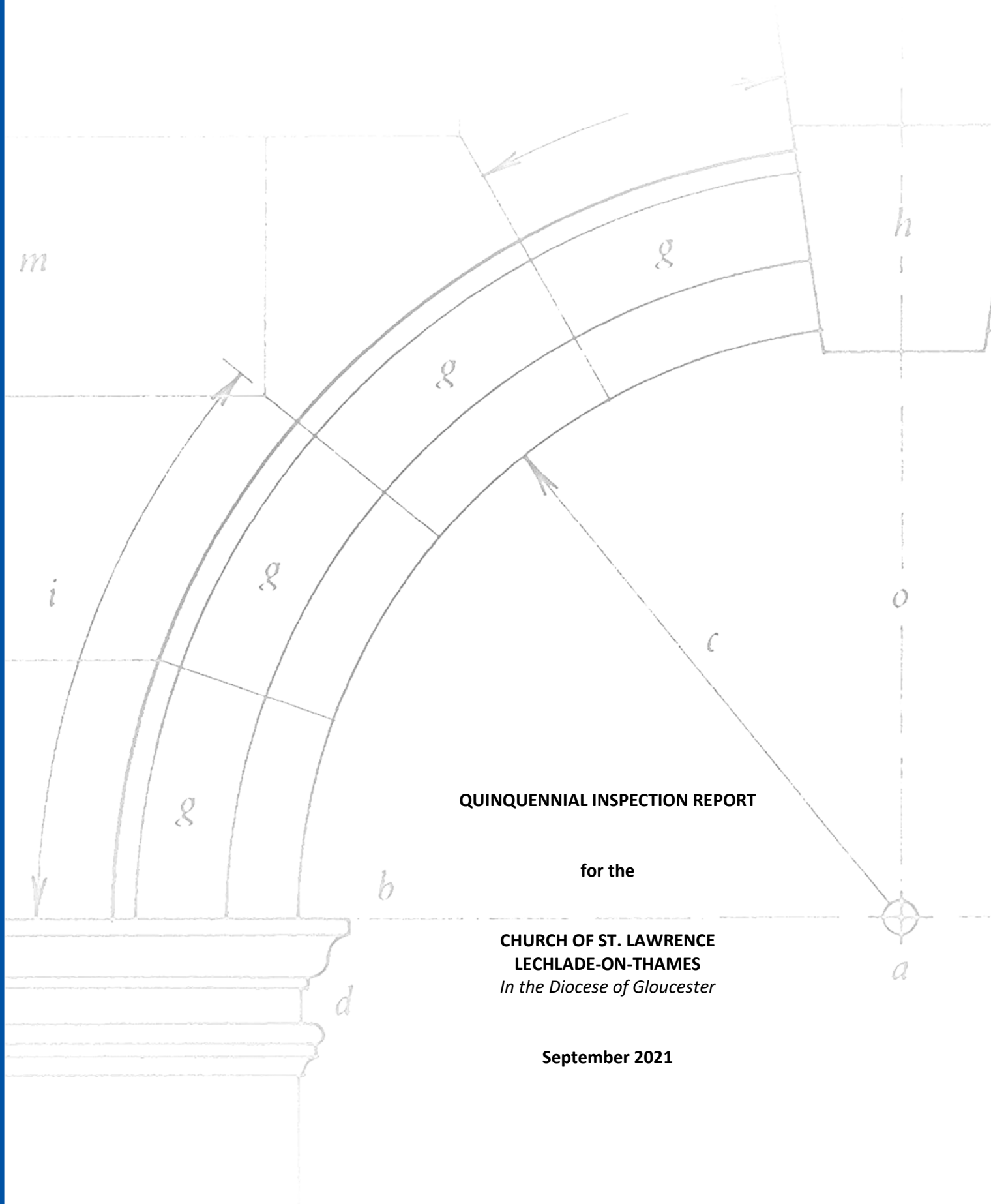


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## QUINQUENNIAL INSPECTION REPORT

for the

**CHURCH OF ST. LAWRENCE  
LECHLADE-ON-THAMES**  
*In the Diocese of Gloucester*

September 2021

**PART ONE****PREAMBLE TO QUINQUENNIAL REPORT**

1.00	SURVEY CARRIED OUT BY:	Richard Codd	BA(Hons) DipArch(Leic) PGDipAP MScHistCons(Brookes) RIBA IHBC AABC
	DATE:	Chedburn Codd	27 <sup>th</sup> October 2020
	REPORT ISSUED:		September 2021
	PREVIOUS SURVEY BY:	Mrs R Nicholls	Integrated Architecture – Heath Avery Astam
	DATE:		September 2016

**1.01 Weather conditions**

Generally dry with variable cloud and occasional light rain showers.  
Temperature: ~11°C.

**1.02 Description of the Church**

- i *“St. Lawrence. One of the great Gloucestershire ‘wool’ churches. Wholly Perp, built of dressed freestone from Taynton. It has the usual Perp plan; nave with clerestory, aisles, chancel with one-bay N and S chapels, N porch, and w tower with a spire, the ‘pratie pyramis of stone’ mentioned by Leland c. 1540. Nave and aisles were rebuilt c.1470. In 1472 St. John’s Priory was suppressed and Cecily, Duchess of York, obtained a licence to apply its revenues to the foundation of two chantries in the parish of the church. The chancel was probably not completed until the early C16; the roof-line of its predecessor can be seen against the outer E wall of the nave. Some of the C15 detailing is curiously old-fashioned; the three-light aisle windows have tracery of two vertical drop shapes, rather reminiscent of the Dec style. Plain parapets with buttresses and pinnacles. The clerestory windows, four-light Perp and straight-headed, may also not have been added until the early C16. The clerestory parapet is embattled also with pinnacles. Tall pinnacle on the nave E gable, formerly a sanctus bellcote. The chancel parapet is pierced with a double band of small quatrefoils, the upper set in lozenges, the lower in circles. Small original N vestry with similar parapet. Very depressed-arched chancel E window, with tracery below the transom and, above, a niche containing the small image of St. Lawrence holding his gridiron. The tower has three stages with deep diagonal buttresses, embattled parapet, angle pinnacles, and various sculptured heads on the stringcourse or as hoodmould stops. Half-way up the octagonal spire, which has four small lucarnes at its foot and rolls up the edges, is an ornamental band of quatrefoils similar to the chancel parapets. Low down on the NE buttress there is a man’s head and hand holding a sword, very like that of Fairford. The N porch must also be early C16; it has an embattled parapet with castellated pinnacles, and a flat stone ceiling with a star pattern of lierne ribs, decidedly on the way from Perp to an Elizabethan type of ceiling decoration.*

*The interior of the nave has four-bay arcades, plus a further bay to the chancel chapels, a similar large chancel arch and W arches to the chapels, all with piers of four*

shafts with four wide diagonal waves and square capitals set diagonally and chamfered above four shafts. The arcade creates a fine open effect, flooded with light from the many windows reflecting on to the limewashed walls. Tall tower arch with two continuous hollow chamfers; below the bell-stage a tierceron-vault with shields on the main ribs and a large hole for the bell-ropes. The triplet of arches terminating nave and aisle bear the marks of former screens; on the N are the rood stairs. Splendid chancel roof, particularly the section above the sanctuary which is decorated with carved bosses, ten of them with angels carrying instruments of the Passion; another, which not appear to belong to the same set, shows two men wrestling, each with a girdle loosely round his neck, used in medieval times to give the wrestler a hold. The bosses were repainted in 1938 by Patrick Phillips. The roof is supported on large stone corbels of the Four Evangelists and the Four Latin Doctors. E window panelled inside. The small early C16 vestry DOOR leading from the chancel has carvings which include Katherine of Aragon's pomegranate. In the chancel S wall a mutilated piscine and credence shelf. The church was restored in 1881-2 by F.S. Waller & Son, who removed any signs of Richard Pace's earlier restoration, 1829-30. The S chapel was refurnished by Roger & Surman in 1952.

REREDOS. 1902 by James Rogers of Oxford. Rather good with realistic carving and Art Nouveau shields. – COMMUNION RAIL. 1927 by Norman Jewson. – Waller's spiky-looking chancel and parclose SCREENS of 1888, not carried across the aisles, imitate the window tracery. – TOWER SCREEN 1969 by Anthony Sanford. – FONT. C15. Octagonal bowl enriched with quatrefoils with different cusps; octagonal stem. The original base has been lost. C18 FONT COVER. Above it, in the arcade pier, a fine canopied niche. – PULPIT. C15 stone pedestal carrying a Dec stone pulpit of 1882 by Waller. – SCULPTURE. In the N aisle a defaced stone panel probably depicting a baptism, and a C15 figure of St Agatha. – CHANDELIER. Given in 1730, probably made in London. – ROYAL ARMS. George IV. Dated 1829. – STAINED GLASS. In one S aisle window assembled C15 fragments, formerly in the S clerestory, mostly badges of the House of York. – Patterned glass of c.1855 in the sanctuary possibly by Wailes. – Colourful S chapel E window by Mayer & Co., 1876. – Excellent window in the S aisle by Heaton, Butler & Bayne, 1882; SW window by A.K. Nicholson, designed by G.E.R. Smith, 1932. – Kempe-like window in the N aisle by Herbert W. Bryans, 1920. – MONUMENTS. Brass in the N aisle to a wool merchant, his feet on a woolsack; probably John Townsend †1458, and his wife. Only their figures, 3ft 1in. (94cm), survive. – At the E end of the S aisle another brass 3ft 2in. (96½ cm.), perhaps Robert Hitchman †c.1510. His wife's brass is missing. – George Coxeter †1699. A charming gilded and painted marble monument, with cherubs; restored in 1876. – Mrs Anne Simmons †1769 by Nicholas Read, pupil of Roubiliac. A considerable work of art showing a naked and distraught weeping child and masses of marble drapery cascading from a small urn like a conjuring trick; also the usual medallion with a characterful portrait roundel. Of grey and white marbles. – Richard Ainge †1778. Coloured marble tablet with a tall column carrying an urn. – Rev. Richard Bowles †1804, and his widow Catherine †1814, identical tablets with draped urns by Franklin of Purton. – Catherine Wace †1837, by J. Mills of Cirencester. – George Milward †1839, by Thomas Denman; Gothic. – The CHURCHYARD, celebrated by Shelly in 'Stanzas in Lechlade Churchyard', 1815, has a number of C17-C19 chest tombs, several overgrown with ivy."

(Source: *The Buildings of England – Gloucestershire 1: The Cotswolds* (1999) by David Verey and Alan Brooks – p.436-438)

- ii Currently, the principal entrance to the church is via the west door under the tower at the west end of the church, with a secondary entrance via the north porch – a further door is to the south aisle, though this is sealed shut and there is then also a ‘private’ point of access to the north side of the vestry.

The main body of the church comprises of the nave and both a north and south aisle, divided by arcade columns. The north porch is located towards the west end of the north aisle and to the west of the nave is the tower, with the ringing chamber, belfry and clock chamber above.

The Nave leads up to the Chancel, which is enclosed by decorative timber screens, with dressed stone steps/edgings, which then leads to the Sanctuary via a further dressed stone step. To the northeast of the Chancel is the Vestry, accessed down a series of dressed stone steps.

- iii The Church of St. Lawrence was identified as a Grade I listed building on 26<sup>th</sup> November 1958 (see below for statutory listing record) – there are also 29 statutory listed (Grade II) tombs/monuments contained within the churchyard boundary, at the time of the inspection (based on the online Historic England mapping data). Furthermore, at the time of the survey the church and churchyard were located within the designated Lechlade Conservation Area (first designated on 7<sup>th</sup> July 1971 and further reviewed on 3 occasions: 10<sup>th</sup> June 1986; 25<sup>th</sup> September 1990; and 27<sup>th</sup> September 1994), but according to Cotswold District Councils online register, there are no designated Tree Preservation Orders in the churchyard at the time of the inspection.

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Building Name: Church of St. Lawrence  
Parish: Lechlade  
District: Cotswold (District Authority)  
County: Gloucestershire  
Postcode: -

LBS Number: 1155874  
Grade: I  
Date Listed: 26/11/1958  
Most Recent Amendment: -  
Date Delisted: -  
NGR: SU2149399507

Listing Text:

SU2199 LECHLADE MARKT PLACE (east side)

10/180 Church of St. Lawrence

Church of St. Mary, St. Katharine and All Saints

26.11.58

GV I

Anglican parish church. C13 foundation, completely rebuilt mid/late C15, with clerestorey and north porch of early C16, restored 1882 by Waller. Coursed and dressed Taynton stone, roofs not visible. West tower with spire, nave with clerestorey and 4- bay aisles, north porch, north and south chancel chapels of one bay at end of aisles, chancel with north vestry. Tower of 3 stages with offsets, large stepped diagonal buttresses with angle pinnacles, embattled parapet, 8-sided spire with roll mouldings at edges and gilt weathervane. Top stage has 2-light belfry openings with continuous hood and dripmould and stringcourse over with carved heads. Clockface to west with 3-light Perpendicular window below with angel and shield at top

of hoodmould over arched splayed doorway with roll mouldings. Embattled nave parapet with straight headed 4-light cusped clerestory windows and sanctus bellcote to east gable. Aisles and chancel chapels have plain parapets and 3-light windows with 2 vertical drops over. North porch has embattled parapet with pinnacles and carved figures along base, square-headed doorway with carved stops, flat stone ceiling with star rib pattern. South doorway in similar style with square hoodmould with carved square stops and foliage spandrels. Chancel has pierced quatrefoil parapet in 2 rows set in lozenges and circles, and 5-light east window in 2 tiers with flattened cusped ogees with mouchettes to each light, in overall flattened arch shape. Single storey north vestry has similar pierced parapet to east. Interior: Nave rafter roof of early C16 on central ridge, of 4 bays with braced cross beams carried on wooden shafts to base of clerestory windows. Five-bay arcade including chancel chapels with piers of 4 shafts and diagonally set square capitals. Chancel roof similar structure to nave, in 3 main bays each sub-divided into 3 with gilded and painted bosses in easternmost bay, Vestry door on north side is original with carved decoration. Piscina and credence shelf in south east corner, rest of wall panelled in style of reredos of 1897. C15 octagonal font at west end with canopied niche over in pier of arcade. Several fine medieval brasses at east end and also marble monuments including one by Nicholas Read to Mrs Anne Simmons (died 1769) on south side of chancel. (David Verey, Buildings of England - Gloucestershire: the Cotswolds, 1979.)

### 1.03 Purpose of this Report

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

The Parish are reminded that it may be necessary to obtain a Faculty or List B permission (Archdeacon approval), if it is intended to carry out any repairs and an Architect's specification is likely to be required for anything other than maintenance or very minor works. Clarification should be sought from either the DAC Secretary or the Inspecting Architect.

Digital copies of this report are being sent to the Parochial Church Council and incumbent, with further digital copies issued to the Archdeacon and the Secretary of the Diocesan Advisory Committee.

### 1.04 Plan

A key plan is included at the end of this section.

### 1.05 Materials

The main body of the Church is of masonry wall construction (understood to be Taynton limestone) comprising externally of coursed dressed stone (including string courses to walls, window and door surrounds, as well as the buttresses, castellated parapets and cross finial details) – internally the main body of the church is generally finished with painted plaster on the whole (though some areas of masonry remain exposed – north porch and internally to the tower above the level of the ringing chamber) with exposed dressed stone detailing throughout.

The majority of roofs are finished with lead sheet, with the spire being dressed stone and the roof to the north porch being pitched stone tile. All of which discharge into lead lined box/parapet gutters behind the parapets.

## 1.06 Maintenance

It is important that the PCC continues to maintain its Log Book in which all works and any problems which occur between inspections are recorded. The Churchwardens should also continue to regularly check round the building at least twice a year and ensure that annual maintenance tasks are being carried out.

Gutters, downpipes and gullies should continue to be checked and maintained (at least twice annually or more often where prone to blockage or following heavy storm conditions).

It is acknowledged that the PCC have a well-considered cyclical maintenance regime in place for the Church and the Churchyard.

## 1.07 Items discussed with the Churchwardens

The inspection was preceded by a brief review of matters with one of the Churchwardens and colleagues from the PCC, who made me aware of the following items:

a) Specific concerns/matters identified:

- Condition of some of the leadwork (roof sheets and parapet gutters)
- Failed light bulbs/units – which were being addressed in parallel with the QI with the use of the cherry-picker
- Boiler problems – PCC considering its replacement, potentially with an ASHP, as part of the future re-ordering (*see (b) below*);
- General dampness in the boiler room

b) Planned (future) works:

- A complete internal reordering of the church is currently under consideration, including external access improvements to the uneven cobbles area of Shelley's Walk. A series of initial sketch proposals having been developed and discussed with the DAC ahead of a wider consultation with statutory consultees and the local community etc. (*due to be carried out later in 2021 – process slowed due to the COVID pandemic*).

## 1.08 Site Access

Principally bounded by a series of stone walls (which are also neighbouring property boundaries) to the perimeter of the churchyard, while the majority of the west boundary has no boundary enclosure instead open to the Market Place road and pavement. The principal pedestrian access is to the west – a route which continues through to the east end of the churchyard and Wharf Lane beyond. There is no formal vehicular access to within the site – although there is limited off-road parking to the northwest corner of the site.

## 1.09 Service Installations

This report does not include technical inspections of the heating and electrical installations, the organ, bells, or the fire precautions. Comments are based upon a visual examination only.

### 1.10 Insurance

The PCC are advised that insurance cover should be reviewed annually, in order to keep pace with rising cost of building. Insurers should be informed before any work is done, or cover could be at risk.

### 1.11 Further Information

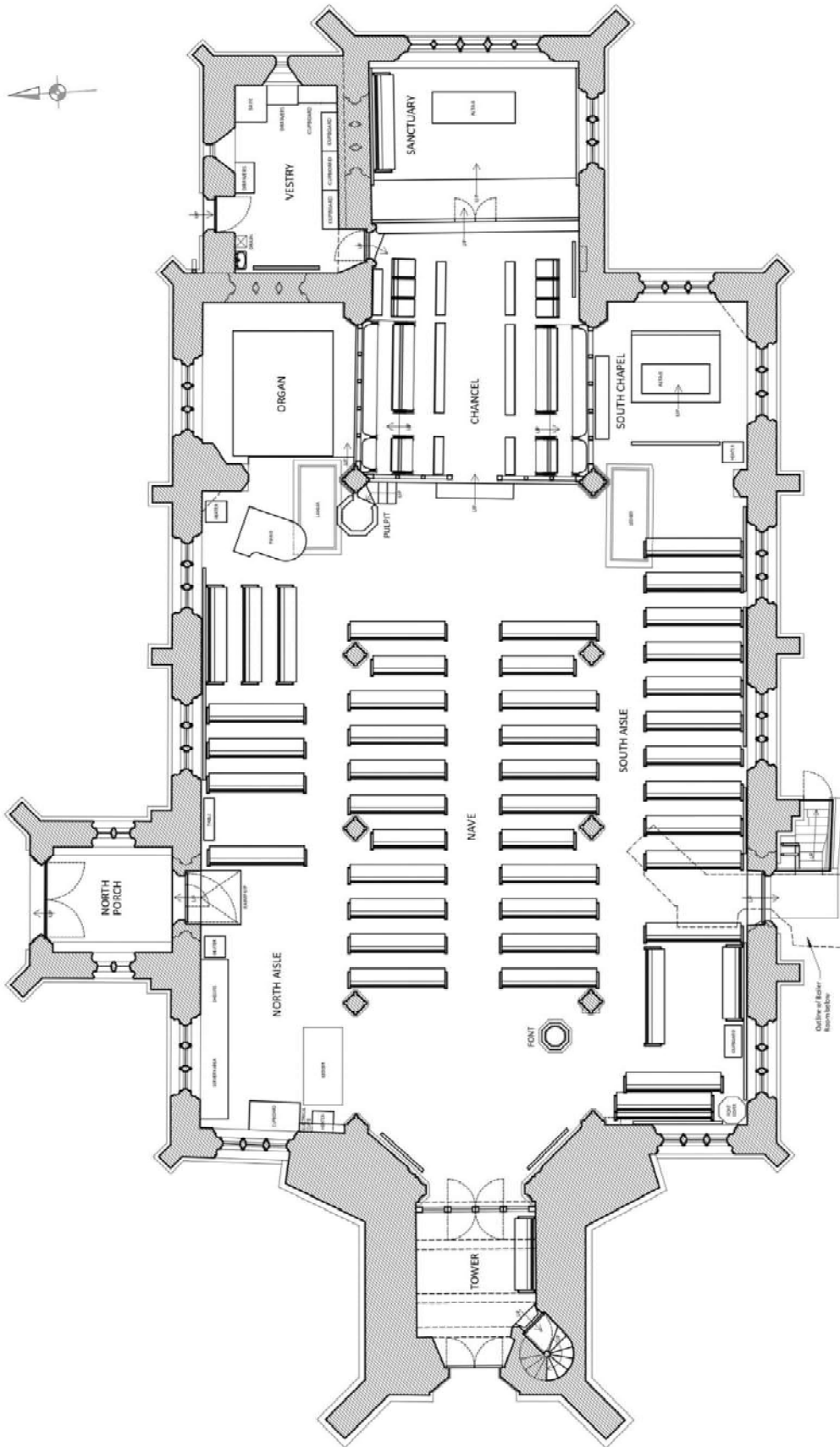
Further information on church maintenance can be found in the *'Care of Churches'* document published by the Church Information Office, Church House, Westminster. This offers advice covering the care of ecclesiastical buildings, their fittings and mechanical services.

The Church of England website [www.churchcare.co.uk](http://www.churchcare.co.uk) provides a useful source, as do documents published by the SPAB.

### 1.12 Priorities and Recommendations

Recommendations for repairs and other observations are categorised by the following letters in the right-hand margin of the report, and a summary of the repairs in order of their priority is listed in Part Three.

- A - urgent work required
- B - essential within the next 18 months
- C - necessary within the Quinquennium
- D - eventual desirable improvements
- O - to be kept under observation by the churchwardens from time to time and checked at the next inspection.
- M - regular maintenance item
- X - items requiring further investigation or discussion



Key Plan (*not to scale*)  
Church of St Lawrence, Lechlade on Thames



## **PART TWO**

### **REPORT FOR THE CHURCH OF ST. LAWRENCE, LECHLADE-ON-THAMES**

#### **2.00 Survey Information**

This survey was carried out and this report has been prepared in accordance with the recommendations published by the Council for the Care of Churches in '*A Guide to the Inspection and Repair of Churches*' 2001.

The report is restricted to the general condition of the building and its defects.

#### **2.01 Limitation of Survey**

The inspection of the Church was carried out visually, generally, from ground level and other readily accessible parts. The nave ceiling and clerestory windows were all reviewed internally with the use of a cherry-picker, kindly supplied (with operator) by the PCC.

Any inaccessible or enclosed spaces were not opened up and therefore cannot be reported as free from defects or infestation.

The scope of this report covers the Church and the Churchyard.

#### **2.02 Works/Repairs Carried Out Since Last Inspection**

Further to the ongoing cycle of maintenance works, it is acknowledged that the following recommendations/repairs were carried out since the last inspection in September 2016:

- Removal of netting from spire;
- Removal of vegetation/moss from parapet gutters (*acknowledging that debris beginning to build-up again, which is not unexpected as such matters are inevitably a cyclical issue*);
- General re-pointing works, including over cover flashings to parapet gutters/roofs;
- Moss removal from plinths (*acknowledging that this is beginning to build-up again, which is not unexpected as such matters are inevitably a cyclical issue*);
- Localised repointing of street side of west boundary wall;
- Localised repointing of north end of east boundary wall;
- Arboricultural survey of the trees in the churchyard (*Conservation Area Consent being sought, at the time of the inspection, to allow the surveys recommended works to be carried out*);
- 'SmartWater' applied in accordance with insurance requirements; and
- Moss/algae cleared from boiler room steps (*again acknowledging that this is becoming established again, which is not unexpected given the location/situation and as this is inevitably a cyclical issue*);

### 3.00 CONDITION OF THE EXTERIOR

#### ROOFS

##### Spire

*Octagonal in form, this rises from the square tower below, it is in two stages with a decorative double banded carved frieze at its mid-point and carved rolls down each of the 'hip' arrises. It terminated with a decorative carved apex set below a gilded weathervane. The four cardinal daces contain stone vented lucarnes – with the north face being larger containing access into the tower (currently covered with s/s grille). Set behind a stone castellated parapet, its base is surrounded by a lead-lined parapet box gutter – this in turn discharged through lead-lined outlet gargoyles. Access to this level is via a small timber door (east facing) from the spiral stair below located in the southwest corner.*

3.01 Detailed view of the spire masonry is of course limited, however steeplejacks carried out a more detailed condition survey, with rope access, in November 2017. For clarity and ease of future reference, they noted the following:

- *North Elevation – ... small number of open/cracked joints throughout this elevation. There are some open joints around the decorative band of stonework*
- *North East Elevation – ... small number of open/cracked joints throughout this elevation. There are some open joints to the base of the decorative stonework*
- *East Elevation – ... small number of open/cracked joints throughout this elevation. There are some open joints to the top of the decorative stonework*
- *South East Elevation – There is a small crack to the finial stone but this has no movement at present. There is a small crack going through one of the stones near the top of the spire. There is a small number of open/cracked joints throughout this elevation. Removed a few small pieces of flaking stonework from one stone*
- *South Elevation – There is a small crack to the stonework. There is a small number of open/cracked joints throughout this elevation. There are a few open joints around the decorative stonework*
- *South West Elevation – Removed two pieces of stonework from the finial stone as they were loose and dangerous. There is a small number of open/cracked joints throughout this elevation. There are some open joints to the decorative stonework*
- *West Elevation – ... small number of open/cracked joints throughout this elevation. There are some open joints to the decorative stonework*
- *North West Elevation – ... small number of open/cracked joints throughout this elevation. There are some open joints to the top of the decorative stonework. There is a small crack to one stone on this elevation.*
- *North Elevation – ... small number of open/cracked joints throughout this elevation. There are some open joints to the decorative stonework*
- *Summary – Although the spire has a few open joints around the decorative stonework and on each elevation, the spire is in good condition.... would therefore recommend ... a follow up survey in 10 years time to check the condition of the spire which will also be the same time the lightning conductor bond to the vane would be due an inspection.*

O+

- 3.02 In addition, to the steeplejack's assessment, the following additional points were noted in terms of the spire masonry:
- Varying degrees of weathering/erosion to the stone louvres contained within the lucarnes, as well as to the decorative hoods over. Whilst this does not give immediate cause for concern, it is recommended that they be visually monitored during the next quinquennial cycle – and consideration made to taking a photographic visual record on an annual basis to allow the rate of decay/loss to be monitored so that future repairs (if necessary) can be appropriately planned in advance. **O**
- 3.03 As noted in the previous QI report, the lead-lined parapet gutter is 'irregular in places' with water pooling. This was especially evident as the latest inspection followed a rain shower – it would appear there are failings to the substrate below the lead sheets allowing the water to pool. Furthermore, there was a build-up of debris in some areas of the gutter. These areas should continue to be visually monitored and their routine clearance should continue to form part of the cyclical maintenance regime – it is also recommended that consideration be given to the renewal of the leadwork, these works will also likely include upgrading/improvement of the substrate to reduce the risk of water pooling in the future. A section of cover flashing was also missing from the parapet gutter which should be replaced in the next quinquennial cycle (as it is in a sheltered position). **O/M**  
**D**  
**C**

#### **Nave roof**

*Accessed via the Clock Chamber in the tower, this is a double pitched (~17°) lead sheet finish, the ridge runs west-east and bays are formed with hollow core rolls (which wrap over the ridge). These comprise of single lead sheet bays, with staggered clipped laps wrapping over the ridge. The slopes discharge to lead lined stepped box gutters on both its north and south sides – which in-turn discharge to a series of hoppers and downpipes to the clerestory walls/aisle roofs below.*

- 3.04 The eastern half of the southern slope has been painted with a paint/sealant to 'temporarily' address previous leaks/issues with the leadwork. This finish has been applied to some of the lead bays complete, with the remainder being only to rolls and across laps (the latter is not ideal if it restricts expected thermal movement – so this should be visually monitored, for splits/failures, during the next quinquennial cycle). This is only a short to medium-term solution and consideration should be given to the wholesale replacement of these failing lead finishes in the medium to long-term. **O**  
**D**
- 3.05 There are the expected indications of thermal creep/movement to the areas of the laps of the lead sheets – the lengths of sheet, whilst acceptable at the time of their installation would not conform to current guidance (which advises max. sheet length should be either 2.4m or 2.5 for Code 7 or Code 8 lead sheet respectively). In addition, there is evidence, across some areas, of the shadowing from the sarking boards supporting the sheets below – this can be a potential indication of the lead beginning to near the end of its useful life. Consideration should be given to the renewal of the lead-sheets in the medium to longer-term – whilst in the short-term this should be visually monitored for pooling of water or splitting of the sheets across these areas. **D**  
**O**

- 3.06 Similar to the tower roof parapet, there was some localised areas of debris build-up to the parapet gutters – in addition some water was pooling in the eastern catchpit to the south parapet. These areas should continue to be visually monitored and their routine clearance should continue to form part of the cyclical maintenance regime. To avoid risk of future blockages/water backing up behind the lead sheet/flashings. **O/M**

#### **North aisle roof**

*Single pitched (~6-8°) lead sheet finish, laid in bays with what appeared to be wood core rolls – the sheets are lapped across each bay, with adjoining bay laps being staggered. This slope discharges into a lead-lined stepped parapet gutter on its north side. This slope can potentially be accessed externally from the nave roof above, via a set of external stone steps in the southwest corner. (Please note – due to only a simple metal rod handrail with open-sides over a sheer drop, no other safety measures and with wet moss/lichen to the stone treads, it was not deemed safe to make use of this means of access during the inspection, instead this roof slope was only viewed from the nave roof above).*

- 3.07 There appeared to be signs of previous repairs (presume splits) to some of the rolls – and as would be expected in this location, there is algal staining towards the heads of the sheets near where they abut the clerestory walls (as they are out of direct sunlight). Care should be taken when walking over these areas as it can increase the slippiness and consideration could be given to carefully brushing this off if the build-up worsens. **M**
- 3.08 As with the nave roof, there is evidence, across some areas, of the shadowing from the sarking boards supporting the sheets below – this can be a potential indication of the lead beginning to near the end of its useful life. Consideration should be given to the renewal of the lead-sheets in the medium to longer-term – whilst in the short-term this should be visually monitored for pooling of water or splitting of the sheets across these areas. **D**  
**O**
- 3.09 There appeared to be potential staining/water build up in the areas of the laps across the lead sheets, suggesting water is being held/trapped in these areas. As there had been recent rainfall, it is unclear where this remains or drains over time. So, for some surety against a potentially more serious issue here, these areas should be also visually monitored to determine whether or not water is being trapped here in the longer-term. Then further consideration can be given to action at the time of the next inspection (unless leak issues are identified in the interim). **O**
- 3.10 As with the upper parapets, there was some localised areas of debris build-up to the parapet gutter – in addition some water appeared to be pooling some areas. These should continue to be visually monitored and their routine clearance should continue to form part of the cyclical maintenance regime. **O/M**
- 3.11 Given the risks associated with the current ‘limited’ access between the nave and north aisle roof slope, consideration should be given to improving the safety of the existing stone access steps – this could include improvements/additions to the existing handrail arrangement in terms of simple but practical balustrading to address the sheer drop and possibly the addition of a fall-arrest cable (though this will require detailed consideration in terms of the aesthetics and its impact upon the character of this grade I listed building, especially given its unhindered visual appearance to the principal west elevation). Furthermore, consideration could be given to the addition of non-slip metal treads fitted over the stone treads, to reduce the risk of slipping when moving across this area. **D**

### **South aisle roof**

*As with the north aisle roof, this is a single pitched (~6-8°) lead sheet finish, laid in bays with what again appeared to be wood core rolls – the sheets are lapped across each bay, with adjoining bay laps being staggered. This slope discharges into a lead-lined stepped parapet gutter on its north side. This slope can potentially be accessed externally from the nave roof above, via a set of external stone steps in the southwest corner. (Please note – due to only a simple metal rod handrail with open-sides over a sheer drop, no other safety measures and with wet moss/lichen to the stone treads, it was not deemed safe to make use of this means of access during the inspection, instead this roof slope was only viewed from the nave roof above).*

- 3.12 Compared to the nave and north aisle roof slopes, the evidence of the shadowing from the sarking boards supporting the sheets below is far more noticeable to this slope including additional staining to these areas suggesting water is readily held in these areas as well as the sheet lap locations. Furthermore, there appeared to be some unevenness across the fall of the roof towards the west end of the slope. As noted in the previous report, consideration should be given to the renewal of the lead-sheets (and likely some of the sarking board substrate) in the medium-term – whilst in the short-term this slope should also be visually monitored for worsening of the pooling of water or splitting of the sheets across these areas. D  
O
- 3.13 Again, as with the upper parapets, there was some localised areas of debris build-up to the parapet gutter – and some water also appeared to be pooling in areas. These should continue to be visually monitored and their routine clearance should continue to form part of the cyclical maintenance regime. O/M
- 3.14 As noted with the north aisle situation, given the risks associated with the current 'limited' access between the nave and south aisle roof slope, consideration should be given to improving the safety of the existing stone access steps – this could include improvements/additions to the existing handrail arrangement in terms of simple but practical balustrading to address the sheer drop and possibly the addition of a fall-arrest cable (though this will require detailed consideration in terms of the aesthetics and its impact upon the character of this grade I listed building, especially given its unhindered visual appearance to the principal west elevation). Furthermore, consideration could be given to the addition of non-slip metal treads fitted over the stone treads, to reduce the risk of slipping when moving across this area. D

### **North porch roof**

*Double pitched stone roof with a stone ridge (with 2 no. lead lined through vents) running north-south. The slopes discharge to lead lined stepped box gutters on the west and east sides. Given limitations on access to this area, this roof was viewed from the top of the tower as well as the north side of the nave roof instead.*

- 3.15 From the limited views, the condition of the stone tiles and ridge appeared reasonable. However, there was various areas of moss build up across their surface, which over time will retain moisture on the stone surface so increasing the risk of failure/spalling to the stone. When safe access permits, consideration should be given to the careful removal of the moss with either a soft brush or wooden spatula. C

- 3.16 As elsewhere, there is a build-up of debris (this includes moss – likely washed off the roof slopes above; leaf matter from nearby trees) to the parapet gutter – this is evidently greater compared to the build-up noted in other parapet gutters. This should be monitored and its routine clearance should continue to form part of the cyclical maintenance regime – perhaps giving allowance to an increased frequency of clearance to these areas. O/M

**Chancel (including Sanctuary) roof**

*Double pitched (~6-8°) lead sheet finish, the wide ridge stepped above the main slopes runs west-east and all bays are formed with hollow core rolls (which are staggered between the slopes and ridge, where they wrap over the ridge as elsewhere). The slopes discharge to lead lined stepped box gutters on both its north and south sides which discharge through the east gable as well as out onto the aisle slopes below the north and south sides. No safe direct access was possible down on to this slope at the time of the inspection, so it was instead viewed from the nave gable above.*

- 3.17 There is evidence of previous repairs to the lead sheets adjoining rolls towards the west end of the stepped ridge – these appeared to remain in good order.
- 3.18 As noted with the other lead roofs, the lower bays to the Chancel roof is also showing signs of shadowing from the sarking boards supporting the sheets below – though this does not appear to be as noticeable elsewhere, however there are signs of staining to the surface of the lead sheet which may be a sign of water having pooled in these areas. This should continue to be visually monitored as elsewhere this consideration given to the renewal of the lead sheets in the medium to long-term. O  
D
- 3.19 Again, as with the upper parapets, there was some localised areas of debris build-up to the parapet gutters – and staining indicative of water pooling in areas. These should continue to be visually monitored and their routine clearance should continue to form part of the cyclical maintenance regime. O/M

**Vestry**

*This was not accessed at the time of the inspection – it is understood to be a low-pitched (i.e. 'flat') roof finished with lead sheets divided into bays, which discharges to a stepped parapet box gutter on its north side. It is understood to have been renewed at least twice, following theft, in the last 12 years or so. No evidence of potential issues were noted internally, or reported by the Churchwarden et al, so there is no cause for concern at the time of the inspection – however, it is recommended it be more closely reviewed at the time of the next inspection.*

- 3.20 Although not closely reviewed due to limited access, given the location and nearby trees, it is likely that as elsewhere this is a build up of debris to the parapet gutter – therefore, this should continue to be visually monitored and its routine clearance should continue to form part of the cyclical maintenance regime. O/M

## RAINWATER GOODS

*Lead lined outlets, through gargoyles, principally discharge rainwater from the parapet box gutters behind – either out and away from the building so they are over grates covering large gullies/soakaways at ground level below; or instead via hoppers/downpipes etc. to roof slopes below (i.e. Nave/Chancel down to Aisle slopes below) or to ground (i.e. east end of north aisle/combined with Vestry below). The hopper/downpipes to the north clerestory discharge over the north aisle, via shoe outlets at their base – whereas the south clerestory downpipes discharge into asbestos pipes laid across the south aisle roof before discharging into the south parapet gutter.*

- 3.21 The pipework to the upper levels appeared to be in reasonable order when viewed from above with no blockages readily evident (no water appeared to be backing up into the hopper, nor did there appear to be staining around joints) – it is recommended that these continue to be visually monitored and cleared as/when necessary, as part of the current cyclical maintenance regime. **O/M**
- 3.22 The downpipe from the north west corner of the north aisle, which also has a connection from the Vestry roof below appeared to be in reasonable order – for the record, it is understood that anti-climb paint has been applied to this downpipe, in addition to the spiked array fitted near the Vestry parapet to help deter vandal/theft access with regard the vestry roof covering. There was some staining and surface corrosion to the base of this downpipe – it is recommended that this be treated and redecorated. **C**
- 3.23 The operation of the complete below ground drainage system could not be checked – however, no issues were raised by the Churchwarden/PCC and all of the gulleys appeared to be visually clear and in reasonable order at the time of the inspection. Again, routine monitoring and clearance of the gulleys should continue and for ease be combined with that of the rainwater goods/parapet gutters as part of the current cyclical maintenance regime. **O/M**
- 3.24 The concrete aprons around some of the grate covers has opened up/fractured – this would benefit from being repointed to prevent vegetation becoming established and to also ensure excess surface water is directed towards the below ground drainage system whenever possible. **B**

## EXTERNAL WALLS

### Tower

#### *Inner side of tower parapet*

- 3.25 The inside face of the castellated parapet comprises of dressed stone, as can be seen elsewhere with the parapet details of the church, with pinnacles to each of the four corners (with bronze restraint bars tying these back to the spire masonry). There are minor localised areas of soft/missing mortar to these inner faces – they do not give particular cause for concern at this time; however, consideration should be given to raking out the affected areas and repointing in an appropriate lime mortar during the next quinquennial cycle. **C**

### *Outer/External areas*

- 3.26 To the north elevation, the following was evident:
- Staining around the lightning conductor tape – this does not give particular cause for concern and at this time is more of an aesthetic matter;
  - Moss growth becoming established across canted plinth cappings – ideally this should be removed with a soft brush/wooden spatula to prevent water being retained on the stone surface which could exacerbate future weathering/decay. Such works could form part of the cyclical maintenance regime. **C**
- 3.27 To the east elevation, the following was evident:
- Some potential soft/open joints to the outer face of the parapet and lower area of the north east buttress (above the nave roof, which should be repointed in an appropriate lime mortar when safe access permits; **D**
- 3.28 To the south elevation, the following was evident:
- Some open joints to base of the plinth (including the buttresses) which should be repointed in an appropriate lime mortar; and **C**
  - Moss growth becoming established across canted plinth cappings – ideally this should be removed with a soft brush/wooden spatula to prevent water being retained on the stone surface which could exacerbate future weathering/decay. Such works could form part of the cyclical maintenance regime. **C**
- 3.29 To the west elevation, the following was evident:
- Some staining (copper) below the clockface;
  - Moss growth becoming established across string course and window hood moulding – ideally when safe access permits, this should be removed with a soft brush/wooden spatula to reduce the risk of water being retained on the stone surface which could exacerbate future weathering/decay; **C**
  - Some localised spalling of the plinth (north side) was apparent – this should be monitored over the next quinquennial cycle and consideration may need to be given to locally refacing the surface. **O**

### **Nave**

- 3.30 The clerestories to the north and south sides could not be fairly reviewed due to the limitations on safe access from the nave roof above, at the time of the inspection. However, whilst looking over the parapets from above, nothing of critical concern was evident and it is acknowledged that the previous inspection report notes that there have been previous repairs to window masonry including replacement mullions. In addition, it only appeared to note that some repointing was required to the south parapet panels and merlons, as well as reviewing a line of open joints to the south east corner. If not already done so, consideration should be given to these repairs during the next quinquennial cycle (when safe access permits) and if safe access can be provided a closer inspection of these areas should be carried out during the next inspection. **O**



### North Aisle

- 3.31 West elevation – there appears to be an open joint below the parapet string course, whilst not giving immediate cause for concern this should be repointed in an appropriate lime mortar when safe access permits. In addition, as elsewhere, moss growth is becoming established across the canted plinth capping – ideally this should be removed with a soft brush/wooden spatula to reduce the risk of water being retained on the stone surface which could exacerbate future weathering/decay; **D**
- 3.32 West and north elevations - There are localised areas of moss to canted plinth cappings, window cills and the head of the parapet mouldings – this would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. **C**
- 3.33 North elevation - There are open joints around concrete fillets to the base of buttress around the drain grates, with localised areas of vegetation becoming established. Vegetation should be carefully removed and open joints repointed to ensure any surface water is discharged away to the below ground drainage system and doesn't settle in the building fabric. **B**
- 3.34 North elevation –potential open joints and displacement to the head of the hood moulding over the west window (west of the north porch) and central window (east of the north porch) remains evident. Whilst these do not appear to be new or worsened compared to previous observations, this should be visually monitored during the next quinquennial cycle and consideration given to localised repointing in an appropriate lime mortar when safe access permits. **O**  
**D**

### North Porch

- 3.35 West elevation – there is partial loss of hood/stop mouldings over the west window; however, this appears to be historic. As elsewhere, there are localised areas of moss to the canted plinth capping – these would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. There is a potentially 'recent; loss of moulding to the underside of the southern end of the parapet moulding which should be visually monitored over the next quinquennial cycle to see if the situation worsens or remains localised. **C**  
**O**
- 3.36 North elevation - as previously recorded, there appears to be some open joints to the castellated parapet mouldings which would benefit from being repointed in an appropriate lime mortar. A section of lower plinth moulding to the northwest buttress appears to have blown – this should be monitored and consideration given to piecing-in a new section when funds permit. As elsewhere, there are localised areas of moss to canted plinth cappings and parapet mouldings – this would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. **C**
- 3.37 East elevation – as elsewhere, there are localised areas of moss to the canted plinth capping and window cill – these would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. **C**

### **South Aisle**

- 3.38 East elevation – as elsewhere, there are localised areas of moss to the canted plinth capping and facing masonry below; these would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. Otherwise, the remainder of this elevation remains in reasonable order (acknowledging repairs have been carried out previously). **C**
- 3.39 South elevation – there are some signs of spalling various sections of the buttress masonry across this 5-bay elevation. Whilst it does not give cause for concern at this time, it should be visually monitored over the next quinquennial cycle to help determine the rate of decay and most appropriate method of repair for the medium to long term. **O**
- 3.40 South elevation - as elsewhere, there are localised areas of moss to the areas of mortar flaunching at the base of the wall (not complete) – this would benefit from removal (soft brush or wooden spatula) to reduce the risk of moisture saturation/future damage of these surfaces. Vegetation is also becoming established where some open joints/cracks have formed in these areas – these should be raked out and the resultant open joints repointed in an appropriate mortar. **C**  
**B**
- 3.41 South elevation - as recorded in the previous report, there are signs of potential movement to the former boiler chimney flue – in addition there are open joints towards the upper level. If this is to be removed as part of the desired reordering, then it only need be visually monitored – however, if the PCC prefer to retain it, open joints should be repointed in an appropriate lime mortar with consideration given to additional structural restraints which tie it to the main aisle wall structure. **O/C**
- 3.42 South elevation – there are open joints and loss of moulding to the underside of the hood moulding over the south door. The open joint should be repointed in an appropriate lime mortar, and if the door is to be brought back into a fuller use it may be desirable to reinstate the missing sections of moulding. **C**  
**D**
- 3.43 West elevation – it is acknowledged this elevation has undergone a series of masonry repairs previously. Apart from expected degrees of weathering to some of the ashlar blocks, the overall condition appears reasonable and gives no particular cause for concern at this time.

### **Chancel (inc. Sanctuary)**

- 3.44 North elevation – viewed from ground level only, so partially obscured by Vestry below. It is apparent there have been previous repairs to this elevation and it remains generally sound overall. However, there appeared to be early signs of a soft/open mortar joint to the east side of the window hood moulding. When safe access permits this should be reviewed more closely and if required, the open joint repointed in an appropriate lime mortar. **D**

- 3.45 East elevation – acknowledging the expected weathering to masonry much of the elevation appears to be in reasonable order and it is also acknowledged there have been previous masonry replacement (window tracery/mouldings and high-level mouldings) and repointing works. However, at the time of the inspection moss growth is becoming established to the concrete flaunching at the base of the wall – this flaunching is also cracking around the drain grate by the south buttress. The moss should be carefully removed and then open joints/cracking to the flaunching repointed to prevent water becoming trapped in the masonry structure behind. **B**
- 3.46 South elevation – as elsewhere, there are localised areas of moss to the canted plinth capping and window cill – these would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. **C**

### Vestry

- 3.47 North elevation – as elsewhere, there are localised areas of moss to the canted plinth capping, parapet string and capping mouldings – these would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling of these surfaces. Whilst it is acknowledged there have been previous pointing repairs and piecing in of an ashlar block to the parapet masonry, the eastern pierced block above the parapet string course is badly weathered – to reduce the rate of decay consideration should be given to applying a lime based sheltercoat, then in the medium to long-term, when funds permit, consideration should be given to piecing in a new replacement carved block. **C**  
**D**
- 3.48 East elevation – as elsewhere, there are localised areas of moss to the canted plinth capping but also more prevalently to the mortar flaunching at the base of the wall – this would benefit from removal (soft brush or wooden spatula) to reduce the risk of future spalling or moisture saturation of these surfaces. **C**

#### 4.00 **CONDITION OF THE INTERIOR**

*This is generally discussed in order of high-level to ground in the tower and then generally west to east within the church.*

##### **Spiral Stair**

*Located within the southwest corner of the tower, this stair initially provides access from ground floor up to the bell ringing floor, before continuing up to the belfry, clock chamber (which in turn provides access out onto the nave roof) and finally the tower parapet around the base of the spire above. The steps themselves are stone.*

##### **Ceiling**

- 4.01 The ceiling is formed by the underside of the stone roof structure contained within the tower/spire parapet above. The condition of this, given its location and purpose did not give cause for concern at the time of the inspection.

##### **Walls**

- 4.02 The walls comprise of exposed dressed semi-coursed stone which have clearly been repaired/repointed previously on a number of occasions. As to be expected, there are minor areas of soft/open joints to the inside faces of these walls in various locations – given their ‘private’ location and extent, this does not give particular cause for concern at this time and should be re-assessed at the next inspection. **O**

- 4.03 At roof level, there is a double-boarded part framed door giving access out onto the tower roof. At the time of the survey, although a slight warp through its height, this stilled appeared to be in serviceable order and gave no particular cause for concern.

- 4.04 A small rectangular window with single piece glazing allows daylight to penetrate the lower  $\frac{1}{3}$  of the stair (on its south side – between the bell ringing floor and clock chamber). This appears to have been the target of vandals and is now shattered – whilst it does not give particular cause for concern at this time, when funds/access permit, consideration could be given to its replacement and potentially the addition of a metal grille externally to help deter the risk of future vandalism. **D**

##### **Stairs/Landing**

- 4.05 The stone treads understandably show signs of wear but given their location and limited use by only knowledgeable persons, they do not give particular cause for concern at this time.

##### **Tower – Belfry**

*Positioned within the top  $\frac{1}{3}$  of the Tower and open up to the underside of the spire above, this is accessed off the tower’s internal spiral stair located in its southwest corner.*

##### **Ceiling**

- 4.06 The ceiling is formed by the underside of the semi-dressed stone to the spire above. Within the spire ‘void’ are 2 sets of timber beams with a handful of loose planks – potentially associated with the spires construction and serving no further purpose now. There appeared to be water staining to the inside faces of the masonry and timber beams/planks – whilst this may have been associated with wind blow rain coming through the vented lucarnes above, none of it appeared to be recent nor did there appear to be any evidence associated with rain preceding the inspection. Therefore, none of this gave particular cause for concern at the time of the inspection – although it

- would be prudent to visually monitor this as part of the cyclical maintenance regime and note any significant changes to the situation. **O**
- 4.07 Louvres are contained within the dressed stone openings to each elevation. Whilst they could not be readily reviewed internally, when reviewing the church at ground level externally potential signs of decay appeared evident on the outer edges (although given the weathering patination, this does not necessarily appear to be recent). This should be monitored during the next quinquennial cycle and then reviewed again at that time. **O**
- Walls
- 4.08 As with the stairs, the walls comprise of exposed semi-coursed/rubble stone which have clearly been repaired/repointed previously on a number of occasions – there were no areas of particular concern readily identifiable at the time of the inspection (damp staining, as with the underside of the spire again appeared to be relatively historic). **O**
- 4.09 Pierced louvred dressed stone openings pierce each elevation and are covered internally by corroding chicken wire – this should be visually monitored during the next quinquennial cycle and consideration given to its renewal if it leads to damage of the masonry or fails to the extent birds could enter the space. Whilst the stonework could not be readily reviewed internally, when reviewing the church at ground level/roof level externally signs of decay/weathering was evident to the integral louvres on the outer faces, including signs of fractures which along with the weathering patination/spalling do not necessarily appear to be ‘recent’. This should be visually monitored during the next quinquennial cycle and then reviewed again at that time. **D**
- Floor
- 4.10 As noted in the previous QI report, some of the timber boarding to the south side appears damp and some signs of decay – without comparative photographs from the previous inspection it is not possible to determine whether or not this has worsened. It is therefore recommended that this be visually monitored during the next quinquennial cycle and care continues to be taken when moving around this area (limited and knowledgeable personnel only). **O**
- Bell-frame
- 4.11 The timber bell-frame supports a peal of 6 bells – initial visual appraisal would suggest its well maintained although some signs of surface corrosion were becoming evident to the painted metalwork. It is understood that the bells are regularly inspected and maintained – this situation should continue throughout future quinquennial cycles. **M**
- Tower – Clock Chamber**  
*Positioned within the mid-section of the 3-part tower, below the Belfry and above the Bell Ringing floor below, again this is accessed off the spiral stair in the southwest corner.*
- Ceiling
- 4.12 The ceiling is formed by the underside of the timber floor to the Belfry above, supported on a double-layer of principal and secondary cross beams. As identified from above, there appears to be some historic damp staining to the beams and underside of the boards – however, again, without comparative photographs from the previous inspection it is not possible to determine whether or not this has worsened. It is therefore recommended that this be visually monitored during the next quinquennial cycle and care continues to be taken when moving around this area (limited and **O**

knowledgeable personnel only – as is the current situation).

#### Walls

- 4.13 The walls comprise of exposed semi-coursed/rubble stone which appears to have had a limewash (or similar) with some areas still extant to the surfaces. Although a limited review, there were no areas of concern readily identifiable.
- 4.14 Simple cusp-headed windows are located in the north and south walls – containing of leaded coloured lights (combination of rectilinear (lower) and diamond quarries (upper)). There are a series of broken quarries to each of these lights, again likely to be the result of external vandalism – whilst they do not give particular cause for concern at this time given their location – when safe access and funds permit, consideration should be given to their repair, including consideration of the additional of external metal grilles to reduce the risk of future damage. There are signs of surface corrosion and failing decorations to the external ferramenta – whilst this does not give particular concern, when safe access and funds permit consideration should be given to the treatment and redecoration of this metalwork. **D**
- 4.15 A timber (vertically boarded and ledged) door, provides access out onto the nave roof from the east side of the space. Whilst this was in serviceable order the external timber would benefit from a traditional beeswax/turpentine solution. In addition, the external strap hinges were showing signs of surface corrosion – these would benefit from treatment and redecoration during the next quinquennial cycle. **C**

#### Floor

- 4.16 This comprises of a combination of timber beams, boards and concrete – all of which appeared to be in fair order and gave no particular cause for concern.

#### Furnishings/Other Items

- 4.17 The clock mechanism and associated framing/equipment, by Thomas Reynolds of Oxford, appeared to be in good order and is clearly well maintained.
- 4.18 The timber stair, providing access up out onto the nave roof, is in reasonable order – although there is some flex in the handrail, which would benefit from additional restraint/bracing. **D**
- 4.19 Some of the bell-ropes which drop through this space are contained within 3-sided timber chutes/guides – all of which appeared to be in reasonable order.

#### **Tower – Bell Ringing Floor**

*Positioned within the upper part of the base section of the 3-part tower, below the Clock Chamber and above the entrance lobby/ground floor of tower, again this is accessed off the spiral stair in the southwest corner.*

#### Ceiling

- 4.20 This comprises of decorative stone ribbed vaulting within painted plaster infill/spandrel panels between. Centrally are painted boards – this section is the removable hatch to allow the lowering/raising of the bells when required. This all appeared to be in fair condition, however as elsewhere, the painted sections would benefit from redecoration (*it is acknowledged that it is intended to carry out such redecoration works as part of the future re-ordering project*).

### Walls

- 4.21 The solid external walls are a combination of painted plaster and exposed masonry (i.e. dressed stone quoins, window/door surrounds and tower arch). The masonry appeared to be in reasonable order, whereas there are scuff/wear marks to the decorations as well as incomplete decorations where the gallery handrail is fixed to the north/south walls – all of which benefit from redecoration (*again, it is acknowledged that it is intended to carry out such redecoration works as part of the future re-ordering project*). D
- 4.22 The east side of the space is completed with a low-level timber screen and handrail above (supported with intermediate twisted metal rods) – leaving the space open to and overlooking the main body of the church. The decorative finishes are showing signs of wear – however, it is acknowledged these elements would be removed if the hoped re-ordering were to proceed, therefore, as it is only an aesthetic matter no repair recommendations are noted at this time.
- 4.23 The boarded oak door, leading from the spiral stair in the southwest corner, appeared to be in reasonable condition.
- 4.24 The west window comprises of a tri-partite arrangement, with tracery to the arch head. All appeared to be in reasonable order. There is some damage to the soffit of the window reveal, which should be decorated when the complete space is redecorated. D

### Floor

- 4.25 The floor finish is timber boarding with a carpeted finish which appeared to be in reasonable condition. Some additional carpet mats have been added, to provide further protection to the main carpet in the areas the ringers would normally stand.

### Furnishings/Other Items

- 4.26 A timber window seat has been formed under the west window – this appeared to be in reasonable order.
- 4.27 A freestanding timber bookshelf, storage box, timber plinth blocks (for ringers) and ringing charts (some propped against the wall) and other painted ringing notices hanging on the wall, are also located in this area.

### **Tower (Ground Floor)**

*Positioned at the bottom of the base section of the 3-part tower, below the Ringing Floor this space forms an entrance lobby from the principal west entrance, through a part glazed timber screen/doors through to the nave to the east. Access to the tower above is achieved via 2 no. stone steps and the spiral stone stair beyond in the southwest corner.*

### Ceiling

- 4.28 This comprises of a series of timber boards, supported on 3 timber beams - all appeared to be in reasonable condition. (It is understood the central beam is removable to facilitate the removal of the bells from above when required).

### Walls

- 4.29 The walls are painted plaster, with exposed stone detailing to the openings. There was expected wear and tear to the decorative finishes, which would benefit from redecoration when funds permit (or as part of the desired reordering). D

- 4.30 Lead memorial plaques are fixed to the north wall – these appeared to be in reasonable condition.
- 4.31 The timber boarded door leading up to the spiral stair displayed some signs of wear and tear, but otherwise remains in reasonable order.
- 4.32 The timber boarded and ribbed pair of west entrance doors were in reasonable condition, although some signs of historic damage to the wear to the base which should continue to be visually monitored during the quinquennial cycle. **O**

#### Floor

- 4.33 The solid floor has been finished with repositioned ledgerstones and stone flags – which generally appeared to be in reasonable condition.

#### Furnishings/Other Items

- 4.34 A free-standing timber bench pew was positioned against the south wall at the time of inspection – this appeared to be in fair condition.

#### Nave

##### Ceiling

- 4.35 This comprises of exposed timber beams, supported on carved timber braces and corbels, rafters and infill panels – all of which were viewed from a cherry picker. As noted in the previous inspection, there is historic staining (inc. a white bloom) and decay evident but there were no tell-tale signs of fresh damage. Furthermore, previous (again historic) timber repairs are also evident to some of the timber members, all of which appeared to remain in a sound condition.

##### Walls

- 4.36 The solid clerestory walls and gables, are completed with painted (presumed lime) plaster and exposed dressed stone (arches and window reveals etc).
- 4.37 There are signs of water having previously run down both the west and east gable walls – indicative of water leaking from the roof above. In addition, paint has come away and cracking was evident above the Chancel arch. However, none of this appeared to be new and it is acknowledged this has been noted in the previous inspection report. Therefore, it is assumed at the current time, that this is no longer an issue – however, the church should continue to keep this visually monitored as part of their cyclical maintenance regime and then consideration given to their repair and redecoration as part of the desired re-ordering scheme. **O**  
**D**
- 4.38 As noted in the previous report, there remains minor open mortar joints to some of the clerestory window tracery and various areas of water staining and failing decorations to the painted plaster clerestory elements throughout. These do not give particular cause for concern at this time – however, as elsewhere, in these circumstances consideration should be given to their full repair as part of the desired re-ordering scheme when full and safe access should permit. **D**



4.39 Whilst an external review of the clerestory windows was not possible due to safe access limitation, a visual review was carried out internally from the cherry-picker. There are signs of surface corrosion to the metal frames and ferramenta, the functioning of the opening casements could not be checked properly – however, it is understood that other personnel due to review the light fittings after my initial inspection would also be checking/easing/oiling these separately, so no further comment is made here.

It is recommended, that as elsewhere, allowance should be made for the complete overhaul/easing of all clerestory windows and associated redecoration of ferramenta as part of the desired reordering scheme when it is hoped safe access and funds would permit.

**D**

4.40 The carved stone arcade columns and arches below the clerestory walls appeared to be in reasonable order. As elsewhere the painted plaster sections between the arches in varying states of repair, with some areas of decorative finishes having failed – as with the clerestory, consideration should be given to their repair and redecoration of these areas as part of the desired re-ordering scheme.

**D**

#### Floor

4.41 The nave floor comprises of black and red quarry tiles (which are laid in decorative diamond patterns to delineate circulation routes, metal grilles over former heating pipe routes (across the west end).

4.42 As previously reported, a number of tiles remain broken/damaged towards the Chancel steps, given the scope of likely works involved in the desired reordering this does not give particular cause for concern at this time – however, they should continue to be visually monitored during the next quinquennial cycle and if they worsen or become a trip/safety hazard consideration should be given to localised repair.

**O**

#### Furnishings/Other Items

4.43 The pulpit is located in the northeast corner of the nave and comprises of a carved stone octagonal pedestal and decorative carved pierced stone side panels. It is accessed by square cut stone steps. There is some historic damage to the carved arrises of the pedestal and damage/wear to the steps. Whilst none of this gives cause for concern at this time, consideration may wish to be given to the careful repair of the damaged steps as part of the desired reordering.

**D**

4.44 The carved stone font, with lead-lined bowl is located towards the southwest end of the Nave – it shows expected signs of wear and tear and some historic damage, however this gives no cause for concern at this time. The carved timber dome top has been set aside on the southwest corner of the south aisle – apart from a historic minor split to one side and some corrosion to the metal finial, this remains in reasonable order.

4.45 A brass eagle lectern is in the southeast corner, as well as a moveable timber lectern adjacent to the pulpit – both appeared to be in reasonable order.

4.46 2 no carved timber priests chairs were positioned towards the east end of the nave – both appeared to be in reasonable order.

4.47 Within the nave are a series of moveable loose varnished softwood pews – which generally remain in reasonable order, although it is acknowledged (for the record) there

is historic evidence of insect damage.

- 4.48 Tables and bookshelves are also located at the west end of the nave, which again remain in reasonable condition.
- 4.49 A large chandelier is supported from the nave ceiling, this fixing point appeared sound when viewed from the cherry-picker – however, no load testing was carried out. The fixing point should be routinely assessed from the ground during the quinquennial cycle and then a close-up inspection can be carried out at the time of the next QI should cherry-picker access be available. Although relatively low, it appeared to be in good order and didn't hinder normal access.

C

### **North Aisle (inc. Organ)**

#### Ceiling

- 4.50 Similar to the nave, this comprises of exposed timber beams rafters and boarded panelling in-between. Viewed from ground level only this appeared to be in reasonable order, acknowledging there appears to be signs of previous insect damage/decay to some of the timbers and older damp penetration towards the east end – none of which appeared active at the time of inspection; however, it would remain prudent to continue to monitor for leaks during the next quinquennial cycle.

#### Walls

- 4.51 The solid walls are completed with painted plaster and exposed dressed stone (arches and quoins, window reveals and surrounds etc.).
- 4.52 There are clear indications of older water staining along the aisle walls, particularly below windows (suspect associated with condensation) – in addition a hollow area of plaster was detected below the window to the east side of the north porch. As elsewhere, there is localised areas of plaster loss to the base of the walls and decorative finishes are showing signs of their age and wear. Whilst none of the above is of immediate cause for concern, water staining should continue to be visually monitored during the next quinquennial cycle and as noted elsewhere, consideration should be given to their repair and redecoration as part of the desired re-ordering scheme.

O/D

- 4.53 Viewed from ground level, the condition of the traceried leaded light (inc. stained glass to the east of the porch) tri-partite windows appears to be reasonable condition and give no particular causes for concern at this time.
- 4.54 *The north door is discussed with the North Porch section.*

#### Floor

- 4.55 As with the nave, the north aisle floor comprises of black and red quarry tiles (which are laid in decorative diamond patterns to delineate circulation routes, metal grilles over former heating pipe routes).
- 4.56 As previously reported, there are further cracked tiles towards the east end of the aisle and also near the arcade to the nave. As noted for the nave above, given the scope of likely works involved in the desired reordering this does not give particular cause for concern at this time – however, they should continue to be visually monitored during the next quinquennial cycle and if they worsen or become a trip/safety hazard

O

consideration should be given to localised repair.

#### Furnishings/Other Items

- 4.57 As with the nave there are a series of moveable loose varnished softwood pews – which generally remain in reasonable order, although it is acknowledged (for the record) there is historic evidence of insect damage.
- 4.58 At the west end of the north aisle are a series of storage units which enclose a small but well-used servery area, as well as other cupboards/shelves for storage/switches etc. All of which appeared to be in reasonable order and gave no cause for concern.
- 4.59 The organ is located at the east end of the aisle, whilst access around its perimeter was limited all appeared to be in good order and it is understood the instrument/equipment are well maintained.
- 4.60 The book of remembrance is enclosed within a glass topped unit, in front of the wall mounted War Memorial to the east side of the north porch door.
- 4.61 A carpeted timber ramp is positioned in front of the north door – this too appeared to be in reasonable order. If required this feature can be moved, but for the purposes of the inspection It remain in-situ.

#### **South Aisle (inc. South Chapel)**

##### Ceiling

- 4.62 Similar to the nave and north aisle, this comprises of exposed timber beams rafters and boarded panelling in-between. Viewed from ground level only this appeared to remain in reasonable order, acknowledging there appears to be signs of previous insect damage/decay to some of the principal timbers towards the west end - none of which appeared readily active at the time of inspection; however, it would remain prudent to continue to monitor for any further damage during the next quinquennial cycle.

O

##### Walls

- 4.63 The solid walls are completed with painted plaster and exposed dressed stone (arches and quoins, window reveals and surrounds etc.).
- 4.64 As noted elsewhere around the church, there are clear indications of older water staining along the aisle walls, particularly below windows (suspect associated with condensation) – in addition there appears to be potential signs of damp staining at high level above the arcade. In the short term, the condition should be visually monitored while in the longer-term consideration should be given to their repair (if required) alongside the complete redecoration of the plaster as part of the desired re-ordering works.
- 4.65 Again, as elsewhere, there is localised areas of plaster loss to the base of the walls and decorative finishes are showing signs of their age and wear throughout. The plaster damage at the base of the walls may be related to issues with the heating pipework in these locations. Whilst none of the above is of immediate cause for concern, water staining should continue to be visually monitored during the next quinquennial cycle and as noted elsewhere, consideration should be given to the repair of the failed plaster and redecoration as part of the desired re-ordering scheme.

O/D

O/D

- 4.66 The condition of the south windows appears to be reasonable and it is acknowledged that the PCC have carried out a long-term (understood to have been ~25+ years) phased series of repairs to the windows generally.
- 4.67 The south door, which would have formed a secondary access/egress from the church has been sealed shut so its operation has not been checked. As noted in the previous inspection, there is surface corrosion to the ironmongery (inc. studs). It is also now acknowledged that the PCC have in hand a considered conservation repair of this door to be implemented in the relatively near future (particularly in advance of the desired reordering), so that it can be brought back into full and proper use – therefore, no recommendations on this particular situation are made at this time.

#### Floor

- 4.68 As with the nave and north aisle, the south aisle floor comprises of black and red quarry tiles (which are laid in decorative diamond patterns to delineate circulation routes) Carpets have been laid across the floor used by the children's group(s) and the south chapel at the east end, with a loose mat laid across the floor in front of the south door.
- 4.69 As elsewhere there are localised areas of cracked/damaged tiles; however, given the scope of likely works involved in the desired reordering this also does not give particular cause for concern at this time – however, they should continue to be visually monitored during the next quinquennial cycle and if they worsen or become a trip/safety hazard consideration should be given to localised repair. O

#### Furnishings/Other Items

- 4.70 As with the nave and north aisle, there are a series of moveable loose varnished softwood pews – which generally remain in reasonable order, although it is acknowledged (for the record) there is historic evidence of insect damage. At the west end, the pews have been arranged to create a simple enclosure for children's groups.
- 4.71 Notice boards are fitted to the walls to the west end – for use primarily by the children's group(s). In addition are low -level table and chairs, and small freestanding storage units/shelves in this area. All appeared to be in good order.
- 4.72 A large timber chest and prayer candle stand are positioned in front of the south door.
- 4.73 Within the south chapel, at the east end of the south aisle, is an altar on a timber platform (moveable) and moveable painted reredos to its rear, as well as an altar frontal chest positioned against the Chancel/Choir screen to the north side. All appeared to be in reasonable condition at the time of the inspection.

#### North Porch

##### Ceiling

- 4.74 This comprises of painted decorative stone ribs and painted plaster/stone in-fill panels, a decorative painted boss is located at the centre of the ribs. There are various failures to the decorative finishes, including to what appear to be joint lines between the stone panels above – as previously recorded, some of this damage may relate to previous water penetration (or potentially, the use of inappropriate non-breathable paint finishes). Consideration should be given to the careful removal of the existing finishes and their renewal with a limewash/distemper instead. D

### Walls

- 4.75 The solid walls are predominantly completed with some sort of painted finish, including aspects of the window tracery. This is in variable conditions and there are areas of algal staining to the lower areas of the west and east walls. This would benefit from considered/conservation cleaning and redecoration if funds permit. **D**
- 4.76 Along the base of both the west and east walls are low and shallow stone benches – again there is some algal staining to these elements, as well as a few areas of damage to the ‘seat’ elements of the stone. As elsewhere, if funds permit, they would benefit from considered/conservation cleaning and repair. **D**
- 4.77 To the north elevation are a pair of timber gates with metal rods/spikes, strap hinges etc and internal metal stays (to keep them fixed shut when required). Whilst both appear serviceable, the decorative finishes are showing signs of wear and metalwork is corroding – all would benefit from overhaul, treatment and redecoration. **D**
- 4.78 ‘Internally’ a large timber boarded door, with rib detailing and studs, provides access into the north aisle via 2 no. stone steps. Within the principal door is a smaller door which provides a restricted extent of access. Whilst in reasonable and functional order, there is some corrosion to the metalwork/ironmongery which would benefit from treatment and potentially decoration. **D**
- 4.79 Bi-partite leaded light windows (diamond quarries) are positioned in both the west and east walls. There is some deflection to the north light of the west pair; and a combination of both broken edge and quarry lights to both pairs of windows. There are also signs of surface corrosion to the ferramenta. In the short-term these should be visually monitored to check that their condition does not significantly worsen, then in the medium to long term, and if funds permit, consideration should be given to their overhaul/repair. **O**

### Floor

- 4.80 The porch floor comprises of flagstones – these are showing some signs of wear and localised areas of minor damage. However, there was some light algal staining, to towards the north, west and south edges – all indicative of damp issues. This should be monitored and consideration given to light and gentle brushing to remove the staining – then depending if it returns/worsens, consideration may need to be given to adjusting external levels to help potentially remove the possible sources of damp penetration to these locations. **B**

### Furnishings/Other Items

- 4.81 A timber bier is hung from the west wall towards its southern end. Although showing signs of wear/use and minor decay it appeared to be in a fair condition.

### Chancel (inc. Sanctuary)

#### Ceiling

- 4.82 This comprises of exposed timber beams, supported on carved timber braces/ashlar post which in turn are supported on carved stone corbels, and boarded infill panels. Decorative carved timber bosses are also positioned at the junctions of the framing, with those over the Sanctuary being painted and gilded – (a key photograph/information panel relating to these is on the north wall near the Vestry door).

4.83 Viewed from the ground, this all appeared to be in reasonable order given its age – there were expected shakes along some of the principal timber members, signs of historic water staining (similar to the nave) and signs of shrinkage gaps between boarded panels. It is further acknowledged that there have been leaks to the east end of this roof – although nothing of significance in relation to this was evident at the time of the inspection, it would remain prudent to keep visually monitoring this during the next quinquennial cycle to check if any further leaks become apparent. O

#### Walls

4.84 The solid walls are completed with painted plaster and exposed dressed stone (arches, window reveals and surrounds etc.). Expected signs of wear and tear to the decorations is evident throughout (inc. potential historic damp staining), in addition there is unevenness to the finishes on the north wall, including damage around the north fixing of the altar rail and to the west side of the vestry door. As elsewhere, whilst none of the above is of immediate cause for concern, this situation should continue to be visually monitored during the next quinquennial cycle with consideration given to the repair of the failed/damaged plaster and redecoration as part of the desired re-ordering scheme. O/D

4.85 Timber panelling is fixed to the walls around the Sanctuary – including a carved timber reredos behind the altar – all appeared to be in reasonable order.

4.86 The tri-partite traceried stained-glass window to the north wall (above the Sanctuary) contains simple coloured diamond quarries with clear edge borders. Viewed from the ground this appeared to be generally sound, although at least 2 no. broken quarries were noted to the east panel – again, as elsewhere likely potential vandalism damage. This does not give particular cause for concern at this time, nor does it appear to be compromising the overall stability – this should therefore be visually monitored during the next quinquennial cycle. O

4.87 The 5-part traceried east window contains highly decorative leaded stained glass – viewed from ground level all appeared to be in reasonable order.

4.88 Similar to style as that in the north wall, the tri-partite traceried window to the south wall (above the Sanctuary) contains highly decorative stained glass including heraldic shields and roundels. Viewed from the ground this appeared to be in reasonable order.

#### Floor

4.89 The solid Chancel floor is completed with Victorian patterned tiles – plain red, black and patterned cream buff tiles where visible (it is thought they do not continue under the raised choir pew platforms on the north and south sides). Loose and broken black tiles were recorded under the loose chairs on the north side and a loose black border tile was noted under the loose chairs on the south side. Consideration should be given to the re-fixing of the loose tiles if/when they become a trip hazard – however, in the interim they should be visually monitored on the understanding they will be appropriately repaired as part of the desired reordering. O

4.90 The solid Sanctuary floor is completed with a carpeted finish, adhered to the substrate below (type unknown – but possibly another tiled finish similar to the Chancel). Although showing some expected signs of wear and tear/staining this appeared to be in reasonable order.

4.91 The timber boarded areas to the choir stalls again appeared to be in reasonable order.

#### Furnishings/Other Items

4.92 The altar is located on the Sanctuary dais and with the timber altar rail along the Sanctuary steps, appeared to be in reasonable order.

4.93 The north, south and west sides to the Chancel are contained with decorative timber screens. Although there were expected signs of shrinkage to some of the joints, overall these appeared to be in reasonable order.

4.94 The timber choir stalls and associated frontals continue to be in reasonable order.

4.95 A free-standing bench pew (Sanctuary), flower stands, candle sticks, table, chairs and bookshelf are located in around the spaces – again, all of which appeared to be in reasonable order.

#### Vestry

##### Ceiling

4.96 This comprises of a timber ribbed and boarded ceiling. There are signs of damp staining (historic), believed to be associated with the previous incidents of lead theft from the roof above. Although there are some signs of shrinkage to the boards, this does not give cause for concern at this time

##### Walls

4.97 The solid walls are completed with painted plaster and exposed dressed stone (plinth (partial), quoins, window/door surrounds etc.). Generally, where not obscured by furnishings, all appear to be in reasonable order, with only minor wear and tear to decorations (as to be expected) – although there is more staining/damage to the base of the wall in the northwest corner below the handbasin, all of which is believed to relate to external issues resolved previously. Consideration should be given to its redecoration – acknowledging that the desired reordering works would address such matters. **D**

4.98 The thick internal door towards the southwest corner, which leads up to the Chancel via 2 no. stone steps, comprises vertical boarding sandwiched between bracing (vestry side) and decorative ribs/tracery (Chancel side). This internal timber door is showing signs of wear and some surface damage which is understandable given its purpose and use. Consideration should be given to sympathetic preparation and redecoration works when funds permit. **D**

4.99 To the north wall, west end, is the external vestry arch-headed door which comprises of solid timber vertical boarding externally and frame, ledged bracing internally. As noted in the previous report, there is damp staining to the boards externally towards their base – and in addition the external decorative strap hinges are showing signs of surface corrosion. All would benefit from treatment and redecoration. **C**

4.100 There are 2 no. single side-hung metal-framed casement windows (internal opening) – one to the north wall and one to the east wall. They contain a combination of diamond and square coloured quarries, with clear borders. As noted in the previous report, there are a number of broken quarries and the metalwork/ferramenta is corroding which is leading to stone damage around the perimeter – all would benefit from overhaul, **C**

treatment and redecoration to bring them back in to full working order. An open masonry joint over the east window would benefit from repointing.

C

#### Floor

4.101 The solid floor is finished with red quarry tiles – many of which are stained; in addition, there are open joints in some areas. This does not give particular cause for concern at this time, however if the space is to be brought into an increased use, consideration should be given to their localised repair/cleaning if not to be replaced as part of the desired reordering.

D

4.102 A recessed matwell is located by the external door, which has a metal threshold and a series of shoe/boot scraper bars externally – the threshold strip is corroding and delaminating so would benefit from treatment/redecoration or complete renewal if found to be beyond repair.

C

4.103 A metal grate over a drain is located towards the northwest corner, below the area of the small sink – the grate is corroding and would benefit from treatment/redecoration or renewal if this is not removed and back-filled as part of the desired reordering.

#### Furnishings/Other Items

4.104 Various storage units, table, chair, safe and microphone stands along with other loose boxes etc. (inc. small candlesticks and altar goods) were being stored in the Vestry at the time of the inspection. All of which appeared to be in reasonable condition.

### **Boiler Room (below the south aisle – towards its west end)**

#### Ceiling

4.105 This comprises of a combination of brick vaults supported on metal bars and flag stones supported on metal braces/straps.

4.106 Corrosion was evident to the metal braces, and also some previous movement is suggested given the gaps between the straps and the stone above. The braces should be treated and redecorated, and packers added to the gaps to ensure they are properly supporting the loads from the stone above.

B

4.107 Moisture droplets were evident towards the south side of the space – this is presumed to be ground water leaking through the structure from the churchyard above. This should be visually monitored during the next quinquennial cycle – although it is acknowledged that the desired reordering works would help to address any such damp issues.

O

#### Walls

4.108 The solid walls are a combination of exposed stone and brick – some areas (to the south) appearing to have had a limewash or similar finish previously. These all appear to be in reasonable order given their location (acknowledging damp/soot staining – the former being more to the south side of the space, where it is below the churchyard, as well as the lower sections).

4.109 It is understood the timber boarded access door was replaced in the last 5-10 years or so – given its location/function it continues to be in reasonable order.



Floor

- 4.110 The Boiler Room floor is finished with a combination of concrete, brick and exposed earth. There was damp staining evident in various areas, although no pooling/standing water at the time of the inspection. Again, this should be visually monitored during the next quinquennial cycle – although it is acknowledged that the desired reordering works would help to address any such damp issues. **O**

External Access

*A series of external stone steps (located on the east side of the south door), comprising stone treads supported on coursed stone risers, provide access down to the Boiler Room. At churchyard level, they are enclosed by painted iron railings on the west and south sides, with the east entrance being enclosed by an iron gate.*

- 4.111 Although previously cleared, vegetation is becoming re-established in the open joints around the stone steps and to the enclosing side walls. The vegetation should be carefully removed and the resultant open joints repointed in an appropriate lime mortar. **B**
- 4.112 Similar to the vegetation, moss/algae is also becoming re-established across the surface of the stone treads, raising a potential safety issue (*although it is acknowledged that access in this area is generally limited to personnel who are aware of the safety issues to the area*). This should be carefully brushed off and cleared away – as with other similar matters, this should continue to form part of the cyclical maintenance regime. **M**
- 4.113 The painted finish is failing across the metal railings and gate, with surface corrosion becoming increasingly evident. This should be treated and redecorated – future redecoration should then be considered on a 7-10 year cyclical basis, should funds permit. **C**

## 5.00 GENERAL MATTERS

### Monuments, Tombs And Plaques

- 5.01 There are a series of wall tablets and memorials throughout the interior of the church – including a hatchment to the east gable of the nave above the chancel arch. All appeared to be in reasonable order, although it is acknowledged that there is potential for fixings to corrode and damage plaster – this should be visually monitored during the next quinquennial cycle with any worsening of the situation recorded. The PCC have usefully made their record of all such features. In addition there are a series of ledger stones in the floor to both the north and south aisles, as well as the tower floor – all of which are understood to have been relocated from their original positions as the church layout has evolved.

O

### Heating System

- 5.02 The main body of the Church is heated by a series of steel panelled radiators (and exposed wall mounted F&R pipework) along the north and south walls. There are also a series of large fan heaters, connected to the same heating circuits, located around the church. A pair of gas fired boilers are located in the Boiler Room below the south aisle (towards the west end) which is accessed externally. The associated gas meter is also located in this area.

It is understood that the boilers are annually serviced and maintained, the last inspection had been carried out in advance of this quinquennial inspection on 2nd October 2020, as a result of this latest inspection, some repairs were found to be necessary to one of the two boilers which were waiting to be implemented (subject to replacement parts) at the time of the QI.

M

- 5.03 Although none of the heating system was tested, known mechanical problems recently identified with one of the boilers were being addressed – subject to receipt of replacement parts.

### Electrical System

- 5.04 The main electrical supply (3-phase) is above ground externally, entering the building at high-level about the southwest corner of the north aisle roof. This then drops internally, in the southwest corner of the north aisle, with the meter, CCU and switching panels enclosed in a wall mounted cupboard on the west wall.
- 5.05 A sub-main/switch box and panels is also located in the northwest corner of the south aisle within another wall mounted cupboard.
- 5.06 The last electrical installation test was carried out on 2<sup>nd</sup> August 2017 – the report identified the electrical installation as “Unsatisfactory” commenting that “Although it has been upgraded in recent years some of the upgrades do not meet present regulations and are in need of renewing. Organ area needs properly connecting in a new consumer unit” - with a series of 8 recommendations made for improvements (combination of C2 & C3 type). It is understood that where applicable, these were subsequently addressed and a further report record confirming completion of these works on 14<sup>th</sup> September 2017 (copy of this record kept in electrical cupboard).

### **Lighting**

- 5.07 A series of spotlights are located around the interior of the main body of the church – typically positioned at clerestorey level and roof wallplate level above. A series of these had failed (bulbs) prior to the survey – however, as noted previously, this was being addressed in parallel with the inspection with the use of the cherry-picker so no further comment is being made here.
- 5.08 Externally, there are a series of floodlights which are understood to be on a timer/light sensor control so none were in operation at the time of the survey. However, no issues were reported by the churchwarden so they are understood to be well maintained and operational.

### **Security Precautions**

- 5.09 It is understood that the Church is generally kept open during the day (with the Vestry, cupboard/store areas, stairs to upper levels and boiler room remaining locked). 'Smartwater' has been applied to the metal roofs. In addition, a CCTV system has been installed both internally and externally around the church, which can be remotely monitored off site.

### **Fire Protection**

- 5.10 The fire extinguishers seen within the Church at the time of the inspection were as follows:

North Aisle (sw corner) -	2kg CO <sub>2</sub>
North Aisle (servery area) -	Fire Blanket
North Aisle (south side of organ) -	2kg CO <sub>2</sub>
South Aisle (nw corner) -	6litre H <sub>2</sub> O
South Aisle (ne corner) -	9litre H <sub>2</sub> O

These were last recorded as being serviced in August 2020 – the current recorded annual servicing was in accordance with normal recommendations and should be continued throughout the next quinquennial cycle.

C

- 5.11 The number and type of fire extinguishers should be informed by the PCC's fire risk assessment. The Fire Safety Order 2005 requires a PCC to undertake a fire risk assessment, for there to be a nominated responsible person, and to carry out reviews periodically. If required, further guidance is available on the DCLG website and through [www.churchcare.co.uk](http://www.churchcare.co.uk).

### **Lightning Protection System**

- 5.12 There is a lightning conductor system to the spire which appeared to be in reasonable order. Records of its latest test were supplied prior to the inspection (Inspection date: 6<sup>th</sup> November 2017). All testing should continue to be carried out by qualified persons in accordance with the latest Code of Practice.

M

### **Underground Drainage**

- 5.13 It is understood that the network of drainage channels and gullies positioned around the church, carries the collected rainwater to a series of soakaways. No issues were reported prior to the commencement of the survey and no issues were identified during the survey – it is further acknowledged that the PCC regularly monitor and maintain these areas.

O/M

### **Asbestos**

- 5.14 The Control of Asbestos Regulations 2012 place a duty upon the PCC to manage asbestos and to make a suitable and sufficient assessment whether there is a risk of asbestos being present on the premises.
- 5.15 An Asbestos Survey and Register was prepared for the church in 2017 with a file copy held with the church record – this was made available at the commencement of the survey.

### **Bats**

- 5.16 There was no readily seen evidence of the presence of bats apparent during the survey. However, this does not mean that they are not present, therefore as bats and their roosts are protected by law, any works which has the potential to affect them (typically roofing/spire works) will likely require the completion of a survey to determine whether or not they are present and as such may therefore require additional licences/permissions to be in place and may also be limited to what time of year such works may be carried out.

### **Disabled Access Provisions**

- 5.17 Access from the west side of the site to the church is relatively level, with only a marginal increase in level between the pavement and west door, but is such that it does not restrict wheelchair or ambulant disabled movement to the main body of the church. A temporary timber ramp is positioned internally by the north door to overcome one of the existing internal steps, however there is still a step in-line with the door which prevents wheelchair access here – it is intended that the desired reordering scheme, currently under consideration, will address this level issue throughout the ground floor of the church.

## 6.00 THE CURTILAGE

### The Site

- 6.01 The Church is positioned towards the west of the site, surrounded by its churchyard on all four sides. The church itself is on slightly lower ground at the southwest side of the churchyard. A number of trees are located around the site, all of which continue to be regularly assessed by an appropriately qualified arboriculturist. To the north, south and east of the site are residential properties, as well as a school to the east, with a limited stay public car park and access road to the west.
- 6.02 The principal access is from the, off the main road/pavement to Market Place. One path runs right across the site from the northwest corner to the east boundary (connecting to Wharf Lane beyond) – this comprises of a section of older cobbles (Shelley’s Walk) from its west end up to the entrance of the north porch, with later ‘modern’ paving stones then continuing through to the east boundary. A further path, leading from the west boundary to the west door of the tower (currently the principal entrance to the church) also comprises of ‘modern’ paving stones. The remainder of the churchyard being laid to grass, except for the west side where a small gravelled areas allows limited off-road parking for church users.

### Memorials and Headstones etc.

- 6.03 The churchyard is closed to new burials, however, there remains some space for the interment of ashes. Whilst the control of the churchyard is understood to remain with the PCC, the principal pathway through (Shelley’s Walk) remains under the responsibility of the County Council highways department.
- 6.04 The majority of the burials are marked with headstones (of differing types and styles), although there are also a series chest tombs ((predominantly) closer to the church on its north, east and south sides. The majority of the headstones are in a fair condition and generally upright, although as to be expected, some of the older headstones are out of plumb and in some cases have suffered surface delamination. All should be regularly monitored and checked for stability. Any concerns about their stability should be raised with the DAC or Inspecting Architect and further advice sought. **O**
- 6.05 The chest tombs are in fair to poor condition, with some stone badly damaged, fractured or missing (historic) following movement/settlement (to varying degrees) as well as ivy/vegetation starting to become re-established in one or two areas. Should funds permit these would benefit from repair/consolidation to prevent further loss through decay – although it is acknowledged, unless private or family donors come forward with such funds, the often-limited funds of PCC’s must instead be prioritised to the principal asset which is the church building itself. **D**
- 6.06 There are varying degrees of settlement and soft ground around some of the graves to throughout the site, though most readily evident to the east and south of the church. These areas should be regularly monitored to avoid significant/dangerous changes in levels which may lead to trip-hazards. **O**

## **Boundaries**

- 6.07 The north boundary comprises of random stone walling, varying in height, which also appears to form the plot boundaries to neighbouring properties. Some sections appear to be of a drystone wall construction as opposed to mortar jointed. Condition appears generally reasonable overall although there are some areas where vegetation is becoming re-established. If/where their responsibility, the PCC's working group/volunteers should continue to endeavour to keep any such excess vegetation under control to prevent it leading to more costly or structural damage in the longer term should it become established within the wall itself (i.e. root pressure/lift) **O/M**
- 6.08 The east boundary can be separate into two areas, the north section is similar to that of the north boundary and also includes a property gable, with the lower section of walling raised with trellis fencing on the residential side. Again, as the north boundary this is in reasonable condition, although becoming overgrown in some areas, this vegetation is not established in the wall itself so does not give particular cause for concern,
- 6.09 The further east boundary, at the junction with Wharf Lane comprises of a wrought iron fence, which is becoming obscured with vegetation – no particular causes for concern were noted.
- 6.10 The southern boundary, similar to the north boundary, wraps around neighbouring residential plot boundaries so causing a dog-leg at its eastern end. Of similar construction/style as that of the northern boundary, at its eastern end much is obscured by vegetation which appears to be coming over the top from the neighbouring property. It is noted that a cementitious mortar appears to have been used for previous repairs (not recently). It is recommended that this be monitored during the next quinquennial cycle, and if the eastern end becomes wholly obscured, consideration given to removal of the excess vegetation. **O**
- 6.11 Much of the west boundary is open to Market Place beyond as previously noted. However, there is a length of boundary walling to the southern end which abut the neighbouring property. Again, as elsewhere this is in fair condition, however at the time of the inspection there were some open pockets/missing masonry from its eastern face – it would be beneficial to piece in similar sections of rubble stone to these areas, to reduce the risk of vegetation becoming established in the future. **C**
- ### **Paving**
- 6.12 As noted previously, there is principal path that generally runs west to east across the site – which comprises a cobbled section at its west end up to the north porch (Shelley's Walk) and then 'modern' flagstone beyond.
- 6.13 Given their nature and age, the cobbles are uneven and not suitable for regular use – especially for the infirm, those in wheelchairs or those with prams/pushchairs. It is acknowledged that the review of this area is under consideration by the PCC, County Council and Diocese as a key aspect of the desired re-ordering, therefore no further recommendations are made here at this time.
- 6.14 There are some localised areas of minor unevenness to the remainder of the 'modern' flagstone paving beyond the north and northeast sides of the church – possibly as result of the spread of nearby tree roots. As this is the responsibility of the County Council no

repair recommendations are made here – however, it would be prudent for them to be reminded of their legal responsibilities if trip hazards develop as a result of this.

- 6.15 The further 'modern' flagstone path which leads to the west door is not wholly level and it is acknowledged that water can pool on some of the surface and even be directed towards and under the west doors during/following heavy rain showers. In the short term this should be monitored with consideration given to its relaying and improvement to associated drainage as a wider part of the desired internal re-ordering scheme.

**O/D**

#### **Church Notice Board(s)/Signs**

- 6.16 The principal 'entrance' name/notice board is located to the west of the site, by the principal entrance path. It is a modern metal sign (gold/yellow text on a green background) supported on 2 metal posts (circular). The main board also has a smaller covered section, containing notices which can be changed to reflect services times and other church events. All appeared to be in reasonable order and gave no cause for concern at the time of the inspection.
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## **PART THREE**

### **RECOMMENDATIONS IN ORDER OF PRIORITY**

The priorities A, B, C, D are as noted in the right-hand margin of the report. The further designation X denoting the need for further inspection or discussion is also noted below. However, the designations of M and O are only for the purposes of regular maintenance and general observation and checking at the time of the next report, so have not been identified in the tables below.

- A** Urgent work required.
- B** Essential within the next 18 months.
- C** Necessary within the Quinquennium.
- D** Eventual desirable improvements.
- O** To be kept under observation by the churchwardens from time to time and checked at the next inspection.
- M** Regular maintenance item
- X** Items requiring further investigation or discussion

	<b>Reference</b>	<b>Cost (*)</b>
<b><u>A: For Immediate Action - or this year</u></b>		
<i>None</i>		
<b><u>B: For Action within 18 months</u></b>		
a)	Repoint cracked concrete aprons to around drain grates throughout (inc. allowance for removal of any associated vegetation)	3.24; 3.33; 3.40; 3.45 ~£350
b)	Brush away algae from north porch floor/wall bases	4.80 <i>Volunteer</i>
c)	Treat/decorate corroding metalwork to ceiling and add solid packers to gaps between straps and ceiling masonry	4.106 ~£300
d)	Remove vegetation from boiler room steps and repoint	4.111 <i>Volunteer</i>
e)		
<b><u>C: For Action in this Quinquennium</u></b>		
a)	Replacement of missing cover flashing from tower roof	3.03 ~£300
b)	Remove moss from North Porch tiles	3.15 ~£200
c)	Treat and redecorate corroding rainwater goods (Vestry)	3.22 <i>Volunteer</i>
d)	Carry out localised repointing (tower parapet; tower south base; north porch north parapet; south door hood moulding, vestry window surround int.	3.25; 3.28 3.36; 3.42; 4.100 ~£250
<i>Cont/</i>		



e)	Remove moss from external masonry (tower east plinth; tower south plinth; tower west var.; north aisle plinth var. window cills and parapets; north porch west plinth; north porch north parapet and plinth; north porch east window cill and plinth; south aisle east plinth; south aisle south base; chancel south window cill and plinth; vestry north var.; and vestry east plinth and base)	3.26; 3.28; 3.29; 3.31; 3.32; 3.35; 3.36; 3.37; 3.38; 3.40; 3.46; 3.47; 3.48	Volunteer
f)	Repoint open joints to redundant boiler room chimney – with allowance for structural restraints (subject to separate SE advice)	3.41	~£350
g)	Treat and redecorate Nave roof access door	4.15	Volunteer
h)	Continue visual observations (from ground level/binoculars) of chandelier fixing	4.49	Volunteer
i)	Overhaul, treat and redecorate vestry windows	4.100	~£750
k)	Allow for renewal of corroding ext. vestry door threshold	4.102	~£250
l)	Treat and redecorate boiler room access stair railings	4.113	Volunteer
m)	Continue with routine testing of fire extinguishers <i>(it is understood PCC have a maintenance agreement in place for this, so no cost declared here)</i>	5.10	-
n)	Localised repair to north side of west boundary wall	6.11	Volunteer

**D: Desirable but non-essential actions**

a)	Renewal of lead-lined parapet gutter to tower	3.03	~£4,500
b)	Renewal of lead roof coverings to Nave roof, inc. parapet gutters	3.04; 3.05; 3.06	~£55,000
c)	Renewal of lead roof coverings to North Aisle roof, inc. parapet gutter	3.08	~£25,000
d)	Provide improved safety access measures to the North Aisle steps from the Nave above	3.11	~£2,500
e)	Renewal of lead roof coverings to South Aisle roof, inc. parapet gutter	3.12	~£25,000
f)	Provide improved safety access measures to the South Aisle steps from the Nave above	3.14	~£2,500
g)	Renewal of lead roof coverings to Chancel roof, inc. parapet gutters	3.18	~£25,000

Cont/

h)	Repoint open joints to external masonry (tower east; north aisle west parapet string; North aisle north window hood mouldings; chancel north (above vestry roof)	3.27; 3.31; 3.44	~£250
i)	Reinstate missing section of hood moulding over south door	3.42	~£250
j)	Apply lime based sheltercoat to vestry north parapet	3.47	~£100
k)	Replace broken glass to tower stair	4.04	~£75
l)	Renew mesh to internal face of Belfry louvres	4.08	Volunteer
m)	Repair/replace broken quarry's to windows (clock chamber;	4.14	~£200
n)	Treat and redecorate corroding ferramenta to windows (clock chamber)	4.15	~£200
o)	Add lateral restraint to nave roof access stair in Belfry	4.18	Volunteer
p)	Internal plaster repairs (as required) and redecoration throughout	4.21; 4.24; 4.29; 4.37; 4.38; 4.39; 4.52; 4.64; 4.65; 4.74; 4.75; 4.84; 4.97	~£40,000
q)	Overhaul and ease opening lights to clerestory windows	4.39	~£600
r)	Specialist repair of pulpit step, cleaning/repair of north porch integral benches	4.43, 4.76	~£400
s)	Repair/overhaul of internal and external vestry doors	4.98; 4.99	~£400
t)	Repair/clean of vestry floor tiles ( <i>reordering dependent</i> )	4.101	~£250
u)	Repair of external headstones/tombs ( <i>if/when funds permit</i> )	6.05	Grant aid if available
v)	Relaying of west access path to west door (if not implemented as part of the desired reordering scheme)	6.15	~£2,500

**X: Matters requiring further investigation or discussion**

None

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(\* ) *Approximate budget costs have been given above to assist the PCC with their future budgeting – they should only be used as a rough guide and exclude, specialist access requirements (where applicable), professional fees and VAT. However, it should be noted that these are only estimates and assume some of the repair works could be packaged together. However, depending on the scale of contractor overheads etc. they will vary and all works would be subject to either a formal tendering process or securing fixed quotes from contractors. Furthermore, in some cases preliminary/further investigations may subsequently*

*identify the need for additional works (otherwise hidden) which may then increase the complexity and cost of the overall work involved.*



**Richard Codd** BA(Hons) DipArch(Leic) PGDipAP MScHistCons(Brookes) RIBA IHBC AABC  
10<sup>th</sup> September 2021

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**PART FOUR**

**PHOTOGRAPHS**



Example of weathering to spire lucarne louvres



Debris build up to tower parapet gutter



Water pooling to uneven bays to tower parapet gutter



Section of missing cover flashing to tower parapet gutter



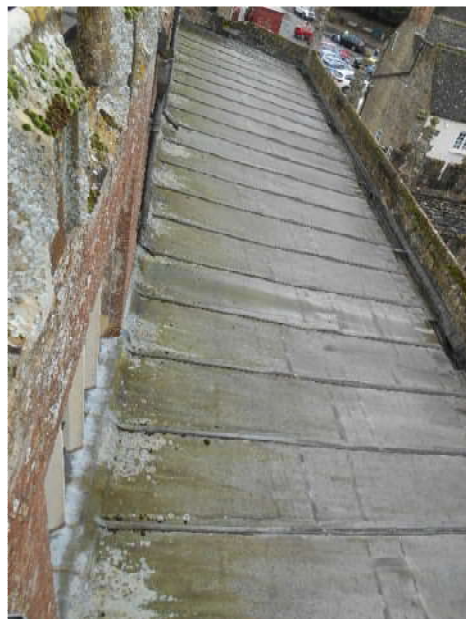
View looking east from tower parapet, across lower roofs of nave, chancel, north aisle and south aisle



'Temporary' solution painted across east end of south slope of nave



Rainwater build-up and some debris (minor) to nave parapet gutter catchpit (south side)



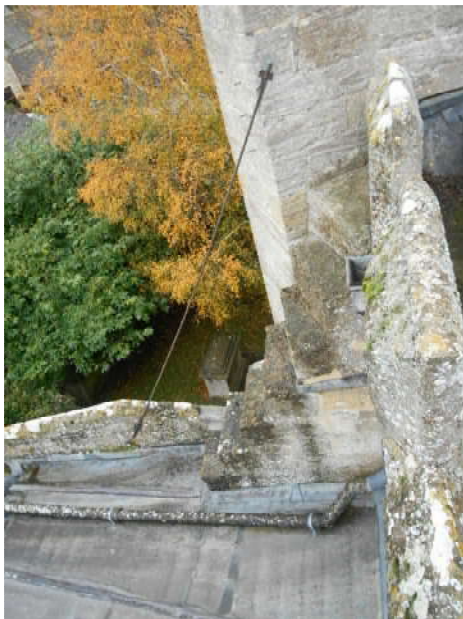
View across north aisle roof (from nave) looking west, with algal staining and some debris evident to head of sheets – as well as shadowing of sarking boards below



Stone steps from nave roof to north aisle (west) roof – open sided with single handrail only and no other safe safety measures over sheer drop



View across south aisle roof (from nave) looking east, with asbestos pipework transferring rainwater over roof and shadowing of sarking boards below clearly evident



Stone steps from nave roof to south aisle (west) roof – open sided with single handrail only and no other safe safety measures over sheer drop



View across north porch roof from nave roof, moss growth to stone tile roof and debris build-up to both parapet gutters.



View across chance roof, with stepped ridge, looking east from nave roof. Debris build-up to both parapet gutters



Staining and surface corrosion to base of North Aisle/Vestry downpipe



Example of open joints/cracking to aprons and flaunching's around drainage grates



Example of moss growth to external wall plinths  
*(photo – northwest tower buttress)*



Staining below tower clock face



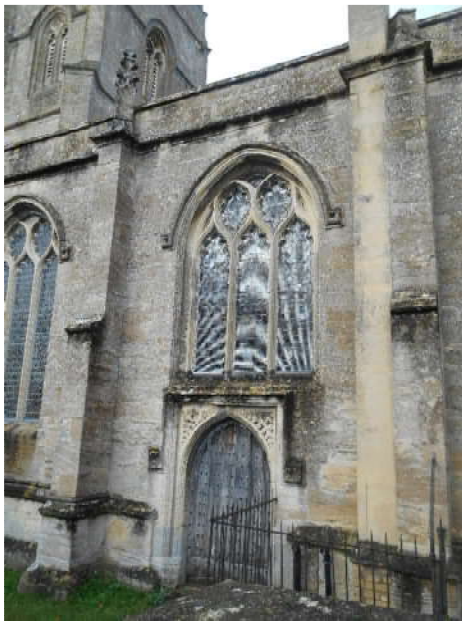
Potential open joints and displacement to hood moulding over north aisle window



Partial loss of hood mould and stop to north porch west window



Spalling/localised loss of detailing to north porch plinth (nw buttress)



Erosion/spalled sections of hood mould over south door and open joints/movement towards head of redundant boiler chimney



Chancel north elevation – potential signs of early softness to mortar joints east of window arch





Moss becoming established and cracking/open joints to mortar flaunching and base of chancel east gable



Pierced parapet block (lhs) to vestry north badly weathered



View looking up inside the spire with cross members and partial boarding in two stages



Corroding chicken wire covers to inside face of belfry louvres (to stop birds accessing the space)



Clock chamber ceiling (i.e. undersside of belfry floor)



Damage to clock chamber window



Ceiling to bell ringing floor



View across interior of church, looking east from bell ringing floor



Previous repairs to nave ceiling



Staining (historic) to nave ceiling



Example of water staining to painted panels below clerestory windows



Failed decorations to nave east gable and cracking in plaster above chancel arch stone detailing



Example of damaged tiles to Nave floor (photo taken in front of chancel step)



Damage (historic) to pulpit step



View across north aisle looking east



North aisle ceiling



Organ to east end of north aisle



North door leading to north porch, with carpeted timber ramp below (War Memorial on rhs)



South aisle ceiling



South chapel at east end of south aisle – looking through south chancel screen to chancel and sanctuary beyond



Example of plaster damage to base of south wall to south aisle



Ribbed vaulting to north porch ceiling



Algal staining to floor and lower wall areas of north porch – as well as failures/wear to decorative finishes



Bier supported on south wall of north porch



Damage to north porch window quarries (likely cause vandalism)



Painted carved bosses to sanctuary ceiling



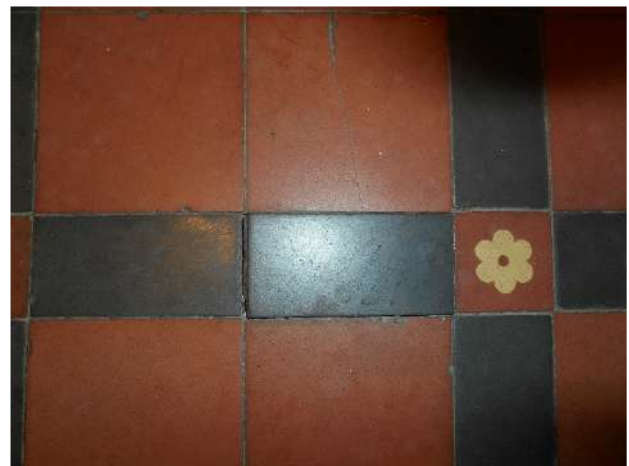
Ribbed ceiling, with carved bosses to chancel ceiling



Damage to decorative finishes and wall plaster in Chancel (north side)



Damage to decorative finishes and wall plaster in Chancel (south side)



Loose tile to chancel floor



Broken/loose tiles chancel floor near sanctuary step



Staining/damage to vestry floor tiles



Corroding threshold to vestry external doorway



Corroding metal bars to boiler room ceiling and open joints between bar and ceiling



Water dripping from boiler room ceiling



Dampness to floor



Vegetation, algae, debris and open joints to boiler room access steps



Corroding railings and gate around boiler room access steps



Example of condition of some chest tombs in churchyard  
(photo south side of churchyard)



Example of uneven ground levels impacting upon  
condition of some chest tombs in churchyard  
(photo south side of church, by boiler room railings)



Cobbled section of Shelley's walk in northwest corner of  
churchyard



Modern flagstone path leading to west door liable to  
flooding and water running into porch