressings	<p>The cracking noted to the Chancel in the previous survey was investigated and remedial works carried out. However, the external cracks were not repointed, and these should be pointed with lime mortar to prevent water ingress and allow visually monitoring to assess whether there is any further movement in this area. One stone to the water table is weathered – this doesn't appear to be causing any issues, but the condition should be checked at the next survey.</p> <p>Minor open joints to the vestry generally and hungry joints to the carved projecting stonework of the parapet. A fissure and slight weathering was visible to one of the Southern quoins. Cracking to the concrete channel at the base of the wall</p>	<p>Point cracks to Chancel using lime mortar and visually monitor area after repointing for signs of ongoing movement</p> <p>Repoint hungry joints to Vestry using lime mortar</p> <p>Carry out repairs to concrete channel</p>	3 4 3

7. South Elevation of Chancel	Squared sandstone walls with ashlar dressings.	<p>Isolated open joints at higher level, with minor open joints to the base of the wall. Contour scaling to the stonework of the Eastern buttress with some material starting to come loose.</p> <p>Window 14 – Open joints to the surround and cill</p> <p>Window 15 – Cill starting to split – this doesn't appear to require immediate repair but should be checked at the next inspection. Weathering to left hand section of hood moulding – this should be periodically monitored and checked carefully at the next inspection. Some weathering to mullions and slight loss of material to tracery</p> <p>Window 16 – loss of stonework to hood moulding and open joints to mullions and surround. Some <del>weathering to mullions</del></p>	<p>Repoint open joints using lime mortar</p> <p>Repair/replace damaged section(s) of hood moulding</p> <p>Descale loose sections of stonework to buttress</p> <p>Monitor hood moulding to window 15</p>	<p>3</p> <p>3</p> <p>3</p> <p>M</p>
8. South, East and North Elevations of Nave	Squared sandstone walls with ashlar dressings.	<p>These elevations were only viewed from ground level and a complete survey was not possible due to difficulties of gaining a good vantage point.</p> <p>Isolated hungry joints</p>	<p>When access is available to clear roofs gutters, a survey of the upper elevations should be carried out or whoever carries out this work be asked to take photographs of the stonework as much is not visible from ground level and any repairs works programmed into the maintenance programme.</p> <p>Repoint hungry joints using lime mortar</p>	<p>2</p> <p>4</p>

9. East Elevation of South Aisle	Squared sandstone walls with ashlar dressings.	Window 1 – there is loss of material and damage to the mullions of this window. Although for the mullions the damage is not as severe as that on the South Elevation this has been significantly descaled in the past and warrants attention and repair at the same time. There is cracking to the sill with one small section loose and likely to come loose if disturbed.	The stonework to the mullions and sill, needs addressing as the condition is poor, and a programme of repairs scheduled in the first instance to establish the extent of the work required. Repairs to the windows should be included as these will need to be removed to facilitate the work to the stonework	2 for scheduling works, 3 for carrying out works to allow for obtaining funding
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10. South Elevation of South Aisle	Squared sandstone walls with ashlar dressings.	<p>An area of open joints is visible from the top of the western downpipe to parapet level. There are also open joints to the window surrounds and in some cases the hood mouldings of windows W2, W3 and W4. At lower level some isolated open joints were noted to the base of the wall. One weathered stone to the right hand side of the central buttress will need a mortar repair or replacement in due course and could sensibly be carried out at the same time as other repair work on this elevation.</p> <p>Window 2 – Delamination noted to the upper section of mullion and some on the lower section. There is weathering and damage to the cill with a split or fissure forming from the right-hand side running Westward. Some weathering to stone quoins.</p> <p>Window 3 – Damage was noted to the cill at both ends with delamination of the lower section of the mullion. More extensive damage was noted to the central section of the mullion, with resultant loss of material. Contour scaling to one quoin on the right-hand side with the face of the stone starting to come loose. Some weathering to the cill on the right-hand side.</p> <p>Window 4 – The stonework to the cill is damaged at both sides. There has already been some loss of stonework and additional section starting to come loose and it is unclear whether the damage is restricted to the surface or runs deeper. The lower section of mullion is delaminating with some sections of loose</p>	<p>The stonework to all three windows, mainly focused on the mullions and cills, needs addressing as condition is poor, and a programme of repairs scheduled in the first instance to establish the extent of the work required. Repairs to the windows should be included as these will need to be removed to facilitate the work to the stonework</p> <p>Repoint open joints using lime mortar</p> <p>Form mortar repair or replace weathered stone to central buttress</p>
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11. Porch	Squared sandstone walls with ashlar dressings.	<p>West Elevation – Very minor open joints to the base of the wall</p> <p>South Elevation – Some isolated and hungry joints visible with slight weathering to isolated stones. Weathering to a number of stones to the door surround with fairly significant voids between the carved stonework and door frame which would benefit from sensitive mortar repairs or potentially indents. The junction between the door and frame generally would benefit from pointing. To the right-hand side over the capital there is loss of carved detail - at present there is no need for repair, but this should be reviewed during subsequent surveys in case the condition deteriorates further.</p> <p>Weathering to the water table, often adjacent to joints has caused water to be channeled off the water table onto the face of the porch wall. This should be investigated and repaired where possible to try and stop water being channeled down the face of the wall</p> <p>East Elevation – very minor open joints</p>	<p>Carry out repairs to cavities between the door surround and door frame</p> <p>Point between the door surround and frame using a suitable product such as burnt sand mortar</p> <p>Check the joints to the water tabling and repoint/repair to try and minimize opportunities for water to be channeled over the face of the stonework</p> <p>Check condition of weathered arch stonework at the next quinquennial survey</p> <p>Repoint other open joints using lime mortar when other similar work is carried out nearby</p>	<p>2- 3</p> <p>3</p> <p>2</p> <p>5</p>
12. West Elevation of South Aisle	Squared sandstone walls with ashlar dressings.	Isolated open joints to the base of the wall. Weathered stonework to hood moulding, although the function doesn't appear compromised at present.	<p>Repoint open joints with lime mortar</p> <p>Periodically monitor weathered stonework to hood moulding and carry out repairs/replace damaged sections if the moulding fails to shed water correctly.</p>	<p>4</p> <p>Ongoing</p>

13. Tower	Squared sandstone walls with ashlar dressings.	<p>South Elevation – isolated open joints to the base of the wall and slight damage to pointing in one location. Contour scaling has already led to some loss of stonework to the face of a few of stones on the stair turret, and there are a few more sections that appear to be coming loose. These should be visually monitored and deshaled before they fall. Open joints to the string course with minor open joints in a few other locations.</p> <p>West Elevation – metalwork to low level vents is rusting and would benefit from repainting. Slight loss of mortar around one of the stones housing the vents, although not significant a present. Open joints to the strong courses. Hungry/open joints to sill and surround of window W6 with weathering to stonework of the quoins and tracery to the same window opening. Spalling of stonework to the mullion in one location. Some weathering of stonework to the surround of the louvered opening to the Bell Chamber. One cracked stone to the SW buttress. Concrete skirt/drain to base of the wall is cracked to the Southern end of this elevation and the mortar/concrete between the drain and the base of the wall is cracked and slightly loose in places.</p> <p>North Elevation – pointing appears generally sound although visibility is difficult due to the proximity of the tree. Open joints were noted to the carved string course below the parapet and open/hungry joints to the string course below the bell chamber louvered opening, with minor open joints elsewhere.</p>	<p>Repoint open/hungry joints especially at higher level using lime mortar</p> <p>Repair cracking to mortar and concrete skirt/drain to the base of the wall.</p> <p>Carry out a closer inspection of the stonework to window 6 if access is provided to inspect the glazing and schedule any repairs required</p> <p>Visually monitor sections of stonework to the stair turret that appear to be coming loose and deshale before they look likely to fall</p> <p>Point cracked stone to SW buttress</p>	3 3 2 Monitor and carry out work as required 3
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13. Tower cont'd		East Elevation – good vantage points were difficult, but there appear to be hungry joints to the upper string course with staining at joints. Louvre slats should be checked a one appears to be at an angle	Check condition of louvre slats to the East opening	2
14. West Elevation of North Aisle	Squared sandstone walls with ashlar dressings.	Isolated cracking between mortar and stonework and weathering to isolated stones.	Repoint areas of slight cracking using lime mortar	4

15. Tower Roof and Parapet	Lead with central flagpole. 2 no lead lines stone shutes.	<p>Green algae to the Southern side of the roof around the hatch is slippery.</p> <p>The base of the flagpole still has a taped repair/solution to keeping this watertight. This needs monitoring as sections are starting to come loose. Ideally a more permanent solution should be found which is less susceptible to failure.</p> <p>The lead is patched and there are some raised areas forming on the North side - whether these relate to irregularities in the underlying construction, or a result of other factors is not clear without further investigation. The age of the lead if unknown, but although there are no obvious leaks at present and it appears reasonably sound, it is likely that reroofing will need to be considered before too long. The bay sizes may need considering when the tower is reroofed</p> <p>Some debris in gutters.</p> <p>The tell tales have been replaced during the last quinquennial period and there are no reported issues with ongoing movement following monitoring by the church. Cracking between mortar and stone is very visible in a number of locations including where tell tales are located and these should be repointed (or an injected limited flow grout from Mason's Mortars used to avoid the need for complete repointing) to prevent water ingress into eh cracks.</p> <p>As before there are issues with a number of the stones at parapet level, including coping stones, where loss of material due to deterioration in a number of forms is ongoing. Although descaling has occurred, a number of these stones will need</p>	<p>Repair tape flashings around base of flagpole</p> <p>Clear gutters of debris and clean off slippery algae near the hatch</p> <p>Repoint (or grout – see notes) the cracks between mortar and stones including where tell tales are located</p> <p>Carry out repairs to stones to pin, grout or point copings to prevent further loss of material where sections are cracked or likely to come loose before too long. Pin cracked stone to South East corner</p> <p>Monitor condition of lead roof including the raised areas along the North side and carry out further repairs as required if the condition deteriorates. This is likely to require replacement before too long and this should be considered as part of the next inspection.</p>	<p>1</p> <p>1</p> <p>2</p> <p>2 – 3</p> <p>M</p>
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15. Tower Roof and Parapet cont'd		<p>One section of stones is loose in the South East corner</p> <p>The seating of the pinnacles and copings should be checked if this has not been done recently (works were carried out after the last inspection which may have included these checks, but it is not specifically referenced)</p> <p>Mortar over flashings is coming loose in a few locations</p>	<p>Check that copings and pinnacles are secure if not carried out as part of quinquennial works noted in the logbook</p> <p>Repoint failing areas of mortar over flashings</p>	<p>2 if not already carried out</p> <p>2</p>
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16. Other roofs generally – principally viewed from the tower and ground where vantage points allow.	Stainless steel to most roof areas except the Nave and Chancel which are Slate and the porch which is covered with stone slates.	<p>Roofs were viewed from the vantage point of the tower.</p> <p>Debris and leaves were visible in the parapet gutters</p> <p>One slipped slate is visible in the South East corner of the Nave roof</p> <p>To the West end of the Nave roof (North slope) there is something lodged in the gutter. This could be another slate but varies in colour from the roof slates and the exact nature of this could not be properly ascertained from the tower.</p> <p>South Nave roof – the lead to the top of the flashings to what appears to be an old covered roof light needs checking as it appears deformed or damaged and may be trapping water. Given this is below the tower spout, this should be checked fairly soon.</p> <p>The condition of mortar pointing over all flashings should be checked when the gutters are cleared of debris as this cannot be adequately assessed from the tower but there appeared to be areas where the mortar was cracked</p> <p>Porch roof – one missing slate (stone). One previous repair needs to be checked as it is unclear whether it is starting to slipping or has been</p>	<p>Clear parapet gutters of debris – this should ideally be carried out on a regular basis (at least twice a year). Check the item in the North Nave gutter and ascertain the origin of this</p> <p>Refix or replace slipped, loose and broken slates</p> <p>Check leadwork to Nave roof light and carry out repairs</p> <p>Inspect pointing over all flashings and replace any failed sections</p> <p>Check one slate on the porch roof and fix a new slate where one is noted as being missing</p>	1 then M 1 1 2 1
17. Rainwater Goods and external perimeter gulley's	Cast Iron rainwater goods. (Parapet gutters are covered above)	<p>Section of downpipe and gutter to roof over first floor office/vestry is still in need of decoration.</p> <p>There is a loss of paintwork to some rainwater goods</p>	Repaint rainwater goods	2

18. Windows		<p>Cobwebs between Chapter House windows and external protection (West)</p> <p>Saddlebars were noted as rusting to a number of the windows in the main body of the church</p> <p>Window 1 - Left hand lancet is showing slight signs of bowing. Damaged panes visible.</p> <p>Window 5 – window guards are starting to rust and will need replacing before they start to stain the walls below</p> <p>Window 6 – window appears to be bowing slightly</p> <p>Window 7 – small twig caught in window protection</p> <p>Window 12 – vent is not fully flush although this appears to be fixed in this position</p> <p>Window 14 – Roundel of Medieval glass has been mounted internally near the head of the window</p> <p>Window 16 – window contains 3 sections of medieval glass mounted internally.</p> <p>There is no external protection to the clerestory windows</p>	<p>Remove twig from window protection to window 7 if this hasn't fallen out naturally</p> <p>Clear cobwebs and debris between the Chapter house windows and external protection</p> <p>Monitor condition of window guards and replace before the condition deteriorates</p> <p>Consider providing protection to clerestory windows externally as despite being at higher level these could still be vulnerable from damage</p> <p>Prepare and paint rusting saddlebars</p>	2 2 then M 4 5 5
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Internal					
1. South Porch	Exposed stone walls with exposed timber roof structure and slates (no sarking membrane). Flagged floor. Double timber doors to exterior, single timber door to interior. Timber windows, painted with deep glazing bars in a diagonal pattern.	The floor is ramped up to provide level access. Crack visible in North wall over door in the arch continuing into the wall over. Salt efflorescence and friable stonework was noted to the side of the opening  Hard cement pointing generally noted – this does not appear at the present time to be causing damage to the stone but is buttered over the face of the stonework.  Cracking between mortar and stone to sill to East wall.  Hungry/open joints to door surround in isolated locations on South wall	Repoint cracks and visually monitor to see if issues with movement are ongoing  Gently brush walls to remove salt efflorescence  Repoint open joints using lime mortar	3  2  4	

2. South Aisle	<p>Plastered walls, limewashed, with exposed stonework to 4 arch arcade to Nave. Exposed stained timber roof structure and boards. Raised timber pew platforms with stone flagged floors to aisles containing many gravestones.</p>	<p>The plasterwork generally is relatively uneven, but generally sound. Some possible signs slight staining, but these were noted previously and any issues with water ingress are assumed to be historic.</p> <p><u>East wall</u></p> <p>Window 1 – there are isolated cracking to one section of the tracery which needs pointing and slight loss of stone to the base of the mullion, although this is not of concern at the present time. Some discolouration to the top of the sill.</p> <p><u>South wall</u></p> <p>As noted generally, plaster is fairly rough in character with some minor damage in places. Some evidence of cracking to arch of the main doorway through the infill and up into the wall under the hatchment</p> <p>Window 2 - darker mortar repairs are visible to mullions, but generally the condition of the mullions internally is sounder than the external condition.</p> <p>Open joints to the head of the window</p> <p>Window 3 - darker mortar repairs are visible to mullions, with some delamination visible. Open joints to the head of the window.</p> <p>Window 4 – Minor open joints and cracking to window head.</p> <p>Loss of paint finish by latch of the door (but this is an aesthetic issue than a repair concern)</p> <p><u>West wall</u> – cracking to one monument which has been part repaired in the past – this appears to be currently sound, but should be visually monitored to check that the condition remains stable</p> <p><u>North wall</u> – open joints to the base of columns</p> <p>Minto open joints to floor</p>	<p>Repair works to windows to be considered as part of works to carry out repairs noted externally</p> <p>Repoint open joints to walls and floor using lime mortar</p> <p>Investigate cause of cracking to main doorway and carry out remedial works before the South Aisle is next redecorated</p> <p>Visually monitor condition of cracked monument on West wall</p>	<p>2 for scheduling works, 3 for carrying out works</p> <p>4</p> <p>5, but ideally 3</p> <p>Ongoing</p>
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3. Nave	<p>Plastered walls, limewashed. 4 arch arcades to North and South aisles with exposed stone columns and arches. Predominantly Norman arch to chancel. Carved Timber screen to tower. Exposed stained timber roof structure and boards. Raised timber pew platforms with stone flagged floors to aisles containing many memorial stones. Carpet runner along the length of the main aisle.</p>	<p><u>East Wall</u> – staining is visible to the Southern side of this wall with slight loss of the paint finish. Isolated minor open joints to chancel arch and possible crack following mortar joints to left hand side. Junction between quoins to arch and wall slightly open which could be filed before the area is next decorated.</p> <p><u>South wall</u> – Loss of limewash/paint finish to the centre of the wall and below the Eastern and second from East clerestory windows. There are no known current issues with water ingress in this area, but this should be investigated and ideally the area should be redecorated. Visual monitoring for signs of ongoing issues would be advisable. There is cracking/open joints to the heads of some clerestory window and possibly some staining, but visibility from ground level is poor even with binoculars.</p> <p><u>West wall</u> – Some signs water staining near the clock face and hatchment and in the South West corner. These are assumed to be historic but should be checked when the checks are made to the roof and gutters are cleaned out.</p> <p><u>North Wall</u> – blistering noted to Western end of the wall and there is also some loss of limewash to the second window form the West. Minor loss of pointing noted to the arched arcade and minor open joints to clerestory windows with a possible crack or fissure noted in the stonework to the second from the East.</p> <p>A number of open/hungry joints were noted to the floor in several locations.</p> <p>It is understood that extensive treatment for woodworm was carried out in the 1950's</p>	<p>Investigate areas where there is loss of paint finish or signs of water ingress to ascertain whether there are ongoing issues and carry out any necessary repairs.</p> <p>Inspect the clerestory windows at close quarters and carry out necessary repairs to the stonework/windows.</p> <p>Redecorate the Nave, once any remedial works to eliminate water ingress have been carried out, which will also allow easier visual monitoring should there be an ongoing issues</p> <p>Repoint open joints to floor</p> <p>Point minor open joints using lime mortar</p> <p>Periodic visual checks to monitor ceiling for signs of future woodworm attacks would be advisable</p>	<p>2</p> <p>2 - 3</p> <p>3 - 4</p> <p>4</p> <p>Ongoing</p>
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4. North Aisle	<p>Plastered walls, limewashed, with exposed stonework to 4 arch arcade to Nave. Exposed stained timber roof structure and boards. Concrete wall plate at West end. Raised timber pew platforms with stone flagged floors to aisles containing many memorial stones with central carpet runner.</p>	North wall – daylight is visible under the door; a water board may help prevent water ingress under the door. There is some staining to the wall plate towards the Western side of the North Aisle which needs further checking to ascertain condition and the possible source of any ongoing ingress identified and reissues rectified. Window 8 – slight crack to head of window.	Investigate the cause of the staining to the wall plate and to the West wall and carry out necessary repairs	1
		East wall – organ	Check condition of plaster to West wall and programme repairs using lime plaster in advance of any redecoration	2
		South Wall – Open joints to the base of the left-hand column requires pointing with very minor open joints elsewhere	Repoint open joints to columns/arcade using lime mortar	3
		West wall – there is loss of limewash in the corner, presumably as the result of dampness/water ingress. The plaster in this area should be inspected as it may be affected and need replacement before the area is redecorated and cause so ongoing issues with water penetration investigated.	Repoint open joints to floor	3-4
		As noted in the previous report, the roof has clearly been subject to much repair over the years and as noted in the Nave some of the timbers appear to have been adzed. This has left one or two of the rafters appearing to be slightly undersized	Consider Installation of a weather board to the main door	5
		Open joints noted to floor	Periodic visual checks to monitor ceiling for signs of future woodworm attacks would be advisable	Ongoing

5. Chancel and Sanctuary	<p>Plastered walls, limewashed, with exposed stone dressing to windows. Squinch arch over window 16.</p> <p>Painted timber barrel vaulted ceiling.</p> <p>Stone flagged floors containing many memorial stones.</p>	<p><u>North Wall</u> - slight cracking noted to recess which should be investigated and filled before the Chancel is next decorated. Cracking was also visible to the arch over the organ recess with isolated open joints to the same arch</p> <p><u>East wall</u> – loss of limewash finish to the walls at low level and further areas of limewash appear poorly bonded. Issues were noted at low level in the previous report and the condition of the plaster should be ascertained, and areas replastered if required before the Chancel is next decorated.</p> <p>Window 13 - there is some cracking to the plaster of the right-hand reveal and in the wall over. To the left-hand light there is one section of stone or possible mortar repair to the head that appears cracked – although it seems to be held in place at the present time this should be investigated (high level access) and repaired if required. The cause of the movement noted externally was rectified after the last inspection and making good of both the internal and externally affected areas is advisable to allow monitoring of any future movement. Cracking noted to cill. The surround appears to be coated and there is slight loss of this finish and some sanding. Some delaminating/cracking of stone visible adjacent to the saddlebars. Minor open joints.</p> <p><u>South wall</u></p> <p>Window 14 – Crack visible below cill and between hard mortar and stonework. Stone starting to break down at the base of the mullion.</p> <p>Window 15 – Minor open joints to squinch arch.</p>	<p>Investigate condition of plaster at low level and replace any damaged sections before the Chancel is next decorated. Repair crack to plaster to reveal of window 13 and wall over</p> <p>Check condition of cracked stonework to window 13 and repair if required</p> <p>Carry our repairs to cill of window 13 and carefully remove damaged section of coating to the window surround.</p> <p>Point open joints to walls.</p>	<p>4 (earlier if decoration schedule dictates)</p> <p>2</p> <p>4</p> <p>5</p>
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5. Chancel and Sanctuary cont'd		<p><u>West wall</u> - minor open joints and cracking to right hand side of Chancel arch</p> <p>Minor open joints to floor. As noted previously one memorial stone near the door to the Parish Room is carved in great relief which could potentially be a trip hazard to anyone unfamiliar with the church.</p>	Be aware of the uneven nature of the memorial near the door that leads to the Parish Room as this may present a hazard to some (especially to anyone unfamiliar with the church) and may need marking or covering in some way.	
6. Lobby between Chancel and parish room including cupboard	Painted plastered walls and ceiling. Carpeted floor	Cracks visible in plaster to ceiling and to the soffit of the stairs. Some damage to plaster near door into Parish Room which should be repaired before and roughness to plaster elsewhere	Fill cracks to plasterwork when this area is next redecorated and monitor for signs of continued movement.	5
7. Organ Air Chamber	Plastered walls, areas of exposed brickwork. Timber linings and exposed laths. Concrete floor/steps and exposed boarding to ceiling	Access to this area is not easy with 2 doors which need to be opened in a certain sequence. Due to access issues this couldn't be inspected properly, but it is understood that issues noted previously are still outstanding (this would potentially include open joints to brickwork at low level and the bearing of one joist/beam appears rather suspect with cracking to wall under). There were issues experienced with the main door which is catching on the lower hinge which needs attention before the door becomes damaged. Some areas of missing mortar near main door	Ease/repair door to avoid further damage Repoint open joints to brickwork. Carry out work to the joist/beam including improving the bearing at the South end – depending on loadings etc this may need advice from a Structural Engineer. Make good pier. Point areas of missing mortar when similar work is carried out elsewhere	1 2 2 5

8. Vestry	Plastered walls and ceiling with timber paneling and cupboards. Fireplace to South wall. Carpet.	<p>Open joist to surround of opening to kitchen (blocked). Plaster to left hand reveal on North wall is in need of attention – the plaster sounds hollow when tapped and dust appears from cracks when this occurs. Some areas of paintwork in the same area appear to be poorly adhered and may indicate issues with damp.</p> <p>Loose tiles/slipped tiles to the fireplace are now in part stored in the grate. Cast iron fire back and brick below is cracked and the metalwork of the grate is rusted. Ideally this should be restored, but as a minimum it would be good if damaged elements are kept safely stored in case funds are available for this in the future</p> <p>Open joints to window surround, now internal, on North wall</p>	Ascertain whether there are issues of dampness in the area near the left hand opening on the North wall. Carry out repairs to poorly adhered area of plaster using lime plaster.  Safely store failed sections of fireplace.	2 for investigation, 3 for plastering  2  5  5
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9. Parish Room/Chapter House	<p>Painted plastered walls with exposed stonework to South Wall. Timber paneling at low level to plastered walls. Servery to East. High level doors to storage area on East wall. Plastered ceiling with recessed panels. Timber floor with access hatch to void below.</p>	<p>Due to Covid 19 the room is being used to store kneelers, cushions and other similar items removed from the main body of the church, concealing some of the walls at lower level.</p> <p>South wall – some harder mortar. Contour scaling to stonework of vestry window. To lower central window there is damage to the left-hand jamb, but some of the window was concealed by kneelers so could not be fully inspected.</p> <p>North Wall – cracking to coving and signs of dampness/water ingress especially in the North East corner. The cause of this is assumed to have been rectified with works to the roof over, although it would be preferable if the stains were painted over in due course allowing the situation to be monitored to ensure there are no ongoing issues.</p> <p>East wall – signs of dampness to the junction with the ceiling along the length of the wall (see North wall).</p> <p>Ceiling – Signs of water ingress, with some resultant damage in a few areas with more significant staining and a small hole visible in the centre of the room.</p> <p>Visible areas of flooring appear sound – the void under the parish room was not accessible or surveyed.</p>	<p>Roof works above the parish room have been carried out which are understood to have rectified the issues with water ingress. The hole needs to be repaired and ideally all walls and ceilings repainted (failing this painting over stains) to allow the ongoing situation to be monitored. Fill areas of cracking at the same time</p> <p>Gently descale loose material likely to fall to stone window surrounds taking care not to damage the stonework</p> <p>Visually inspect the area below the floor hatch when the kneelers etc. are returned to the main body of the church</p>	<p>3 - but visual monitoring for signs of further ingress in the meantime</p> <p>2 then M</p> <p>2</p>
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10. Lobby to Exterior from Parish Room	Painted plastered walls and ceiling. Tiled floor. Timber external door.	Some cracking to ceiling and one wall noted. There is a small section of missing skirting – if the missing section is available it would be advisable to refix it before it becomes lost, or if that is already the case the void should be filled before the area is next redecorated	Refix missing section of skirting or fill is section in not available  Fill cracks to plasterwork when this area is next redecorated and monitor for signs of continued movement.	Before area is next decorated 5
11. WC	Painted plastered walls and ceiling. Tiled floor.	Minor cracking/joints opening up between tiled skirting and wall – tiles appear soundly adhered.  Very minor cracking noted to walls	Fill crack between skirting and wall.  Fill cracks to plasterwork when this area is next redecorated.	3  5
12. Kitchen	Painted plastered walls and ceiling. Exposed stone to infilled arch to South Wall. Tiled floor. Tiled splashback behind sink.	Very minor open joints to South window (vestry). Slight unevenness/damage to the plinth near the oven, but no need for repair at the present time. Vent cover missing to soffit which was noted in the last inspection. Although it is still performing the purpose of a vent, it would be preferable to have a suitable cover for hygiene reasons	Replace vent to soffit	3
13. Tower	Ground Floor – Plastered walls, limewashed with carved timber screen between Tower and Nave. Cupboards at low level. Vaulted plastered ceiling. Linoleum covering to floor.	Window 6 – Stonework to mullion delaminating around lower saddlebar. Signs of mould and possible water penetration on sill, possibly as a result of condensation.  Some areas of rougher plaster to plastered areas generally..	Monitor weathered stonework to mullion and sill and carry out repairs to/replacement of mullion(s) if stonework deteriorates further.	4

13. Tower (cont'd)	Ringing Chamber - Painted Plaster walls. Painted boarding to ceiling. Carpet	Hatch in ceiling to floor over.  Loss of paintwork to sloping cill of window which may be caused by dampness/water ingress although less obvious signs than during the last survey - ensure there are no ongoing causes of dampness/water ingress before the room is next redecorated. Flaking paintwork to the base of the wall. Plaster finish in this room is rough but generally sound. Steps to door are uneven with some missing pointing and cracking.	Repoint stonework in vicinity of the step	3
	Staircase	Awkward access at the top into the clock chamber – although few people are likely to require access, and those are likely to be familiar with the building, it would be worth considering ways to improve the transition from the stairs into the chamber. Cracking to upper window glazing but currently stable  A number of open and hungry joints and cracking of areas of pointing/plaster were noted to the staircase below the ringing chamber. Some loose/flaking stonework noted to the underside of the treads	Descale the underside of the treads where fragments of stone appear to be coming loose.  Repoint areas of open/hungry joints using lime mortar/repair cracking to plaster/mortar when other similar work is carried out nearby  Consider options to improve the transition from the stairs into the chamber.	2 then M  4  5 but ideally in the next quinquennial period

<p>Clock Chamber - Exposed stone walls with new boarding to ceiling over. Timber boards to floor. Access to roof void over Nave</p>	<p>Isolated open joints and areas of loose pointing. No close access possible to the clock face, but some metalwork appears slightly rusty. Putty is missing from a number of places and if access is available for replacing this, the glass would benefit from cleaning internally at the same time. Green algae to the base of the clock face reveal indicates possible dampness, although the source was not clear at the time of the survey (this may be the result of condensation). On cracked pane to the clock face at the base, but current appears stable</p> <p>North wall – crack over window and through lintel, although the logbook indicates that a cracked lintel was stitched in the last quinquennial period. If this has been stitched it would be beneficial to repoint the crack itself so that the defect is clearly rectified, and future movement can be identified easily. The cracking extends into the wall above up to the floor level over.</p> <p>Dead flies on floor and sanding presumably due to reduced access this year.</p>	<p>Assuming the stitching noted in the logbook was to the Northern lintel, repoint the crack to the lintel itself and wall over using lime mortar and visually monitor the areas on completion for signs of ongoing movement.</p> <p>Re-putty clock face where putty is currently missing and clean clock face at the same time. Ascertain whether the dampness to the base of the reveal is as a result of condensation or water ingress from outside and rectify any external causes</p> <p>Repoint minor cracks/open joints using lime mortar</p> <p>Clear flies and sandy deposits from floor</p>	<p>2 – 3</p> <p>3</p> <p>4</p> <p>2 then M</p>
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	Bell Chamber – Exposed stone walls.  Four louvered lights with netting behind. Fixed metal ladders lead to roof/roof hatch.	<p>Access to inspect the chamber is restricted to views from the ladder fand the Southern window sill.</p> <p>Some open joints noted and loose areas of mortar, with a slight hole at the top of the North wall, with possible signs of cracking, although light levels were low to ascertain extent of this with certainty. Pointing is generally rough in character.</p> <p>The underside of the Northern truss and a few rafters in the same area need further inspection – the surface is lighter than the other timber and may indicated past or current issues with woodworm or similar. Light levels and access make this hard to ascertain without closer inspection. Rafter ends may be affected in a few locations</p> <p>Slight damaged (tear) noted to mesh to Southern louvres – although this does not seem to have been an issue so far this should be repaired to prevent the possibility of future bird access</p> <p><small>The floor could not be inspected</small></p>	<p>Fix damaged section of bird mesh</p> <p>Inspect roof timbers to North end of the roof for signs of damage or insect attack that need treatment or repair and carry out any necessary repairs (record findings in logbook to prevent this being recommended in future)</p> <p>Remove and point areas of loose mortar and make good wall where stonework missing</p>	2 2 4
	Roof void over Nave	Access limited so only viewed from the hatch. Shakes visible in some roof timbers (mainly rafters close to the access point)	Carry out further investigation in the roof void to establish the condition of the roof timbers along the complete length of the roof when safe access is available and carry out any repairs required	4
14. Stairs to first floor in extension	Plastered walls. Carpeted Stairs	Some cracking to plaster visible and plaster uneven in places.	Fill cracks to plasterwork when this area is next redecorated.	5
15. First Floor Landing	Plastered walls and ceiling. Carpeted.	Signs of possible damp penetration to Northern side of the landing by the ceiling – this is possibly historic, but is hard to tell	Investigate cause of water ingress unless known to be a historic issue and carry out remedial work. Ideally this should be painted to enable visual monitoring of any future leaks to occur	1

16. Boiler Room	Exposed stone and plastered walls. Exposed Boarding.	<p>Full access impeded by boiler plant and the flue/structure surrounding the flue could not be inspected.</p> <p>Loss of paint finish to North wall and issues of blistering to the wall and ceiling indicates issues with dampness which were noted in the previous report.</p> <p>Open joints to stone walls.</p> <p>The lock out the door is stiff and would benefit from easing.</p>	<p>Ease lock to door</p> <p>Investigate causes of water ingress/dampness and carry out remedial work.</p> <p>Brush off loose material to wall and ceiling</p>	<p>1</p> <p>1</p> <p>2</p>
17 First Floor WC	Plastered walls and ceiling. Vinyl flooring. Tiled splashback.	<p>There is evidence of water damage visible under the roof light, which was noted previously so is assumed to be historic but is difficult to tell. There appears to also be dampness (possibly ongoing) near the SVP. Cracking noted to the NE corner with rough plaster in the difficult to reach areas by the SVP.</p> <p>The door to the WC is very stiff and would benefit from easing.</p>	<p>Ease doors to WC.</p> <p>Investigate causes of water ingress, unless known to definitely be historic issues, and carry out remedial work.</p>	<p>1</p> <p>1</p>
18. Eaves Store	Plaster to sloping ceiling. Ply floor. Limited headroom.	Access limited for inspection. Doors to parish room below on West wall.		
19. Office	Plastered walls and ceiling. Stone surrounds to East window. Carpeted.	<p>It is understood that the small East window acts as an escape window.</p> <p>The door to the office is sticking and requires easing (this may be due to reduced levels of heating this winter due to current restrictions)</p> <p>There is cracking to the reveal of the Northern window and some cracking to the ceiling by the vent.</p> <p>As noted in the last survey, the ceiling vent is loose, and it is dropping slightly.</p>	<p>Ease main door</p> <p>Refix ceiling vent</p> <p>Fill areas of cracking before the room is next decorated</p>	<p>1</p> <p>2</p> <p>5</p>

External Areas						
4. External Areas	Main church yard laid to grass with tarmacked paths with some areas of stone paving. Stone walls to most boundaries.	<p>The churchyard was not inspected thoroughly as churchyard is closed and Durham County Council is responsible for maintenance. The house to the North West of the churchyard and associated garden wall is privately owned and in very poor condition and covered in ivy. Although this is not the responsibility of the church, as the building forms part of the boundary, its deteriorating condition impacts on the safety and presentation of the churchyard and main entrance.</p> <p>A few of the table tombs to the South of the church need repair before the condition deteriorates or a decision is taken to lay them flat for safety reasons. At least one of the memorials and associated stone wall/edging immediately to the East of the South Aisle also needs attention. The Western edging has pushed outwards and could easily topple down the slope adjacent to it and one of the stones is leaning. This should be repaired rather than laid flat due to the age of the memorial. It would be advisable to approach Durham CC to discuss these memorials to allow time for funding options (potentially grant funding) to be considered before urgent action is required.</p> <p>The Western noticeboard has old information covered in tape which is beginning to fail in places. This would benefit from updating in a more permanent way.</p>	<p>Discuss the repair of a number of table tombs and memorials with Durham County Council, stressing that it would be inappropriate to lay many, if not all, in question flat.</p> <p>Repairs are needed to the boundary walls and steps – again an issue to raise with DCC. See also South wall on the next page. The Southern gates are also in need of repainting.</p> <p>Update (or replace) the noticeboard in a more permanent fashion.</p> <p>It is suggested that discussions are undertaken (if appropriate) with the neighbour of the adjacent house to the North, to request that maintenance and repairs, that affect the churchyard, are undertaken in a timely fashion</p>	1 – 2 for discussion, 2 – 3 for repairs	2 – 3	2 - 3

		<p>Open joints and failing mortar to steps of Western entrance. Cracking and open joints were noted in a number of locations on the Western boundary including to the small opening in the wall to the South of the gates. Open joints to copings</p> <p>Open joints to the paving in a few locations</p> <p>South wall – there is some evidence of movement around the mature trees which needs to be monitored and repaired before these sections fall. A few areas of open joints and failing mortar with some vegetation growth particularly at higher level between coping stones. The Southern entrance gates are starting to rust and require repainting</p> <p>A large number of fairly mature trees are growing in the churchyard – again it is assumed that the local Council is responsible for these, but it is worth asking if they have surveyed them in recent years and if not encourage them to carry out a comprehensive tree survey.</p>	<p>Open joints between paving stones require repointing</p> <p>Discuss the possibility of the DCC carrying out a tree survey if one doesn't already exist</p>	<p>3</p> <p>2</p>
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## Photographs



Open joints to tower string course



Cracking to tower parapet to be repointed or grouted



Weathered copings to tower parapet



Cracking to concrete skirt at the base of the tower



Weathered stonework to main porch



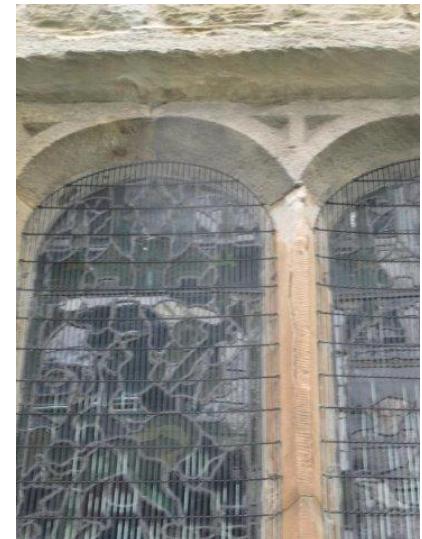
Cill to window 4



Mullion to window 3



Cill to window 3



Mullion to window 2



Cill and mullion to window 1





Hood moulding to window 16



Hood moulding to window 15



General view of main roofs from tower



Build up of leaves in Aisle gutter



Buildup of debris in aisle gutter



Deformed lead over hatch/old skylight



Raised leadwork to tower roof



Failing modern flashings to base of flagpole



Cracking mortar over flashings to tower roof



General view of North Aisle looking East



General view of Nave looking East



General view of South Aisle looking East



General view of Chancel looking East



General view of Nave looking West



Loss of limewash to West wall of North Aisle



White staining to wall plate in North Aisle



Open joints to column in North Aisle Window



Cracking of arch over left light to East Chancel



Damaged fireplace in vestry



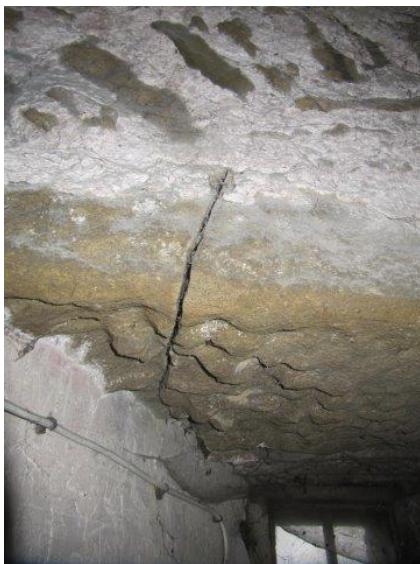
Staining around SVOP in forts floor WC



Loss of paintwork to first floor boiler room wall



Roof trusses and rafter to tower roof



Crack to clock chamber lintel is understood to have been repaired but not repointed



Step into clock chamber is awkward



Bowing wall around tree to Southern boundary



Damaged table tomb



Unstable grave edging to the East of the  
steps/entrance  
South Aisle



Cracking wall to the South of the main