Diocese of Durham

St Andrew, Southchurch, Bishop Aukland

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

23rd April 2025

Archdeaconry of Aukland
Deanery of Aukland
Grade I listed – Not in a Conservation Area

Incumbent – Reverend Matt Keddilty

Report prepared by

Sarah Harrison RIBA

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REVISION A

Dates of inspection – 23/04/2025
Weather – Partially overcast and dry, 13°C

Date of report – May/ June 2025
Date of previous inspection – August 2019

PART ONE

1. Inspection notes

1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground, tower, and roof valley levels. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.

1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

2. Brief description

This Grade I listed edifice, believed to be the largest parish church in County Durham, stands as a testament to the evolving architectural styles and religious practices spanning over a millennium

Internal View of Nave to Chancel

Internal view of Font

Constructed circa 1274, St Andrew’s Church exemplifies the Early English Gothic style, characterized by its cruciform layout, pointed arches, and lancet windows. The church's dimensions are impressive, measuring approximately 47 meters in length and 25.5 meters in width, with the tower reaching the same height. The use of sandstone rubble with ashlar dressings contributes to its robust yet elegant appearance. With the exception of the tower and the low-pitched roof sections—which retain traditional lead coverings—the majority of the church’s roofing has been updated with stainless steel sheeting. The gabled roof of the unique two-storey porch remains finished in sandstone slate.

The west tower, a prominent feature, was enhanced in the 15th century under the patronage of Cardinal Langley, who added the top stage and belfry, thereby augmenting the church's vertical emphasis. An unusual architectural element is the spiral staircase affixed externally to the southwest corner of the tower, deviating from the typical internal staircases found in similar structures

Upon entering, one is greeted by a reconstructed Saxon cross, assembled from fragments dating back to circa 650 AD, discovered during the 1881 reconstruction of the south transept. The nave and chancel are delineated by a high chancel arch, a product of the 1864 restoration, featuring corbels adorned with nailhead and stiff-leaf carvings

The chancel houses a set of 28 misericords from the 15th century, notable for their intricate carvings of foliage and figures. These were installed during Cardinal Langley's episcopacy, reflecting the ecclesiastical artistry of the period.

2.1 Listing Description

BISHOP AUCKLAND

NZ22NW CROWN STREET, South Church 634-1/5/142 (North side) 21/04/52 Church of St Andrew (Formerly Listed as: SOUTH CHURCH (East side) Church of St Andrew)

GV I

Parish church, collegiate at one time. Existing collegiate church reconstituted in 1293 by Bishop Bek. C13 with C15 top stage of tower, and some C16 alterations. C19 restoration and 1881 organ chamber. MATERIALS: sandstone rubble with ashlar dressings; snecked stone S transept S bay. Roof not visible except for stone-flagged porch roof. PLAN: chancel with N organ chamber and vestry, aisled nave with transepts and S porch, W tower clasped by choir vestry in S aisle. EXTERIOR: clasping buttresses to chancel, angle to transepts, aisles, porch and tower. Sill strings, flower and head stops to dripmoulds. Y-tracery to most windows, cusped to nave clerestory. Chancel has bar tracery to 5 lancet-shaped lights in E window under pointed arch; low-pitched gable; S lancets and 2-light windows alternating in 4 bays defined by stepped coped buttresses. S transept has 3-light renewed S window, under battlemented parapet. Transept has C16 two-light window at W. 2-storey porch has pointed arch with drip mould, 2-light window above recessed in double-chamfered surround. Sundial in gable peak. Porch returns have high buttresses and plain chamfered lights, with square stair turret at W. 2 bays of S aisle W of porch, with central chimney and W end lancet. N aisle has old door in recessed chamfered pointed arch. 4-stage tower has shallow W buttress flanked by tall lancets; shouldered heads to first stage lights; 3rd stage round heads to 2 shafted lights and plain spandrel recessed under round arch; corbel tale above. Tall pointed arches to 2-light belfry openings under battlemented parapet. SW polygonal stair turret with slit lights has stone coping set against belfry stage. INTERIOR: porch has side stone benches and quadripartite vaults with fillets on ribs. Upper storey, reached by stairs from inside church, has truncated principal roof trusses. Old ledged boarded door from porch to church in nookshafts (restored) and pointed arched surround without capitals, under head-stopped drip mould. Recessed holy water stoup, basin lost, to right of door. Church interior rubble with ashlar dressings; low pitched roof on beams resting on stone corbels. High chancel arch 1864 restoration on corbels with nailhead and stiff leaf decoration. 5-bay arcades, E arches to transepts, have shafted and octagonal piers alternating. Chancel has aumbry at floor level on N, double piscina on S with fluted basins. 2 sedilia on S with roll moulded pointed arches on filleted shafts and a third with cusped head; blocked priest's door. N wall has blocked roll-moulded arch partly surviving, S has arcaded rear arches to windows. C19 floor tiles. N transept has cusped piscina, S transept a pointed arch over piscina adjacent to chancel arch. Aisle windows have sill strings and rear arches with restored pointed arches on N, straighter pointed arches on S; clerestory rear arches. Blocked pointed arch over SW vestry door. Tower arch triple chamfered on moulded capitals and polygonal shafts; blocked door above arch. Ledged boarded door, probably medieval, to tower stair. FITTINGS include 1939 stone font and C19 pulpit. C19 altar and carved and painted wood reredos on red marble plinth. High quality C15 chancel stalls with carved foliage on misericords, blind tracery panels and poppyheads. Cusped Communion rail possible of same period. At W end a late C8/early C9 cross,

reconstructed in 1931, with inhabited vine-scroll on sides, a Crucifixion on one face with inscription AND.. probably for Andreas, and other figures. In N aisle medieval grave covers and other fragments of sculpture, and c1340 wood effigy of knight and C14 stone effigy of lady. Large brass c1380 to a priest. Many wall monuments of C18 and C19. STAINED GLASS includes much high quality C19 glass: in chancel in style of Kemp; in N transept to Joseph Reay d1821; S transept and S aisle first by Barnett of Newcastle c1870. 3rd windows in both aisles c1932 with mark of Wippell Mowbray Church Furnishing Co. This is said to be the largest parish church in Co. Durham. (Publications of the Surtees Society: Fraser C M: The records of Antony Bek (1947 vol.): Durham: 1953-: 35, DOC 37).

Listing NGR: NZ2175028470

3. Previous Inspections

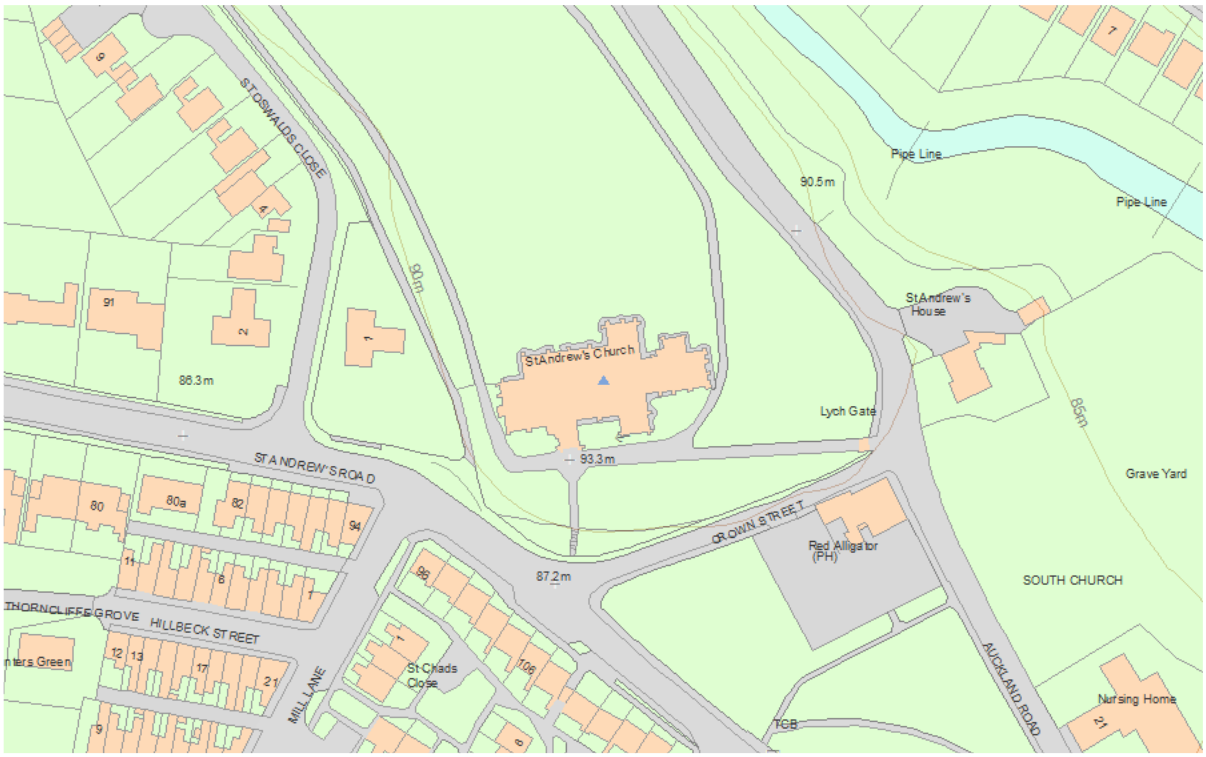
This is the author's first inspection; however, the previous 2019 report has been obtained and was conducted by Geoffrey Holland AABC, who carried out the previous seven inspection. Only the 2019 report was available for reference.

4. Recent recorded works

There was no logbook on site and no records available at the time of inspection, the importance of maintaining accurate records cannot be stressed enough. These need to be made available to the QI at each inspection. The previous QI reports some notable works since 2014:

1. Replacement of column radiators with blown convector heaters within church;
2. Dark boards on Tower removed; (unclear where this refers to)
3. Asbestos survey – however no report kept within the church;
4. Re-pointing of the Porch upper gable.

5. **Location Plan of the church** (no other plans available - NTS)



6. ROOF COVERINGS

6.1 The tower: Lead roof covering and gutters, generally the main roof falls to the east and west, in 9 bays with central cover bays. All of the lead roof and gutters were replaced by Norman and Underwood in 1991. Minor repairs and new gutter bottoms were also installed at the same time.

6.1.1 Lead lined gutters fall to outlets on the north and west sides. The lead above the outlet to the west side has an area of flashing which is separated from the wall, following the crack to pointing noted in the last QI completely breaking away. The gutter has a little build-up of silt to the northeast corner.

Figure 1- NE corner

Figure 2- Step in E side from above

Figure 3 - SW corner

6.1.2 The access hatch is a raised square top timber framed hatch, the lead also dating from 1991. The access door on the south side had dropped and hinges are barely intact. The door is only held in place by a string. This issue was raised as requiring attention in the last report and is a safety concern.

6.1.3 The fibreglass replacement flagpole reportedly has a hinged base and cover pattress at roof level, however, there is still a temporary plastic flashing at the roof junction. As noted in the last report, this should be improved to avoid water ingress to the roof timbers.

6.1.4 Parapet Walls to Tower - These are of rubble stone topped with chamfered stone copings and upright jambs to the crenellated openings. The parapets were reportedly re-pointed some years ago and new stone copings replaced some badly damaged and eroded ones. All are generally in good condition but there are a few areas of rubble stonework where there are some open joints, particularly at the corners, these require re-pointing. The previously stated 'loose area' is assumed to be small areas of loose rubble adjacent to the open joints, this should be monitored.

6.1.5 The lightning conductor in the northeast corner is in fair condition.

Figure 4 – Nave and S Aisle roofs

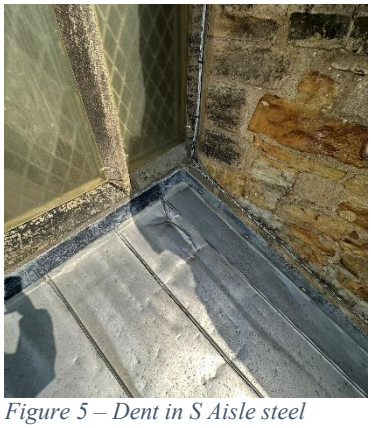


Figure 5 – Dent in S Aisle steel

Figure 6 – Open joint to SW corner

6.2 South Aisle Roof: The roof has a stainless steel sheet covering with standing seams and extends over to the south vestry. It is generally in good condition except for a few dents and patches, there is a significant dent adjacent to the transept. There are 9 no. patches to the stainless steel in total.

6.2.1 The flashings up to the clerestorey walls are in lead and painted over with bitumen, these are generally in good condition but there are some movement cracks. In several places there are gaps between the flashings and the clerestory wall, that need re-pointing.

6.2.2 The box gutter to the south is also in stainless steel and in need of cleaning out, there is a great deal of vegetation growth and even pieces of the polycarbonate window protection in there. The parapet flashings are lead. The flashing to the west end is also in lead and appears sound

6.2.3 The parapet walls and copings on the inner side are in fair condition. There are however several joints to point, especially at the SW corner and at the chimney stack. Additionally, there are a large number of open joints between the coping stones.

Figure 7- South Porch roof, East

6.3 South Porch Roof: covered with sandstone slates in diminishing courses and random widths. All re-laid in 1991 and in fair condition but on the west side, one slate near the ridge has slipped and at the base of the east side there is a poor repair on the bottom course. There may also be a slate missing at the ridge at the north end.

6.3.1 The copings and ridge are in sandstone and also in good condition. The mortar joints between these are slowly beginning to erode away.

6.3.2 Beyond the north-west corner of the porch, above the access stair, there is a flat roof which is covered in GRP It was renewed in 1991 and is in good condition but there is some vegetation build-up in the valley.

6.4 South Transept Roof: Double pitch roof with multiple bays of stainless steel renewed in 1991. (Inspection only possible from tower, no ladder access available from south aisle, which would be a desirable improvement).

6.4.1 The gutters are reportedly stainless steel lined and difficult to get a visual of, these should be routinely checked for leaf build-up.

6.4.2 The parapets on the east and west sides are cloaked with lead or lead substitute. There are crenellations on all sides. Upon inspection from the south aisle the merlons

were loose and movable by hand. This requires action urgently and all should be checked for stability.

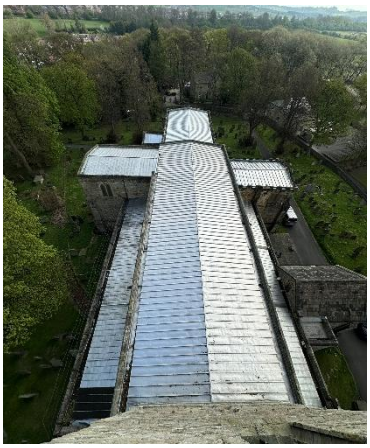


Figure 8 – Roofs from Tower

6.5 Nave Roof: Recovered in 1984 in stainless steel with batten roll seams and lead gutters and outlets. All generally seem to be in good condition when viewed from available vantage points but some of the flashings are over long and have expansion tears on them. Some also seem very loose and not clipped down very effectively. There are also some recent non-lead flashing replacements to the east parapet on the north side. Access should be provided to the Nave roof so these flashings can be checked at close proximity.

6.5.1 The stone parapets are generally in fair condition with the occasional coping joint to point.

6.6 Chancel Roof : Recovered in stainless steel reportedly with lead gutters. This roof has standing seams and not a batten roll system as on the Nave. The stainless stell covering itself look to be in good condition.

6.6.1 The flashings appear to have been replaced in an alternative to lead, these do not look to be holding up very well. Areas are lifting and there appears to be some tears/ cover patches. This flashing is taken over the parapet in places and under the merons towards the east end.

6.6.2 One of the merlons to the east has broken completely and now sits on the steel roof itself. It is possible it has been placed here given its position, this required remediation and all other merlons need to be checked for stability.

6.6.3 The parapet wall between Chancel and Nave is of coursed rubble and only visible from the west so the flashing to the east could not be inspected.

6.7 North Aisle Roof: Generally as south aisle recovered in stainless steel with lead flashings and stainless steel gutters. There is a lot of discolouration of the stainless steel. Four sections of steel to the west are covered in bitumen paint.

6.7.1 The gutter contains vegetation throughout, and this appears to be a persistent issue given the proximity of trees, even more difficult to clean due to the razor wire installed to the parapet.

6.7.2 A section of lead flashing has come adrift at the west end of the parapet and should be re-fixed and pointed as soon as possible. Other areas are lifting and require attention.

6.8 North Transept Roof: Simpler than the south, given it has a simple parapet without crenelations. Again, stainless steel roofing reportedly with lead gutters, outlets and flashings.

6.8.1 The missing or stolen sections of lead to the north and east parapet walls have been replaced with non-lead flashings. These are breaking down, the material has become brittle and appears to be perishing in areas, replacement is required. There is a gap between flashing and stainless-steel sheet at the west end, it appears as if the material has lifted at the joints, they should be refixed or replaced as soon as possible.

6.8.2 The gutters aren't clearly visible but it is obvious there is some tall vegetation growing from the west side which needs to be cleared, and the gutter inspected for any defects at the same time.

Figure 9 – N Transept parapet flashing

6.9 Organ Chamber Roof: (Very limited view) This is similar to the north transept roof and viewed through binoculars all generally seems in good condition, with a slight lifting of the flashing to the north. Close inspection was not possible and only the west roof slope was visible. It seems to be a relatively very recent (1980's) renewal in stainless steel with standing seams.

6.10 Blower room roof: Flat roof with razor wire surrounding parapet, no records of covering and not able to inspect. This should be inspected soon as it appears significant time has passed since last inspected. The barbed wire on its roof is unsightly but stops vandals gaining access to the Chancel window.

7. **Rainwater Goods –** The rainwater comes down from the Nave and Chancel roofs to the Aisle roofs via lead hoppers and lead rectangular section rainwater pipes. In places there are new lead chutes with overflow spitters.

Figure 10 – S Transept W Hopper

7.1 Generally, at Aisle roof level water is transferred via gutters again into lead rainwater hoppers and thereby into round section cast iron rainwater goods. The cast iron goods are in fair condition. Some of the large lead hoppers from 1881 are falling away from the walls and should be re-fixed. The downpipe at the N Chancel is missing a shoe.

7.2 South Transept – the outlet to the west discharges onto the south aisle below and the stone is in such poor condition behind that the fixings are loose; it looks as though this hopper overflows regularly.

7.3 South Aisle - The rainwater pipes from the south nave roof on the clerestory wall are in lead and discharge into a lead shoe which in turn discharge into the stainless-steel roof. These shoes are fixed back to the wall with large brackets, some of which are loose. To the west end some RWPs are round and they would benefit from lead wedging as they have loose joints. 75 mm diameter rainwater pipe (1881) in SW corner adjacent to porch. The outlet here might be enlarged and as this pipe takes water from a large area of roof it ought to be increased to 100 mm diameter. There is no gulley at the base of the pipe.

7.4 Porch - The gutters to east and west are cast iron ogee sections in good condition although but the east gutter needs clearing out as the gulley is completely blocked. The south chancel and west porch require re-decoration and to the porch the hopper head is out of alignment. The rainwater pipe discharges here to an area of concrete that then drains to the south, it is vital this is kept clear to avoid water building up adjacent to the porch. The rainwater pipe is part aluminium but mainly cast iron and requires painting.

7.5 In some locations the outlet from the chute into the rainwater hopper is quite small and could be enlarged. The best method, however, is to ensure that these outlets are kept clear under a regular maintenance schedule.

7.6 The downpipes to the north east side are very algae stained, suggesting there may be an issue with them overflowing, this should be assessed and monitored.

7.7 At ground level at the base of the external walls there is a recessed trench in some areas and the gulleys are blocked and full of vegetation, some completely covered with soil and leaves, and must be attended to on a regular basis, but the large perimeter gulleys / channels should be cleared as soon as possible. It is not evident where these drain to.

Figure 11 – Porch W downpipe

8. EXTERNAL WALLS & BUTTRESSES

Figure 12 – SW corner

Figure 13 – West cill and erosion

8.1 SOUTH AISLE, West End

8.1.1 Squared rubble stonework, the majority of which is in fair condition but an area of 1m2 above the lancet window has eroded and it will require replacement in due course, in the meantime re-point open joints in a soft lime mortar. There is some mild erosion to 2m2 of the stonework at low level adjacent to the tower, again would benefit from small areas of re-pointing.

8.1.2 One lancet window in fair condition, there is a crack to the cill, which appears to progress to the string course below, this should be monitored and should be pointed to prevent water ingress here.

8.1.3 There is a slight sign of movement at the top SW corner, this was also seen at the roof inspection as there is a large open joint to the water table, this should be pointed and closely monitored.

8.2 SOUTH AISLE, South Side

8.2.1 Bay 1 from West: - Squared rubble stonework, minor erosion below the parapet level and above the label course of the window. Damp issue mentioned in the last QI as being resolved but no further information to provide comment.

8.2.2 The chimney stack in between the original west end of the south aisle was rebuilt in 1991. This appears not to have been capped and the rear has open joints, alongside open joints and pocket erosion to the west side. Localised repointing will help with potential water ingress and further investigation into ventilation/ capping of this structure is required.

8.2.3 Bay 2 from West: Original rubble wall generally in fair condition, but several eroded stones over the window head which may be causing the problems internally.

8.2.4 The window itself is a twin lancet Early English style with eroded arch stone and the head of the lancet has erosion below the hoodmould, this needs to be repaired to prevent further erosion and ingress here. There are some open joints below the string course.

8.2.5 There is an indication of a crack to the top LHS but this could simply be pointing missing in a continuous run, re-point and monitor.

8.3 Staircase to Porch Room

8.3.1 Predominantly ashlar stonework to west and south faces, however this has been built-up in several stages and the course lines do not run through convincingly. Generally, in good condition but some open joints that require pointing, primarily adjacent to the openings.

8.3.2 The doorway at ground level on the west side has at some point been blocked up and a small window inserted. There are a lot of open joints to re-point in this area.

8.3.3 The oak window in the west wall has open joints at junction with wall reveal and should be re-pointed.

8.3.4 The stone at low level is eroded and would benefit from the vegetation growing from joints being removed and the RWP being maintained as free flowing as far away from the base of the wall as possible.

8.4 South Aisle to East of Porch

8.4.1 Bay 3 from West: Generally, as bay 2. There previous report noted several stones which appear to contain a lot of iron and may be more porous than other stonework. Localised areas of re-pointing would be beneficial.

8.4.2 The crack reported previously to the east of the window, extending up to the parapet from the string course appears the same as last inspection, but needs to be filled and observed.

8.4.3 The window stonework is in fair condition but the hood mould to the east side is fractured in two places and this could possibly spall off in the near future, so should be closely monitored. There is also a crack at the cill which needs to be pointed.

8.4.4 There are two different vents to ventilate the underfloor of the south aisle, both have been renewed in recent years.

8.4.5 There are several joints to point at string level and at plinth level. The plinth also has lost some detail at the west end.

8.4.6 The buttress is generally ok, minor re-pointing will be required, but other areas should be prioritised currently.

8.4.7 Bay 4 from West: There are several areas of eroded stonework which have been pointed in the past, with a harder mortar than the stone itself, leading to this now falling away in large pieces. It is now recommended, given the wider erosion, that any harder mortar to be removed and a softer lime mortar applied to the full area.

8.4.8 The stonework is quite heavily eroded below string level which has been made up with a mortar repair.

8.4.9 There is progressive erosion on the lancet tracery and hoodmould and many repairs in mortar have been carried out in the past, these are now coming away at the top of the arch.

8.5 South Clerestory Wall

8.5.1 Rubble work generally in good condition but there are several open joints at parapet coping level.

8.5.2 The windows here are bulging and may require replacement (see interior notes). They have been protected recently with 'Lexan' sheeting.

8.5.3 Return face to Nave south clerestory has some open joints to point. There is a slight fracture in the stonework from the head of the just to the east of the rainwater pipe to the parapet.

8.5.4 To the West end of the clerestory, where the nave stonework returns to the tower, there is a very large gap in the stone that requires pointing, the inspector needs to monitor this area closely after re-pointing to ensure there is no movement here.

Figure 14 – Clerestory West

8.6 SOUTH PORCH - The double storey structure is unusual for a church in this region, and it creates an impressive entrance feature.

8.6.1 West Face - Rubble stone with ashlar buttresses all generally in good condition. Some minor stone erosion at low level but currently no action needed.

8.6.2 South Face - The walling is generally rubble with ashlar buttresses, but the doorway appears to be not quite in the centre producing an effect of imbalance at the top of the gable.

Figure 15 – Sundial

- The sundial face is eroded badly; there is now a crack that runs all the way through the stone, this should be immediately checked at closer proximity to ensure its stability, following this a scheme of how best to conserve the sundial should be arranged.
- There are signs of minor movement at both kneelers (slightly worse to the east), this should be closely monitored, as this was not noted in the last inspection report so no comparison can be made currently. Ensure that all joints at the water table are well pointed, the ridge stone appears broken and should be fixed.
- One or two stones have eroded, reportedly as up to 30 mm depth in the last report and remain similar in condition so no action required currently.
- The twin trefoil headed window is unique in the church, however, is suffering badly from erosion, the hood mould has lost its detail especially at the corbels, erosion at the tracery and to the eastern reveal is worst, but otherwise fair. The decision will need to be made on when to replace or repair the reveal, but it could potentially remain unchanged for another year or two.
- At low level there is erosion to the stones flanking the entrance arch, especially the two columns. The pier shafts lower section has eroded up to 1/3 of the depth of the stone and requires some intervention soon. A repair strategy needs to be agreed about treatment of these features. The hard paving directly to the base of this stonework will be accelerating erosion.

8.6.3 East Face – As above, rubble stone with ashlar buttresses, only one or two joints to point at the bottom of the rainwater pipe where the walling is a little stained and the rainwater pipe needs to be checked to be working correctly.

- The 2no. windows appear to have some newer stonework to the tracery. The outer reveal of the south window is eroding badly on the southern side, no photos from the last inspection so difficult to know how rapidly this is eroding monitor for future repairs. The area below the hood mould also appears to have been patched with a cementitious repair which is beginning to break down.
- The paving is set right up to the south porch wall lessening the effect of the offsets of the buttresses but probably encouraging damp in the lower sections of the wall. This ought to be reviewed. There are also a few open joints.

8.6.4 North Face (above south aisle roof) - The north gable wall is rubble stone which has been rendered over in the past. Believed to have been noted as an issue for over 10 years, the stone condition is very poor in places and some consolidation or re-rendering in lime should be considered now as a priority. There is cracking here below the water table.

- The window is a simple 24-light with a stone surround and timber lintel above. This window is badly bowed and requires repairs. The stone reveals are badly eroded, and the western jamb is close to requiring replacement, if significant works are to be carried out on this elevation, it would be wise to encompass all works required.
- There are two roof sensors attached to this elevation.

Figure 16 – N Porch

Figure 17 – Above S Aisle

Figure 18 – Near chimney

Figure 19 – Crack below string course

8.7 SOUTH TRANSEPT

8.7.1 West Side - The walling is mainly snecked squared rubble work, generally in fair condition however, the wall appears to bulge out at window level, though noted historically so no cause for concern currently.

- There are however some areas of eroded stones and open joints, below string course level, at the corbelled chimney stack at high level, these require re-pointing within the next 12 months. The area below the string course also has a crack to one of the larger stones, this should be monitored for any progressive movement.
- As the elevation continues over the south aisle roof, the condition of the stone behind the rainwater outlet from the transept roof is poor, this also requires re-pointing as soon as possible and the outlet checking to ensure water is not overflowing here. As noted in the roof section, the tops of the merlons are loose here.
- The twin light window is in fair condition from what can be seen, it was previously noted that the ferramenta require painting. The 'lexan' sheet which was also reported as newly installed in the previous report, is already discoloured and moves considerably with the wind.

Figure 20 – SE corner movement

8.7.2 South Elevation - Similar to west elevation, but with one or two eroded stones just below parapet level and one or two open joints to point, including one at the cill.

- The top eastern corner looks to have some movement outwards, not reported in the last QI, it is unknown if this movement is recent. Re-pointing should be carried out as a priority in order for the new inspector to monitor as closely as possible.
- There is also a hairline crack below the string course on the west side, again not previously reported and currently only around 0.5mm to the broken stone and emanating upwards to around 1mm, monitor closely.

Figure 21 – Crack South elev

Figure 22 – E Transept open joint

8.7.3 East Elevation – Again, mainly snecked squared rubble work. The condition of the stonework and the pointing is generally ok, but with many eroding stones above the northern most window, below parapet level and on the central buttress between windows. There are also one or

two open joints at parapet level and some areas have been over-pointed. No action needs to be taken currently.

- There is an open joint at parpaet level wchich looks like it could have opened up. This needs to be pointed to allow close monitoring.
- The channels at ground level are formed by stone slabs and require careful cleaning out and attention soon.

8.8 CHANCEL

8.8.1 Chancel, South Side - This is quite an unusual elevation as there is a large number of differing lancet windows. Original rubble walling, with a band of smaller stones above window level, generally in good condition. There are one or two stones with eroded pockets throughout the elevation.

8.8.2 The pointing is fair with around 2 linear metres of re-pointing required at string course and parapet level. It is clear that one of the string course stones has been replaced in the past, others are slightly eroded.

8.8.3 There has been a good deal of moisture ingress into the reveals of these windows (see section 25.4). Despite many of the reveals and hood moulds appearing to have replacement stonework and arch heads which have been rendered over, the render is breaking away and there are many areas, particularly around the arches and tracery which are exfoliating or eroding quite badly. Pointing is required and a scheme for repairing the stonework needs to be investigated.

8.8.4 There are 4 no. twin lancets ('Y'-tracery) and 4 no. single lancets. The third double lancet from the west has a section of mullion which is splitting and requires attention to ensure its safety. As above, repairs are required also at the head of this window.

Figure 23 – item 8.8.4

8.8.5 Below this lancet there is a former priest's doorway through to the Chancel. A 'plastic' stone repair has been carried out to try to match the 'purple Hollingbrooke' stone which is delaminating. There are also one or two cracks in render. No action currently needed, though aesthetically this will deteriorate.

8.8.6 In addition, there is a structural crack above the eastern side of this doorway at its apex, but this seems to be longstanding. No picture included in last report so the new inspector will monitor.

8.8.7 The steps below the doorway are in fair order, slight open joints to he bottom right hand side of these. Though the door is not used and blocked from the inside.

8.8.8 The very large corner buttress at the south-east corner of the chancel has several stones eroding and several joints to point, especially at low level.

8.8.9 Given the instability in other areas, the crenelations should be checked for stability here.

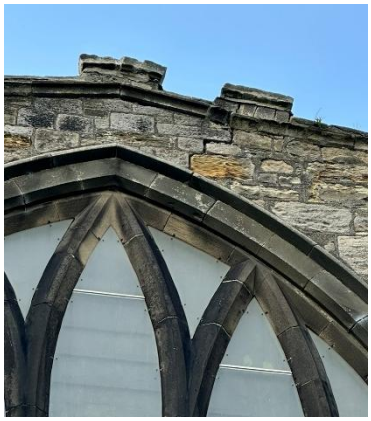


Figure 24 – E crack at window head

8.8.10 Chancel, East Side - The window tracery is part of the 1881 restoration but replicates the 13th century original. It appears that the buttresses (typical of Early English work) in the centre of this elevation were cut down to form squat buttresses below the string level of the window. It may originally have contained separate lancets.

8.8.11 The stonework is generally in very good condition, however there are numerous open joints that require pointing.

8.8.12 As noted in the last QI, there is a fracture radiating from the top northern side of the lancet, which was noted to be longstanding, but it is now vital this is pointed and monitored to allow closer monitoring.

8.8.13 Not noted in the last report and in need of close monitoring is the movement at the south east corner, where there is a crack

radiating down from the stepped string course. Above this there is a lot of open joints, all require pointing so they can be closely assessed for further movement.

8.8.14 As noted in the roof section, the top of one of the merlons has either fallen or been taken off and sits on the roof behind, all should be checked urgently for stability. There are many open joints and vegetation growing from the crenels.

8.8.15 Lower on the same elevation, below the window there is a crack at the cill level, radiating downwards and has a significant crack, combined with the above cracking this may be pointing to some wider movement, possibly eaves spread on this gable. The crack should be pointed an monitored for further movement and based on this any remediation will need to be addressed.

8.8.16 There are open joints at the plinth level and vegetation growing from these, the area at low level requires cleaning out of all debris.

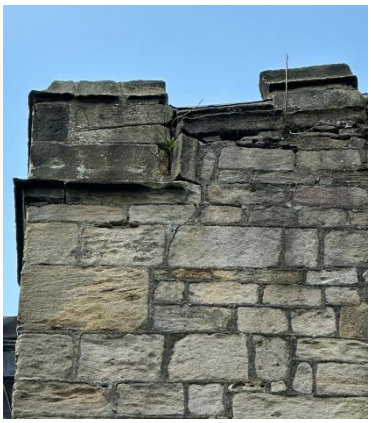


Figure 25 – SE crack

Figure 26 – E gable cill cracking

8.8.17 Chancel, North Side - Stonework and pointing generally in good condition, so too is the lancet window. The two bays to the east of the north transept are generally in good condition. They display the stages of the later build when the height of the chancel was raised. There are some open joints to point in parapet string course, east buttress, the east buttress also has vegetation growing from it.

8.8.18 The window to the west unfortunately has completely lost its hood mould and corbels to erosion.

8.8.19 The gulleys around the base of the building needs a thorough clean out, especially below the entrance to the organ blower chamber.

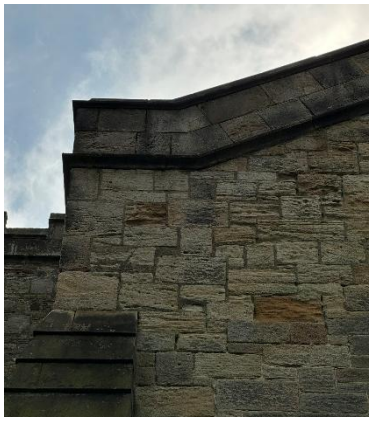


Figure 27 – N gable open joints

8.9 ORGAN CHAMBER

8.9.1 The organ chamber is of Victorian period, similarly to the the South Transept and is built up of squared snecked rubble.

8.9.2 The stonework is generally in good condition, but there are one or two eroded stones on the north side above and below string level, but more so around the corner buttresses and at the junction of the Chancel on the west side. These areas would all benefit from re-pointing.

8.9.3 To the north side at high level, there is an open joint to the east side, this is similar to movement seen on other gables so should be pointed and closely monitored.

8.9.4 The areas behind the rainwater pipes are a little eroded and the pipes themselves green, suggesting there may be leaks from these which need repaired.

8.10 BLOWER CHAMBER:

8.10.1 This is a small infill between the Organ Chamber and the Chancel and is built of snecked ashlar all generally in good condition. It straddles the perimeter gulley on lintels.

8.11 NORTH TRANSEPT

8.11.1 East Side - Generally rubble walling of two build stages. Some areas have areas ov heavy overpointing which has become more of a render with lines scored.

8.11.2 Some stone surfaces show erosion, though most mortar remains sound. Earlier plastic repairs to reveals are spalling and may need future replacement, particularly at the top of the large three-light lancet. Poor-quality pointing detracts visually and selective repointing with lime mortar would be a desirable improvement but not currently a priority.

8.11.3 The north buttress has lost its lower tabling detail, and a gap is present at the high-level junction requiring filling. There are also several deep open joints around the rainwater pipe that need repointing.

8.11.4 Lots of weeds growing out of the masonry joints particularly near the rainwater downpipes, this needs to be removed and the base channel cleared.

8.11.5 North Side – Construction and condition largely as per the east side. The condition of the walling and pointing can be said to be reasonable but the visual quality of the pointing is very poor. Again, some of the historic 'plastic' or mortar repairs from some time ago are starting to fail.

8.11.6 The are 2 no. air grates providing ventilation to the underfloor void.

8.11.7 There are several small areas of open joints at the parapet top, which have not been re-pointed since noted at the last inspection.

8.11.8 The western side of the hood mould has fractured and requires replacement or pinning, the east to a slightly lesser extent. There are a few open joints at the cill which need pointing. The windows have polycarbonate protection with an aluminium jointing bar.

Figure 28 – NW Butress

8.11.9 West Side - As north face. The high-level string course has lost a great deal of detail, and one or two stones are exfoliating leaving some larger open joints that require pointing. The smeared render continues to break down. The string course at lower level is also spalling at its junction with the north aisle wall and should be observed.

8.11.10 The north side of the corner buttress had pockets of erosion and a hairline fracture through one of the larger stones at low level, could be historic but no details available, so needs to be monitored.

8.11.11 The window is a small two light lancet which appears original but has lost its corbels.

8.12 NORTH AISLE

8.12.1 North Wall - Four No. bays of stone rubble and appears to have a later stone used in the two eastern-most bays. Only the fourth from the west has a string course below the cill level.

8.12.2 The stonework is generally in fair condition. However, there are several areas of open joints in the stonework at parapet level which need pointing. In addition, there are several stones which have eroded quite deeply specifically around the doorway in bay 2 from the west and above the window in bay 1 from west. Some joints are supporting plant life and dead ivy remains across the façade.

Figure 29 – N parapet open joints

8.12.3 There are three no. bays with windows. That in bay 1 from the west has several joints of its hood mould to point, which is steadily eroding. There is pronounced de-lamination to one arch stone which should be replaced in due course.

8.12.4 The tracery of the windows in bay 3 and 4 from west are in fair condition with slight surface erosion.

8.12.5 At bay 1 and four, there is a suggestion of cracking at the apex, however this may be historic or just the positioning of open joints, therefore these need pointing as a priority to allow monitoring.

8.12.6 Bay 2 from the west contains the north doorway, some of the mortar repairs to the western-most reveal are starting to fail.

8.12.7 In front of this doorway is an area paved with stone and with modern flank walls that form part of the drainage system. Some of the stonework to the eastern side has been made up and rendered. This area is badly overgrown.

8.12.8 The west wall to the North Aisle is random rubble for the most part and has a stepped joint to the ashlar buttress, as expected at this kind of junction there is an open joint here. There are also many open joints to point at parapet level that require pointing. There are 5no. 'pocket' stones to fill.

8.13 Clerestory Wall North Side *(limited view from ground level, no access to roof)*

8.13.1 Original rubble wall with 5no. cinquefoil headed double light windows. All of this appears to be in generally good condition, but this could only be assessed through binoculars from ground level. There is a barbed wire barrier on top of the north aisle parapet wall preventing ladder access to the North Aisle wall head.

8.13.2 There are many open joints to point at the centre and west end of the parapet above string course level. This continues at the return to the tower with joints at the string course to be pointed.

8.13.3 The windows themselves appear to be ok, but they are protected with polycarbonate sheeting. The ferramenta and saddle bars reportedly require painting.

9. TOWER BELLS, FRAMES & CLOCK - The tower has 4 stages and a parapet course.

9.1 EXTERNAL TOWER : *Condition reported from North elevation anti – clockwise, and in stages from top to base.*

9.1.1 North Elevation:

- The parapet course appears in good condition, minor erosion to the projecting string course stones and top of the merlons.

- The bell chamber stage is generally ok, with some eroded stones around the lightning conductor and below the new lead outlet from the roof gutter.
- The belfry window is a twin cinquefoil arched headed window, with some progressive erosion to the tracery and the cill to a lesser extent. This erosion continues and requires some stone replacement, see further detail at item 10.1.
- Within the openings there are oak louvres in average condition. One has slipped out of position, three are missing, the slipped louvre needs re-fixing to avoid it falling.

Figure 30 - east tower and clock & louvres

- Intermediate Stage: In fair condition, but with several scattered stones having deep cavities due to local erosion, as mentioned in the last QI. These would benefit from limited and careful pointing in the near future.
- The window is a Norman three-centred arch, twin lancet window with central pier, the stonework of which is in fair condition but the window to wall junction appears to need pointing. This was noted at the last QI as needing attention in the quinquennium and has not been rectified yet.

- Ringing Chamber Stage: Several stones approximated at 35no by the previous inspector. have laminating faces and eroded pockets. As above localised pointing may be beneficial at this point as there is also an area of pointing required at the top of this stage, below chamfered offset.
- There is a shouldered single lancet window to the centre of the elevation which is in good condition. However, the glazing is in three patterns; diamond, square and plain glazing. The slight hairline crack at the head of this window internally is not visible externally.
- Below this window opening there is a timber opening panel for ventilation to the ringing chamber. Localised areas of pointing required to its surround.
- The string between this stage and the ground stage has 6 no. open joints that require pointing.

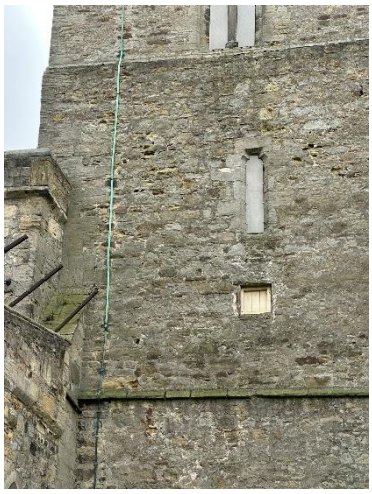


Figure 31 – north tower

- Ground Stage: Rubble stonework with some over-pointing is all in generally fair condition. Shoulder headed window with minor erosion to head. The glazing is covered with polycarbonate sheet protection.
- The lightning conductor is now covered by a galvanised sheath to protect against theft, anti-climb paint now somewhat worn away.
- Below the chamfered plinth course, the base of the tower is now in need of some urgent stone consolidation, removal of vegetation and the channel needs a thorough cleaning out.

Figure 32 – north tower

9.1.2 West Elevation: *(limited view from ground level)*

- Parapet Stage: Generally as north face. Rubble stonework in resonable condition.

- Bell Chamber Stage: Condition is mainly as north face. The two-light window was re-pointed in 1991, but the stonework is eroding gradually.
- Some of the louvres in the lancet are dislodged and others are very worn, all should be assessed for stability and re-fixed where necessary. The tracery here is not in as poor condition as the north, but still eroding and fractured.

- Intermediate Stage: Similar to north elevation, but with only one or two stones with spalling faces or eroded pockets. Eventually replacement or repair will be necessary.
- The window is similar to the north also and requires pointing at the junction of glass. There may also be open joints at the cill but very difficult to gain a visual.

- Ringing Chamber Stage: Several eroded stones with deep pockets throughout this stage especially next to the staircase turret and the buttress, a schedule for re-pointing and replacement stones should be drawn up within this quinquennium.
- The 2no. buttresses are built of ashlared stones in fair condition, but with many joints to point on the central buttress, and the face of 2No. stones on the corner buttress delaminating. The central buttress is also very green, due to discharge from the tower roof.
- The window is a single lancet in reasonable condition. It is covered with polycarbonate sheet.

- Ground Floor Stage: A few eroded stones below the string course at high level, but otherwise the stonework is in fair condition. There are several open joints at the base of the walling.
- The central buttress has several ashlar stones which are de-laminating, especially on the south side. The buttress is very heavily covered in algae.
- Two no. lancet windows protected by polycarbonate sheet. Erosion continues at both heads, worse to the south. The polycarbonate sheet is divided by an aluminium bar that stands out.

9.1.3 Staircase Tower

- Built from a squared ashlar sandstone in regular courses generally in good condition, there are one or two stones which are eroding and one is delaminating at approximately two thirds

up from the base of the staircase tower, this should be monitored or deshaled if seeming to provide a safety concern.
- There are several areas which requires some re-pointing, this combined with the eroded stones noted above has lead to a slightly deteriorated condition internally as discussed in section 10.2.
- The base of the tower has very large open joints, the corner adjacent to the tarmac path requires some stone consolidation.
- The top of the stair tower is covered with sandstone slabs and at the eaves several of the stones have lost their oversail which might encourage water to enter at the top. Nonetheless, generally appears in good condition, very minor opening of some joints should be kept on top of as this is a key area for potential water ingress.

9.1.4 South Elevation

- Parapet Stage: Fully re-pointed in 1991 and in good condition, erosion to the top of the merlons appears unchanged.
- Bell Chamber Stage:
- Just below the string course is a stone gargoyle spitter which, as on the east face, is no longer utilised as an outlet. There is a gap above this spitter that ought to be filled.
- The window is similar to the north face and has a new replacement arch stone, the tracery is in very poor condition and now requires attention. There are 2no. louvre blades missing and others seem loose. The whole of the timber louvre window seems to be falling forward, the windows to this level require works to bring them back to an acceptable condition. There are open joints to fill below sill level. The condition of this window is also the worst internally.
- The string course below the cill is heavily eroded and at the reveals.
- Intermediate Stage: As north side, it appears as if this has been over-pointed in the past, with a hard mortar. There are at least 30 no. stones at window head level which have eroded pockets. Select stone replacement and areas of soft lime pointing is recommended.
- Twin lancet window, with what appears to be a historic crack at the head and loss of detail to the eroded column. One glass quarry is broken. As noted in the last report, there is a slight crack beneath this window into the stage below, re-pointing of this area would be beneficial to allow monitoring. From pictorial evidence only, does not appear to have significantly progressed since the last inspection.
- Ringing Chamber Stage: Generally, as north side. Pockets of erosion to several stones prevails.
- There are 3no. quarries to replace in the single lancet. Below this there is an access hatch in this stage which leads onto the S Aisle roof.

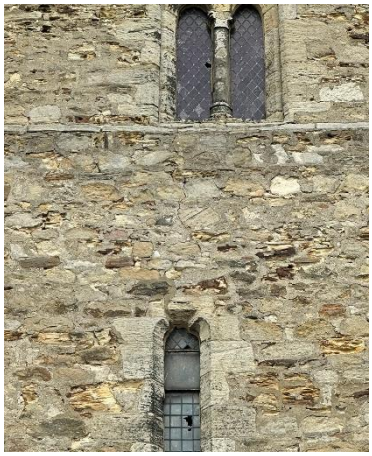


Figure 33 - internal louvres

9.1.5 East Elevation

- Parapet Stage: Fully re-pointed in 1991 and in good condition, erosion to the top of the merlons appears unchanged.
- Bell Chamber Stage: Generally, as north side, but the spitter here is a little more eroded.
- There are 3no. louvre blades missing to the double lancet. Erosion to the reveals appears slightly lesser on this elevation, the cill is slightly eroded. The tracery has some erosion but doesn't appear as poor as the other elevations.
- Generally, the stonework appears to be in good condition with only one or two small eroded pockets.
- Intermediate Stage (limited view): The pier in the central widow has lost its detail at capital level and just below.

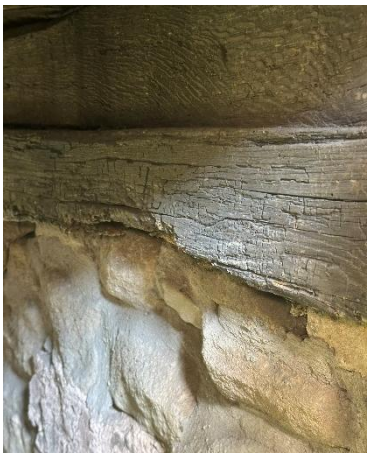


Figure 34 - timber to east

10.1 **Belfry:**

10.1.1 Open ceiling reveals the historic oak-framed structure of the tower roof. The large oak beams, wall plates, and joists appear generally sound. A few joints and intersections are slightly open but as this was noted previously, currently deemed stable. Evidence of beetle activity is present; if treatment has not been carried out recently, it is recommended. One severely decayed (possibly original) timber has been noted at wall plate level on the east side previously but no pictures were included, therefore any deterioration cannot be commented upon until the next inspection.

10.1.2 The issue highlighted in the last inspection report of the joist end on the north side centrally which has decayed to leave a very small seating, has not been reinforced as recommended. It is advised that a specialist be consulted to advise. There are several rafters with splits in the timber, though thought to be historic and therefore not affecting their structural capability.

10.1.3 The principal beam running W-E has an area of white staining on the west end, this should be inspected at closer proximity.

10.1.4 The softwood boarding appears to be in reasonable condition but again there are some signs of woodworm attack which needs to be treated if not already managed.

10.1.5 The ladder leading from the Chamber to the roof access hatch is very narrow and awkward. Some form of grab rail at the top of the ladder leading onto the roof is essential to allow for safe transfer onto the roof. The ladder also needs a strut halfway up its length to add stiffness. In addition, the timber ladder from the belfry below has rungs in a doubtful condition and should be reinforced as soon as possible.

10.1.6 The timber around the base of the hatch is also rotten in places and would benefit from repairs when improvements are made to the access.

10.1.7 The rubble walls of the interior are in fair condition. Several areas below wallplate level and around the louvred openings were re-pointed in 1991, which looks to be in a cementitious mix, one of the areas to the east looks to have broken up again since then.

10.1.8 There is an arched openings on each side of the belfry, these are lined with softwood boarded inner doors which are in fair condition, followed by mesh to the rear side of timber louvres. Several have rusty hinges and ferramenta which should be painted and oiled at regular intervals.

Figure 35 - belfry tracery

- South – 3No louvres missing
- West – ok
- East – Louvres are ok, however there is erosion to the stone reveal on the left-hand side
- North – 3No. louvres missing, one slipped, some pitting to stonework reveals, one of the shutters is permanently open due to the speaker position.
- The tracery and reveals of all of the windows need to be addressed with localised repairs and replacement stones as many are in poor condition.

10.1.9 There is a modern bell frame with a peel of eight bells, and all reported to be in good condition and the inspector was informed these have been checked and inspected recently. The headstocks are by Gillett & Johnston of Croydon.

10.1.10 The entrance into the chamber is very narrow and winding with eroded steps, an additional rope handrail at this point would assist with personnel safety.

10.2 Stone Staircase at Tower

10.2.1 A stone sided spiral stair with a good deal of erosion at the upper stages, especially at entrance into ringing chamber. Whilst the steps are eroded, the previous report suggested replacement, this could affect the architectural and historic significance of this element therefore a well-fixed rope handrail to both sides could be sufficient to assist with health and safety, but the PCC should carry out their own accessibility assessment. This is with the exception of one or two high-level steps show significant and progressing erosion, with visible gaps at their junctions. These areas now present a potential safety risk and should be repaired or reinforced accordingly.

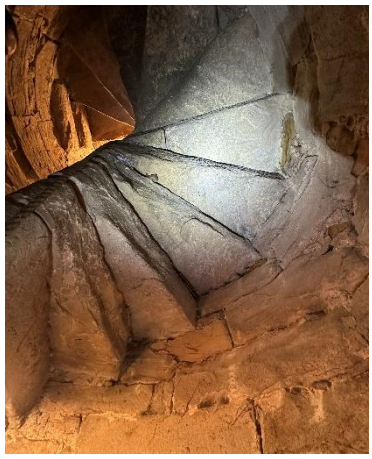


Figure 36 - belfry tracery

10.2.2 The door into the bell chamber is an ancient oak door, well weathered but in reasonable condition. The current door stay is a block of wood and a better latch and possibly a locking mechanism may be necessary.

10.2.3 Elsewhere on the staircase there is an excessive amount of erosion to the external stones and ideally many of the deep open joints would benefit from pointing.

10.2.4 There is a rope handrail but this does not extend up to the Bell Chamber.

10.2.5 At the crown of the spiral staircase (which has a stone hood externally) there are signs of a good deal of water ingress. This hopefully has now ceased.

10.2.6 The Tower staircase is adequately lit for access, the lightbulb for the top section is broken. The lancet second from the top is also broken.

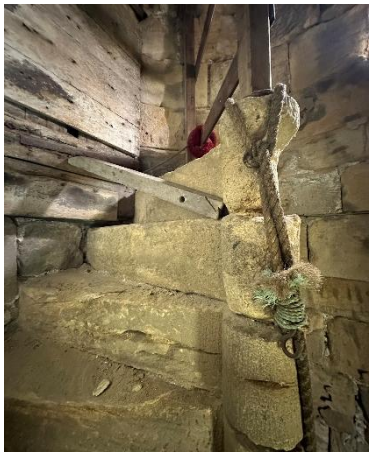


Figure 37 - belfry tracery

10.2.7 There is a softwood boarded door on the staircase just before the intermediate chamber which has some good quality ironmongery, now rusted.

10.2.8 The staircase from the Intermediate Chamber to the Ringing Chamber exhibits extensive step erosion and surface dusting, creating hazardous access conditions. Numerous open joints, along with uneven and irregular step heights, further compromise safety. As this issue has been noted in multiple past inspections, a long-term remedial solution should now be seriously considered.

10.2.9 There is no lock to the door at the base of the tower, therefore access is unrestricted and could be a safety concern. There is also lumber stored here which should be removed as could impede safe exit.

10.3 Intermediate Chamber:

10.3.1 The three stone steps leading to the intermediate chamber are in poor condition and would benefit from repairs, the paving level upon entrance is also undulating. Additionally, the doorway is very narrow and lacks any closing method for a very simple modern panel door.

10.3.2 From within the intermediate chamber the ceiling (floor structure of the bell chamber above) is visible and consists of four large oak beams floored across with very deep floorboards. The floorboards appear to be in fair condition for their age, if a little stained. There are some signs of water ingress especially around the central section, which given the former report is thought to be historic though the new inspector shall monitor closely.

10.3.3 The beams are seated on a new timber wallplate which is set onto new oak braces which in turn are set on new stone corbels. All generally in very good condition, but one of the corbels is spalled, as reported previously, but there is no photograph for reference. The timber still has a bearing onto the stone.

Figure 38 - S keystone

10.3.4 The walls are rubble and generally in good condition. The keystone to the southern window has dropped by approximately 3-4 mm, no further movement from that noted prior.

10.3.5 The window sills show considerable erosion, though repair is not currently urgent. Some leaded windows are set nearly flush with the rear of the central stone mullions, with saddle bars offering minimal support. This could be improved by installing a timber back frame to provide better structural stability

10.3.6 The 4no. windows have leaded quarries and some have been recently repaired. 3no. are cracked and 1no. is missing. All of the saddlebars are rusted.

10.3.7 The floor is boarded softwood, appears in fair condition except there seems to be a fall from the east to the west and there is a large plastic sheet scrunched up in the middle of the bells, this should be removed to avoid condensation to the underside.

10.3.8 The lighting is not in working order and the wiring is of sheathed MICC.

10.3.9 There are a lot of wooden chairs and lumber stored here, potentially a fire hazard. There is also a large amount of dust, mess and debris on the floor and the space would benefit from a general clean-out.

10.4 Ringing Chamber:

10.4.1 The ceiling structure, as viewed from below, consists of boards over large softwood joists supported by two strutted beams. No signs of water ingress were observed, consistent with the previous inspection. Minor gaps are present where the boards meet the walls. The floor is sound and carpeted. The main door hinges require lubrication.

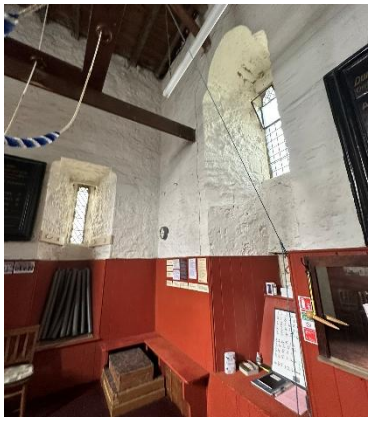


Figure 39 - crack to lintel (10.4.3)

10.4.2 The upper walls are painted rubble masonry and generally in reasonable condition. However, on the south side, a hairline crack is visible above the lancet window, extending from the ceiling to the arch head. This is likely related to structural weakening caused by the deep recess formed for the window opening below.

10.4.3 Seen from below the ceiling structure is of boards on large joists on 2 no. strutted beams all in softwood. There appears to be no water ingress problems as recorded at the last inspection. There are a few gaps at the edges to the boards where they meet the walls. The floor is sound, carpeted. The hinges of the main door need oiling.

10.4.4 The upper walls are painted rubble and in reasonable condition except that on the south side there is a crack above the lancet window opening extending from the ceiling down to the head of the arch. This is probably due to the weakening of the structure below the window where there is a deep cut out to from the window opening.

10.4.5 All three lancet windows are dirty and need a thorough clean. It is unknown if the hoppers are operational. There are two timber hatches, one providing precarious access onto the south aisle roof, this would be better to be made a safer access for maintenance and repair personnel.

10.4.6 The floor is reportedly softwood but covered with carpet.

10.4.7 The walls are lined up to 1.5 m in softwood boarding in fair condition.

10.4.8 There are 6no. painted peel boards set on the square on the walls.

10.4.9 Electrical services are in MICC and seem in fair condition.

11. External Windows & Doors

11.1 Entrance door is a pair of large double timber doors with a priest's door. All historic and in good condition. The timber base rail on the priest's door could be a trip hazard and is poorly covered with hazard tape. There is an inner door of softwood of high Victorian design with some pleasant ironwork. This, again, has a personnel door, but both can be opened if required.

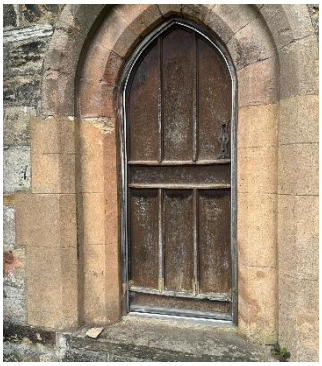


Figure 40 – chancel door

11.2 The door to the chancel is a historic timber door with an arched head. The weather mould is screwed on badly, the raised pieces are loose and broken towards the base, poor mastic sealant to edges.

11.3 Organ Blower chamber - The door has a metal vent and is covered in sheet steel, now rusted and in need of re-decoration.

11.4 The window on the north gable of the porch is bowing considerably and is perhaps letting in water. It is also very rusty. Ideally it should be repaired and refurbished within the quinquennium.

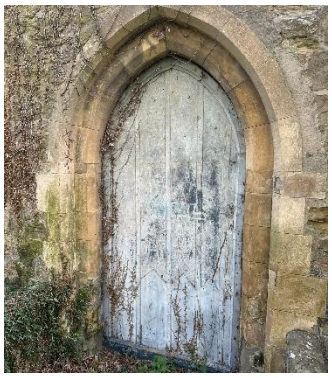


Figure 41 – northern door

11.5 The polycarbonate protection to the glazing has yellowed now and is dirty in places.

11.6 The north doorway that appears to be an ancient battened and boarded door. This has been repaired in its bottom section, probably in Victorian times

12. Boiler room

Figure 42 – boiler room

12.1 The boiler room is a subterranean space, located between the porch and south transept. Accessed via a pair of heavy steel hinged trap doors. These metal doors sit on a steel frame off a small concrete kerb. The doors are extremely heavy and would benefit from a hydraulic opener, in addition, all of the ironwork needs regular painting. and the locks need regular oiling.

12.2 Stone steps lead down to a spacious room containing the heating equipment. The walls are predominantly brick with some areas of rubble stone, all in fair condition given the underground setting. The roof comprises arched brick vaulting supported by steel beams, with sandstone flags spanning the east and west ends. Several steel beams exhibit significant rusting and lamination, and their structural integrity should be assessed by a structural engineer, as was recommended in the last report, as this is a safety concern, it should be prioritized.

Figure 43 – northern door

12.3 There is reportedly a separate brick enclosure for the oil tank and this is now sealed as it is redundant. Internals of this space were not inspectable.

12.4 The floor appears to be concrete and is damp throughout, the main boiler sits on a raised plinth.

12.5 There is evidence of a great deal of damp in the roof and walls. A large amount of lime is coming through the roof brickwork structure.

12.6 The boiler is an Ideal Harrier GT (not tested), the pump and some other parts were recently replaced. Some of the pipework was also renewed as part of the recent heating upgrade. The old pump remains on the floor near the boiler.

12.7 There is an overhead air vent with a metal hood above. Further ventilation is achieved via the open hatch kerb. Lighting is by fluorescent lamps fixed to the ceiling.

13. BLOWER CHAMBER

13.1 The roof construction appears to be a timber joists and boards all fair condition although there is a large amount of water staining. The roof above is drained by a rainwater pipe on the east wall, it should be checked as per item 8.10.

13.2 The walls appear to be lined with brick and two of the walls are plastered. These are in resonable condition.

13.3 The Electrical cabling is in MICC and the switchgear is loated inside, it appears that there may have been a roof leak above these and it should be checked in wet conditions if this is historic.

Figure 44 – northern door

13.4 The blower mechanism itself seems relatively new and appears in good condition.

13.5 The floor is concrete and is dry and in good condition.

14. SOUTH PORCH –

14.1 The ceiling comprises two bays of quadripartite vaulting with stone ribs and assumed stone or masonry infill. Ribs spring from central columns flanking the porch and corbels at the four corners. Many corbels and capitals have lost detail, with those near the main door showing accelerated erosion. The eastern central pier shaft is a later replacement.

14.2 The internal walls are rendered and painted, with stone-topped seats on either side of the porch. These are in fair condition, with only minor erosion.

14.3 The south wall resembles the flank walls but shows significant erosion at the springing capitals and up to 600 mm above floor level. Pier shafts are exfoliating and deteriorating, with previous plastic repairs proving inadequate. Replacement will be necessary, and a long-term repair strategy should be developed. The archway remains in fair condition.

14.4 The doorway to the nave is similarly affected by damp, particularly at capitals and base mouldings. Capitals have lost their detail, though figurehead corbels beneath the label moulds remain recognisable. Some mortar patching has been attempted but is not a viable long-term solution. Replacement pier shafts are present on either side of the doorway.

Figure 45 – crack above se

14.5 There are two Early English style windows to the east side and one to the west side. They are all in good condition but the reveals and hoodmoulds are eroded, significantly so to the window furthest north. The two southernmost windows have a crack at the head, approx. 1-2mm. This doesn't appear to have been noted previously and combined with the crack to the sundial face may indicate some movement of this area. It should be closely monitored.

14.6 The floor is of sandstone flags generally in fair condition, but one or two are badly eroded and several joints require pointing. Some limited levelling of the slabs to avoid potential accidents would be helpful.

Figure 46 – northern door

15. MEETING ROOM ABOVE PORCH incl. stairway

15.1 This former vestry is now used for storage. There is an ancient timber structure comprising rather thin tie braced trusses, supporting purlins which are boxed out. There are beetle boreholes in the timbers, and it is not known if this is an active infestation. Additionally, the southwest truss at the wall junction seems hollow in places and should be further investigated to ensure adequate loading capacity. The purlin on the eastern side at the north end also appears to be softened and should be assessed by a specialist.

15.2 The ceiling is boarded in wide oak boards and it appears that some of the boards can be removed to inspect the rafters above, though this was not possible at the inspection. However, one of them is out of place and needs to be re-fixed, at the same time the rafter condition should be reported upon.

15.3 There is a white powdery substance on some of the timbers in various locations. White powder on timbers could indicate a few things, including fungal growth, insect activity, or chemical residue

Figure 47 – northern door

from wood treatment. There are no other signs indicating dry rot and therefore it is thought to be another residue, the PCC should confirm if this timber has been treated.

15.4 The walls are plastered generally in fair condition except there was evidence of water ingress or damp affecting the northern wall. There is a small crack below the truss line on the east side, as reported previously therefore just to be monitored for any progression. Beneth the other trusses there are small hairline cracks leading to the window lintels, not previously reported.

15.5 The decorated window on the south side dedicated to Robert Long is in fair condition. The leaded window to the north is badly bulging and ideally it should be re-made, additionally the ferramenta is suffering quite badly from rusting and this should be brushed down and pointed up properly.

15.6 The slit windows on the east and west sides are internally oak-framed and in fair condition. However, the room lacks effective ventilation.

15.7 The floor is reportedly oak block, but now covered in carpet which is an average condition.

Figure 48 – stair ceiling

15.8 The staircase down to the entrance lobby is a square edged spiral stair with stone treads, which are in reasonable condition and lead past the door to the upper level.

15.8.1 The ceiling is plastered and painted, with a large missing section, reportedly affected by damp, but the roof above doesn't appear to have any obvious defects – is this recent? The ceiling is additionally propped with a post from the spiral centre which is loose, this may be a covering over a metal prop.

15.8.2 The walls are plastered and in need of decoration, mainly due to damp penetration and a non-breathable paint having been used. Some ventilation may help, in addition there are open joints between the coping stones above which need to be pointed.

Figure 49 – door woodworm

15.8.3 There are several slit windows on the staircase, all of which have oak linings and sills and are all generally in ok but dirty.

15.9 The wiring to the meeting room is in MICC all apparently in fair condition. The room is heated by electrical fan heaters (not tested), junctions to light switches on the staircase are rusted, as are the switches themselves, most likely due to damp wall conditions. To the base of the stairs there is a cupboard containing some electrical and heating controls.

15.10 The doorway to the stair leading to the room above the porch has a well-made oak door with attractive wrought iron strap hinges, likely Victorian, all in good condition. Some insect damage is present in the softer elements of the oak boarding and should be treated locally.

16. SOUTH WEST AISLE (Kitchen)

16.1 This area was historically converted into a kitchen and two toilets, though the date of conversion is unknown. The kitchen features a suspended plaster ceiling and plastered walls, with original stone window surrounds retained. The ceiling is neatly recessed at the west end to reveal the stained-glass lancet window. Though not offering any fire protection to the upper level, which needs to be addressed in the church's H&S plan.

Figure 50 – chimney

Figure 51 – damp at door

Figure 52 – west window

16.2 The fittings are generally Pine and functional. There are white tiled splash backs behind the tiled worktop, the wall ties are falling off and buckling in places. The kitchen would benefit from a cosmetic upgrade.

16.3 In the south-east corner there is a former fireplace which has been blocked in with a timber panel, and this should have a vent, the rear could not be inspected. The fireplace is slowly eroding. It is not thought that the chimney is sufficiently capped, and there are many open joints above so water is likely to be filtering down to this level.

16.4 As above, there are also persistent signs of damp within the eastern doorway and in the southwest corner adjacent to the extract fan. These may be resolved following external pointing, although there will be residual salts in the stonework for several years.

16.5 The woodblock flooring is in average condition, there are many loose blocks, a rug covers the floor centrally.

17. TOILETS

Figure 53 – WC floor

17.1 The toilets have a small hallway, leading to two separate cubicles. One is smaller and under the staircase, the other larger and contains a baby change table. All with plasterboarded stud walls and a suspended plasterboard ceiling, all painted and in average condition.

17.2 There are two solid walls to the WC's and there are signs of some damp on these solid west and north walls.

17.3 As with the kitchen, the WC's have a wood block floor, there are many blocks which are loose, especially in the smaller cubicle, and these require leveling and re-fixing.

17.4 Both the WC's are plumbed on the maceration principle, only one is currently functional. The other awaits repairs. Saniflo (or similar systems) often have issues due to incorrect use by the public.

18. CHOIR VESTRY (Storage Room)

18.1 Accessed from a timber staircase to the back of the WCs, this room is a mezzanine level which sits above the kitchen and toilets, currently used for storage.

18.2 The ceiling, which is originally part of the south aisle, consists of pine boards on large pine rafters supported by a substantial purlin with well-crafted braces and trefoil infill panels. The structure appears to be in good condition overall, though some staining is visible on the boards, it is unclear whether this is historic due to lack of photographs in previous report.

Figure 54 – E Corbel

18.3 The **walls** are mostly plastered, with exposed stone at the window reveals. Previously noted signs of damp in the south-west corner now appear less concerning. However, there is visible water staining on the east wall and beneath the corbels, suggesting an ongoing issue, likely related to the deteriorated condition of the external walls above. There is a crack by the easternmost corbel which may be due to the damp condition of the wall causing the plaster to lift, rather than structural movement. A few cobwebs between the wall and ceiling junction would benefit from being cleaned.

Figure 55 – N cill

18.4 The Early English style window on the north wall is covered with polycarbonate but the leadwork behind is buckled and in need of attention. The cill has damage and there is what appears to be a historic crack radiation downwards from this, not currently of concern.

18.5 The south window has seen some historic movement but now appears at rest. The eroded joints of the cill of this western window require pointing and the saddle bars and ferramenta require painting. The enclosure panel at kitchen level makes the cill of this window very difficult to get to, consequently, there is a build up of general debris here.

Figure 56 – rails to windows

18.6 There are metal rails at the window recesses for safety reasons, but these do not provide any acoustic or fire protection meaning the space would require improvements to be used for anything other than storage. This should be noted in the Churches risk assessments.

18.7 The floor is suspended timber construction and covered with carpet, no defects noted.

18.8 The services (not tested) are as follows: Heating is by wall mounted Dimplex fan heater. Lighting is via a floodlight which does not give the best quality of light, however is sufficient for storage if it is a low energy fitting.

19. VICAR'S VESTRY (at Tower ground floor stage)

Figure 57 –V. Vestry south wall

19.1 This is situated at the west end of the Nave on the ground floor of the tower. There are boarded walls creating an enclosure for the vestry which are pleasant oak panels on the outside but internally unfinished veneer. This area could be improved considerably.

19.2 The **ceiling** (which forms the floor of the ringing chamber) is dark softwood boards divided into 9no. panels with intersecting beams with decorative moldings. All of this appears to be in good condition.

19.3 The masonry **walls** are generally squared rubble with many replacement patches over the years, which lack the character of other parts of the Church. The newer pointing is also out of character and on the west side there are several areas of open joints in the stonework below the window, this area would benefit from re-pointing.

19.4 On the south wall there is a crack below first floor level. This seems to be of longstanding as it has been noted at previous inspection but the new inspector will note any progression in this quinquennium. The historic crack at the cill is evident, as per the opposite side (choir vestry). There is a little water staining on the south wall below the floor level, it is unknown if this is current and should be monitored, although re-pointing the externals above this, where noted in section 9.1.4 may assist.

19.5 There are two lancet windows on the west side, both memorial windows of the late 19th century. These are in reasonable condition, but the saddle bars require painting. The small trefoil headed window on the north side is in reasonable condition, but the ferramenta requires painting. In addition, the stonework at the head of the arch requires pointing.

19.6 The west arch opening is flanked by octagonal piers, there is a slight opening at the spring point on the north side and the bases of which continue to erode.

19.7 The floor is of sandstone flags appearing generally in good condition, but most are covered with carpet.

19.8 On the southern wall the main switchboard is mounted on the stonework. It could perhaps benefit from being enclosed, although it is not too conspicuous.

19.9 There are new replacement radiators on the north wall and the majority of the supply pipes are boxed in with unfinished MDF.

20. NAVE

Figure 58 – overall nave

Figure 59 – stained boards

Figure 60 – additional timbers

20.1 The Nave is a large, elongated space defined by five tall arcade openings on each side leading to the aisles. At the east end, a wide chancel arch frames the transition to the sanctuary. The arcade columns alternate between octagonal shafts and clustered mouldings. The octagonal respond column at the eastern end of the north arcade appears to have been replaced with a carved corbel, resulting in an asymmetrical appearance.

20.2 The roof structure and ceiling date from the late medieval period and consist of ten large oak beams with curved bases springing from stone corbels, each with a central offset to create the shallow roof pitch. These support oak purlins, a ridge beam, substantial rafters, and oak boarding.

20.3 Additional timbers have been introduced to reinforce the structure in the second bay from the chancel and in the third bay from the west, indicating past efforts to bolster the structure. The beams also do not sit centrally on the corbels, thought to be due to historic movement. Although the roof was inspected during previous re-covering works many years

Figure 61 – corbel alignment

ago, no recent close inspection has taken place. A close inspection is now recommended, as it is increasingly difficult to assess the condition from ground level, especially given the extent of surface staining and areas of lighter boarding. Due to the lack of photographs included in the last report, it is not possible to comment on whether the condition remains unchanged since the last inspection.

20.4 All timbers have been coated with a dark stain, some of which has run down adjacent stonework in the past due to water ingress from defective gutters, whether this is still a persistent issue is unknown.

20.5 The clerestory is illuminated by eleven twin-cinquefoil headed windows—five on the north side and six on the south—fitted with simple diamond quarry glazing. Over time, these windows have bulged, distorted, and accumulated heavy surface soiling. Overall the south-side windows are in poorer condition, specialist advice should be sought on their repair and maintenance.

20.6 Several windows feature large opening hoppers that should be overhauled and maintained to ensure adequate ventilation. Consideration should also be given to re-glazing, which could significantly improve light quality within the Nave, especially at ceiling and floor levels.

Figure 62 – Arcade column bases

20.7 The walls are built of rubble stone with varying tooling. Structurally they are in generally good condition, although the pointing is of variable quality and substandard in many places. Newer stonework is evident in several areas and displays fresh tooling marks.

20.8 Damp continues to affect all the arcade columns, producing visible salt deposits above floor level. Despite this, the arcade walls appear sound. However, there are minor vertical cracks above the first and second columns from the west on the north side, and above the third column from the west on the south side, as reported previously. These should be reviewed further and monitored for any progression, as no comparison is currently available. The pier on the south side (second from the chancel wall) leans westward, while its opposite on the north side leans eastward.

20.9 The last report notes that a replacement stone corbel was installed at the extreme west end of the south wall in 2014 following the failure of the original, additionally the second piers from the chancel leans west on the south side and east on the north side. The previous inspector suggested the condition was to be advised upon, but without further detail it is difficult to obtain advice on the issue. The eastern wall above the Chancel arch appears in good condition, while the western wall is generally sound, though past water ingress has left visible marks, possibly due to failure of the flashing above and the outlet from the tower. The cable route descending from the blind window above the tower arch is visually intrusive and detracts from the symmetry of the west end.

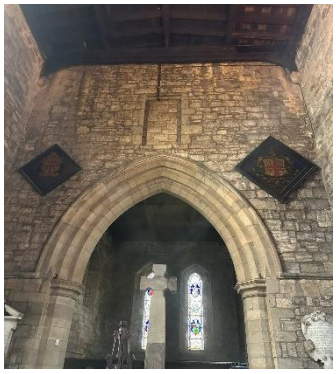


Figure 63 – W wall staining

20.10 The floor consists of softwood strip flooring beneath the pews and stone flags elsewhere. The timber flooring appears to be in sound condition, though the ventilation of this is unclear. The stone flags are generally good but show signs of damp in areas and would benefit from repointing, particularly near the north and south entrances and toward the South West Aisle.

21. SOUTH AISLE

21.1 The South Aisle mirrors the Nave in overall construction and layout. It features timber pews on raised softwood platforms with chamfered kerbs. The central passage is finished in stone flags, and the area retains much of its historic character.

Figure 64 – mid S Aisle ceiling

21.2 The roof structure and ceiling are similar in construction to the Nave, consisting of substantial oak elements. White patches visible on the boarding and timbers are likely the result of historic water ingress, however adjacent to the south transept, the ends of some ceiling boards show signs of potential rot, this could be caused by the flashings and wall condition above. Additionally, as it has now been many years since the last close inspection, access for a detailed high-level assessment is required. Ground-level observation makes it difficult to properly evaluate the condition, particularly given the extent of staining including some areas which appear to have active ingress (above easternmost memorial plaque).

21.3 Walls: The external south wall is generally in good condition, although the area above the westernmost memorial shows disturbed stonework that was reported at the last inspection, as no photographs were included, this will need to be monitored to allow further comment and conservation may be required. The upper areas, particularly to the east, appear to have salt deposits, indicating moisture ingress from the exterior reaching internal surfaces. Targeted repointing of defective external joints may help address the issue.

Figure 65 – W wall staining

21.4 Salt deposits are also evident below the string course and above the timber dado panelling along the south wall, further suggesting internal damp issues. Similar open joints in the masonry to the east of the main door should also be repointed to help reduce moisture ingress. The string moulding exhibits open joints in places which require attention.

21.5 Around the westernmost window to the west of the south door, previous inspections reported signs of damp and minor erosion at the window reveals, with damp window heads. However, during this inspection, no evidence of current damp was observed—though it is noted that the inspection occurred during a dry period. This area should be monitored and reviewed again during the next inspection to determine whether the issue persists in wetter conditions.

21.6 The west wall, which contains a blocked-up window, is mostly in sound condition, though there are some signs of rising damp. The adjacent doorway to the room above the porch features a moulded Early English hood, but the corbel faces have unfortunately lost much of their carved detail. A number of exposed wires along the wall would benefit from being chased in and re-mortared to improve the wall's visual appearance.

21.7 To the arcade, at high level there is staining from water, it is not known if this is historic, appears to be similar to that in the Nave and should be monitored. Flashings above currently appear ok externally.

Figure 66 – arcade staining

21.8 The windows are generally in fair condition, with several having been recently re-leaded. However, some joints between the windows and surrounding masonry require localised

repointing. The saddle bars would also benefit from repainting to preserve their condition and appearance.

21.9 Floor: The aisle passage is paved in stone flags, while the areas beneath the pews are raised softwood boarding. Both floor finishes are generally in sound condition, though signs of damp are visible in the flagged sections. Cracked flags and open joints are particularly evident near the south doorway and should be addressed as part of ongoing maintenance.

22. NORTH AISLE

Figure 67 – east end ceiling

Figure 68 – W end ceiling

22.1 The North Aisle largely mirrors the South Aisle in form and detail, featuring similar architectural elements and finishes. The windows and the north doorway match those of the south side in design. Notably, the north-west corner houses several historic effigies and ancient stone slabs.

22.2 As with the South Aisle, there is visible discolouration to some of the ceiling boards at roof level, suggesting either historic moisture ingress or surface deterioration. Additionally, there is a line of white staining above the door, appears as if it could be to a previous fixture here, but cause not known. To the western end, adjacent to the tower what looks to be an active damp patch with some signs of fungal growth, also the case to the western arcade side, therefore these areas would also benefit from a close visual inspection, similar to other areas of the church, as the condition and causation cannot be fully assessed from ground level.

22.3 Of structural concern is the wall plate along the arcade wall, which has shifted outward considerably over time and is now only marginally retained on the corbels. The main roof beams in this area appear to have pulled away from the wall by approximately 50 mm. A close-quarters inspection is strongly recommended, involving a structural engineer, to assess any ongoing movement, risks or bracing required.

Figure 69 – Arcade wall plate

22.4 Walls: The north wall displays a vertical fracture running from the centre window cill. The associated window arch also shows signs of having opened up from the description alone this appears similar to as reported previously. There is also a crack to the right-hand side of this lancet emanating down 1.5m from the wallplate to the shoulder, these defects therefore appear longstanding but should continue to be monitored. In addition, to the westernmost lancet there is a crack to either side of the cill, of approx. 1-2mm, not reported upon previously, monitor.

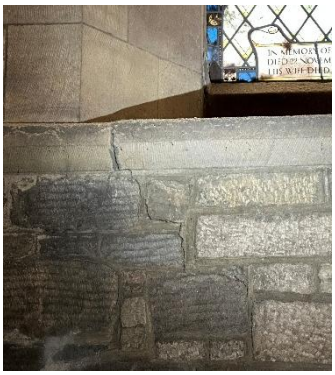


Figure 70 – W wall cill crack

22.5 Several portions of the arcade (south) wall have been rebuilt in squared snecked rubble, which is visually inconsistent with the character of the original masonry and affects the historic continuity of the wall surface.

22.6 There is significant damp present in the north-west corner, particularly around the effigies and ancient stones, the externals should be improved as per the earlier sections of this report and the internal condition monitored for associated improvements.

22.7 The flooring is similar to that in the South Aisle, comprising stone slabs with timber boarding beneath pew platforms. The stone flags are affected by damp, particularly in the north-west corner. There are also several open joints requiring repointing to maintain surface stability and prevent further moisture ingress.

23. SOUTH TRANSEPT

23.1 This space features typical 14th-century architecture, matching the character of the Nave. The structure includes a braced beam, double-pitch roof and has undergone partial repairs, notably to the northeast and southeast corners in 1991. The area remains consistent with the wider historic fabric of the church.

23.2 The roof is of braced beam construction with a double-pitch profile. The main timbers appear structurally sound, though the ends of several trusses have been fitted with splints as reinforcement. Overall, the roof maintains stability and character.

Figure 71 – W wall staining

23.3 The walls are constructed of snecked rubble, largely rebuilt during the 19th century. They are generally in good condition. Some signs of damp are present but appear to have less impact here than in the side aisles. The wall above the arch into the Nave is of original stonework and in fair condition. There may be a slight open joint at the head, although this is difficult to confirm due to lighting conditions.

23.4 On the west wall, a slab memorial commemorating former deans and rectors is beginning to show signs of erosion, likely due to a combination of damp ingress and poor external jointing. These open joints should be addressed to limit further deterioration. Above this there are signs of water ingress to the high level walling, this is almost certainly due to the walling condition externally above, as per section 8.7.1.

23.5 Windows

23.5.1 South Elevation: A prominent and finely detailed three-lancet window, dedicated to William Trotter, is located here. The glazing is in good condition, though the saddle bars require painting.

23.5.2 West Elevation (High Level): A two-light window in fair condition is located at high level and includes a hopper, which should be made operational. The glazing is dirty and would benefit from cleaning.

23.5.3 East Elevation: There are two triple-lancet windows in generally fair condition. The southernmost window shows signs of erosion and has an open joint at the head, as well as a minor crack above on the left-hand side—an issue not reported previously and recommended for close monitoring. Evidence of condensation runoff is also visible, and none of the windows include drip grooves at sill level to allow condensate to drain effectively.

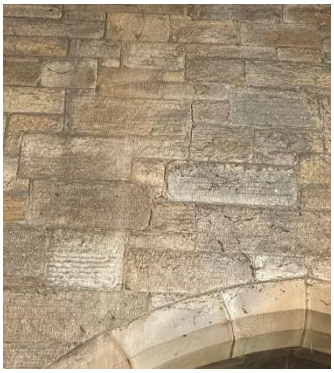


Figure 72 – crack to E wall above window

23.6 The flooring is similar to that of the side aisles, primarily carpeted and generally in good condition.

24. NORTH TRANSEPT

24.1 The North Transept is similar in many respects to the South transept. However, the entire recess area has a raised floor, finished with carpet.

Figure 73 – ceiling board loose

24.2 The roof is of a similar construction to that of the South Transept but appears to be more recent. Unlike other roofs, the boarding is not visible, suggesting that insulation was inserted during the last re-roofing works. The overall structure appears to be in good condition. However, one board is currently hanging loose at one end and should be secured.

24.3 The walls are generally in good condition, although the pointing is quite angular and raised in profile. On the east wall at high level, between the beam corbels, there is a two-light window with surrounding stonework that still appears slightly damp at the head. Below this, two lancet windows—possibly original but with later architrave mouldings—are in good condition overall. The southern lancet shows spalling at the crown. On the northern side, the reveal is eroded.

Figure 74 – piscina

24.4 Just behind the pulpit, a trefoil-headed piscina is present and appears to be affected by damp, as with the wider walling in this area. This appears to be penetrating damp from poor external pointing and overflowing rainwater goods.

24.5 Windows

24.5.1 West Elevation: A high-level window is present, similar in style to that of the South Transept.

24.5.2 North Elevation: A twin lancet window here features high-quality mid-19th-century stained glass. However, cracks remain visible in the masonry joints around the window, and the saddle bars need painting. The glass is dirty and shows signs of erosion in the upper arched sections and at the sill. There is also erosion halfway up the mullion on the western side, which could be addressed with a plastic mortar repair. Evidence of moisture run-off, possibly from condensation or direct ingress from failed flashings above.

24.5.3 East Wall (Southern End): A triple lancet window is in fair condition with some replacement leaded panels. However, the saddle bars appear poorly painted, and some erosion is noted in the window reveal on the northern side.

24.5.4 The floor of the North Transept is raised and carpeted throughout. No defects were noted, and it appears to be in good condition.

25. CHANCEL

25.1 The ancient Chancel is bright, well-proportioned and spacious, notable for its architectural and liturgical features. It contains an impressive 15th-century painted reredos screen in good condition. Adjacent to the south door are three excellent sedilia, one with a five-headed arch. On the south side, original 15th-century oak choir stalls, raised on oak boarded stall risers.. Additional choir shelves are made of oak, supported by cast iron brackets. The oak organ casing is also in very good condition; the organ having been restored some years ago. Access to the organ chamber roof void was not possible at this inspection.

25.2 The Chancel roof is similar in construction to that of the South Transept and appears to be in reasonable condition, apart from at the far east end, having been re-roofed alongside the others in 1991. The ceiling consists of timber boarding and seems to be in fair condition overall, although there is a patch of discoloration centrally and some staining to the east

which could be due to water ingress through the open parapet joints. The easternmost beam to the south side looks as if the trefoil decorative panel has fallen loose. To the corresponding north side, there is staining of the beam in three locations, and both areas need closer inspection soon. The condition internally, when combined with the cracking externally leads to a possible concern of movement in this location, following closer inspection, further advice will be required on next steps.

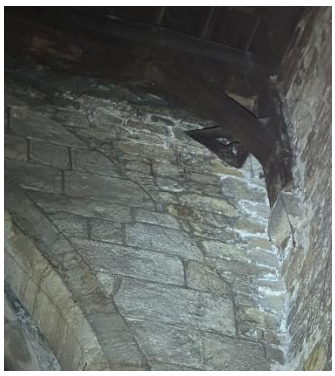


Figure 75 – Southeast beam

25.3 The Chancel walls comprise a mix of ancient stones, modern rebuilding, and piecing-in, and are in acceptable condition overall, with some defects to note. On the northern side, cracks were reported previously in the two central bays above the organ arch; these have not been re-pointed and would benefit from this but do not currently appear major. Damp is evident on both the north and south walls, particularly behind the original choir stalls on the south side.

Figure 76 – northeast beam

25.4 Windows

25.4.1 North and South Elevations: The lancet window reveals, and associated stonework remains a concern. The south side features exceptionally fine 13th-century work, although many window heads and reveals show varying degrees of erosion—the west end of the south side being particularly affected. Salts are present on several reveals appearing similar to the photograph included in the previous report. As a long-term issue, the new inspector will monitor the condition and further advise on a long-term scheme of repairs and replacement if necessary, beginning with careful re-pointing of joints in a soft lime mortar.

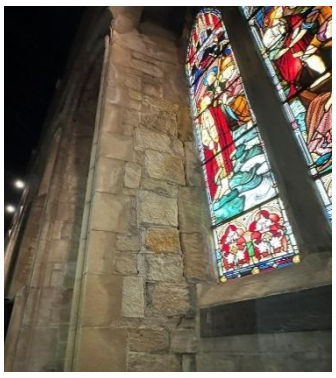


Figure 77 – southern window reveal

25.4.2 East Elevation: A large, fine five-light window is generally in fair condition but has erosion at the southernmost springing point and the northern reveal. Overall, windows across the Chancel are in reasonable condition, though the saddle bars need painting.

25.4.3 Door – a modern oak door on the south side of the Chancel is boarded and battened, reusing original ferramenta and ironmongery. It is in a reasonable condition internally but there is no key to open. This cannot form part of an escape strategy (as per section 31).

25.5 The main part of the Chancel floor is carpeted but beneath lies sandstone slabs in a diamond pattern. Some of these tiles are eroded or loose and require localised pointing. Within the Sanctuary area, a pleasant Minton tiled floor is in generally fair condition, although the central section is also covered with carpet.

26. MONUMENTS, BRASSES, FURNISHINGS, ORGAN & CLOCK

26.1 Between the North Transept and the Nave, beneath the arcade, there is a pleasant stone pulpit featuring cluster columns with an unusual design. All appears in good condition.

26.2 The font and Saxon cross are located at the west end of the Nave and are both in good condition. To the west end of the north aisle, there are a number of effigys and stone carvings, these are covered with dust and need to be better protected from possible leaks above.

26.3 The pews in the Nave and aisles are made of heavy-section pitch pine with plain ends and are generally in good condition.

Figure 78 – effergies

26.4 Organ: The organ casing is in oak and in very good condition, the organ reportedly having been restored some years ago, any recent servicing is unknown and the PCC should undertake regular checks and maintenance.

26.5 There are several good items of furniture, tables, cases etc.

26.6 Monuments: there are some very fine 18th and 19th century monuments in both limestone and marble throughout the church. In addition, there are some good quality alms and insignia boards.

26.7 The oak communion rails, although missing one or two florettes, are generally in fair condition. However, the rail does not include a hinged section.

27. HEATING

Figure 79 – boiler with new pump

27.1 The heating source is by Ideal Harrier GT boiler within the subterranean boiler house fed via large cast iron pipe sections. The main boiler is old and has seen many replacements, including recently the pump. The majority of pipes internally have now also been replaced with small bore sections and covered in with MDF boxings. The original cast iron sections and the pine casings have been removed, and new panel radiators have been installed. They are white and in stark contrast with the rest of the interior.

27.2 No test reports of heating system following installation, installation paperwork not available for inspection, all test certificates must be kept in a logbook and made available for inspection.

27.3 At the west end of the church the heating pipework could well benefit from some re-arrangement or adaptation in the future to provide a more flexible space.

28. ELECTRICAL

28.1 There were no electrical records made available at the time of inspection, the last report records that a report from 2014 was noted with many improvements required. It does appear that some modern electrical work has been completed and new consumer units are located at the rear of the nave however it is vital that electrical test reports are kept in the church logbook and made available.

Figure 80 – consumer units

28.2 Lighting: -The lighting installation reportedly dates from 2004,with some more modern replacements. Many of the lighting fittings are readily visible and there is a fair amount of glare. The yellow lights contrast noticeably with the harsh white light from the metal halide floods. The majority of the wiring is surface run and in some places this is visually distracting, this could be greatly improved with a well designed lighting scheme.

28.3 The sound reinforcement scheme was reportedly installed about thirty years ago.

28.4 Surface-mounted electrical wiring in the north aisle would also benefit from painting to minimise its visual impact.

28.5 PAT testing unknown.

29. LIGHTNING CONDUCTOR – no test certificate available at inspection.

30. WATER & SANITARY FACILITIES

Figure 81 – new kitchen area

30.1 The kitchen at the west end of the south aisle provides adequate facilities, alongside the toilets. There could be improvements made to these, as per section 16 and 17.

30.2 Foul drainage: No details provided but assumed to connect to the highway on small bore pipe.

30.3 Surface water drainage: unknown

31. FIRE PRECAUTIONS

31.1 The church has three exit doors, however only one is currently usable as a fire escape, this also has a step when using the smaller priest's door. Opposite the main door, the door to the north is blocked both internally by storage and externally by vegetation. The chancel door, although designated as a means of escape, is not suitable for wheelchair users and has no key. Given the size of the church, the means of escape is not currently adequate and the PCC should refer back to their risk assessment.

31.2 Fire matters: The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

31.3 There were a number of fire extinguishers were noted throughout the church, all dates as being tested in December 2024, due again in December 2025. The fire extinguishers should be positioned in accordance with the risk assessment and any insurers' requirements, noting the appropriate type, particularly in areas such as the organ.

31.4 The tower captain should adequately assess the safety of access to the tower and the egress in the event of an emergency. Some general recommendations are made in section 10.2.

32. SECURITY PROVISIONS

32.1 Security: a system incorporating PIRs is installed with roof alarms. No further information was made available.

33. ACCESS

33.1 The PCC should have a resolution in place which addresses the requirements of the Equality Act. An access audit must be carried out and a written record retained in the Parish records.

33.2 Wheelchair access: there is level access from some of the roadside entrances up to the chancel step, none of the chancel is accessible.

34. CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

34.1 The main churchyard is closed and therefore the responsibility of the council for maintenance and repairs. They are required to carry out their own inspection of this area and therefore this report will only cover the open graveyard and the Lych gates in detail. Some excerpts from the last report are included for other areas, for the attention of the council.

Figure 82 – south lych gate

Figure 83 – W boundary E yard

Figure 84 – fence missing S boundary

34.2 Access & Paving

The concrete apron outside the chancel door is cracked and retains water, local repairs remain necessary. Drives and paths, now over 30 years old, are generally fair but show wear, particularly near edging. Stone gulleys require thorough cleaning. The north side access path remains overgrown and inaccessible. Grave markers, especially in the northwest, are vandalised or significantly leaning and would benefit from coordinated remedial work.

34.3 Boundary Walls & Railings

Retaining and boundary walls vary in condition. Many sections, especially south and east of the site, have open joints, bulging masonry and spalled copings. Cracking and deformation from tree root pressure are evident near the south lych gate and southeast corner; further movement is likely without intervention — structural advice is recommended. Widespread repointing is needed, and weep holes remain insufficient throughout.

34.3.1 Iron railings are extensively deteriorated, with many sections missing or deformed. Several stone piers lean slightly but appear stable.

34.4 South Lych Gate (Crown Street)

Oak king post roof structure remains fair overall. Previous repairs to the inner tie beam have held. Slipped stone slates require re-fixing. The two-leaf iron gate is damaged and needs attention. The graffiti noted previously has now been removed. Adjacent retaining walls and railings remain in poor condition, with major repointing and renewal still required. The adjacent felt-roofed gas meter chamber remains unsightly.

34.5 North Lych Gate

Oak frame and stone plinths are weathered but intact. The felt-tiled roof is serviceable. Soleplate repair to the west side remains sound. Steel inner gates do not lock.

34.6 East Churchyard (Open Area)

The open section remains severely neglected. Gravel paths are almost entirely overgrown, rendering much of the area, particularly to the east, completely inaccessible. Ground is leaf-covered and dense vegetation blocks almost every pathway

34.6.1 North boundary: Rusting 1.4m iron fencing is poorly maintained; large sections are missing. New timber fencing is installed behind some areas.

34.6.2 East boundary: Very poor or no boundary to the river, causing potential safety issues there are many mature trees and dense undergrowth, with an obvious path trampled down.

34.6.3 South boundary: Timber fencing for the most part, a large section has been removed to make a very unsafe route through. This needs to be re-instated as soon as possible.

34.6.4 West boundary (Auckland Rd): Stone retaining wall with iron railings — several missing or displaced. Stone copings require pointing or re-setting; slight outward lean in places. Tree growth near the former gate (north end) is disturbing masonry and should be removed.

34.7 Vegetation & Gravestones

Self-seeded trees (including Beech, Alder, Birch, Yew) continue to impact boundary walls. Many Victorian and military gravestones are in a poor state. Maintenance of grave areas and paths has deteriorated since the last inspection and the site would benefit from targeted clearance and repair.

35. ARCHAEOLOGY

No archaeological information is available; it is suggested that if any works are to be carried out to the church paths or grounds that the county archeologist be consulted prior to starting.

36. ECOLOGY

36.1 Bats: None reported. No surveys are available, should any works be carried out which will affect roofs a suitably qualifies ecologist should be appointed.

37. SUSTAINABILITY

37.1 It is unknown if the PCC have carried out their assessment on the DAC's carbon footprint tool. They are encouraged to follow the recommendations provided in 'A practical guide to help your church reach net zero carbon'.

37.2 Insulation: There appears to be no thermal insulation to several of the roof areas but it is understood the when the Chancel, Aisle, Nave and Transept roofs were recovered, foam slab insulation was incorporated in the construction. The depth and composition of this insulation material is not known.

38. SUMMARY OF CONDITION

This report presents the findings of the quinquennial inspection carried out in April 2025. The church, a large and historically significant building, displays a broad range of defects typical of its age and construction. Deterioration of external masonry, windows, and roof structures is increasingly evident.

Many of the issues noted in this quinquennial inspection are longstanding and remain unresolved from previous reports. External stonework is in poor condition in numerous areas, particularly at parapets, buttresses, and window reveals. Open joints, vegetation growth, and water ingress are contributing to progressive decay. The recent detachment of a high-level corbel on the east Chancel and loose merlons to the south transept highlights the risks associated with deferred masonry repairs.

A growing number of cracks have been observed, especially around window heads, arch junctions, and aisle walls, raising concern over potential structural movement. At present, there is insufficient information to determine whether this movement is active or historic. Close visual inspection and repair is now essential, and further monitoring should follow.

Internal damp remains a recurring issue, particularly around the north and south walls of the Chancel and west wall of the South Transept. These conditions appear linked to external pointing and flashing failures. Considered, phased repointing is recommended, with limited stone replacement if deemed necessary, alongside repairs to the failed flashings at the parapets. Window reveals, especially in the Chancel and Transepts, show signs of erosion and past water damage and these should continue to be monitored.

There is evidence of historic damp affecting the roof structures, with widespread staining to ceiling boards noted in several areas, particularly the Aisles and Transepts. While much of this appears longstanding, closer inspection is recommended to determine whether damp ingress is ongoing. In the North Aisle, the wall plate has visibly shifted outward and is now only marginally supported by the corbels; associated roof beams have pulled away from the wall by approximately 50mm. In the Chancel, movement has been noted at the east-end roof beam, where minor displacement and staining raise concern over localised structural stress.

The spiral stair to the tower remains worn and dusty at its upper levels, and the ladder access to the roof hatch is poor. The access hatch to the south roof is unsatisfactory and access to upper rainwater goods and roof surfaces remains limited. Therefore, general access safety and maintenance standards should be reviewed. It is strongly recommended that elevated access (e.g., cherry picker) be arranged to facilitate a close inspection of gutters and parapet-level masonry.

The churchyard and its boundary structures are in a generally poor and deteriorating state. The eastern boundary wall and surrounding sections require repointing and masonry consolidation, particularly where bulging and root pressure are present. Vegetation control and path reinstatement in the open graveyard are urgently needed. The condition of the lych gates remains fair structurally, but their surrounding walls and metalwork are in poor repair.

In summary, while some elements of the church remain stable, the overall fabric is vulnerable and at risk of accelerated deterioration without coordinated and immediate intervention. A phased programme of further investigation, targeted repair, and long-term monitoring is now essential.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Re-fix Tower roof hatch door hinges	**6.1.2**	£10,000-£29,999
1	Check and Refix all Merlons on South Transept Roof and chancel roof	**6.4.2, 6.6.2¸ 8.8.9**	
1	Inspection of non-lead flashing at close proximity required	**6.5, 6.9**	
1	Refix lead flashing at west end of the parapet on North Aisle Roof	**6.7.2**	
1	Inspection required on Sundial on South Porch	**8.6.2**	
1	Attention required to the third double lancet as the mullion is splitting and is a safety concern	**8.8.4**	
1	Repoint the fracture of the top northern side of the lancet of the Chancel in order to allow close monitoring	**8.8.12**	
1	Repoint open joints on south east corner of Chancel, to allow close monitoring	**8.8.13**	
1	Repoint crack at cill level on east chancel to allow close monitoring	**8.8.15**	
1	Refix the slipped louvre on the Tower North Elevation, Refix and assess stability of the other louvres	**9.1.1¸ 9.1.2, 10.1.9**	
1	Tower South Elevation, repair the tracery , repair/replace louvre blades and re-point open joints to cill level	**9.1.4, 10.1.9**	
1	Recommended treatment for beetle activity in belfry of Internal Tower	**10.1.1, 10.1.4**	
1	Specialist consultant required for the decayed joist end of the north side Internal Tower, and potential reinforcement as recommended	**10.1.2**	
1	Safety improvements required to ladder leading from the Chamber to the roof access hatch in the Internal Tower, Addition of rope handrail at entrance to chamber and spiral staircase would assist with personnel safety in Internal Tower as well as assessing repairs or reinforcement to several steps	**10.1.5 10.1.11 10.2.1 10.2.8**	
1	Improvement to latch and locking mechanism of door into the bell chamber of the Stone Staircase at Tower	**10.2.2**	
1	Stone Staircase at Tower, add lock to the door and remove lumber stored.	**10.2.9**	
1	Removal of large plastic sheet on floor of Intermediate Chamber, causing condensation build up	**10.3.7**	
1	Removal of fire hazard, storage of lumber in Intermediate Chamber	**10.3.9**	
1	Assessment of steel beams by structural engineer in Boiler Room, as recommended in last report	**12.2**	
1	Close inspection by structural engineer required to assess wall plate movement along arcade wall of North Aisle	**22.3**	
1	Secure board hanging loose from ceiling of North Transept	**24.2**	
1	Current egress methods appear inadequate and PCC should refer to their risk assessment and make improvements to means of escape.	**31.1. 25.4.3**	
1	Risk assessment should review fire extinguisher types and locations and update to suit	**31.3**	
1	Carry out electrical test, if not already done so, keep repor in logbook and carry out any works suggested on this	**28**	
1	Carry out lightning conductor test and keep in logbook	**29**	
Category 2- Requires attention within 12 months.			
2	Re-point open joints of the Tower parapet inner wall especially at the west end.	**6.1.4**	£30,000-£49,999
2	South Aisle - Repoint gaps between flashings and clerestory wall	**6.2.1**	

2	South Aisle - Clean out Box Gutter on South Aisle Roof	**6.2.2**	
2	Repoint South Aisle Roof inner side gaps between parapet walls and copings	**6.2.3**	
2	Refix slate on South Porch Roof, and replace missing slate at north end	**6.3**	
3	Clean out valley at North West Corner of South Porch Roof Clean out gutter on North Aisle Roof Clear vegetation from west side of North Transept Roof Clean out east gutter of Porch. Rainwater pipe requires painting	**6.3.2** **6.7.1** **6.8.2** **7.4**	
2	Repoint Nave Roof coping joints	**6.5.1**	
2	Refix and replace lead flashing on North Transept Roof	**6.8.1**	
2	Inspection of Blower Room Roof at close proximity required	**6.10, 13.3**	
2	Repair and re-point stonework and fix west outlet of Rainwater Goods on South Transpet	**7.2, 8.7.1**	
2	Clear out vegetation from trenches at base of external walls and at gullies	**7.7, 8.7.3, 8.8.19, 9.1.1, 34.2**	
2	Repoint open joints above lancet window at the west end of the South Aisle and stonework at low level adjacent to the tower	**8.1.1**	
2	Repoint crack in cill of lancet window at the west end of the South Aisle	**8.1.2**	
3	Repoint large open joint at top of SW corner of the west end of the South Aisle	**8.1.3**	
2	Repoint chimney stack open joints at the south side of the South Aisle	**8.2.2**	
2	Repoint and monitor crack at the top LHS of the south side of the South Aisle	**8.2.5**	
2	Clear out vegetation from joints at low level of Staircase to Porch Room and maintain RWP	**8.3.4**	
2	Repoint crack previously reported to the east of the window in the South Aisle to East of Porch	**8.4.2**	
2	Monitor the fractures in the hood mould on the east side of the South Aisle to East of Porch, repoint crack in cill	**8.4.3**	
2	Repoint open joints at parapet coping level in South Clerestory Wall	**8.5.1**	
2	Repoint large gap at point Nave stonework returns to the tower on the South Clerestory Wall	**8.5.4**	
3	Repair north face window and replace western jamb in South Porch	**8.6.4, 11.4, 15.5**	
2	Repoint open joints below string course level on the west side of the South Transept. Monitor large stone crack in area below string course	**8.7.1**	
2	Repoint open joint at parapet level of the east elevation of the South Transept	**8.7.3**	
2	Repoint reveals and hood moulds of the south side of the Chancel. Stonework repair scheme requires investigation	**8.8.3**	
2	Repoint open joints on east side of the Chancel	**8.8.11**	
2	Repoint the high level open joint at the north side of the Organ Chamber	**8.9.3**	
2	Repoint the deep open joints around the rain water pipe and the gap at the high level junction of the north buttress of the North Transept	**8.11.3**	
2	Repoint open joints at the parapet top on the north side of the North Transept	**8.11.7**	
3	Replace or pin the fractured hood mould on the west side of the North Transept and repoint the open joints in the cill	**8.11.8**	
2	Remove vegetation and repoint open joints on the north wall of the North Aisle	**8.12.2**	
2	Repoint open joints at parapet level and fill 5no. pocket stones on the west wall of the North Aisle	**8.12.8**	
2	Repoint open joints at the centre and west end of the parapet above string course level of the Clerestory Wall North Side	**8.13.2**	
2	Inspection of the principal beam running west to east at close proximity is required in the Internal Tower	**10.1.3**	

2	Repairs to the timber around the base of hatch required to remove rotten areas of Internal Tower	**10.1.6**	
2	Hinges and ferramenta need lubricating and painted at each arched openings of the Internal Tower	**10.1.8**	
2	Treatment for beetle activity in Meeting Room Above South Porch and doorway to lower stair	**15.1**	
2	investigation required into southwest truss at wall junction and purlin on eastern side of the north end of the Meeting Room Above South Porch	**15.1**	
2	Refix and assess ceiling boards in Meeting Room Above South Porch	**15.2**	
2	Close inspection of the Nave roof is required Close inspection of the South Aisle roof structure is required Close inspection of the North Aisle roof structure is required Close inspection required to Chancel roof	**20.3** **21.2** **22.2** **25.2**	
2	Open Graveyard - Repair Gravestones and target clearance of vegetation, carry out all making safe works to boundaries.	**34.7, 34.6.4**	
2	The PCC should carry out the DAC's Carbon Footprint Tool and keep a copy in the logbook in order to advise on any improvements	**37**	
Category 3- Requires attention within the next 12-24 months.			
3	Refix large Lead hoppers on Rainwater Goods, and replace shoe on downpipe of North Chancel	**7.1**	**£2,000-£9,999**
3	Repair eroded arch stone at head of the twin lancet window on the south side of the South Aisle	**8.2.4**	
3	Stone consolidation or lime render north gable wall of South Porch	**8.6.4**	
3	Repoint deep joints of Stone Staircase at Tower	**10.2.3**	
3	Level and refix wood block floor of WC's		
3	Reinstate missing section of fence on the south boundary of the East Churchyard (Open Area)	**34.6.3**	
3	Repoint stone coping on west boundary (Aukland Road) of East Churchyard (Open Area)	**34.6.4**	
3	Remove tree growth near former gate at north end of East Churchyard (Open Area)	**34.6.4**	
Category 4- Requires attention within the quinquennial period.			
4	Fit permanent sleeve to flagpole base on Tower roof	**6.1.3**	**£50,000-249,999**
4	South Aisle Rainwater Goods require attention, loose brackets require refixing, at the west some RWP's require lead wedging, and RWP in SW corner ought to be increased in diameter to 100mm	**7.3**	
4	Repoint open joints of staircase to Porch Room	**8.3.1**	
4	Repoint open joints around the oak window on the west wall of the Staircase to Porch Room	**8.3.3**	
4	Repoint Bay 3 of South Aisle to East of Porch	**8.4.1**	
4	Repoint joints at plinth level at South Aisle to East of Porch	**8.4.5**	
4	Repoint buttress at South Aisle to East of Porch	**8.4.6**	
4	Repoint Bay 4 from west at South Aisle to East of Porch	**8.4.7**	
4	Monitor and replace windows in South Clerestory Wall	**8.5.2**	
4	Repoint return face to Nave South Clerestory Wall	**8.5.3**	
4	Close monitoring of movement required at kneelers on South Porch. Repoint joints at the water table and ensure broken ridge stone is fixed	**8.6.2**	
4	Replace or repair the eroded pier shafts on the South Porch entrance	**8.6.2, 14.3**	
4	RWP requires checking to ensure it is working correctly on the east face of the South Porch	**8.6.3**	
4	Review of paving set right up to the South Porch wall. Repoint open joints	**8.6.3**	
4	Repoint open joints on the south elevation of the South Transept	**8.7.2**	
4	Repoint the top eastern corner of the South Transept	**8.7.2**	

4	Monitor the hairline crack below string course on the west side of the South Transept	**8.7.2**	
4	Repoint large corner buttress at the south east corner of the Chancel	**8.8.8**	
4	Clean out vegetation from open joints at the plinth level of the south east corner of the Chancel and east side of the North Transept	**8.8.16, 8.11.4**	
4	Repoint the corner buttresses at the junction of the Chancel on the west side of the Organ Chamber	**8.9.2**	
4	Repoint the high level string course open joints on the west side of the North Transept	**8.11.9**	
4	Monitoring of the hairline crack in the corner buttress of the north side of the North Transept is required	**8.11.10**	
4	Repoint bay 1 window on the north wall of North Aisle and replace delaminated arch stone in due course	**8.12.3**	
4	Repoint and monitor cracks at apex of bays 1 and 4 on the north wall of North Aisle	**8.12.5**	
4	Repaint the ferramenta and saddle bars of the windows on the Clerestory Wall North Side	**8.13.3**	
4	Replace stone around the twin cinquefoil arch headed belfry window in the Tower North Elevation	**9.1.1**	
4	Repoint the cavities a the intermediate stage of the Tower North Elevation	**9.1.1**	
4	Repoint the window to wall junction of thetwin lancet window in the Tower North Elevation	**9.1.1**	
4	Repoint the open joints of the ringing chamber stage of the Tower North Elevation also surrounding area below the window and the 6 no. open joints between the window and the ground stage	**9.1.1**	
4	Replace or repair several stones at the intermediate stage of the Tower West Elevation	**9.1.2**	
4	Repoint the junction of the glass of the window in the intermediate stage of the Tower West Elevation	**9.1.2**	
4	Schedule repointing and replacement stones for area next to staircase turret of the ringing chamber stage of the Tower West Elevation	**9.1.2**	
4	Monitor or deshale several eroding stones two thirds up from the base of the Staircase Tower	**9.1.3**	
4	Repoint the gap above the stone gargoyle spitter on the bell chamber stage of the Tower South Elevation	**9.1.4**	
4	Stone replacement and repointing required at the intermediate stage of the Tower South Elevation	**9.1.4**	
4	Repointing of the crack beneath the window into the stage below of the Tower South Elevation	**9.1.4**	
4	Replace 3no. Quarries of the single lancet window in the Tower South Elevation	**9.1.4**	
4	Remove rust and redecorate door to Organ Blower Chamber	**11.3**	
4	Close monitoring of movement required at windows on east and west side of South Porch Internally	**14.5**	
4	Monitor of small crack below truss line on east side of Meeting Room Above Porch	**15.4**	
4	Leadwork of window in Choir Vestry (Storage Room) is in need of attention, get specialist advice Seek specialist advice for the Nave Clerestory windows	**18.4** **20.5**	
4	Repoint open joints below window on west side of Vicar's Vestry	**19.3**	
4	Repaint saddle bars on two lancet windows on west side of Vicar's Vestry	**19.5**	
4	Review and monitor minor vertical cracks above first and second columns from the west on the north side, and the third column from the west on the south side of the Nave	**20.8**	
4	Repoint defective internal joints in South Aisle walls, monitor disturbed stonework in south wall as reported in last inspection	**21.3**	
4	Repoint localised areas around windows of South Aisle	**21.8**	

4	Repoint open joints and address cracked flags in South & North Aisle floors	**21.9** **22.7**	
4	Monitor cracks along walls of North Aisle	**22.4**	
4	Repoint open joints of west wall of South Transept	**23.4**	
4	Monitor condition of open joint and minor crack on left hand side of southernmost triple lancet window of South Transept	**23.5.3**	
4	Repoint Chancel walls	**25.3**	
4	Monitor and repoint north and south elevation windows of Chancel	**25.4.1**	
4	Repoint floor of Chancel	**25.5**	
4	Improvement to protection from leaks about Font , Saxon Cross and effigies	**26.2**	
4	Concrete Apron outside chancel door requires local repairs	**34.2**	
4	The PCC and/or the local authority should be reminded to keep a tree report in the logbook.	**34**	
Category 5- A desirable improvement with no timescale (or following completion of the above items).			
5	All locations, outlets of RWP's could be enlarged and maintained on a regular basis	**7.5**	
5	Assessment and monitoring of downpipes on North East side required	**7.6**	
5	Repoint several areas of Staircase Tower	**9.1.3**	
5	Repairs required on 3 stone steps leading to Intermediate Chamber	**10.3.1**	
5	Lubricate main door hinges of ringing Chamber	**10.4.1**	
5	Clean all 3 lancet windows of Ringing Chamber	**10.4.5**	
5	Addition of a hydraulic opener to Boiler Room doors, as well as repainting the ironwork and lubricating locks	**12.1**	
5	Repoint joints in floor of South Porch as well as some limited levelling of slabs – Monitor first (may be needed in next QI)	**14.6**	
5	Repoint joints of cill of western window in Choir Vestry (Storage Room)	**18.5**	
5	Enclose the main switchboard on the southern wall of Vicar's Vestry	**19.8**	
5	Overhaul and maintain large opening hoppers, and consider reglazing Nave windows	**20.6**	
5	Chase in and re-mortar exposed wires along west wall of South Aisle	**21.6**	
5	Repaint saddle bars on south elevation windows of South Transept	**23.5.1**	
5	Plastic mortar repair to mullion on western side of North Transept	**24.5.2**	
5	Repaint saddle bars of east elevation windows of Chancel	**25.4.2**	
5	Lighting system improvements	**28.2**	
5	Paint surface mounted wiring in North Aisle	**28.4**	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Clear all gutters and gulleys on a routine basis		
	Brush off salts from internal walls		
	Repairs to Lych gates, Boundary Walls, Grave markers all need to be notified to local authority for assessment and repairs.	**34.2, 34.3, 34.4**	

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework and to some extent the organ loft
- Covered or inaccessible timbers
- Rear of tanks and pipes where inaccessible

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser 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.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

- Fire Safety Advice can be found at https://www.firesafe.org.uk/places-of-religious-worship/ https://www.ecclesiastical.com/risk-management/church-fire-articles/

- Electrical Installation

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

- 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.

- 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

- 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/churches/open-sustainable /welcoming-people/accessibility .

- 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.

- 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/shrinking-the-footprint/taking-action/wildlife/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 and http://www.churchcare.co.uk/shrinking-the-footprint