

Quinquennial Inspection



Aug 2018

**St Mary St Stephen,
Wolsingham**

**For
St Mary St Stephen Parish Council
August 2018
Revised April 2019**

QUINQUENNIAL REPORT

Church: St Mary St Stephen, Wolsingham.
Archdeaconry: Auckland
Diocese: Durham.
Date of inspection: Dec 2017
Weather: Dry and sunny

St Mary St Stephen is a typical Victorian church with nave, side aisles, chancel and an open south porch with a square tower at the west end. However, it is a rebuild of an 12th C/ 13th C church. Remains of the earlier church are to be found in the tower.

St Mary St Stephen is a grade II listed building. Listing description:

Parish church; 1848 rebuilding by W. Nicholson, with changed dedication to St. Matthew, of C12 and C13 building; earlier dedication restored with 1896 reconsecration. 1856 tower heightened. Sandstone rubble tower, coursed squared sandstone C19 work, with ashlar plinth and dressings; roofs of graduated Lakeland slates with stone gable copings. Tower and 4-bay nave with clasping south aisle and south porch; north aisle and tower choir vestry; 4-bay chancel with north vestry and organ-chamber. Gabled porch has 2-centred-arched shafted surround to wrought-iron gate; flanking buttresses have setbacks and gablets; church door of studded boards with elaborate hinges; lancet windows, paired in clerestory and stepped in east end, have drip moulds with head or ballflower stops; west tower lancet through 2 stages, and proud of second stage. Tower, Norman to nave-roof level, of 3 stages with set-backs; small round-headed stair turret lights in west front; battlemented top stage has paired belfry openings under 2-centred-arched paired drip moulds. 1856 painted clock given by Miss Wilson and G.D. Wooler. Aisle and chancel buttressed; set-back buttresses to tower, angle buttresses to chancel. Overlapping gable copings with elaborate cross finials. Interior: painted plaster with ashlar arcades and dressings; scissor-truss roof on corbelled wall-posts. 4-bay C14 arcades have double- chamfered 2-centred arches on round piers; moulded capitals have band of small dog-tooth moulding; keeled responds. High 2-centred chancel arch of 2 orders on shafts and half-shafts with alternate-block jambs; east window has similar treatment, with clasping bands on shafts, and sill string. Norman west door, removed to north tower wall, has fat roll moulding on re-cut impost string and detached shafts with scallop capitals, recessed in plain round arch; inner arch chamfered. High 2-centred tower arch, with wide chamfer on quirk and half- pyramid stop, has

chamfered inner arch on grotesque corbels; stopped drip mould of man's head at left and woman in headdress-at right. Memorials include classical tablet to Rev. Peter Ionn, erected by scholars: he was curate and schoolmaster; trophy of academic and priestly symbols. Classical tablet to Greenwell family by G. Green, Newcastle, c.1839; memorial tablet in tower resited from chancel, to Francis Ainsley nee Gilbert, died 1677, (in Latin). Glass includes north aisle windows by Atkinson of Newcastle; west end of south aisle to John and Jane Proud, died-1859 and 1866, Jacob's ladder by Holiday, of high quality.

Repair works since previous inspection (excluding general maintenance)

July 2012	Electrical isolating box in boiler room replaced. Clerestorey light repaired.
March 2013	Cast iron guttering to south side of chancel replaced with new drive in brackets. Amplifier and 'loop' system replaced
April 2013	Lead flashing to tower roof refixed, along with pointing and making good above flashing. Water tables to east gable of south aisle rebbed on dpc.
Aug 2013	South aisle roof flashing repaired.
Jan 2014	Section of south aisle flashing repaired
Feb 2014	Pollarding two storm damaged lime trees
April 2014	Replugging and resealing roof flashing to south aisle roof. Loose slates replaced to chancel roof Slates repaired to north aisle
April 2014	Repairs to organ including treatment for woodworm
Oct 2014	Clock maintenance
Dec 2014	Protective sheeting to organ to prevent water damage
March 2015	Piston repair to organ swell
Jan 2016	External water pipe repaired to boiler house Roof repairs following storm Desmond: <ul style="list-style-type: none"> • Slates to south aisle • Resealing gutter
Spring 2017	Major repairs following an award from the Heritage Lottery: <ul style="list-style-type: none"> • Reslating to north aisle roof

	<ul style="list-style-type: none"> • Stonework repairs to tower • Relocating the font • Installation of new disabled WC and kitchen, with new mains drainage connection. • Cabinets for storage • Level access into church • Duct for future gas pipe installed • Partial rewire of church • Isothermal glazing to 'Jacob's window' • Organ dismantled, repaired and rebuilt • Clock face re-enamelled
Jan 2017	Storm damaged tree removed
Feb 2017	External burst water pipe along north aisle capped off
June – Nov 2017	Organ repairs

B - THE INSPECTION

The inspection of the buildings on the site was undertaken by Kevin Doonan of Doonan Architects Ltd. 18 Dec 2017. Kevin Doonan is a registered architect and an Architect Accredited in Building Conservation (AABC). Doonan Architects also has a practice registration with the RIBA

The weather was fine and sunny with frosts in the morning.

Viewing was predominantly from ground level using binoculars where appropriate. Higher level external inspections were carried out only where this was possible and safe to do so. The tower was inspected internally to all its levels including the external roof top, using the existing baccess ladders. No floorboards were lifted nor construction voids opened up.

No manhole covers were lifted nor drains inspected.

Each defect/item identified is followed by a brief outline of recommended repair/works. The schedule of defects and recommended repairs will assist the user to compile a programme of prioritised repair works. This is not intended as a specification. The user is urged to seek appropriate

specialist advice for any issues which arise. It is recommended that the user should contact Doonan Architects or similarly qualified architects when ready to proceed. The architect will advise on the appropriate action/procedure in drawing up specifications, seeking quotations and inspecting work carried out on site. Some of the works outlined below may require Listed Building consent.

The repair works are prioritised as follows:-

- A** – Urgent, requiring immediate attention.
- B** – Requires attention within 12 months
- C** – Requires attention within 18-24 months
- D** – Requires attention within the quinquennial period
- E** – A Desirable improvement with no timescale
- M** – routine maintenance

The indicated costs are budget estimates provided by the architect to give a broad indication of the potential costs associated with the recommended works. The costs for each item will be dependent on the scale of work undertaken and needs to be read cumulatively per trade within each priority category. If many items are undertaken there will be savings due to economies of scale, i.e. with contractor's preliminaries, scaffolding, welfare facilities etc. In some instances the full scale of the repair will not be known until further investigations and opening up is undertaken.

There is also scope for a number of simple and straight forward tasks to be undertaken by volunteers. However, the user should be mindful of health and safety issues associated with such tasks and their potential responsibilities and duties under the Construction, Design Management Regulations 2015 (CDM). The costs do not include professional fees associated with monitoring, investigations, specification, approvals, seeking tenders or contract administration. The costs do not include VAT.


This report should not be considered as a replacement of a structured maintenance plan. The latter will ensure that minor defects, eg slipped roofing slates are identified and dealt with quickly to avoid serious difficulties developing.


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No.	Description	Recommended Action	Cat. /Cost	Photograph
EXTERIOR				
1.0 Roof coverings.				
Green Westmoreland slates in diminishing courses				
1.1	<p>South elevation – nave. Minor loss of pointing to ridge tiles. Evidence of recently repaired slating (associated with water damage noted internally). 1 no undersized slate at east end. No gutter.</p>	<p>Point up the ridge tiles. Monitor for possible continuing water penetration, which may be due to lack of a gutter to the nave roof.</p>	<p>B D</p>	
1.2	<p>South elevation – south aisle. There are a few cracked slates but generally slating seems sound.</p>	<p>Replace any slipped/missing slates.</p>	<p>A</p>	
1.3	<p>South elevation – chancel. All appears to be sound. There is 1 no slate with green moss (?) Investigate why.</p>	<p>Investigate moss on single slate.</p>	<p>D</p>	


1.4	Porch. Slating appears sound.			
1.5	North elevation – chancel Appears sound, ridge recently pointed.			
1.6	North elevation – vestry Recently reslated: all sound. Lead lined channel formed in roof for discharge from the chancel roof.			
1.7	North elevation – nave Slating appears generally sound. Daylight showing through some of the ridge tile joints.	See above for pointing ridge		
1.8	North elevation – north aisle Recently reslated: all sound.			
1.9	Tower roof Lead finish to roof appears to be sound. The flag pole is fixed in position with tensions cables (ingeniously without the need to penetrate the roof finish). The pole sits in a steel cradle which in turn is bedded on timber blocks on rubber matting. The timber blocks are showing inevitable signs of decay.	The state of the timber blocks should be monitored. These should be monitored and may need to be replaced, possibly during the quinquennium.	D	


2.0	Rainwater goods and other external pipes. A variety of materials: lead, cast iron, plastic and aluminium.			
2.1	South aisle Cast iron gutter to west of porch. Joints showing signs of weeping Pressed aluminium gutter to east of porch. Filled with debris.	Inspect seals to joints and make good as necessary. Clean out debris build up	B M	
2.2	Porch East gutter filled with debris. Rwp's disappear into the ground (no visible gulleys). Parish advise there are effective soakaways The west rwp appears to be cracked and weeping. Suspect it may be blocked, not draining properly. There is evidence of staining on the wall.	Clean out gutter Inspect rwps to ensure free flowing and for any cracks. Carry out repairs or replace as necessary.	M B	
2.3	South chancel Cast iron gutter and rwp – appears to be sound.			
2.4	North chancel Cast iron gutter with discharge pipe to lead lined channel in vestry roof: all sound.			
2.5	Vestry Plastic gutter with cast iron rwp. Gutter needs cleaning out.	Clean out gutter	M	
2.6	North pitch to nave Cast iron gutter on drive in brackets with cast iron rwp discharging to north aisle roof: all sound.			

2.7	North aisle roof Plastic gutter. Cast iron rwp to east end: staining below lowest joint. West end rwp discharges above plinth level, potentially causing damp internally.	Inspect rwp joints and ensure free flow. Repair as necessary. Check for below ground drainage at rwp. Make good rwp to discharge at ground level.	B B	
3.0	Walls Random rubble stonework with ashlar dressings. Significant stonework repairs have been carried out since the previous QI: particularly to the tower and isolated locations elsewhere.			
3.1	South elevation Clerestory: some joints to the west end corbels are washed out. NB. The flashing to the south aisle has historically caused problems.	Thoroughly rake out lean joints and repoint with lime mortar. Monitor the status of the flashing	B M	
3.2	East elevation of south aisle Dark staining to stonework. It is assumed this is historic and has been addressed in previous repairs/rebedding of gable tabling.	Monitor for drying out	M	
3.3	South chancel Pointing generally sound. A few isolated open joints.	Thoroughly rake out joints and repoint with lime mortar.	B	
3.4	East elevation to north aisle. Signs of minor movement running vertically to left of window.	Thoroughly rake out joints and repoint with lime mortar.	B	
3.5	West elevation to north aisle. Very minor movement with some open joints. A few open joints below plinth course.	Thoroughly rake out joints and repoint with lime mortar.	B	



3.6	West elevation. Ground level appears to be approx. 200mm above internal floor level.	Monitor for potential damp within the church	M	
3.7	Tower has recently been repaired under a Heritage Lottery grant. Stonework generally in a good state of repair.			
4.0	Windows			
4.1	The stained glass to all windows apart from 3 in the chancel. The stained glass is Victorian and sound. Of particular note is The Jacob's Ladder by Holiday. This was recently conserved and protected with isothermal glazing.			
5.0	External Doors			
5.1	The porch door is heavy, boarded with elaborate cross bracing. The external face is studded with fine decorative bands.			
5.2	The porch has a metal gate with lock.			


6.0	Environs			
6.1	Approx 30 no head stones in graveyard are leaning.	Assess stability/health and safety of the headstones and determine optimum course of action, eg. straightening and bedding in conc, relocating to boundary walls, etc.	C	
6.2	Part of east and north church yard boundary wall constructed of stone. A few half round copings missing. Part of east boundary has a timber fence with wrought iron wicket gate to a public footpath. The timber fence posts are rotten.	Establish who is responsible for the repair timber fencing, and implement.	C	
6.3	The graveyard is extended to the north with a division to the original with a post and rail fence which is decaying.	Consider removing the fence or repairing if the boundary needs to be maintained.	D	
6.4	South church yard boundary wall. To the western side the stonework has washed out joints. Investigation as to the ownership/responsibility of the wall should be established. To the eastern side the wall has been excavated and a retaining wall constructed (to protect the building to the south of the wall?). There is a tree growing out of the retaining wall. An oil tank is located adjacent to the wall (belonging to the adjacent building).	Parish advise the church yard is the responsibility of the local authority		


6.5	Storm damage to trees has been noted since the last QI.	The parish advise the trees are checked periodically by the local authority.		
	INTERIOR			
7.0	Ceilings			
7.1	Scissor roof trusses with corbelled wall posts form the roof structure to the nave, all appears sound The timber boarded sarking to the roof provides the internal ceiling finish. All seems sound.			
7.2	Exposed trusses to the north and south aisles. As with the nave, the timber boarded sarking to the roof provides the internal ceiling finish. All seems sound.			
7.3	The ceiling to the rear vestry is damaged. It is understood this will be repaired as part of the imminent refurbishment of the heating system and the relocation of the boiler	Make good ceiling following heating system up grade.	C	


<p>8.0</p>	<p>Walls</p>			
<p>8.1</p>	<p>There are signs of drying out from previous water penetration incidents:</p> <ol style="list-style-type: none"> 1. West gable north aisle 2. High level to south colonnade in south aisle East gable south aisle 3. South colonnade/nave west end 4. Organ chamber. <p>The problem is possibly exacerbated with the use of an incompatible emulsion on lime plaster.</p>	<p>Monitor for drying out and redecorate when the plaster is ready to do so.</p>	<p>C</p>	 <p><i>North aisle west gable</i></p> <p><i>Nave – south colonnade high level</i></p>


			 <p><i>South aisle colonnade high level</i></p> <p><i>South aisle east gable</i></p> <p><i>Nave south clerestorey, west</i></p>
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				<i>Organ chamber high level</i>
8.2	Mould on ceiling and wall in vestry, possibly from older water penetration prior to recent reslating.	Monitor for drying out. Treat with fungicide and redecorate when plaster ready to do so. If persistent, investigate further.	C	
8.3	The curved face to the mural stair wall has peeling paint. No obvious defect, perhaps a consequence of condensation: this wall is thin. The problem may be exacerbated with the use of incompatible emulsion on lime plaster.	Monitor. Investigate appropriate paint specification: rub back all the peeling paint and redecorate.	C	
8.4	The internal plastered surfaces are all sound apart from the areas identified with water penetration.			

9.0	Floors			
9.1	Hardwood block floor finish to main body of the church with ducted underfloor heating pipework.			
9.2	The chancel is solid construction finished with terrazzo and Frosterley marble. Timber beneath the choir stalls.			
9.3	The west end of the south aisle (previously the baptistery) is finished in terrazzo tiles.			
10.0	Tower			
10.1	<p>The tower is accessed from a stone mural stair which is serviceable to the first level.</p> <p>The first level has the clock mechanism, previously weight driven but now with an automatic winding system. All seems to be operating well. The single clock face was recently refurbished.</p> <p>The second level is accessed from a ladder, as is the roof.</p> <p>The bell chamber has three bells on a sound bell frame.</p> <p>The bell chamber floorboards are worn but serviceable.</p> <p>The louvres to the bell chamber appear sound.</p> <p>They are protected internally with metal grilles and clear plastic sheeting fixed with timber battens.</p> <p>The exposed timber roof structure and sarking boards are sound.</p>			

11.0	Doors		
11.1	There are few internal doors but are painted timber and in reasonable condition. The new disabled WC has a panelled finish to match the WC wall casing.		
12.0	Fittings		
12.1	The pews are oak and in good condition.		
12.2	The pulpit, chancel rail, altar rail and altar are of oak and in reasonable condition.		
12.3	The organ is a 2 manual pipe instrument with 23 stops. It was recently dismantled, refurbished and rebuilt.		
12.4	The stone font was recently relocated from the west end of the south aisle to a new location to the rear of the nave on its original/extended plinth.		

<p>12.5</p>	<p>The original baptistery has recently been fitted out with a new disabled wc and timber framed storage cupboards.</p>			
<p>12.5</p>	<p>A kitchen has recently been fitted out on the ground floor of the tower.</p>			
<p>12.6</p>	<p>There are a number of marble, slate and oak memorials which appear to be sound.</p>			

13.0	Roofs			
13.1	Scissor truss roof with corbelled wall posts to nave, all sound.			
13.2	Exposed trusses to the north and south aisles.			
14.0	Electrical Installation			
14.1	A significant portion of the electrical installation was renewed recently.	Ensure test certificates are up to date	A	
15.0	Mechanical Installation The heating system is an oil fired boiler (it is understood this will be changed imminently to a gas boiler), located in a chamber beneath the tower. The chamber is dry with a concrete floor above. The oil storage tank is located in an adjacent detached bunker. The heating system is piped reusing some original cast iron pipework and relatively new copper to new pressed steel and cast iron radiators It is understood the system is effective.	Ensure regular maintenance check is up to date.	A	
16.0	Lightening conductor			
16.1	None	The inspecting architect was advised by the parish a lightening conductor was not required		

17.0	ASBESTOS			
17.1	Parish advise that an asbestos survey has been carried out and any recommended actions have been implements			
18.0	FIRE FIGHTING EQUIPMENT			
18.1	The church is serviced with extinguishers located in the boiler room and adjacent to the main entrance. All seem to be in good condition.	The parish advised the servicing of the fire fighting equipment was up to date.		

SUMMARY OF COSTS		
A	Urgent, requiring immediate attention.	
1.2	Repair slates	£200
15.0	Regular maintenance check on heating system/oil boiler	£100
B	Requires attention within 12 months	
1.1	Pointing to nave ridge	£300
2.1	South aisle gutter: check/seal joints	£200
2.2	Porch, repair rwp's	£150
2.7	North aisle, repair rwp's	£250
3.1	South clerestorey, repoint stonework	£250
3.3	South chancel, repoint stonework	£100
3.4	North aisle east gable, repoint stonework	£150
3.5	North aisle west gable, repoint stonework	£150
C	Requires attention within 18-24 months	
6.1	Investigate stability of head stones in graveyard	<i>More info needed</i>
6.2	Repair boundary fence	£1000
7.3	Repair rear vestry ceiling	£200
8.1	Monitor drying out of water damaged plaster/walling and redecorate	£1000
8.2	Treat vestry ceiling with fungicide and redecorate	£150
8.3	Redecorate mural stair wall	£1000

D	Requires attention within the quinquennial period	
1.1	Monitor potential water penetration to south clerestorey	<i>More info needed</i>
1.3	Investigate moss/slate to chancel roof	£100
1.9	Replace timber support blocks to flag pole mounting	£500
6.3	Remove/repair graveyard fence	<i>More info needed</i>
6.4	Remove tree from retaining wall and make good	£250
M	Routine maintenance	
2.1	Clean out south aisle gutter	£40
2.2	Clean out porch gutter	£20
2.5	Clean out vestry gutter	£40
3.1	Monitor south aisle/clerestorey flashing	
3.1	Monitor south aisle east gable for drying out	
3.6	Monitor for potential damp at west end (high ground level)	