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St George's Church

Middleton St George

Diocese of Durham

Quinquennial Inspection Report July 2025

St George's Church

Inspection of Churches Measure 1955

(Current version)

Architects Report inspected 2nd July 2025

Archdeaconry of Auckland

Incumbent: Revd. Anthony Smith

Inspection Architect

J M White BA(Hons) PG Dip RIBA

This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches ' CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

Inspection of Churches Measure 1955 (As Amended 1995) Index

Index

External inspection

Internal inspection

20.0 Security

21.0 Bats

Curtilage

22.0 Churchyard and Environs

23.0 Church Log Book

24.0 Previous Reports

Recommendations

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority: as follows:

(1) Urgent works requiring immediate attention.

(2) Work recommended to be carried out during the next 12 months.

(3) Work recommended to be carried out during the Quinquennial period.

(4) Work needing consideration beyond the Quinquennial period.

(5) Work required to improve energy efficiency of the structures and services.

(6) Work required to improve accessibility.

1.0 Background and General

1.1 St. George's Church is situated within agricultural farm land to the South East of Middleton One Row. The Church is accessed via an un-metalled farm track. The siting is remote, with no through road (other than to service the adjacent farm house) and no mains services.

1.2 Ordnance Survey Map reference NZ 365 117.

1.3 **General Description of the Church**

1.4 The Church stands on what is thought to have been the site of a Saxon Church, although what is seen now is generally dated to the 13th and 14th centuries, though much altered. The plan is simple, of Nave and Chancel, with a porch to the south west of the Nave and a Vestry to the north of the Chancel. An Archaeological Assessment was carried out in 2003 which suspects the simple Nave and Chancel of the 13th/14th century was mostly rebuilt in approximately 1822, the Nave extended to the north creating what could be termed a north aisle, and the Chancel being completely rebuilt to an elongated and wider plan. In 1883 a Tower to the west gable was built, (only to be demolished again in the 1960's), and in 1888 a grand 'restoration' was carried out, including stripping, re-pointing, ceiling and pew removal, new timber windows and various alterations to openings in brickwork, including the addition of a brick Vestry and store to the north of the Chancel. The brick Vestry and store was demolished in 2025.

1.5 The Church is Grade II Listed.

1.6 The walls of the Church are generally of coursed rubble sand stone construction and plastered internally. The exception is the later Vestry which is of brick construction and plastered internally, now demolished.

1.7 The roofs over the Nave and Chancel are pitched and covered with graduated green Westmorland slates. The Porch roof is also pitched and covered in green Westmorland slates in regular courses.

1.8 Internally there is a central walkway with loose chairs on either side of the Nave, the floor is stone/concrete with a red carpet runner.

1.9 There is no heating system nor mains electric. Electricity is provided by a portable generator as and when required. The generator had previously been stored in the Vestry. However, since its demolition the generator is now stored behind a curtain in the south west corner of the Nave as is a petrol container. The generator needs to be taken outside, up three steps, and taken around to the north side of the Chancel to be used.

1.10 Artificial lighting is by means of electricity powered by the generator noted in 1.9 above.

1.11 The Churchyard is enclosed by a mixture of stonewalls and timber post and rail fence; and contains a mixture of trees. The Churchyard is open and maintained by the PCC.

2.0 Scope of Report

2.1 All areas accessible were inspected from ground level. Floor voids were not opened up for inspection nor carpets lifted. High-level internal wall areas and roof timbers were not accessible for close inspection. Binoculars were used for roof inspections externally.

2.2 There were no roof voids in the Church as construction is open to the underside of the roof boarding.

2.3 The extent of the Churchyard is shown on the location plan in the appendix.

2.4 No manhole covers were visible and no drains were checked.

2.5 See appendix 'c in this report for a fuller description of the report limitations

3.0 Works Carried out Since Previous Report

3.1 The Church Log Book was not available for inspection.

3.2 The Church Log book should be a comprehensive record of works carried out during the previous quinquennium. It is important that the Church wardens maintain a comprehensive record of works/services carried out within the Church log book.

4.0 General Condition of Church

4.1 During the last quinquennial the PCC have obtained faculty approval for the demolition of the Vestry and store. The Vesty and store were demolished to ground level during 2025. Whilst the majority of the Church is structurally sound there remains concern regarding structural movement principally within the floor of the Nave, the north wall of the Nave and the abutting east and west gable walls. Expert structural advice was obtained from WB Engineers in April 2024. The outcome of which is that the affected works should be underpinned to a depth of 750mm. Following the recent demolition of the Vestry the main areas that require attention are:-

i. Making good externally where the Vestry and store have been demolished.
ii. Structural repair works as may be required where Vestry and store.
iii. Underpinning to the areas affected by significant movement, as designed by Structural Engineer.
iv. Repointing areas of masonry where cement mortar has been installed.

4.2 The roof coverings and rainwater goods are in excellent condition.

4.3 This report also covers items where continuing repair and annual maintenance are required and are listed elsewhere.

4.4 The Church does not have lightning conductor system.

External Inspection

5.0 Roof Coverings

5.1 Nave South Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

The pointing to the stone water tabling at the east end is showing signs of deterioration, and consideration should be given to localised repointing. 3

5.2 Porch West Elevation: The roof is pitched and covered in green Westmorland slates in regular courses with stone water tabling and stone ridges; all appear to be in generally good condition.

5.3 Porch East Elevation: The roof is pitched and covered in green Westmorland slates in regular courses with stone water tabling and stone ridges; all appear to be in generally good condition.

5.4 Chancel South Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

5.5 Chancel North Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

5.6 Vestry: The Vestry was demolished in 2025.

5.7 Nave North Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

6.0 Exterior Doors

6.1 The main entrance door is a large single leaf vertically panelled softwood door in a softwood frame, with dark stain finish. All is generally in good condition.

6.2 The Priest's door direct to the Chancel, on the south side, is a vertically panelled softwood door but it is ledged and braced internally in a softwood frame, with dark satin finish. However, due to a lack of maintenance and decoration the base of the door now requires a timber repair and a replacement weather bar and full redecoration. 2

6.3 As part of the faculty for demolition of the Vestry the PCC gained approval for installation of a timber screen to protect the oak door in the Chancel. This should be installed as soon as the external making 2

good works have been completed following the initial demolition of the Vestry and store.

7.0 Exterior Windows

7.1 The windows externally are all protected with polycarbonate secondary sheeting. These all appear to be in satisfactory condition.

7.2 Window in South Elevation of Nave: This is an oak framed rectangular window containing 2no. lancet stained-glass lights. All is in good condition with the exception of the stain that has been previously applied. This has continued to degrade through the last quinquennium.

It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect. It is understood that the redecoration works are scheduled to be completed this year. 2

7.3 Window in South Elevation of Chancel: This is an oak framed window containing 3no. lancet stained-glass lights. All is in good condition with the exception of the stain that has been previously applied. This has continued to degrade through the last quinquennium.

It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect. It is understood that the redecoration works are scheduled to be completed this year. 2

7.4 Window in East Elevation of Chancel: This is a hardwood framed window containing 3no. lancet stained-glass lights. All is in good condition.

However it would benefit from re-decoration and general cleaning externally. 3

7.5 Windows in North Elevation of Nave: There are 2no. hardwood framed windows each of which contain 3no. lancet stained-glass lights. All are in good condition.

However they would benefit from re-decoration and general cleaning externally. 3

7.6 Mastic pointing and cement mortar around window frames should be carefully removed and replaced with NHL lime:sand mortar to prevent moisture from becoming trapped between the surrounding masonry and the timber frame. 2

8.0 Rainwater Goods and Drainage

8.1 Gutters and downpipes are black Cast Iron and all appear to be in good condition.

8.2 All downpipes discharge to a cast concrete channel which runs around both sides of the building from west to east. Whilst the cast concrete Channel is not particular sympathetic in appearance to the Church it does appear to be functional. The Channels discharge to a single gully adjacent to the east wall of the Chancel. Investigation within the last 12 months has suggested that a drain then crosses the adjacent footpath and discharges to a soakaway.

The Channel, gully and drain to the soakaway should be cleaned and maintained annually to prevent blockage. 2

Furthermore consideration should be given to a more sympathetic drainage solution and a more serviceable outfall. This could be considered as part of making good following the demolition of the Vestry. 3

8.3 There is no other known drainage.

8.4 Gutters should be inspected and cleaned annually to prevent blockage and ensure that the guarding is in place. 2

9.0 External Walls

9.1 South Elevation of Nave (From West to East): The wall is of coursed rubble sand stone construction with some brick trimming to the Arch over the main entrance within the porch. The masonry and pointing are generally in reasonable condition.

However, there are a few stones which have eroded over time which should be monitored. 3

Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a NHL lime:sand mortar to be specified by the Architect. 3

9.2 Soth East Elevation of Nave: The walls is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.

However, there are a few stones which have eroded over time which should be monitored. 3

It has been confirmed by the Church warden that this elevation has been re-pointed at high level during the last quinquennium.

9.3 South Elevation of Chancel (From West to East): The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.

	However, there is a single stone just above ground level at the west end which is severely eroded; consideration should be given to it replacement.	3
	Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with an NHL lime:sand mortar to be specified by the Architect.	3
9.4	East Gable of Chancel: The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.	
	However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with an NHL lime:sand mortar to be specified by the Architect.	3
9.5	North Elevation of Chancel: The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.	
	However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with an NHL lime:sand mortar to be specified by the Architect.	3
9.6	Following the demolition of the Vestry the remaining plaster should be carefully removed. There is an obvious movement crack and settlement in the lintol over the door to the Channel. This should be uncovered and advice sought from the Architect and Structural Engineer. Where the masonry has been painted this should be removed carefully by brushing back with a wire brush. All voids in the masonry should then be pointed and filled with an NHL lime:sand mortar.	
	The remnants of the Vestry and store floor, sub-walls and foundations should be grubbed out and the landscape made good; however, advice should be sought from the Structural Engineer prior to commencement.	3
9.7	North east elevation of Nave: Following the demolition of the Vestry, where the masonry has been painted this should be removed carefully by brushing back with a wire brush.	3

There are a number of significant movement cracks in the uncovered gable wall, advice should be sought from the Structural Engineer. 1

Once any structural repairs/stabilisation work as may be directed by the Structural Engineer have been completed; all voids should then be pointed and filled with an NHL lime:sand mortar. 2

The remnants of the Vestry and store floor, sub walls and foundations should be grubbed out and the landscape made good; however, advice should be sought from the Structural Engineer prior to commencement. 2

9.8 North Elevation of Nave (From East to West): The wall is of coursed rubble sand stone construction with some brick trimming to the arched windows. The masonry and pointing are generally in reasonable condition.

However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a NHL lime:sand mortar to be specified by the Architect. In addition, there are a small number of holes/voids within the pointing which should be repointed. 3

There is a roughly vertical crack in the masonry below the eastern most window. Advice regarding its stabilisation/repair should be sought from this from this Structural Engineer as part of the proposed underpinning works. 1

9.9 West Elevation of Nave (From East to West): The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.

However, there are a few stones which have eroded over time which should be monitored. 3

Furthermore, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. 3

There is a vertical crack through the wall from ground level to water table to the north of the ridgeline. Advice regarding its stabilisation/repair should be sought from the Structural Engineer as part of the proposed underpinning works. 1

Internal Inspection

10.0 Roof Structure and Ceilings

10.1 Porch: Exposed timber purlins between which appear to be plywood panels with softwood edge trims; all are painted white with what appears to be emulsion or primer.

The condition is generally satisfactory, however the decoration could do with some improvement to improve appearance and reduce the possibility of decay. 3

10.2 Nave: The Nave roof is supported by 3no. king post timber trusses with diagonal braces; the ceiling is timber boarded. All are have a dark brown stain finish which is generally in a satisfactory condition. The boarded ceiling following the line of the roof up to the point at which the diagonal brace within the truss meets the principal rafter, at which point the ceiling becomes flat. Somewhat unusually the timber boarding runs parallel to the rafters.

10.3 Chancel: The Nave roof is supported by 3no. king post timber trusses without diagonal braces; the ceiling is timber boarded. All are have a dark brown stain finish which is generally in a satisfactory condition. The boarded ceiling following the line of the roof up to a point approximately 2/3 of the distance up the principal rafter, at which point the ceiling becomes flat. Somewhat unusually the timber boarding runs parallel to the rafters.

11.0 Internal Doors and Panelling

11.1 Vestry Door: The Vestry door is a modern oak vertically boarded/panelled door within a modern oak frame; which is in good condition. However, the deterioration in the condition of the Vestry has impacted on the operation of the door and consequently damage has occurred to the plaster finishes within the Chancel.

The plaster finishes should be fully repaired and redecorated following completion of the Vestry redevelopment and the necessary adjustment of the door. 3

12.0 Ground Floor Structure

12.1 The entrance porch floor is stone flagged; with stone steps to the exterior; all is generally in satisfactory condition.

12.2 Nave: The floor within the Nave is an in-situ cast concrete slab, without any obviously signs of movement/construction joints. There is a red carpet runner down the length of the aisle which is in good condition.

The PCC have consulted a Structural Engineer who has recommended underpinning the north wall of the Nave and adjacent structures. However, the presence of the delipidated Vestry and store mad this very problematic. Since demolition of the Vestry and store has been partially completed. Further advice should be sought from the Structural Engineer regarding the specification and sequencing of the remedial/repair works. 1

Furthermore the floor contains a number of cracks and toward the north elevation some obvious movement. The cracks are noticeably wider and more extensive than when inspected for the last QI report.

12.3 Chancel: The floor within the Chancel is a mixture of sandstone flags and an in-situ cast concrete slab; which is generally in a satisfactory condition. The red carpet runner noted in the Nave continues through the length of the Chancel to the alter step; which is in good condition.

12.4 Vestry: The remnants of the floor, sub walls and foundations should be carefully grubbed out and the landscape made good following advice being sought from the Structural Engineer. 2

13.0 Internal Finishes

13.1 Entrance Lobby: Is exposed stonework with brick trimming to the Arch all is in satisfactory condition**.**

13.2 Nave North Wall: Plaster with paint finish in generally satisfactory condition. This wall contains 2no. large lancet stained-glass windows.

There is a movement crack to the top right hand side of the west window which should be monitored. 3

A new crack has also appeared to the top left of the east window which was not present at the time of previous QI inspection; which should be monitored.

13.3 Nave East Wall: Generally plaster with paint finish in generally satisfactory condition.

However there is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 3

To the north of this wall there is also a movement crack running approximately vertically up the wall behind the framed record of previous Rectors which should be monitored. 3

This wall contains 1no. large stone Arch to the Chancel. Furthermore, a panel of the wall behind the pulpit is exposed stone work which is generally in a satisfactory condition. Although stone erosion at low level were pointed with inappropriate mortar. This should be raked out and repointed using NHL lime:sand mortar.

13.4 Nave South Wall: Plaster with paint finish in generally satisfactory condition. This wall contains 1no. rectangular stained-glass window

within an original opening, with a moulded stone lintol, along with the main entrance door; all are generally in a satisfactory condition.

However, there are a few localised signs of moisture ingress/plaster patching; these should be monitored to check whether or not the moisture ingress is current. If not consideration should be given to a more suitable repair and redecoration. 3

13.5 Nave West Wall: Plaster with paint finish in generally satisfactory condition.

However approximately centrally of this wall there is also a movement crack running approximately vertically up the wall, which should be monitored. 3

During the last quinquennium a further vertical crack has appeared to the north of the wall, which should be monitored. 3

Furthermore, at low level to the south of this wall there are signs of damage caused by moisture ingress, this should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 3

13.6 Chancel North Wall: Plaster with paint finish in generally good condition, containing a door to the vestry noted in item 11.1 above and 2no. carved memorial stones.

As noted in 11.1 above the plaster finishes around the door frame should be fully repaired and redecorated following completion of the vestry redevelopment. 3

13.7 Chancel East Wall: Plaster with paint finish in generally good condition, containing 1no. stone framed stained glass arched head window. However, there are signs of water ingress at high level which should be investigated/monitored. 3

13.8 Chancel South Wall: Plaster with paint finish in generally good condition, containing an external door noted in item 6.2 above, a large stained-glass lancet window within a plastered opening and 2no. carved memorial stones.

The carved memorial stone above the door has a missing carved stone pediment, which stored in the Chancel. Consideration should be given to employing a specialist monument mason to reinstall and secure the missing piece of masonry. 3

The head of the window also has some damaged/loose plaster adjacent to the apex of the Arch. This should be carefully removed, repaired using lime plaster and re-decorated once sufficient time has been given for drying. 3

The external door is not sealed at the base. Installation of a stained hardwood weather bar should be considered to prevent water/vermin ingress. 2

13.9 Chancel West Wall: Generally plaster with paint finish in generally satisfactory condition.

However there is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 3

This wall contains 1no. large stone Arch to the Nave.

13.10 General: As recorded in the previous report a number of the above issues are founded in the fact that the walls internally have been tanked and plastered using unsuitable impervious materials, in conjunction with external pointing with either cementitious or lime mortars that are too hard for the sandstone. This causes moisture to be trapped within the masonry construction. As and when funds can be raised by the PCC; it would be advisable to prepare a phased programme of works to carefully remove the internal gypsum/cementitious finishes back to the masonry, apply lime plaster finishes and decorate with lime based paint. In conjunction with repointing the exterior masonry with a lime mortar that is specified to be softer than the sandstone. This would allow the masonry structure to dry out and breathe; and would increase greatly the longevity of the masonry. 4

14.0 Fittings, Fixtures, Furniture and Moveable Articles

14.1 Font: The font positioned at the west end of the nave and possibly dates from the 12th century. It is a sandstone round bowl font set upon an irregular octagonal plinth. The base of the rounded font stool is breaking away and previous repairs have now cracked and deteriorated. Due to the substantial age and importance of this font, care should be taken to sensitively repair the stonework, removing, where possible without damaging, the old cementitious mortar repairs and carefully making good where necessary with a softer lime mortar. 3

The octagonal base has been cemented to the concrete slab with cement smeared up at low level which is now causing deterioration of the base of the plinth. As above this should be sensitively and carefully repaired by a mason, following proper specification and analysis.

14.2 Pulpit: The Pulpit is of simple oak design which matches the Altar table in the Sanctuary. These appear to be of late 19th or early 20th century design and construction and are in very good condition and of excellent quality.

14.3 Organ: There is no organ in Church but there is an electric piano located within the Chancel which is understood to be in working order.

14.4 Altar Rail: The Altar rail with its cast iron decorative post designs and oak circular rail appear to be of early 20th century design style and, apart from a few broken prongs of the stars of the decoration, they all appear to be in good condition.

14.5 Sanctuary Chairs: In the Sanctuary there is a 17th century Jacobean chair which is beautifully carved and is of high importance. Care should be taken when cleaning or polishing.

The two other chairs in the Chancel which have been designed to match in style to the Jacobean chair are of good quality hardwood and are stained in a dark timber stain. They are most probably 20th century but are excellent quality.

14.6 Pews: The pews recorded in the previous report have been removed. In their place are new hardwood framed chairs with padded seats and backs with red vinyl coverings. Whilst the chairs are not of the period of the Church, they do provide added flexibility and comfort.

15.0 Toilets

15.1 There are no toilet facilities.

16.0 Heating Installation

16.1 There is no form of installed heating system. The previous portable Butane cylinder gas fire has been removed, following advice regarding moisture production and condensation.

As and when fund permit consideration should be given to suitable methods of space heating. 4

17.0 Electrical Installation

17.1 There is no mains electric installation.

17.2 Electrical power is provided for lighting and sound amplification when required by a portable petrol generator. This is currently stored within the Nave when not in use and physically carried outside up 3no. steps and connected up when needed. 1

It is intended to improve this arrangement with a permanently installed generator with remote operation as part of the Vestry re-development. 3

18.0 Fire Precautions

18.1 Entrance: 1no. 6 litre water extinguisher for paper, wood and textile fires. This was tested in June 2025. 2

18.2 Chancel: 1no. 6 litre water extinguisher for paper, wood and textile fires. This was tested in June 2025. 2

18.3 Generator and Fuel Storage: Obviously it is understood that the storage of the power generator and petroleum fuel in the Nave is required following demolition of the Vestry and store. However, this is considered far from ideal; especially given it is stored directly adjacent to the main access/escape door. It is advised that the PCC consult insurers to ensure that the current arrangement is acceptable to them. Furthermore, advice should be sought from a fire expert regarding suitable extinguishers etc. 1

Whilst again it is understood that the PCC have attempted to screen the generator and stored fuel from view. Surrounding the potential fire source with flammable curtains and exposed timber is not acceptable.

19.0 Accessible Provision

19.1 Access to the Church is a stepped approach. However there is a ramped approach to the Chancel door along with a portable ramp which can be installed for wheelchair users within the porch.

20.0 Security

20.1 External doors appear to be adequately locked and there have been no reported break-ins.

20.2 Windows are now fully protected.

21.0 Bats

21.1 There are no records of bat roosting within the Church.

Curtilage

22.0 Churchyard and Environs

22.1 The Churchyard is accessed via a pair of cast iron gates which can be opened for vehicular access, the gates are in good condition, following repair works and redecoration undertaken during the last quinquennium.

Adjacent to gates noted above there is a painted timber "kissing" style gate for pedestrian access. These are in good condition following repair and redecoration undertaken during the last quinquennium.

22.2 The tarmac path from gate to Church was in a satisfactory condition. The Churchyard is open and maintained by the PCC.

22.3 There are a variety of established trees a tree survey is recommended to ensure that the existing stock is safe or in need of any surgery. 3

22.4 The boundaries to the Churchyard are a mixture of dressed stone walls with stone copings, random rubble stone walls with stone copings and timber post and rail fences.

All are in reasonable condition with the exception of a length of stone retaining wall to the eastern boundary which has collapsed during the last quinquennium. This should be reconstructed to prevent further erosion/collapse. A potential contributing factor may have been the drainage soakaway; so further investigation of drainage solutions is advised. 2

22.5 There is a very simple notice which is fastened to the wall to the lefthand side of cast iron entrance gates.

23.0 Log Book

23.1 The Church Log book was not available for inspection; it should be a comprehensive record of works carried out during the previous quinquennium. It is important that the Church wardens maintain a comprehensive record of works/services carried out within the Church log book. 1

24.0 Previous Quinquennial Reports

24.1

2010 October	JB Kendall, HLD Architects
2016 June	Chloe Grainger Crosby Grainger Architects
2020 May	J White Padgett White Architects Ltd

RECOMMENDATIONS

	URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category 1	Item
i)	North east elevation of Nave: There are a number of significant movement cracks in the uncovered gable wall, advice should be sought from the Structural Engineer.	9.7
ii)	North Elevation of Nave (From East to West): There is a roughly vertical crack in the masonry below the eastern most window. Advice regarding its stabilisation/repair should be sought from this from this Structural Engineer as part of the proposed underpinning works.	9.8
iii)	West Elevation of Nave (From East to West): There is a vertical crack through the wall from ground level to water table to the north of the ridgeline. Advice regarding its stabilisation/repair should be sought from the Structural Engineer as part of the proposed underpinning works.	9.9
iv)	Nave: The PCC have consulted a Structural Engineer who has recommended underpinning the north wall of the Nave and adjacent structures. However, the presence of the delipidated Vestry and store mad this very problematic. Since demolition of the Vestry and store has been partially completed. Further advice should be sought	12.2

from the Structural Engineer regarding the specification and sequencing of the remedial/repair works.

Furthermore the floor contains a number of cracks and toward the north elevation some obvious movement. The cracks are noticeably wider and more extensive than when inspected for the last QI report.

v) Electrical power is provided for lighting and sound amplification when required by a portable petrol generator. This is currently stored within the Nave when not in use and physically carried outside up 3no. steps and connected up when needed. 17.2

vi) Generator and Fuel Storage: Obviously it is understood that the storage of the power generator and petroleum fuel in the Nave is required following demolition of the Vestry and store. However, this is considered far from ideal; especially given it is stored directly adjacent to the main access/escape door. It is advised that the PCC consult insurers to ensure that the current arrangement is acceptable to them. Furthermore, advice should be sought from a fire expert regarding suitable extinguishers etc. 18.3

Whilst again it is understood that the PCC have attempted to screen the generator and stored fuel from view. Surrounding the potential fire source with flammable curtains and exposed timber is not acceptable.

vii) The Church Log book was not available for inspection; it should be a comprehensive record of works carried out during the previous quinquennium. It is important that the Church wardens maintain a comprehensive record of works/services carried out within the Church log book. 23.1

Indicative cost for the works in Category 1 would be £500.00 excluding VAT and fees. (This is for the Structural Engineers Advice – The Cost of the Works can only be determined following advice)

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS: Category 2

viii) The Priest's door direct to the Chancel, on the south side, is a vertically panelled softwood door but it is ledged and braced internally in a softwood frame, with dark satin finish. However, due to a lack of maintenance and decoration the base of the door now requires a timber repair and a replacement weather bar and full redecoration. 6.2

ix) As part of the faculty for demolition of the Vestry the PCC gained approval for installation of a timber screen to protect the oak door in the Chancel. This should be installed as soon as the external making 6.3

	good works have been completed following the initial demolition of the Vestry and store.	
x)	Window in South Elevation of Nave: It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect. It is understood that the redecoration works are scheduled to be completed this year.	7.2
xi)	Window in South Elevation of Chancel: It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect. It is understood that the redecoration works are scheduled to be completed this year	7.3
xii)	Mastic pointing and cement mortar around window frames should be carefully removed and replaced with NHL lime:sand mortar to prevent moisture from becoming trapped between the surrounding masonry and the timber frame.	7.6
xiii)	The Channel, gully and drain to the soakaway should be cleaned and maintained annually to prevent blockage.	8.2
xiv)	Gutters should be inspected and cleaned annually to prevent blockage and ensure that the guarding is in place.	8.4
xv)	North east elevation of Nave: Once any structural repairs/stabilisation work as may be directed by the Structural Engineer have been completed; all voids should then be pointed and filled with an NHL lime:sand mortar. The remnants of the Vestry and store floor, sub walls and foundations should be grubbed out and the landscape made good; however, advice should be sought from the Structural Engineer prior to commencement.	9.7
xvi)	Vestry: The remnants of the floor, sub walls and foundations should be carefully grubbed out and the landscape made good following advice being sought from the Structural Engineer.	12.4
xvii)	Chancel South Wall: The external door is not sealed at the base. Installation of a stained hardwood weather bar should be considered to prevent water/vermin ingress.	13.8
xviii)	Entrance: 1no. 6 litre water extinguisher for paper, wood and textile fires. This was tested in June 2025.	18.1
xix)	Chancel: 1no. 6 litre water extinguisher for paper, wood and textile fires. This was tested in June 2025.	18.2
xx)	All are in reasonable condition with the exception of a length of stone retaining wall to the eastern boundary which has collapsed during the	22.4

last quinquennium. This should be reconstructed to prevent further erosion/collapse. A potential contributing factor may have been the drainage soakaway; so further investigation of drainage solutions is advised.

Indicative cost for the works in Category 2 would be £ 7,000.00 excluding VAT and fees.

WORKS RECOMMENDED TO BE CARRIED OUT DURING THE NEXT 5 YEARS: Category 3

xxi)	Nave South Elevation: The pointing to the stone water tabling at the east end is showing signs of deterioration, and consideration should be given to localised repointing.	5.1
xxii)	Window in East Elevation of Chancel: However it would benefit from re-decoration and general cleaning externally.	7.4
xxiii)	Windows in North Elevation of Nave: However they would benefit from re-decoration and general cleaning externally.	7.5
xxiv)	Furthermore consideration should be given to a more sympathetic drainage solution and a more serviceable outfall. This could be considered as part of making good following the demolition of the Vestry.	8.2
xxv)	South Elevation of Nave (From West to East): However, there are a few stones which have eroded over time which should be monitored. Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a NHL lime:sand mortar to be specified by the Architect.	9.1
xxvi)	Soth East Elevation of Nave: However, there are a few stones which have eroded over time which should be monitored.	9.2
xxvii)	South Elevation of Chancel (From West to East): However, there is a single stone just above ground level at the west end which is severely eroded; consideration should be given to it replacement. Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with an NHL lime:sand mortar to be specified by the Architect.	9.3
xxviii)	East Gable of Chancel: However, there are localised areas where earlier repointing has been carried out utilising mortar which is	9.4

	significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with an NHL lime:sand mortar to be specified by the Architect.	
xxix)	North Elevation of Chancel: However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with an NHL lime:sand mortar to be specified by the Architect.	9.5
xxx)	The remnants of the Vestry and store floor, sub-walls and foundations should be grubbed out and the landscape made good; however, advice should be sought from the Structural Engineer prior to commencement.	9.6
xxxi)	North east elevation of Nave: Following the demolition of the Vestry, where the masonry has been painted this should be removed carefully by brushing back with a wire brush.	9.7
xxxii)	North Elevation of Nave (From East to West): However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a NHL lime:sand mortar to be specified by the Architect. In addition, there are a small number of holes/voids within the pointing which should be repointed.	9.8
xxxiii)	West Elevation of Nave (From East to West): However, there are a few stones which have eroded over time which should be monitored. Furthermore, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect.	9.9
xxxiv)	Porch: The condition is generally satisfactory, however the decoration could do with some improvement to improve appearance and reduce the possibility of decay.	10.1
xxxv)	Vestry Door: The plaster finishes should be fully repaired and redecorated following completion of the Vestry redevelopment and the necessary adjustment of the door.	11.1
xxxvi)	Nave North Wall: There is a movement crack to the top right hand side of the west window which should be monitored.	13.2

Nave East Wall: However there is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 13.3

To the north of this wall there is also a movement crack running approximately vertically up the wall behind the framed record of previous Rectors which should be monitored.

xxxvii) Nave South Wall: However, there are a few localised signs of moisture ingress/plaster patching; these should be monitored to check whether or not the moisture ingress is current. If not consideration should be given to a more suitable repair and redecoration. 13.4

xxxviii) Nave West Wall: However approximately centrally of this wall there is also a movement crack running approximately vertically up the wall, which should be monitored. 13.5

During the last quinquennium a further vertical crack has appeared to the north of the wall, which should be monitored.

Furthermore, at low level to the south of this wall there are signs of damage caused by moisture ingress, this should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint.

xxxix) Chancel North Wall: As noted in 11.1 above the plaster finishes around the door frame should be fully repaired and redecorated following completion of the vestry redevelopment. 13.6

xL) Chancel East Wall: Plaster with paint finish in generally good condition, containing 1no. stone framed stained glass arched head window. However, there are signs of water ingress at high level which should be investigated/monitored. 13.7

xLi) Chancel South Wall: The carved memorial stone above the door has a missing carved stone pediment, which stored in the Chancel. Consideration should be given to employing a specialist monument mason to reinstall and secure the missing piece of masonry. 13.8

The head of the window also has some damaged/loose plaster adjacent to the apex of the Arch. This should be carefully removed, repaired using lime plaster and re-decorated once sufficient time has been given for drying.

xLii) Chancel West Wall: However there is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the 13.9

wall is found to be dry it should be carefully prepared and redecorated using a lime based paint.

xLiii) Font: The font positioned at the west end of the nave and possibly dates from the 12th century. It is a sandstone round bowl font set upon an irregular octagonal plinth. The base of the rounded font stool is breaking away and previous repairs have now cracked and deteriorated. Due to the substantial age and importance of this font, care should be taken to sensitively repair the stonework, removing, where possible without damaging, the old cementitious mortar repairs and carefully making good where necessary with a softer lime mortar. 14.1

xLiv) It is intended to improve this arrangement with a permanently installed generator with remote operation as part of the Vestry re-development. 17.2

xLv) There are a variety of established trees a tree survey is recommended to ensure that the existing stock is safe or in need of any surgery. 22.3

Indicative cost for the works in Category 3 would be £ 25,000.00 excluding VAT and fees.

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category 4

xLvi) General: As recorded in the previous report a number of the above issues are founded in the fact that the walls internally have been tanked and plastered using unsuitable impervious materials, in conjunction with external pointing with either cementitious or lime mortars that are too hard for the sandstone. This causes moisture to be trapped within the masonry construction. As and when funds can be raised by the PCC; it would be advisable to prepare a phased programme of works to carefully remove the internal gypsum/cementitious finishes back to the masonry, apply lime plaster finishes and decorate with lime based paint. In conjunction with repointing the exterior masonry with a lime mortar that is specified to be softer than the sandstone. This would allow the masonry structure to dry out and breathe; and would increase greatly the longevity of the masonry. 13.10

xLii) As and when fund permit consideration should be given to suitable methods of space heating. 16.1

Indicative cost for the works in Category 4 would be £ 20,000.00 excluding VAT and fees.

WORK RECOMMENDED TOO IMPROVE ENERGY EFFICIENCY: Category 5
None

WORK REQUIRED TOO IMPROVE ACCESSIBILITY: Category 6

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

1 Urgent works requiring immediate attention.
2 Work recommended to be carried out during the next 11 months
3 Works recommended to be carried out during the Quinquennial period.
4 Work needed consideration beyond the Quinquennial period.
5 Work required to improve energy efficiency of the structure and services.
6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry
Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation
Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation
Any electrical installation should be tested every Quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors
As a defective conductor may attract lightning, the lightning conductor should be tested every Quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections
Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam of CO^2 (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.