

ST JAMES CHURCH, QUEDGELEY

Quinquennial Inspection Report 2018

Diocese: Gloucester



View from the north east

Director: D ARNOLD MSc MRICS



Company No: 09360236

Regulated by RICS

A) INTRODUCTION

- 1.0 Preliminary Information
- 1.1 The Church - St James Church, Quedgeley, Gloucester.
- 1.2 Diocese - Gloucester.
- 1.3 Archdeaconry - Gloucester.
- 1.4 Listing and Conservation Designations - The Church is listed Grade II* but is not situated in a Conservation Area.
- 1.5 The Incumbent - Canon Fr John F Ward.
- 1.6 Appointed Inspector - David Arnold MSc MRICS RICS Certified Historic Building Professional.
- 1.7 Date of Inspection - 10th October 2018.
- 1.8 Previous Inspection - The previous inspection was carried out by Stephen Sedwell Architect on 8th and 23rd November 2012.
- 1.9 Weather Conditions - Dry, sunny and warm.
- 1.19 Photographs - Explaining some defects are attached at the rear of the report.
- 1.11 Brief Architectural History and Description of Plan - Parish church with 14th century origins. The church was heavily restored and rebuilt in 1857 by H Woodyer with further alterations in c.1890 by S Gambier-Parry.

The Church comprises a South Porch, Lady Chapel, Nave, Chancel, North Aisle, Tower and Spire, Vestry (former Organ Chamber), Kitchen/WC and subterranean Boiler Room to the east of the Kitchen.

- 1.12 Materials of Construction:
 - 1.12 Walls - Limestone Ashlar.
 - 1.12 Roofs - Limestone slates in diminishing courses.

B) LIMITATIONS

- 1.1 This report is based on a visual inspection carried out at the time stated. Generally the inspection was from ground level, with the use of binoculars and from ladders where appropriate.

- 1.2 It has not been possible to make detailed examinations of areas that are covered up such as roof timbers, boarded floors and other concealed fabric. Therefore no guarantee can be given that these are free from defects.

Where appropriate, opening up of enclosed spaces is recommended within the report.

- 1.3 During the course of the inspection the following areas/items were not inspected:

- Nave roof, north - Weatherings at the west gable parapet abutment.
- Nave north and North Aisle south lead lined valley - Inspected from the top of a ladder at the west end only.
- Chancel roof, north - Weatherings at the Nave east gable abutment.
- Chancel roof, north - Cement mortar fillets at the east gable parapet abutment could not be inspected due to significant moss.
- North Aisle roof, south - Weathering at the west gable parapet abutment.
- Vestry (former Organ Chamber) roof, west - Inspected from the top of a ladder at the north end of the lead lined box gutter only.
- Vestry (former Organ Chamber) roof, west - Weatherings at the north gable parapet abutment.
- Lead lined box valley gutter between the Vestry west roof slope and the North Aisle east gable - Inspected from the top of a ladder at the north end of the valley gutter only.
- North Aisle, East Gable - Copings on the south side.

C) PROGRESS OF REPAIR SINCE LAST REPORT

- Lady Chapel - Coping stone replaced.

D) GENERAL SUMMARY OF CONDITION

The Church is generally in fair condition but repairs are required in order to prevent the fabric from deterioration. The main item of concern is the Spire stonework which has been inspected at close quarters by a conservation accredited Structural Engineer. The Engineer's report recommends repointing and replacement of previous cementitious repairs is carried out.

E) DETAILED DESCRIPTION

a) External

1.0 Roof Coverings

1.1 South Porch

- 1.1.1 General - Limestone slates in diminishing courses with angle limestone ridges. Dense cement based mortar verge pointing is sound. Stained rafter feet and wallplates at eaves are sound.
- 1.1.2 East - 1 no. missing slate. Adjacent slate is heavily damaged. Lead flashings at the Tower south abutment are sound.
- 1.1.3 West - As East but generally in good condition. Fairly large hole in slate at eaves.

1.2 Lady Chapel

- 1.2.1 General - Limestone slates in diminishing courses with moulded limestone ridges. Minor loss of bedding mortar to the ridges. 2 no. new ridges installed at the east end.
- 1.2.2 South - Stone slates generally in good condition with surface moss only.

Mortar fillet at the Tower east abutment (below stone listing course) with some cracking at the junction with the tiles and at the junction with the listing course. There is potential here for water ingress and repairs are required.

At the east gable parapet abutment, there is a lead lined secret gutter. Wire mesh has been crudely installed at the parapet abutment, presumably to prevent moss and other debris from blocking the secret gutter. This will trap moisture and should be removed.

Lead secret gutter appears sound. Some moss evident despite the wire guard.

- 1.2.3 North - Generally as South and in similar condition. Lead lined secret gutter at the east gable parapet abutment with wire mesh inserted, presumably to prevent moss and debris build up causing blockages.

Slating generally in good condition but with significant surface moss. This will hold moisture which can cause frost damage to the slates. The installation of a copper wire immediately below the ridge would assist with the control of moss.

Lead apron flashings at the Tower east abutment, including to the listing course. The flashing is oversized; it has been installed in a single length. There is a split at the mid-height. This should be repaired.

1.3 Nave

- 1.3.1 General - Limestone slates in diminishing courses to the south slope and plain concrete tiles to the north.
- 1.3.2 South - Limestone slates in diminishing courses to the south slope with moulded limestone ridges and plain concrete tiles to the north. Slating generally in fair

condition. Again, there is surface moss, particularly at low level to the north of the Tower. 1 no. slipped slate at eaves at the east end. 1 no. broken slate at eaves towards the west end. There are a few heavily cornered slates evident. The slating is otherwise in fair condition.

Cement mortar fillet at the west gable parapet abutment. This is detached from the slates at its base with some significant gaps. There is potential here for water ingress.

Cement mortar fillet at the east gable parapet abutment. Again, there are some significant cracks.

To the south of the roof slope there is a lead lined valley gutter (at the abutment with the Tower north and the Lady Chapel north roof slope). Leadwork generally appears sound but there is moss and debris which should be removed.

Angled outlet at the east end with leadwork dressed into hopper.

At the west end the short length of verge to the slating is pointed with a dense cement based mortar. The leadwork is dressed beneath and discharges onto the slating adjacent to the north west corner of the Tower. This is a poor detail. The installation of a lead chute would be an improvement.

1.3.3 North - Plain concrete tiles with some surface moss but generally in good condition. Mortar fillet at the east gable parapet abutment. Weatherings at the west gable parapet abutment not inspected but presumed to be similar.

1.3.4 Lead Lined Valley Gutter - There is a lead lined valley gutter between the Nave north and North Aisle south roof slopes. Gutter is divided by lead covered rolls at the widest bays. Leadwork inspected from the west end only but appears in good condition. Minor split noted to the north lead capping of the coping at the west end.

1.4 Chancel

1.4.1 General - Limestone slates in diminishing courses with limestone angle ridges. Minor open joints to ridges but otherwise sound.

1.4.2 South - Stone slating generally in good condition. There are a few lead clips evident indicating temporary holding repairs. Sound stone slates with peg holes should not require lead clips for re-fixing. 1 no. broken and 2 no. frost damaged/delaminating slates noted at mid-height, approximately above the west window. Generally there is surface moss.

Mortar fillet at the Nave east gable abutment, mostly covered with moss. Minor cracking at the base. Similar detail at the east gable parapet abutment. Again, there is some moss and cracking at the junction with the slates.

- 1.4.3 North - Generally as South. Some significant surface moss evident, particularly adjacent to the east gable parapet. There are some heavily cornered slates.

To the west of the Vestry roof there are a few slipped slates. 1 no. missing slate noted above the ridge of the Vestry roof.

The weatherings at the Nave east gable abutment were not inspected.

Cement mortar fillets at the east gable parapet abutment. These could not be inspected due to significant moss.

Pitched lead lined gutter between the Chancel north and Vestry east roof slopes. Leadwork appears in fair condition. Moss and 1 no. slipped slate noted in the valley at the time of inspection.

1.5 Kitchen/WC

- 1.5.1 North - Catslide limestone slate roof in diminishing courses, continuation of Chancel north but at a shallower pitch.

Stone slates in fair condition. Significant surface moss adjacent to the east parapet abutment. Some evidence of delamination/frost damage. Painted metal flue at the east end with large lead slate.

Cement mortar fillet at the east parapet abutment. Significant moss but appears sound at present.

Pitched lead lined valley gutter between the Kitchen north and Kitchen/WC east roof slopes. Significant moss and several slipped slates (mostly from the Vestry and Kitchen/WC east roof slopes) in the valley gutter at the time of the inspection.

Lead diverter on the north east corner to direct rainwater into the gutter.

- 1.5.2 East - Catslide roof with limestone slates in diminishing courses, continuation of Vestry east but at a shallower pitch. Slating generally in fair condition. 1 no. slipped slate noted at the junction with the Vestry east roof slope, towards the south end.

Cement verge pointing to the north in fair condition.

1.6 North Aisle

- 1.6.1 General - Limestone slates in diminishing courses to the north with plain concrete tiles to the south. Moulded limestone ridges.

1.6.2 South - Plain concrete tiles with some surface moss. Mortar fillet at the east gable parapet abutment. The weathering at the west gable parapet abutment was not inspected, but presumed to be similar.

1.6.3 North - Stone slates generally in fair condition. Some surface moss evident, particularly adjacent to the west gable parapet.

Cement mortar fillet at the east gable parapet abutment. Lead diverter at base to guide water into the gutter. Some cracking evident to the mortar fillet, including at the junction with the slates.

Similar detail at the west gable parapet abutment, again, with cracking evident.

1.7 Vestry (former Organ Chamber)

1.7.1 West - Inspected from the top of a ladder at the north end of the lead lined box gutter only. Where visible, the slating appears sound. However, there is one slate evident in the valley gutter.

The weatherings at the north gable parapet abutment were not inspected. Inspection should be carried out when access is available. It is presumed that there is leadwork (as East side).

Pitched valley gutter at the junction with the Chancel north roof slope. From the view point, it is not clear how this is constructed but there is moss, debris and some dislodged slates (Chancel roof) evident.

Lead lined box valley gutter between the Vestry west roof slope and the North Aisle east gable. Vegetation, moss and debris in the valley gutter at the time of the inspection plus 1 no. slipped slate. This was inspected from the north end of the valley gutter only. Leadwork appears sound but should be inspected at close quarters when access is available. Cover flashing through the outlet at the north end is loose and detached.

1.7.2 East - Limestone slates in diminishing courses with moulded limestone ridges. Some erosion noted to a few ridges.

There are several slipped, broken and missing slates. Urgent repairs are required. 1 no. clipped slate noted.

Stepped and continuous sloping lead flashings at the north parapet abutment. These are generally sound.

2.0 Rainwater Goods

- 2.1 General - Ogee section aluminium gutters and downpipes in good condition. Periodic inspection during heavy rainfall is recommended to check for any problems.
- 2.2 South Porch
 - 2.2.1 West - Ogee section powder coated aluminium gutter and circular downpipe at the north end. All in good condition.
 - 2.2.2 East - As West and in good condition.
- 2.3 Lady Chapel
 - 2.3.1 South - Ogee section aluminium gutter with circular downpipe at the west end. All appears in good condition.
 - 2.3.2 East Gable - Short elongated aluminium hopper at the east end of the Lady Chapel/Nave lead lined valley gutter with swan neck into single circular downpipe to the north of the east window. All appears in good condition.
- 2.4 Nave
 - 2.4.1 South (West of Tower) - Ogee aluminium gutter with circular downpipe at the east end. There appears to be a back fall to the west. This should be checked.
- 2.5 Chancel
 - 2.5.1 South - Ogee aluminium gutter with circular downpipe at the east end. The gutter appears to be poorly aligned with a possible back fall to the west. This should be checked.
- 2.6 Kitchen/WC
 - 2.6.1 North - Ogee aluminium gutter with significant moss at the time of the inspection.
 - 2.6.2 East - Ogee aluminium gutter with single circular downpipe at the north end. Rainwater from the Kitchen north gutter also discharges into this downpipe. All appears in good condition. Some damp staining evident at the junction of the Kitchen north and Kitchen/WC east gutters. There is a significant amount of rainwater disposing in this location. The effectiveness of the installation should be checked during storm conditions.
- 2.7 North Aisle - Ogee aluminium gutter with 2 no. circular downpipes; 1 no. at the east end and 1 no. at the west end. All appears in fair condition.
- 2.8 Vestry (former Organ Chamber) - Narrow, short aluminium hopper at the north end of the lead lined box valley gutter with single circular downpipe. All appears in fair

condition. Damp staining on the stonework adjacent suggests that rainwater disposal here is not effective. This should be checked.

2.9 Tower - No installation.

3.0 Below Ground Drainage

3.1 Surface Water Drainage - The 2 no. North Aisle north downpipes, together with the Nave south west, Chancel south and South Chapel east downpipes discharge into rainwater gullies with concrete surrounds. Some debris/vegetation noted in the gullies at the time of the inspection. The remaining downpipes discharge directly into the ground. Ideally, roddable rainwater gullies should be installed.

It is understood that the system is connected to soakaways. No problems noted.

3.2 Foul Drainage – Mains connection.

4.0 Parapets and Upstand Walls

4.1 South Porch - None.

4.2 Lady Chapel - Limestone copings surmounted by an apex cross. Stonework generally in fair condition. Minor erosion to the bedding mortar at the base of the apex cross.

4.3 Nave

4.3.1 East Gable - Limestone coping surmounted by an apex cross. Generally in fair condition. Minor fracture to the mid-height coping on the south side.

4.3.2 West Gable - Limestone copings surmounted by an apex cross. Copings are in good condition. Some loss of bedding mortar noted on the north side. Open joints at the base of the apex cross which has soft bed erosion. Minor open joint to the upper coping on the south side (at the junction with the cement mortar fillet).

4.3 Chancel

4.3.1 East Gable - Limestone copings surmounted by an apex cross. Historic fracture noted to the south east corner kneeler capping stone. Copings generally in good condition. Minor open joints at the base of the apex cross.

4.4 Kitchen

4.4.1 East - Limestone copings (continuation of Chancel east gable parapet north slope but at a shallower pitch). Generally in good condition. Some surface moss evident.

4.5 North Aisle

- 4.5.1 East Gable - Limestone copings surmounted by an apex capping stone (no cross). Copings on the north side are in fair condition. Copings on the south side not inspected. Minor open joint to the capping stone.
- 4.5.2 West Gable - Limestone copings surmounted by an apex capping stone. Copings generally appear in good condition. Some historic damage to 1 no. lower coping on the south side.
- 4.6 Vestry (former Organ Chamber)
 - 4.6.1 North Gable - Limestone copings surmounted by an apex roll top capping stone. Some surface moss evident. Minor frost damage to 1 no. coping on the north side. Minor open joints to the capping stone and loss of bedding mortar on the east side. Copings on the west side are sound but have heavy surface moss.

5.0 Walling

- 5.1 South Porch - Limestone ashlar sub walls with chamfered cappings supporting an oak timber framed structure above. The timber framing has oak posts and panelled oak infill panels with glazed trefoil windows above a moulded oak mid-rail. Two centre arch cusped south doorway with moulded hood mould and decoratively carved label stops. Angled tie beam above with vertical boarding over and diamond leaded light windows. Cusped lancets to the north and south of the doorway. There are natural shakes and splits to the timberwork. There is also some opening of joints, some of which have been filled with a dense mortar. This will trap moisture and cause accelerated decay of the fabric. Where shakes, etc. need to be filled, this should be carried out using a well-haired lime mortar. Piecing-in repairs have previously been carried out to the short sections of wallplate on the south side. There is a scarf repair to the wallplate at the north end on the west side. Overall timberwork is generally in fair condition.
- 5.2 Lady Chapel
 - 5.2.1 South - Ashlar limestone with chamfered plinth at base. Stepped diagonal buttress on the south east corner.

Vegetation growth noted at the west end adjacent to the Tower south east buttress. Ordnance Survey Benchmark adjacent to the downpipe. Stonework is generally in fair condition but mostly pointed with a dense cement based mortar. Some minor open joints evident, particularly at low level to the plinth. Minor movement evident to the east of the window with vertical cracking extending from the mid-height jamb up to the top of the arch. The jamb stone immediately below the east arch stone is fractured. The south east corner buttress is sound with minor vegetation and surface moss to the plinth only.

The twin light window has a moulded limestone surround plus tracery. Historic fractures noted to the cill. Minor open joints to the jambs. Minor fracture to 1 no. jamb on the west side at low level and 1 no. at high level on the east side.

- 5.2.2 East Gable - Limestone ashlar with chamfered plinth at base. Surface moss, minor vegetation and open joints to plinth. Low level rusting metal vent. This is below ground level and there is potential here for water ingress and associated decay. Soil adjacent to the vent should be removed and a surround installed.

General walling stonework in similar condition to the south side but with less cement based pointing. Some minor soft bed erosion noted to isolated areas of the stonework. Where cement over pointing exists, some of this is loose and detached, exposing the original lime mortar below.

The twin light window has a moulded limestone surround plus tracery. Some verdigris (copper staining) noted to the cill from external window guards. This continues into the general walling stonework below.

5.3 Nave

- 5.3.1 West Gable - Ashlar limestone flush with North Aisle west gable. Generally in good condition but with areas of cement based pointing. Low level rusting ventilation grille. Square buttress on the north west corner immediately below the west end of the valley gutter. Carved gargoyle above. Some surface erosion. The triple light window has a moulded limestone surround plus tracery. Significant erosion at the base of the south mullion. Open joint to cill and erosion to the stool to the north mullion. Minor displacement to tracery.

- 5.3.2 South - Ashlar limestone with some areas of cement based pointing but generally in fair condition. Minor open joints at low level.

5.4 Chancel

- 5.4.1 South - Ashlar limestone with large triangular section moulding at low level above continuation of ashlar. Chamfered slate capping at ground level.

Angle projection at the west end with stone slab roof between the Lady Chapel east gable and Chancel south. Clasp buttresses on the south east corner.

Stonework generally in fair condition. Again, there are areas of cement based pointing, particularly to the stonework below the moulded triangular sections. There are some minor open joints and areas of weathered mortar. Copper staining noted below the east and centre windows.

Minor open joints to the moulded triangular section, which also has some historic damage. The stonework immediately below is more eroded than elsewhere.

The angle projection at the west end is pointed with a dense cement based mortar. Sound at present. Stone slab roof is also sound. Open joints at the junction with the Chancel south stonework.

The south east corner buttress has areas of cement based pointing and minor open joints. Stonework at ground level on the south west corner is damaged.

The small, high level west window has a moulded limestone surround. Minor soft bed erosion only.

The centre single light lancet window has a moulded limestone surround in similar condition. Significant verdigris (copper staining) to the stonework from external window guard.

The twin light east window has a moulded limestone surround plus tracery. Significant open joint to the cill. Copper staining evident from external window guards.

- 5.4.2 East Gable - Ashlar limestone with clasping buttress on the south east corner and square buttress at the north east. Stonework generally in fair condition but, again, there are areas of cement based pointing. Buttress on the south east corner has some open joints and areas of sulphate erosion. There is also some cement based pointing. The square buttress on the north west corner is similar and in similar condition.

The triple light window has a moulded limestone surround with hood mould plus tracery. Generally in good condition. Minor open joints to the cill.

Remembrance plaques below the east gable window and to the reveals of the north east and south east buttresses for the interment of ashes. 3 no. stone troughs at low level on stone supports filled with gravel for flower displays. These obscure the lower part of the wall.

5.5 Kitchen

- 5.5.1 East - Continuation of Chancel East Gable and in similar condition. Lead cover flashing at the base of the wall above the concrete slab roof to the Boiler Room. This extends onto the north and part of the east sides of the north east corner buttress.

The single light window has a chamfered limestone surround plus hood mould. Generally in good condition. Some sulphate erosion to the head.

- 5.5.2 North - Generally as East and in similar condition, mostly pointed with a dense cement based mortar. Metal louvre vent at high level. Externally mounted gas meter casing at low level with 2 no. uPVC vents below. Waste pipe from kitchen sink.

5.6 WC

5.6.1 North - Continuation of Vestry North and in similar condition. Some soft bed erosion noted to the stone immediately above the window. Minor movement/open joints at the apex. There are some weathered joints and areas of cement based pointing.

5.6.2 East - Generally as Kitchen North and in similar condition. Some minor soft bed erosion locally to the ashlar.

The doorway has a moulded limestone surround. Some soft bed and sulphate erosion evident. Minor open joints to the upper jamb on the south side and through the head. Lime mortar repairs could be carried out to consolidate the stonework and reinstate the moulding.

5.7 North Aisle

5.7.1 North - Ashlar limestone generally in good condition. Some areas of cement based pointing evident. 2 no. low level rusting ventilation grilles. The east is damaged. Both grilles are almost flush with the ground level and this should be prevented from encroaching. Diagonal buttress on the north east corner with some cement based pointing. Limestone quoin on the south east corner has soft bed erosion. Minor open joints and 1 no. historically damaged stone to the plinth.

Similar diagonal buttress on the north west corner with cement based pointing. Minor vegetation at low level and minor open joints but generally in fair condition.

The triple light east window has a moulded limestone surround plus tracery. Hairline fractures to the mullions.

The twin light west window has a moulded limestone surround. Tracery is displaced. Minor movement through the head. Rust staining to stonework from embedded rusting fixings.

The north doorway has a moulded limestone surround with two centre arch plus hood mould with decoratively carved label stops. Minor open joint through the head. Some sulphate erosion to the jambs.

5.7.2 East Gable - Roughly squared and coursed limestone with some eroding mortar joints evident.

5.7.3 West Gable - Stonework generally as North elevation and in similar condition. Low level rusting ventilation grille with significant damage. This should be replaced.

The twin light west window has a moulded limestone surround plus tracery. Generally in good condition.

5.8 Vestry (former Organ Chamber)

- 5.8.1 North - Ashlar limestone generally in good condition. Some areas of cement based pointing evident. 2 no. low level rusting ventilation grilles. These are almost flush with the ground level and this should be prevented from encroaching.

Damp staining noted on the stonework at the west end, adjacent to the North Aisle east return. The effectiveness of rainwater disposal here should be checked.

The twin light window has a moulded limestone surround plus tracery. Stonework generally in good condition. Slot opening above with timber louvres and rudimentary external PVC covered wire guard which would appear to be ineffective at preventing bird access.

5.9 Tower and Spire

5.9.1 Tower

- 5.9.1.1 General - Two stage Tower with ashlar limestone surmounted by a broached octagonal ashlar limestone Spire (see below). Chamfered limestone offset at mid-height and double chamfered plinth at base. Square buttress on the south east corner and diagonal buttress on the south west. Turret Staircase to the north west. Twin light chamfered limestone louvre openings to all sides at Bell Chamber level.

- 5.9.1.2 North - Below the string course, most of the stonework is pointed with a dense cement based mortar.

Above the string course the stonework has some minor soft bed erosion and minor open joints. Chamfered limestone slot window at the west end (Turret Staircase).

2 no. rusting tie bar pattress plates at high level immediately below the offset at the base of the Spire.

The twin light Bell Chamber louvre opening has a chamfered limestone surround. Stonework appears in fair condition. External window guard appears to be loose and detached in places.

- 5.9.1.3 East (above Lady Chapel roof) - Stonework generally as north and in similar condition. Much of the elevation is pointed with a dense cement based mortar. 2 no. high level rusting pattress plates (as North). Minor movement noted at high level adjacent to the pattress plates.

The twin light Bell Chamber louvre opening has a chamfered limestone surround and limestone louvre blades. Generally in good condition. Bird guards externally. Nesting debris on cill.

The Ringing Chamber window has a chamfered limestone surround with some surface erosion but generally in good condition.

- 5.9.1.4 South - Ashlar limestone mostly pointed with a dense cement based mortar. 2 no. rusting pattress plates at high level. Minor vegetation at high level and 2 no. fractured stones to the east and west of the head of the louvre. Minor open joints to chamfered offset. Painted and gilded clock face above the Ringing Chamber window. This is in good condition. Stone sundial below the mid-height offset with rusting gnomon.

The south east corner buttress has minor open joints and local erosion to the stonework but is generally in fair condition. Mostly pointed with a dense cement based mortar. Vegetation on the east side.

The diagonal south west corner buttress is also pointed with a dense cement based mortar. Generally in fair condition but with historic damage to the plinth capping stones.

Twin light Bell Chamber opening, as East and in similar condition.

The single light Ringing Chamber window is similar to the east side and in similar condition.

- 5.9.1.5 West - Generally ashlar limestone (as elsewhere) generally with cement based pointing. 2 no. rusting high level pattress plates. Fractured and damaged stonework immediately below the south pattress plate. Vertical movement noted at high level on the south west corner. Some eroding stonework adjacent to the south side of the louvre opening.

Open joints to chamfered offset. Minor vegetation and open joints to plinth.

Twin light louvre opening, as East. 1 no. fractured jamb on the south side.

The single light Ringing Chamber opening has a chamfered limestone surround. Fracture noted to cill.

- 5.9.1.6 Turret Staircase - The Turret Staircase has a stone slab roof in fair condition. Ashlar limestone is in similar condition to elsewhere. Minor open joints to plinth.

Angled doorway between the Turret Staircase and the Tower west with stone slab roof. Soft bed erosion to the head plus repaired fracture at high level caused by embedded rusting hinge. Lower jamb on the south east side has historic weathering. The jamb immediately above is significantly fractured. 1 no. jamb on the north west side has significant erosion. Repairs are required.

Single light opening with chamfered limestone surround in good condition.

- 5.9.2 Spire - Octagonal ashlar limestone broached Spire surmounted by an apex weathervane. Moulded limestone rolls to the hips. Chamfered limestone lucarne openings to the north, east, south and west faces.

The Spire appears to be mostly pointed with a dense cement based mortar. There are open joints and vegetation growth evident. Displaced stonework near to the apex on the south east corner and cement based patch repairs to the roll mould of the south east hip. Movement evident near to the apex on the north east face and fractured stones at high level. Similar movement and fracturing also evident on the north face. Horizontal movement noted near to the apex on the north west face and fracturing at high level on the west face.

Generally, there are open joints and vegetation to the broaches.

Gilding is weathering. This should be refurbished when access is available.

The lucarne openings have general surface erosion and minor open joints.

The PCC obtained a Structural Engineer's Report from Mr Clive Haywood of Frank W Haywood and Associates dated 31st July 2017. The report concluded:

Historically, there has been a major repair to the Spire on the southern elevation and south western corner. However, since that time there have been no signs of any movement and it is currently considered that the Spire and tower are structurally sound.

The area of concern is as a result of the previous repointing and repairs which have all been carried out in a cementitious mortar. This is causing localised spalling and it is recommended that this is all removed and the Spire and tower repointed in a lime mortar. This will allow the moisture to evaporate and greatly reduce the deterioration of the stonework.

During these repairs, the external cramps which are present can be removed on the broaches, the stones pinned if necessary and all repointed to ensure that they are secure. It would also be an opportunity to remove any cramps or metalwork which is present, which can cause longer term damage by rust jacking as they corrode.

Overall therefore, there is no major structural intervention required in terms of major repairs, but it is strongly recommended that a full scheme of repointing and replacement of previous cementitious repairs is carried out.

6.0 Doors

- 6.1 South Porch - Pair of arch topped vertical oak boarded doors with decorative strap hinges. Some splits evident and minor historic decay at the base. Minor surface rust to ironmongery.

- 6.2 Kitchen/WC

- 6.2.1 East - Arch topped vertical oak boarded door with strap hinges and brush strip at base. Some splits to the boarding. Minor surface rust to the ironmongery. Vegetation to the threshold.
- 6.3 North Aisle
 - 6.3.1 North - Vertical timber boarded oak door with decorative strap hinges. Generally in fair condition. Minor surface rust to ironmongery.
- 6.4 Boiler Room - Metal framed door with steel mesh. Some surface rust to the mesh.
- 6.5 Tower
 - 6.5.1 Turret Staircase - Vertical timber boarded door with strap hinges. The boarding at the base of the door has previously been repaired. Defective metal ventilation grille at the base.
- 7.0 Windows**
 - 7.1 South Porch
 - 7.1.1 West - 5 no. leaded light trefoils with plain diamond glass quarries and external ferramenta. Glazing and leadwork generally weak with bulging and some significant rattle. External ferramenta has surface rust.
 - 7.1.2 South
 - 7.1.2.1 West - Single leaded light lancet window with plain glass diamond quarries. Generally in good condition. Perimeter pointing is an inappropriate modern external sealant.
 - 7.1.2.2 East - As West. The glazing at the bottom of the panel is damaged (currently covered with masking tape).
 - 7.1.3 East - 5 no. leaded light trefoil windows, as West and in similar condition.
 - 7.1.4 Apex - Large diamond shaped leaded light with plain diamond glass quarries and internal saddlebars. Saddlebars have surface rust. Glazing and leadwork appears sound but should be checked when access is available.
 - 7.2 Lady Chapel
 - 7.2.1 South - Twin leaded light with plain diamond glass quarries and side hung metal framed casement to the base of the west light. Medieval stained glass to the tracery. Internal ferramenta.

The glazing and leadwork to the east light is weak. This requires re-leading. Internal ferramenta and opening light have surface rust. Glazing and leadwork to the opening light is sound. Glazing above is bulging and weak. This should be re-leaded.

Stained glass to the tracery is sound. Externally there is an inappropriate rudimentary PVC covered window guard. This should be replaced with a powder coated stainless steel guard.

There are some damaged quarries at the top of the east and west lights.

7.2.2 East Gable - Twin light stained glass window plus tracery with internal saddlebars. Glazing and leadwork appears sound. Internal saddlebars have surface rust. Inappropriate PVC coated wire window guard to the tracery. This should be replaced.

7.3 Nave

7.3.1 West Gable - Triple light stained glass window plus tracery. Glazing appears in fair condition. External saddlebars have surface rust. External wire mesh window guard to the tracery only.

7.4 Chancel

7.4.1 South

7.4.1.1 West - Small, single light stained glass window which appears in good condition.

7.4.1.2 Centre - Single stained light lancet window (Pilgrims window) with internal saddlebars. Glazing is weak. A Conservator's Report should be obtained. There is some damaged glass. Internal saddlebars are sound. External copper window guard, mostly detached with a significant number of missing fixings.

7.4.1.3 East - Twin light stained glass window plus tracery. Some bulging and minor movement evident. There are a few minor holes. A Conservator's Report should be obtained. Copper window guards to main lights only; loose and with missing fixings.

7.4.2 East Gable - Triple light stained glass window plus tracery. Internal saddlebars. Generally appears in fair condition. However, it would be advisable to obtain a Conservator's Report on its condition. External saddlebars have surface rust. Rudimentary PVC covered wire window guard to the tracery only.

7.5 Kitchen

7.5.1 East - Single light lancet window with modern obscure glass and opening hopper at base. All appears in fair condition. Bird mesh to the hopper is rather untidy and might need re-dressing.

- 7.6 WC - Twin light window with the east light being a metal framed opening hopper. Georgian wired glass to the main east and west lights. Modern obscure glass to the tracery above. Internal ferramenta. All appears in good condition. The internal bird guard to the hopper requires re-dressing.
- 7.7 North Aisle
 - 7.7.1 North
 - 7.7.1.1 East - Triple light stained glass window plus tracery with external saddlebars. Glazing and leadwork appears sound. External saddlebars have surface rust.
 - 7.7.1.2 West - Twin light plus tracery with stained glass panels and patterned diamond glass quarries and border quarries. Glazing and leadwork appears sound. External saddlebars have surface rust.
 - 7.7.2 West - Twin leaded light plus tracery with plain glass diamond quarries and tinted and plain glass border quarries. External ferramenta. 1 no. broken quarry noted to the south light. The remainder appears in fair condition. External ferramenta has surface rust. Rudimentary PVC covered wire window guard to the tracery only.
- 7.8 Vestry (former Organ Chamber)
 - 7.8.1 North - Twin light stained glass window with opening hoppers at the base of each light. Glazing and leadwork appears sound. Opening hoppers and saddlebars appear in good condition. Inappropriate rudimentary PVC covered wire window guard to the tracery only.
- 7.9 Tower
 - 7.9.1 Ground Floor – None.
 - 7.9.2 Ringing Chamber - Painted metal casement windows on the south, east and west sides with modern sheet glass and external bird guards. All appears sound.
 - 7.9.3 Clock Chamber – None.
 - 7.9.4 Bell Chamber - Twin light louvre openings on each side with limestone louvre blades and external and internal bird guards. These appear to be effective at preventing bird access. Internal boarding to each of the louvres as sound deadening.
 - 7.9.5 Turret Staircase
 - 7.9.5.1 North - Slot window with modern sheet glass with 2 no. external vertical bars.
 - 7.9.5.2 West - Slot window with Georgian wire glass.

7.10 Spire - 4 no. lucarne windows all with internal bird guards, which appear to be effective at preventing bird access.

8.0 Lightning Conductor

8.1 General - There is an installation. The PCC confirmed that a test had been carried out in April 2018.

b) Internal

1.0 Walls

1.1 South Porch - Ashlar limestone at low level with oak timber panelling above. Panelling obscured by noticeboards on both sides. Stonework is in fair condition but there are open joints and areas of cement based pointing.

Moulded limestone surround to the Tower Ground Floor doorway is in fair condition. Minor movement through the head previously repointed with a cement based mortar but no further movement evident. Minor damage to the jambs from former fixings. Some algae noted to the door surround and stonework on the north wall.

1.2 Lady Chapel - Painted plaster generally in fair condition. Minor cracking noted above the north arch into the Nave. Dressed stonework surround to angled opening in the north east corner, squinch into Chancel. Hairline cracking through the head.

1.3 Nave - Painted plaster. Minor vertical cracking noted at the west end on the north and south sides. Minor vertical cracking also noted above the centre arch of the north arcade.

The dressed limestone arched opening into the Tower Ground Floor is generally sound. The early English style dressed limestone arch into the Lady Chapel is also sound but has areas of cement based pointing.

The dressed stonework to the Chancel arch is in fair condition. Slightly damp affected at low level and open joint through the head.

The 3 bay north arcade has 2 no. columns and 2 no. responds at the east and west ends. All generally in fair condition.

The dressed stonework to the west window is sound. Minor open joint through the head and the cill. Water staining to the cill, possibly due to condensation rather than penetration.

- 1.4 Chancel - Painted plaster generally in fair condition. Minor movement noted on the north wall with tell-tale installed. The movement does not appear to be progressive. It is not known if the tell-tale is recorded.

Dressed limestone surrounds to the south windows are generally sound. Some mortar staining evident. At the west end on the north side there is a recessed opening (squinch) through from the Lady Chapel. Corbelled stonework above the opening with surface damage and open joints. Stonework at low level to the Chancel arch is damp affected. Minor damage to the dressed stonework to the east of the opening (below the east jambs of the west window).

The Chancel arch on the north side is also damp affected at low level. Squinch in the north west corner into the North Aisle. Stonework damp affected at low level.

Recessed glazed opening with an oak frame on the north side with central column. Minor displacement and open joints to the stonework above. The Vestry doorway has a moulded limestone surround with open joints and damage to the stonework locally.

- 1.5 North Aisle - Painted plaster generally in fair condition. Movement noted to the east of the west window on the north side with tell-tale installed. It is not known if this is monitored. Significant movement through the dressed stonework of the window.

The west window stonework is in good condition with minor open joints only. The east window on the north side is similar. Minor cracking to the plaster at high level in the north east corner.

The arched opening into the Vestry is sound. To the south of the Vestry opening there is an angled wall between the Vestry and the north arcade with a pair of cusped lancet openings. Wall is damp affected at low level, as is the east respond to the north arcade.

Vertical cracking noted at the west end of the north arcade (south west corner) and above the west arch of the north arcade. The movement here corresponds with the movement on the north wall.

The north doorway has a dressed limestone surround with open joint to the head and erosion to the jambs locally.

- 1.6 Vestry - Painted plaster, generally in fair condition. Dressed stonework to the north window is generally sound. Surface erosion to the cill.

- 1.7 Kitchen - Painted plaster. Plaster damaged at low level on the west side adjacent to the Vestry door. Plaster and decoration also damp affected on the south wall adjacent to the south doorway. Splashback tiling to worktop areas. Minor movement noted through the head of the south doorway.

- 1.8 WC - Painted plaster with plasterboard partition to the south. Generally in fair condition. Minor movement noted through the head of the east doorway. North window is generally sound.
- 1.9 Boiler Room - Brickwork with remnants of decoration, mostly damp affected and missing. Brickwork is damp affected.
- 1.10 Tower
 - 1.10.1 Ground Floor - Limestone ashlar, mostly pointed with cement based mortar. Some evidence of historic limewash. Generally in fair condition. Dressed limestone arched openings into the Lady Chapel and the Nave are sound. Historic movement noted through the head of the south doorway.
 - 1.10.2 Ringing Chamber - The walls mostly have painted vertical boarding with painted stonework above. Generally in good condition.
 - 1.10.3 Clock Chamber - Ashlar limestone with evidence of limewash. Generally in good condition.
 - 1.10.4 Bell Chamber - Ashlar limestone, generally in good condition with minor open joints.
 - 1.10.5 Turret Staircase - Ashlar limestone with tooled finish and evidence of historic limewash. Minor open joints evident but generally in good condition.
- 1.11 Spire - See Structural Engineer's Report.

2.0 Roofs and Ceilings

- 2.1 South Porch - High collar rafter trusses with cusped bracing supported on castellated timber wallplates with lath and plaster ceiling panels between. Timberwork generally appears in fair condition. Some staining noted to the ceiling panels. Damaged section on the east side.
- 2.2 Lady Chapel - Vaulted timber boarded ceiling in 6 no. cants with ribs and decoratively carved bosses. There are a few missing/damaged bosses. Castellated wallplates to the north and south. Horizontal timber panelling below the north wallplate (lead lined valley gutter above). Some splitting noted to the timbers generally but otherwise in fair condition.
- 2.3 Nave - Wagon roof with reused timbers.
- 2.4 Chancel - Vaulted ceiling with painted horizontal boarding with ribs and moulded wallplates. Decoratively carved bosses at the intersection of the ribs in the Sanctuary. All appears in good condition.

- 2.5 North Aisle - 4 no. bays with 3 no. high collar scissor braced rafter trusses with 1 no. purlin each side supporting common rafters with ashlar posts on moulded timber wallplates. Painted plaster ceiling panels above. Timberwork appears generally sound. There is some hairline cracking through some of the ceiling panels. The stability of these should be checked. Panel on the south side towards the west end is damaged at low level.
- 2.6 Vestry - Horizontal timber boarded roof in 5 no. cants with ribs and moulded wallplates, those on the west supported on moulded stone corbels. All appears in good condition.
- 2.7 Kitchen - Purlin and hip rafter with horizontal boarding and moulded wallplates, those on the south side supported on moulded timber corbels. Some replacement boards installed at high level on the south side. Otherwise timberwork appears in fair condition.
- 2.8 WC - Horizontal pine boarding with 1 no. purlin. Generally in good condition.
- 2.9 Boiler Room - In situ concrete in fair condition.
- 2.10 Tower
 - 2.10.1 Ground Floor - 3 no. principal beams spanning north to south supported on moulded limestone corbels. Horizontal boarded ceiling above. All appears in good condition.
 - 2.10.2 Ringing Chamber - Painted boarded ceiling. Generally in good condition. Minor opening at the joints. Damp staining on the south side. Hatch in the north east corner provides access into the Clock Chamber. Hatch in the north west corner for lowering bells.
 - 2.10.3 Clock Chamber - Fibreboard and timber boarded ceiling for sound deadening. Opening on the east side provides access into the Bell Chamber.
 - 2.10.4 Bell Chamber - None. Spire above.
 - 2.10.5 Turret Staircase - At Ground Floor level there is a stone slab ceiling supported by a rusting metal bar. Some historic fractures and open joints noted.

Stone slab roof at the apex, generally in fair condition. Fracture noted through the tread immediately above the north window.

3.0 Upper Floors and Staircases

- 3.1 Tower

- 3.1.1 Ringing Chamber - Suspended timber floor, fully carpeted. Very little deflection evident. Small timber stepped ladder in the north west corner provides access to the opening into the Turret Staircase. Vertical wooden handrail on the north side. Consideration should be given to the installation of a similar handrail on the north. Vertical timber ladder in the north east corner provides access to the Clock Chamber.
- 3.1.2 Clock Chamber - Suspended timber floor with hatch in the north east corner providing access from the Ringing Chamber. Fixed short timber ladder on the east side provides access into the Bell Chamber.
- 3.1.3 Bell Chamber - Timber boarded floor in fair condition. Some debris evident. Hatch on the east side provides access from the Clock Chamber.
- 3.1.4 Turret Staircase - Stone steps overlaid with timber treads and risers. All in good condition. Metal handrail to the outer face and rope handrail full height to the newel.

4.0 Ground Floors

- 4.1 South Porch - Stone threshold with open joints and minor damage. Quarry tiles throughout, mostly covered with a coir mat. Where visible there are isolated broken tiles. Small area of subsided tiling noted on the west side.
- 4.2 Lady Chapel - Solid floor, fully carpeted. An inspection could not be carried out.
- 4.3 Nave - Solid floor to circulation areas, fully covered with carpet runners. Victorian tiling (continuation of Tower Ground Floor) evident at the edges. Suspended timber floor to pew areas with quite significant deflection in places, e.g. in the north east corner of the south east pew. Some repairs have been carried out in the past. Decayed board with temporary repair noted adjacent to the east reveal of the Tower Ground Floor arch.

Short timber ramp at the east end of the centre aisle provides access to the east end of the Nave. This has a solid floor, fully carpeted.
- 4.4 Chancel - 1 no. step up from the Nave into the Chancel. Solid floor, fully carpeted. There is then a further step up at the forward altar position and into the Sanctuary. Floor fully carpeted throughout. Carpet has a rubber backed underlay. This will not allow the floor to breathe and will cause deterioration of the floor surface. Consideration should be given to its replacement with a natural fibre underlay.
- 4.5 North Aisle - Tiled circulation areas with carpet runners and suspended timber floors to pew areas, all as Nave and in similar condition. Short ramp at the east end of the centre aisle provides access to the east end of the North Aisle. There are then 2 no. fully carpeted timber steps plus a fairly steep timber access ramp with guards to the north and south. This provides access to the Vestry.

- 4.6 Vestry - Suspended timber floor, fully carpeted.
- 4.7 Kitchen - 1 no. step down from the Chancel into the Kitchen. Modern floor tiles throughout, in good condition.
- 4.8 WC - Solid floor with modern floor tiles (continuation of Kitchen).
- 4.9 Boiler Room - In situ concrete in fair condition.
- 4.10 Tower
 - 4.10.1 Ground Floor - 1 no. stone step down from the South Porch into the Tower Ground Floor. Victorian floor tiles throughout, mostly obscured by carpet runner and coir mat. Where visible there are some individual tiles that are damp affected with loss of surface and colour decoration. Short, loose timber ramp provides access up into the Lady Chapel. The Nave floor is flush.

5.0 Interior Doors

- 5.1 Lady Chapel - Half height panelled oak door in the north east corner into the squinch.
- 5.2 North Aisle - At the east end there are a pair of modern, framed glass doors with glass infill to the arch over. There is some manifestation and also signage ("Caution glass door").
- 5.3 Vestry
 - 5.3.1 Vestry into Kitchen - Modern, framed, ledged and braced vertical timber boarded door with overhead closer. All in good condition.
 - 5.3.2 West - Glazed doors and screen into the North Aisle.
- 5.4 Kitchen - Vertical timber boarded arch topped door with decorative strap hinges. All appears in good condition.
- 5.5 WC - Modern, framed, ledged and braced painted timber boarded door.
- 5.6 Kitchen Store - Modern, painted vertical timber boarded door.
- 5.7 Tower
 - 5.7.1 Ground Floor
 - 5.7.1.1 South - Pair of arch topped oak boarded doors with strap hinges and weatherboard at base. Minor damage to the decoration but otherwise in fair condition.

6.0 Fixtures, Fittings and Furniture (main items only)

- 6.1 Bells and Frame - There are 8 no. bells in a double height painted metal bell frame. Bells have painted metal headstocks. Metal ladder on the east side provides access to the upper frame. All appears in good condition.
- 6.2 South Porch - 2 no. noticeboards. Wooden bench seats. Wooden bracket in the north east corner with modern holy water stoop.
- 6.3 Lady Chapel - Modern, oak panelled alter and reredos with matching side panels. Glastonbury chair. Oak credence. Prie dieu. Wooden upholstered chairs. Wooden chest of drawers. Dado panelling to the south wall. This is detached and may have decayed timber grounds. Similar panelling in the north west corner. Stored items, including books and children's toys.
- 6.4 Nave - Decoratively carved octagonal panelled pulpit on limestone base with limestone steps and suspended timber floor. Timberwork generally in good condition. Minor open joints and damage to the stonework. Pews and fronts. A report has been obtained. Electronic organ in the south west corner. Modern, single span oak lectern.
- 6.5 Chancel - Modern oak altar. Small oak table. Modern upholstered wooden chair. Panelled oak screen in the south east corner.
- 6.5.1 Sanctuary - Oak table type altar forward. Decoratively carved reredos depicting Jesus and his 12 Disciples. Minor movement on the south side and damp affected stone at the base. Wooden sedelia below the south east window. Credence. Traceried oak altar rails with colour decoration and gate closers. 1 no. brass plaque and wall mounted bell on the north wall.
- 6.6 North Aisle - Pews and fronts, as Nave. Upholstered wooden chairs.
- 6.7 Vestry - Carved wooden chair. Modern, metal framed wooden desk. Filing cabinets. Bookcase. Modern storage units. Sound system. Framed paintings and photographs. Noticeboard. 2 no. brass plaques on the north wall.
- 6.8 Kitchen - Range of kitchen base and wall units. Stainless steel sink with single draining board. Gas fired boiler.
- 6.9 WC - WC with hand and grab rails. Wash hand basin and hot water heater. Baby change facility.
- 6.10 Boiler Room - Stored items.
- 6.11 Tower

- 6.11.1 Ground Floor - Wooden table with prayer diary. Book shelf. Offertory box. Welcome table. Side table with leaflets. Noticeboard. 2 no. fronts used for displays. Chiming rack. Old bell clapper on the west wall. Peal Board on the west wall. Octagonal limestone font with mosaic marble decoration and flat oak cover. Bell rope. Stored items.
- 6.11.2 Ringing Chamber - 8 no. bell ropes. Painted bench seats. Noticeboard. Framed photographs and texts. Peal Boards. Wooden commemorative plaque on the north wall (refurbishment of bells in 1891).
- 6.11.3 Clock Chamber - Clock mechanism with electronic winding.

7.0 Monuments

- 7.1 Lady Chapel - 2 no. slate/marble monuments on the east wall. 2 no. slate/marble monuments on the south wall to the east of the window. Large stone/slate/marble wall monument to the west of the south window. 2 no. stone/marble wall monuments in the north west corner.
- 7.2 Nave - 1 no. slate/marble wall monument plus 2 no. brass plaques on the south wall.

c) General

1.0 Electrical Installation

- 1.1 General - An underground supply to the Kitchen. The electric meter and main distribution boards are located in the Kitchen. The switch gear should be labelled to show the date of the most recent inspection and of the recommended next inspection. Cabling is generally PVC covered running on surfaces. General lighting is by means of spot and flood lights. It is not known when the PCC last had the installation tested and a Report submitted by a NICEIC registered electrician. This should be carried out as soon as possible.
- 1.2 Portable Appliances - Insurers recommend that portable appliances have an annual safety check.

2.0 Heating Installation

- 2.1 Gas Heating - Gas fired boiler located in the Kitchen. A label on the boiler indicates that this was last serviced in February 2017. Gas boilers should be serviced on an annual basis. Modern steel flue pipe in the north east corner of the Kitchen. Feed and expansion tank at high level in the south east corner. The boiler serves fan assisted radiators throughout the Church via a wet system with large steel pipework.

3.0 Sound Installations

3.1 Amplification - An installation is present.

4.0 Security

4.1 General - The Church is normally open in the daytime.

4.2 Alarm System - There is no installation. There is a CCTV system installed.

5.0 Fire Precautions

5.1 General - The PCC confirmed they have carried out a Fire Risk Assessment. This is reviewed annually.

5.2 Escape Routes - There are alternative means of escape via the North Aisle north doorway and WC east doorway.

5.3 Fire Extinguishers - Fire Extinguishers were noted to have last been checked in April 2018 and are located in the North Aisle (2 kg CO₂ and 6 litre foam), Tower Ground Floor (6 litre foam) and Ringing Chamber (6 kg powder).

5.4 Fire Blanket - Located in the Tower Ground Floor to the east of the south doorway.

5.5 Exit Signs - There are exit signs on the North Aisle north, Tower Ground Floor south doors and WC internal door.

5.6 Smoke Alarms - There is a smoke alarm in the Kitchen.

6.0 Access for All

6.1 Access - From the south east gateway there is a relatively flat, fairly narrow tarmac path which leads to the South Porch. The ledgerstone at the north end of the footpath is flush with the South Porch threshold and interior. There is then a single step down from the South Porch into the Tower Ground Floor. The nosing of the step is highlighted. The Tower Ground Floor, Nave and North Aisle circulation areas are all flush. There are short timber access ramps from the Tower Ground Floor into the Lady Chapel, from the Nave and North Aisle into the raised floor areas at the east end. There is a further ramp from the raised area at the east end of the North Aisle into the Vestry. The nosings to the adjacent steps are highlighted.

The nosings to the steps from the Nave into the Chancel and from the Chancel up to the altar are also highlighted.

There is safety tape on the step down from the Chancel into the Kitchen.

Temporary access ramp from the Vestry into the Kitchen.

- 6.2 Sight - Natural light levels are poor. Artificial light levels are also fairly poor. Improvements are advised.
- 6.3 Hearing - There is a hearing loop.
- 6.4 WC - There is a WC, although this is not fully compliant in terms of its size for wheelchair users. There are grab and hand rails provided. Access to the WC for wheelchair users is via the Vestry.

7.0 Health & Safety

- 7.1 General - The PCC confirmed they have carried out a Health and Safety Audit. This is reviewed annually.
- 7.2 Asbestos - During this inspection no materials were noted that are likely to contain asbestos. If any suspect materials are found these should be left undisturbed until tested.

The PCC should arrange for an Asbestos Management Survey to be carried out. A Refurbishment/Demolition Survey will be required before any repairs are undertaken.

- 7.3 Suspended Cross - The soundness of fixings and fixtures needs to be checked. This should be done immediately if they have not been checked within the last 12 months, or the most recent check identified a longer time period prior to a further check needing to be made, and that time period has not yet expired.

8.0 Wildlife

- 8.1 General - There are no signs or reports of bat activity.

Nesting birds (including blue tits) evident during the inspection.

d) Curtilage

1.0 Churchyard

- 1.1 General - The Churchyard is generally well maintained.
- 1.2 Monuments - 4 no. tombs to the east of the Church. The 2 no. to the north have extensive vegetation and displaced panels. A Conservator's Report should be obtained. Grants are available. The tombs to the south could also be inspected at the same time. The lid to the southern tomb is displaced.

There is a further chest tomb to the north of the Vestry with vegetation, which has caused extensive displacement to the east end panel and damage to the south panel. Again, a Conservator's Report should be obtained.

First and Second World War monument within the Churchyard to the North of the south gateway.

- 1.3 Steps - Stone steps to the subterranean Boiler Room with brick retaining walls to the north and east. Significant moss and vegetation on the steps at the time of the inspection. The steps will be slippery when wet. There is extensive vegetation to the retaining walls and minor bulging/open joints to the brickwork.

Rusting metal guard rail to the north and east with surface rust. Consideration should be given to the installation of a lockable gate to prevent unauthorised access.

- 1.4 Other

- 1.4.1 Flagpole - Fibreglass flagpole within the Churchyard to the south of the Chancel east gable.

- 1.4.2 Noticeboards - 1 no. metal framed noticeboard adjacent to the south east gateway. Painted metal Church Information Board to the west of the south east gateway.

2.0 Boundaries

- 2.1 South - From the south east corner there are painted metal railings in fair condition. At the south east gateway there is a pedestrian gate (seized) with 2 no. wider metal gates to the west. To the east of the gateway the railings continue westwards and remain generally in good condition. Approximately opposite the Lady Chapel east gable the railings turn through 90° and head southwards, forming the boundary to the Parish Council Memorial Garden.

The Churchyard boundary continues from the west end of the railings as an intermittent tree line and banking to the south west corner of the Churchyard.

- 2.2 West - Intermittent tree line and banking to the north east corner of the Churchyard.

- 2.3 North - Hedging and tree line with painted metal railings beyond for a short way along. The railings then terminate but the tree line and hedging continues. Approximately north of the Chancel east gable there is close boarded timber fencing to the neighbouring residential property, which runs to the north east corner of the Churchyard.

- 2.4 East - From the north east corner there is a low level close boarded timber fence. Approximately opposite the Chancel east gable this becomes a picket fence. The picket fence runs to the south east corner of the Churchyard.

3.0 Trees and Shrubs

3.1 General - There are large trees within and to the perimeter of the Churchyard. These will require occasional maintenance.

4.0 Paths and Parking

4.1 General - There is no dedicated car parking provision. Car parking is available for quite a large number of cars on the tarmac hard standing to the south of the Church.

4.2 Paths - From the south east gateway there is a fairly broad, relatively flat tarmac footpath with pre-cast concrete edgings. Grass encroaching at the edges and some evidence of cracking and settlement. The footpath runs to the South Porch. Ledgerstone at the north end adjacent to the South Porch threshold.

F) Recommendations for Repair and Maintenance

1.0 Urgent - Requiring Immediate Attention

1.1 Roofs – Urgent repairs.

1.2 Lead lined valley gutters – Remove moss/debris.

1.3 Lead lined secret gutters – Remove wire mesh.

1.4 Roof slopes – Remove moss.

1.5 Surface water drainage – Remove vegetation/debris from gullies.

1.6 External walls – Remove vegetation.

1.6 Existing window guards – Secure.

1.7 Kitchen East and WC windows – Re-dress bird mesh to hoppers.

1.8 Electrical installation – Test and Report.

1.9 Heating installation – Servicing of boiler.

1.10 Asbestos Management Survey.

1.11 Suspended Cross – Check fixing and fixtures.

1.12 Churchyard Monuments – Remove vegetation where safe to do so.

1.13 Boiler House steps – Remove moss/vegetation.

Total estimated cost £1,500 - £2,000

2.0 Within Two Years

- 2.1 Provide access and inspect hidden/concealed rood areas.
- 2.2 Rainwater goods – Minor adjustments.
- 2.3 Rainwater goods – Improvements.
- 2.4 External walls – Replace/redecorate ventilation grilles.
- 2.5 External walls – Reduce ground levels locally to adjacent to ventilation grilles.
- 2.6 Ventilation grilles – Provision of surrounds.
- 2.7 Tower and Spire – Stonework repairs and repointing.
- 2.8 South Porch – Re-lead windows.
- 2.9 Lady Chapel South window – Re-leading.
- 2.10 Chancel windows – Obtain conservator’s report (Grants are available).
- 2.11 Chancel windows – Re-leading/repairs arising from conservator’s report.
- 2.12 South Porch – Ceiling repair.
- 2.13 North Aisle ceiling – Check stability of cracked plaster.
- 2.14 Churchyard Monuments – Conservator’s Report (Grants are available).

Total estimated cost £175,000 +

3.0 Within Five Years

- 3.1 Vestry – Reroofing of east slope.
- 3.2 South Porch – Repairs to timber framing.
- 3.3 External walls – Minor repointing.
- 3.4 External doors – Minor repairs and redecoration.
- 3.5 Windows – Refurbish opening lights.
- 3.6 Windows – Refurbish internal saddlebars (or tipping).

- 3.7 Windows – Provision of powder coated stainless steel guards.
- 3.8 Ringing Chamber – Provision of additional handrail to ladder.
- 3.9 Internal floors – Repairs (subject to reordering timescale).
- 3.10 Internal floors – Remove/replace rubber backed underlay to carpets.
- 3.11 Lady Chapel – Timber repairs to wall panelling.
- 3.12 Boiler House steps – Provision of lockable gate.
- 3.13 Boiler House railings- Refurbishment.
- 3.14 Footpaths - Minor repairs.

Total estimated cost £30,000 +

4.0 Deferred or Desirable Works (+ 5 years)

- 4.1 Roofs - Installation of copper wire immediately below ridges for moss control.
- 4.2 External walls – Remove cement and re-point with lime mortar.
- 4.3 Surface water drainage – Installation of roddable gullies.
- 4.4 Reordering.
- 4.5 Lighting improvements.

5.0 Maintenance

- 5.1 Drains - Clearing at least once a year.
- 5.2 Gutters and Downpipes - Checking and clearing at least twice a year. One of the main causes of damage is blocked gutters and downpipes. Checks during rainfall are recommended. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of these if they are no able to do this themselves.
- 5.3 Electrical Testing - Once every five years for the fixed installation (NICEIC/ECA/NAPIT).
- 5.4 Heating Installation – Annual servicing by a Gas Safe Registered Heating Engineer.
- 5.5 Portable Electrical Appliances (including Heaters) - Annual safety check (PAT).

- 5.6 Lightning Conductor - Visual inspection once a year for physical damage.

Simple installations should be tested and a certificate provided at least once every two and a half years (insurer's recommendation). The PCC should also carry out an annual visual check for any damage.

More complicated installations may require official tests at more frequent intervals.

Insurers confirm that a tower only system often provides an acceptable level of protection.

- 5.7 Fire Extinguishers - To be checked annually.
- 5.8 Glass and Pavings - Cleaning on a regular basis.
- 5.9 Debris and Excessive Plant Growth - To be kept clear of the structures.
- 5.10 Monuments (Internal and External) - Check for stability (annually).
- 5.11 Trees - Annual check for dead or diseased limbs.
- 5.12 Log Book - Updating at least once a year.

Inspected by:



David Arnold MSc MRICS
Chartered Building Surveyor
RICS Certified Historic Building Professional
For and behalf of Arnold Bartosch Ltd



South Porch – Splits/shakes to timberwork.



South Porch – Splits/shakes to timberwork filled with dense mortar.



South Porch – Splits/shakes to timberwork filled with dense mortar.



South Porch – Damaged glazing.



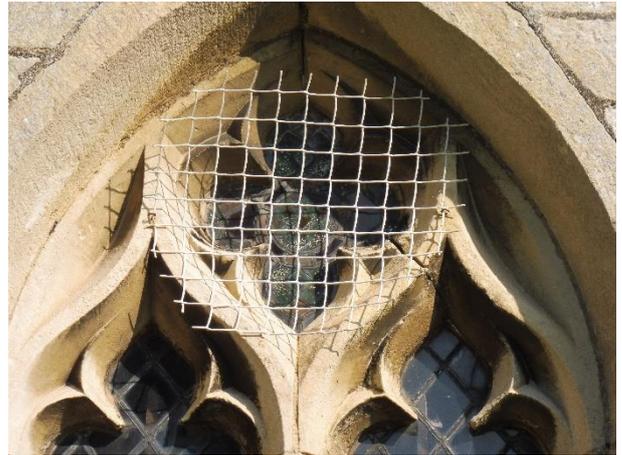
Lady Chapel, south – Cracking to mortar fillet at Tower abutment.



Lady Chapel, south – Wire mesh to lead lined secret gutter.



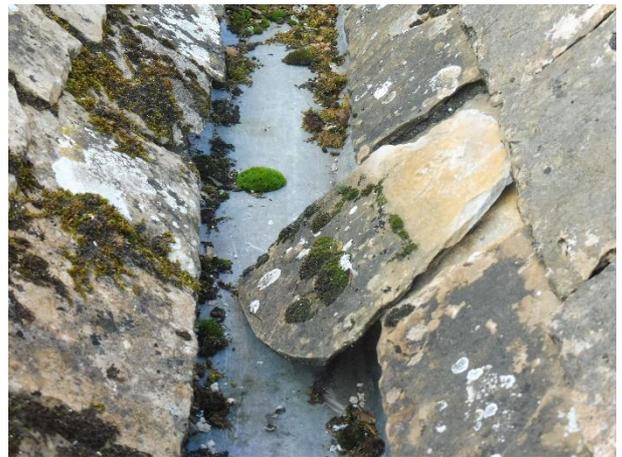
Lady Chapel, south window – Vertical movement and fracture to jamb.



Lady Chapel – Rudimentary and inappropriate window guard.



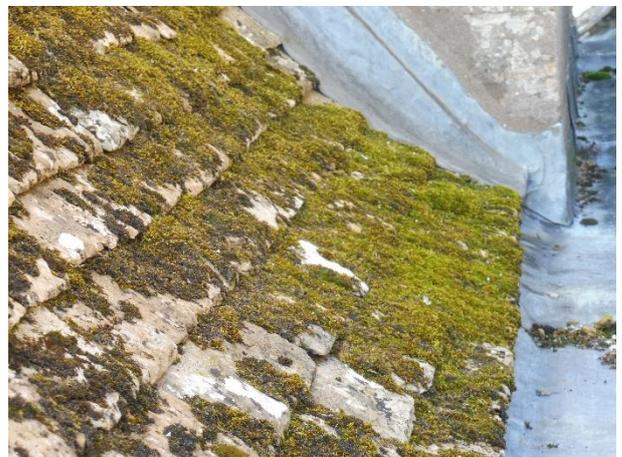
Chancel east gable - Rudimentary and inappropriate window guard.



Nave south – Slipped slate.



Lady Chapel, north – Wire mesh to lead lined secret gutter.



Lady Chapel, north – Significant surface moss to stone slates.



Lady Chapel, north – Split to cover flashing at Tower abutment.



Nave/Lady Chapel and Tower lead lined gutter – Poorly detailed leadwork.



Nave east gable parapet – Cracked/damaged mortar fillet.



Vestry west lead lined box gutter – Loose and detached cover flashing through outlet.



Vestry west lead lined box gutter – Vegetation, moss and debris.



Kitchen/Vestry pitched valley gutter - Significant moss and several slipped slates.



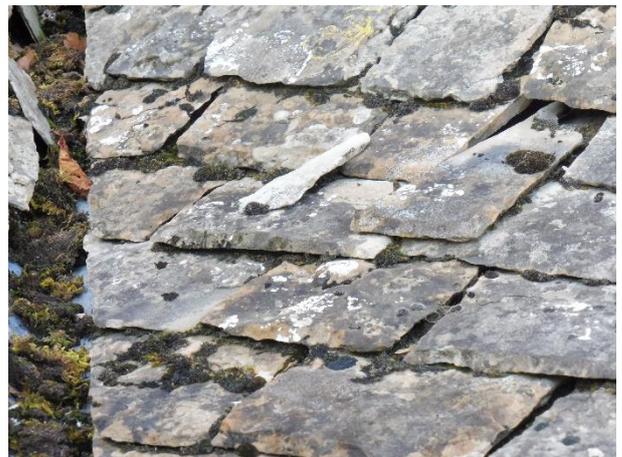
Vestry east – Slipped/missing slates.



Vestry east – Damaged slate.



Vestry east – Damaged, slipped and missing slates.



Vestry east – Slipped slates.



North Aisle – Erosion and minor fractures to mullion and rusting external saddlebars.



Turret staircase doorway – Heavily eroded jamb.



Turret staircase doorway – Fractured jamb.



Turret staircase doorway – Splits to boarding and defective vent.



South Porch – Damage to lath and plaster ceiling.



North Aisle – Movement above east window with tell-tale installed.



North Aisle – Movement through east window.



North Aisle – Damaged plaster.



Churchyard monument – Damage and movement.



Churchyard monument – Vegetation.



Churchyard monument – Displaced stonework and open joints.



Boiler House steps – Moss and vegetation.



Boiler House steps – No lockable gate.

Advice to the Parochial Church Council (PCC)

General

This is a general report on the fabric and structure of the church only, as is required by the Inspection of Churches Measure, 1955. It is not a specification, for the execution of the work, and must not be used as such.

The repairs recommended in the report will either be able to be undertaken as a List A or List B item or by obtaining a Faculty. Guidance can be obtained from the DAC.

The Architect/Surveyor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.

Limitations

This report is based on a visual inspection carried out at the time stated. Generally the inspection was from ground level, with the use of binoculars and from ladders where appropriate.

It has not been possible to make detailed examinations of areas that are covered up such as roof timbers, boarded floors and other concealed fabric. Therefore no guarantee can be given that these are free from defects.

Grants

The Architect/Surveyor will be pleased to advise the PCC in respect of possible grant aid towards repairs and/or improvements to the Church.

Insurance

Contact should be made with the insurance company to ensure that cover is adequate.

Log Book

The PCC should keep full records of routine maintenance and repair works. A terrier/inventory of features, fixtures, fittings should be maintained.

Specialist Items

In the report the PCC will be advised if any further specialist advice is considered necessary. This may relate to heating and electrical systems, lightning conductors, bells, clocks, organs, wall paintings, glass and monuments.

Maintenance Contract

The PCC is advised to enter into a maintenance contract for the checking and clearing of rainwater goods, surface water drainage and checking of roofs. Records should be kept in the Log Book. Significant defects identified should be reported to the Architect/Surveyor.

Annual Churchwardens' Inspection

Serious problems can develop between quinquennial inspections, particularly if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings for the Church and to prepare a report for consideration by the PCC.

Electrical Installations

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

Portable Appliances should be tested annually.

Lightning Protection

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

Heating Installation

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

Under the Control of Pollution Regulations 2001 all non-domestic properties, including churches, need to take precautions against the leakage of oil into drains and watercourses. If the church has an oil-fired heating system the oil storage tank must be "bunded" so any spillage is contained. New tanks must comply with this requirement and (as from September 2005) the regulations also apply to existing tanks.

Fire Precautions

The Regulatory Reform (Fire Safety) Order 2005 means that since 1st October 2006 businesses, places of worship and the voluntary sector are responsible for fire safety on their premises. This means that the PCC are legally responsible for ensuring that a fire risk assessment of the whole building is carried out. Insurers normally have a pro forma that can be used (see Ecclesiastical Insurance Group website).

Fire Safety Advice can be found at:

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

Tower keys and similar parts of the church should be kept in places immediately accessible at all times to minimise fire risks.

Insurers recommend a minimum of two fire extinguishers; one water and one carbon dioxide. Further advice on requirements can be found on the Ecclesiastical Insurance Group website.

Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises.

Further details on making an assessment are available on

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been or is carried out.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at:

http://www.churchcare.co.uk/images/access_and_disabled_people.pdf

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

Further information regarding assessment of risks and producing a Health and Safety Policy may be accessed here:

<https://www.ecclesiastical.com/churchmatters/churchguidance/churchhealthandsafety/index.aspx>

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on:

<http://www.churchcare.co.uk/churches/open-sustainable?id=469>

and

<http://www.churchcare.co.uk/shrinking-the-footprint>

Costs

Those given are broad guidelines and are for the work items themselves. The PCC need to bear in mind that professional fees, VAT and other costs may need to be added for budgeting purposes.

The costs provided here should be regarded as indicative only. They are provided in good faith for budget purposes only. They relate to experience of previous work of a similar nature. However, if more detailed or accurate costings are required at this or at a future stage then we recommend that a Quantity Surveyor is appointed, or builders' estimates are obtained.

Note:

Further guidance notes and useful information are contained in "A Guide to Church Inspection and Repair" published for the Council for the Care of Churches by C.I.O. Publishing, Church House, Dean's Yard, London, SW1P 3NZ. Many Diocese publish their own schemes for church inspections and repairs.