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ARCHITECTS



Diocese of Durham  
Quinquennial Inspection Report 2023  
St. John The Baptist

Inspection of Churches Measure 1955

(Current Version)

Inspected 2<sup>nd</sup> October 2023

Archdeaconry of Auckland

Deanery of Auckland

Incumbent: Rev. Anthony Smith

Inspection Architect

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

Inspection of Churches Measure 1955 (Current Version).

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### Recommendations

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

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

## **1.0 Background and General**

1.1 The Church of St. John the Baptist is situated in the rural village of Low Dinsdale, in the parish of Neasham, in the borough of Darlington. Low Dinsdale is approximately 6 miles south east of Darlington, adjacent to the River Tees.

1.2 It is reported that the Church was erected in 1196, on the site of a Saxon Church (possibly AD 638), by William Briton (the first rector) who, with his wife Agnes, appear to have been the founders. A date stone on the south west corner of the south Aisle would corroborate this date.

The south Aisle was completed in 1200 and work to the Chancel was completed in 1379; again a date stone on the south east corner of the Chancel would corroborate this date.

In 1876, it is reported that a full restoration was undertaken by J.P. Pritchett, and that the Tower, Vestry and Porch were added. A date stone on the south west corner of the Tower would corroborate this date, however, a date stone with the earlier date of 1843 exists at a lower level. It is recorded that the Tower was raised in height so maybe the Tower structure existed prior to the 1876 date and was added to.

The Tower clock is reported to have been installed in 1901.

1.3 It is evident from the last Q.I. report that the Church has been the subject of a continued schedule of maintenance and repair in more recent years, with accounts of “major repairs to the stonework” in 1987, “a substantial programme of external repairs” pre 1996, “roof and gutter repairs” post 2002 and “major refurbishment and redecoration works” in 2004 and in 2015. There are also records of structural concerns, which will be discussed in more detail later in the report.

1.4 The Church is a Grade II Listed Building, listed on the 20<sup>th</sup> March 1967.

1.5 Ordnance Survey Map Reference NZ346112.

### General Description of Church

1.6 The Church building now consists of a Nave, Chancel and South Aisle; with a Tower to the west end of the Nave; with a Vestry/Organ Chamber abutting the north side of the Chancel; and all accessed via a Porch with adjoining WC from the south.

The Tower is integral to the Church at the lower level, but the upper levels are accessed externally via a stair tower with a spiral staircase.

- 1.7 The Church is unusual in its appearance as it is constructed of pink (river) sandstone, with the more modern work in red sandstone. The different phases of construction are evident in the form and dressing of the stone. Window and door surrounds tend to be dressed buff sandstone; as are water tables and feature detailing, including the Tower pinnacles.
- 1.8 The roofs are steeply pitched and covered in graded slates, reported to be Cumberland slates.
- 1.9 The Church sits relatively central in a rectilinear Churchyard, bounded on all sides by low masonry walls. The Church is accessed from the south via a traditional Lych Gate. Also to the southern boundary is the former Vicarage, which is now in private ownership. The land to both the north and east sides is in private ownership and to the west side is the highway that runs through the village.
- 1.10 The internal floor level of the south and west sides of the Church are set at a lower level than the external ground; they are afforded a degree of external protection by the inclusion of an external drainage channel.

## **2.0 Scope of Report**

- 2.1 This is based on findings of an inspection made from grounded level with the aid of binoculars. Parts of the structure which were inaccessible, enclosed or covered, were not opened up, or any loose floor coverings lifted.
- 2.2 No manhole covers were lifted or drains checked.
- 2.3 The following inaccessible parts are not included in this inspection:  
1. Redundant boiler house.
- 2.4 The weather on the day of inspection was dry, mild and generally overcast. The Tower could not be accessed on the day of inspection; this was inspected at the later date of 17<sup>th</sup> October 2023. Weather conditions were similar.
- 2.5 See Appendix 'c' of this report for a full description of the limitations of the inspection.

## **3.0 Works Carried out Since Previous Report**

- 3.1 The Church Log was not available at the time of inspection. The Churchwardens should ensure that over the next quinquennium a log is kept and that a more accurate account of the necessary servicing and maintenance is available. 3

#### **4.0 General Condition of Church**

4.1 On the day of inspection, the Church was warm and provided a very inviting and comfortable atmosphere. The Churchwardens were preparing for a funeral in the afternoon.

4.2 Generally, the condition of the Church is good and its significance to the congregation and local community is evident. The continued hard work of the PCC and Churchwardens, despite the recent tough times, is to be acknowledged and encouraged greatly.

4.3 The primary concern for the Church is the obvious movement in the structure of the Church Tower. Following earlier concerns, a structural appraisal was conducted in April 2016 by Blakett-Ord Conservation Engineering.

“The walls at the bell floor level have a brick internal lining apparently 225mm (one brick) thick. The whole wall thickness at this level is around 650mm. The external facing is only 100-150mm thick with few, if any, bonding through stones. The interior of the wall is mainly loose stones with very little mortar between them. The corner buttresses are particularly poorly bonded into the wall masonry and the voids in the wall can clearly be seen in the cracks between the two.”

The report details the fact that the movement in the structure is mainly the consequence of its composition; that there is not sufficient bonding between the various components. “It is important that there is a good mechanical bond between the inner wall and the outer.” The report goes on to detail a series of Helibars in various locations which would aim to link the wall faces and restrain the buttresses.

It is reported in the last Q.I. that “in collaboration with David France (stone mason), remedial measures involving stainless steel stitching, CemTies, void grouting and some stone replacement, including stabilisation of string courses, was completed on the south face in 2016. A watching brief is meanwhile being maintained on the west and north faces of the Tower where there are some more minor concerns re. stonework stability.”

The results of this inspection would conclude that movement in the Tower structure is ongoing and that intervention to other facades is now required; the detail of which is discussed later in this report. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer. 1

#### **5.0 External Inspection Roof Coverings**

- 5.1 **Nave:** Dual pitched roof covered in graded slate. South side not visible due to south Aisle. Abutment flashings to Tower on south side not visible. Angled ridge tiles. Pitched stone water table to the gable/east end; stone finial significantly eroded.
- Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. 2
- 5.2 **Chancel:** Dual pitched roof covered in graded slate. Angled ridge tiles. Pitched stone water table to the gable/east end; stone finial significantly eroded.
- Ridge at a lower level to Nave and abuts Nave east gable.
- Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. Closer investigation of the abutment lead flashings and/or the water table detailing is required as there is evidence of potential water ingress internally to both ends. Confirmation of whether this is a historic or current issue is required. 2
- 5.3 **South Aisle:** Dual pitched roof covered in graded slate. North side not visible due to Nave. Angled ridge tiles. Pitched stone water tables to both east and west gable ends; stone finials significantly eroded.
- Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. Closer investigation of the water table detailing is required as there is evidence of potential water ingress internally to both ends. Confirmation of whether this is a historic or current issue is required. 2
- 5.4 **Porch and WC:** Porch is a dual pitched gable that abuts the south wall of the south Aisle. Slate coverings. Angled ridge tiles. Pitched stone water table to gable end; stone finial significantly eroded.
- Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. 2
- The recently constructed wc adjacent has a lean-to roof that valleys into the side of the porch roof. Slate coverings. Pitched stone water table to gable end. Generally good condition.
- 5.5 **Vestry/Organ Chamber:** Lean-to roof that abuts the north side of the Chancel. Slate coverings. Pitched stone water tables to gable ends. Chimney stack to Vestry side/east gable.
- Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to the water tabling needed. Closer 2

investigation of the abutment flashings and/or the water table detailing is required as there is evidence of potential water ingress internally. Confirmation of whether this is a historic or current issue is required.

Also, the detailing/abutment to the roof of the chimney stack is questionable and could likely be a water ingress cause. It would appear that the stacks only purpose now is to exhaust the boiler flue; when funds permit, consideration should be given to lowering the stack and making the roof plane continuous to resolve the potential water ingress issue. 3

5.6 **Boiler House:** The active boiler is located in a small lean-to housing which abuts the east gable of the Vestry. This has a basic corrugated metal roof. It is likely that some of the damp evident in the Vestry could be attributed to the abutment of this structure and potential rain splash-back from the roof. Some flashings are evident to the adjacent window, in a lead replacement-type material.

The situation might benefit from an abutment flashing to the Vestry wall in the short term. 3

When funds permit, consideration should be given to relocating the boiler to the inside of the Church and removing this lean-to structure. 4

The boiler was historically located in a subterranean housing beneath the Vestry/Organ Chamber and is accessed via an external flight of steps to the north external wall. These steps are fenced off and access was not possible on the day of inspection. The steps are covered by a basic corrugated metal roof that abuts the north wall of the Vestry/Organ Chamber.

Again, the situation might benefit from an abutment flashing to the adjacent wall in the short term. 3

It is reported that the subterranean housing is prone to flooding, so it is understood that a roof is essential to direct some rain water away. However, when funds permit, consideration should be given to the future of the redundant boiler house as it is a maintenance issue/concern. 4

5.7 **Tower Stair:** Turret, stone slab roof of 5no. sides. Visibility difficult due to height, but internally there were no obvious concerns related to water ingress or structural issues.

5.8 **Tower:** Leaded flat roof with traditional rolls. Condition was difficult to fully determine as the roof was covered in a lot of moss, soil, and vegetation.

In the first instance the flat roof should be cleared so that any defects can be made visible. 1

The movement in the Tower structure is particularly evident at roof deck level, thus some of the abutment flashings have slipped and/or require repointing. 2

## **6.0 Rainwater Goods and Drainage**

**6.1 Nave and South Aisle:** Ogee profiled gutters to exposed north and south sides supported by a stone cornice; valley gutter between. A single downpipe to each side; rounded. All rainwater goods painted brown.

**6.2 Valley Gutter:** Between Nave and south Aisle. Appears to be stainless steel or other sheet metal and falls from the centre to the east and west ends. Discharging to hoppers and rounded downpipes; painted brown.

**6.3 Chancel:** Ogee profiled gutters to north and south sides supported by a stone cornice. A single downpipe to each side; rounded. All rainwater goods painted brown.

**6.4 Porch and WC:** Ogee profiled gutters to west and south sides supported by a stone cornice. A single downpipe to each side; rounded. All rainwater goods painted brown.

**6.5 Vestry/Organ Chamber:** Ogee profiled gutter to north side supported by a stone cornice. A single downpipe; rounded. All rainwater goods painted brown.

A section of the Chancel roof drains into this gutter because the chimney stack severs the Chancel gutter line. It is a possibility that this gutter is being overwhelmed in heavy rain and that this is contributing to the water ingress issues. The works discussed in 5.5 would remove the need for the Chancel roof to be drained into this gutter. 3

**6.6 Boiler House:** Both corrugated metal roofs discharge to plastic, half round gutters, with a single downpipe; rounded.

**6.7 Tower:** Lead outlet to east side of parapet wall. Outlet was congested and should be cleared. Discharges to a hopper and rounded downpipe (painted brown) on the Towers east elevation and into the valley gutter below. 1

**6.8 External Drainage Channels:** The internal floor level of the south and west sides of the Church are set at a lower level than the external

ground; they are afforded a degree of external protection by the inclusion of an external drainage channel/retaining wall.

The channel is approximately 30cm wide and 45cm deep and is of brick construction. It would appear that the base of the channel and the stone walling of the Church, up to general ground level, have been lined in concrete.

1

The channel is heavily congested with vegetation and ivy. This should be cleared in the first instance as the rainwater outlets cannot be working effectively.

3

The condition of the retaining brickwork could not be fully determined because of the vegetation coverage, but the edging brickwork is very unstable and in poor condition. The edging brickwork should be lifted and re-laid and/or replaced where necessary. Any rebuilding/repointing of the retaining brickwork should become evident upon vegetation clearance, and this should also be actioned.

With regards to the concrete, whilst this material in conjunction with stone walling isn't an ideal combination, it is acknowledged and understood why the detailing exists. And in this particular case, without significant intervention, there is little else that can be done.

3

The condition of the retaining brickwork could not be fully determined because of the vegetation coverage, but the edging brickwork is very unstable and in poor condition. The edging brickwork should be lifted and re-laid and/or replaced where necessary. Any rebuilding/repointing of the retaining brickwork should become evident upon vegetation clearance, and this should also be actioned.

6.9 **Generally:** The rainwater goods/valley gutter are in reasonable condition. With the winter weather due, gutters, downpipes and gullies should be cleared. 1

The rainwater goods should be monitored over the winter in wet weather to assess whether any joints or connections are leaking, so that they can be repaired. 2

The rainwater goods would benefit from redecoration over the next quinquennium. 3

As a routine maintenance item, the gutters, downpipes and gullies should be regularly inspected and cleared. 3

## 7.0 External Walls and Structure

## **Walling**

- 7.1 **Nave:** Comprising an eclectic mix of pink/red and buff sandstone (notably far less red than other elevations), with dressed buff sandstone to window surrounds. Red sandstone soldier courses to apex arched heads of 2no. windows. Only 1no. elevation (north) due to Church composition.

Ivy growing from ground level; this should be removed.

1

- 7.2 **Chancel:** Comprising pink/red sandstone, with dressed buff sandstone to window/door surrounds.

North elevation – 1no. window to Altar. Lean-to boiler house under window, abutting elevation. Vestry/Organ Chamber abutting elevation.

East elevation – 1no. window to Altar.

South elevation – 2no. windows; 1no. to Altar, 1no. to Chancel. 1no. door between. Chancel window surround appears to be more recent stone. Altar window surround is in stark comparison and is eroded. Drainage channel along elevation.

- 7.3 **South Aisle:** Comprising pink/red sandstone, with dressed buff sandstone to window surrounds. Red sandstone soldier courses to apex arched heads of windows.

East elevation – 1no. window with small elliptical pane at high level above. Drainage channel along elevation.

South elevation - 1no. window. 1no. door. Porch and wc abutting elevation. Drainage channel along elevation.

West elevation – 1no. window with small elliptical pane at high level above. Drainage channel along elevation.

- 7.4 **Porch and WC:** Comprising pink/red sandstone, with dressed buff sandstone to entrance arch surround. Abuts south elevation of south Aisle.

South elevation – 1no. entrance archway.

Internally, the west walling of the Porch includes a number of carved stone artefacts, reported to be “pre-Conquest”. On erection of the wc extension, a number of similar artefacts were removed from the east wall and are now within the Church awaiting decision on where they shall be kept/displayed.

- 7.5 **Vestry/Organ Chamber:** Comprising pink/red sandstone, with dressed buff sandstone to window surround. Abuts north elevation of Chancel.

North elevation – 1no. window.

The elevations of the Vestry/Organ Chamber have ivy growing from ground level; this should be removed. There is a significant holly bush growing on the western end, which should be trimmed back and/or removed. The oil tank is also situated on the western end, thus is shrouded by vegetation. The combination of all of these elements will not be allowing the structural fabric to breathe and/or dry out. 1

- 7.6 **Tower Stair:** Comprising pink/red sandstone, with dressed buff sandstone to window/door surrounds. Appearing as a hexagonal shape that abuts the Tower to the rear/south face and the Nave to the east faces. Access door in north face. 1no. window in north face; 2no. windows in north west face.

- 7.7 **Tower:** Comprising pink/red sandstone, with dressed buff sandstone to opening surrounds, water tables and feature detailing, including the Tower pinnacles. Abuts west elevation of Nave.

Described in the Listing schedule as, “Diagonally-buttressed, 4-stage Tower with 2-light bell openings, embattled parapet with corner pinnacles and stair turret on north”.

North elevation – Stair Tower. 1no. window to clock level. Apex arched opening (with stone hood mould and carved faces at the string-line), comprising 2no. trefoil arched lights with stone louvres and 1no. quatrefoil roundel above, to bell level. Clock face between levels.

West elevation – 1no. window to Church level. 1no. window to clock level. Apex arched opening (with stone hood mould and carved faces at the string-line), comprising 2no. trefoil arched lights with stone louvres and 1no. quatrefoil roundel above, to bell level. Clock face between levels.

South elevation – 1no. window to clock level. Apex arched opening (with stone hood mould and carved faces at the string-line), comprising 2no. trefoil arched lights with stone louvres and 1no. quatrefoil roundel above, to bell level. Clock face between levels.

East elevation – Apex arched opening (with stone hood mould and carved faces at the string-line), comprising 2no. trefoil arched lights with stone louvres and 1no. quatrefoil roundel above, to bell level.

Parapet – Pink/red sandstone embattled parapet walls, with angled, buff, sandstone copings. Corners have tall, buff, sandstone pinnacles; significantly eroded and in poor condition.

The previous Q.I. Report suggested that the pinnacles and copings were in “relatively sound condition” and that the pinnacles were “secure”. This inspection concludes that the pinnacles have deteriorated and can no longer be described as “secure”. The movement in the Tower structure is particularly evident from the parapet walls; the previous pointing of some vertical cracking is showing evidence of further movement. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer. 1

**7.8 Walling Generally:** The structural appraisal, conducted by Blackett-Ord Conservation Engineering in 2016, reports on the long history of stone erosion and replacement, and this is clearly evident in this inspection.

“Many of the individual facing stones are very soft and powdery, not helped by the cement pointing which can accelerate decay. It was noted that significant areas of the lower tower walls have been refaced in new stone with lime mortar, and the recent works too have indented new stone in lime mortar.”

The comment above is still relevant and it is advised that the remediation strategy remain the same as the former; that the condition of the original stone be monitored and replacements be made as/when required and/or when funds permit. In line with any stone or pointing replacements or repairs, it must be with NHL lime:sand mortar. 4

The primary concern for the Church is the obvious movement in the structure of the Church Tower. This is not particularly evident from external inspection, but the internal inspection presents some more obvious concerns. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer. 1

## **8.0 Exterior Doors**

**8.1 Main Entrance – South:** To the south Aisle via the Porch. Porch has a buff, dressed stone, apex arched opening, with stone hood mould and carved faces at the string-line. Entrance has a dressed stone, apex arched opening.

Entrance door is of vertical timber boards with black, decorative ironmongery. The rear face is braced to its perimeter, horizontally and diagonally. Good condition but would benefit from a rub-down and re-varnish. 3

8.2 **WC – Porch:** Simple door of vertical timber boards with black basic ironmongery. Rear face is braced as other doors. Good condition.

8.3 **Chancel – South:** Mix of buff, dressed stone and red, walling stone to surround. Shallow arched head. Obvious replacements.

Door is of vertical timber boards with black, decorative ironmongery. 3  
The rear face is braced to its perimeter, horizontally and diagonally.  
External face is particularly worn and would benefit from a rub-down and re-varnish.

Internally the doorway is hidden by a curtain. The niche behind is used 3  
to store hoovers, brooms etc. thus suggesting the door is not used. It  
would seem that the door is ill-fitting in its opening as the perimeter is  
stuffed with all sorts, newspaper, mastic etc. It is recommended that  
the Church Architect be consulted with what the overall issues are, and  
a more suitable, long-term solution be found.

8.4 **Tower – North:** Buff, dressed stone surround. Squared head.

Door is of vertical timber boards with black, decorative ironmongery. 3  
The rear face is braced to its perimeter and horizontally. External face  
is particularly worn and would benefit from a rub-down and re-varnish.

On the first inspection the Tower was not accessible due to the lock  
being particularly temperamental. When funds permit, the lock should 3  
be replaced to ensure access is always available.

## 9.0 **Exterior Windows**

9.1 **Chancel:** East – 1no. window.

3no. tall panes with trefoil arched heads; 2no. trefoil panes above; 1no.  
quatrefoil pane above, centrally. Geometric stone tracery. Decorative  
stone hood mould with apex arched head and featuring carved  
figureheads at the spring-line (internally and externally). Panes are  
leaded with coloured pictorial glass; St. Mary, The Good Shepard, St.  
John evident, and various crests/coat of arms.

Reported to be a memorial to William Smoult Temple, late Rector  
d.1859, his wife Mary d.1869 and their son, Simon d.1861.

External protection to 3no. tall panes.

Good condition. Clean bird muck from external stone tracery. 1

9.2 South – 2no. windows.

Rectangular windows of 2no. tall panes with trefoil arched heads. Stone mullions/tracery; stone surround. Panes are leaded with coloured pictorial glass; Memorial to Fanny Grey Smith d.1874 and Anne Grey Smith d.1863 evident.

External protection.

Good condition. Small crack to Altar window in bottom corner over '1874'. Monitor condition of sandstone surround/tracery, internally and externally, to Alter window. 3

9.3 North – 1no. window.

Rectangular window of 2no. tall panes with trefoil arched heads. Stone mullions/tracery; stone surround. Panes are leaded with coloured pictorial glass; Memorial to Gertrude and Harold Eastwood family evident.

External protection.

Good condition. Monitor external lead replacement detailing at cill level for potential water ingress. 3

9.4 **Nave:** North – 2no. windows.

Arched head windows of 2no. tall panes with arched heads; 1no. roundel pane above, centrally. Stone mullions/tracery; stone surrounds. 1no. window is leaded with coloured pictorial glass; 1no. window is leaded with a mixture of square and diamond pattern. The glass is both clear and coloured yellow/green.

External protection.

Good condition.

9.5 **Tower:** West – 1no. window.

3no. tall panes with trefoil arched heads; 2no. quatrefoil panes above; 1no. quatrefoil pane above, centrally. Geometric stone tracery. Panes are leaded with coloured pictorial glass.

To commemorate the Storey family. Brass dedication plaque at cill level. External protection.

Good condition.

9.6 **South Aisle:** East – 1no. window.

Arched head window of 3no. tall panes with arched heads; 2no. diamond panes above; 1no. diamond pane above, centrally. Stone mullions/tracery; stone surround. Small elliptical pane at high level above. Panes are leaded with coloured pictorial glass.

To commemorate the Surtees family. Brass dedication plaque at cill level. External protection.

Good condition.

9.7 South – 1no. window.

Arched head window with 2no. tall panes with arched heads; 1no. roundel pane above, centrally. Stone mullions/tracery; stone surround. Panes are leaded with coloured pictorial glass.

Brass dedication plaque at cill level but not visible due to flower arrangement. External protection.

Good condition. Monitor condition of sandstone surround/tracery, internally and externally. 3

9.8 West – 1no. window.

2no. tall panes with trefoil arched heads; 2no. quatrefoil panes above, centrally. Geometric stone tracery. Decorative stone hood mould with apex arched head and featuring carved figureheads at the spring-line (externally). Small elliptical pane at high level above. Panes are leaded with coloured pictorial glass.

External protection.

Good condition.

9.9 **Vestry:** North - 1no. window.

Arched head. Stone surround. Pane is leaded with a mixture of square and diamond pattern. The glass is both clear and coloured yellow/green. There is an opening light centrally.

Good condition.

9.10 **Tower Stair:** 3no. windows.

Arched heads. Stone surrounds. Panes are leaded with a mixture of square and diamond pattern. The glass is both clear and coloured yellow/green.

Good condition.

9.11 **Tower:** 3no. windows.

At clock deck level. To north, west and south sides. Arched heads. Stone surrounds. Decorative stone hood moulds with apex arched heads and featuring carved figureheads at the spring-line (externally). Panes are leaded with a mixture of square and diamond pattern. The

glass is both clear and coloured yellow/green. There is an opening light centrally to the north and south windows.

Generally good condition. Some cracked panes to north window.

- 9.12 As a routine maintenance item, all windows should be regularly inspected and cleaned. The external protection tends to harbour leaves and debris, and this should be cleared to prevent damage to the glazing behind. 3

### **Internal Inspection**

#### **10.0 Roof Structure and Ceilings**

- 10.1 **Chancel:** Comprising 3no. cruck timber trusses supported on stone kneelers (2 bays); apex trusses at mid-points. Exposed timber purlins and rafters; rafters are raised on ashlar posts. Moulded/visible inner wall plate. Underside appears to be plastered and white painted.

No obvious concerns to timber roof structure; generally good condition.

- 10.2 **Nave & South Aisle:** As Chancel. 3no. cruck trusses (2 bays) with apex trusses at mid-points.

No obvious concerns to timber roof structure; generally good condition.

- 10.3 **Vestry/Organ Chamber:** Lean-to roof slope. Vestry side - exposed timber purlins and rafters; underside appears to be plastered and white painted. No obvious concerns to timber roof structure; generally good condition. Organ side - appears to be fully tongue and groove panelled, but visibility is poor (See 14.1).

- 10.4 **Porch:** Comprising multiple timber rafters with high-level horizontal tie members; rafters are raised on ashlar posts. Moulded/visible inner wall plate. Underside appears to be plastered and white painted. Good condition.

- 10.5 **Tower (from within Church):** Flat plastered ceiling and white painted. Timber hatch in centre, presumably for lowering the bell. No obvious concerns; generally good condition.

- 10.6 **Tower:** Each deck level comprises of simple timber joists with decking boards above. There are framed openings at each intermediate level, presumably for lowering the bell. No notable concerns to timber structures; generally good condition with some obvious timber replacements.

- 10.7 **Tower Access:** Access from ground level to clock deck level is via a stone spiral staircase; good condition.

- Access from the clock deck level to the bell deck level, and then to the roof deck level is via wooden ladder. At present this access is not safe. Neither of the ladders are secured in position and that at bell deck level stands directly over the access hatch. As an item of Health and Safety, the ladders should be fixed, and access should not be made alone. 1
- 11.0 Internal Doors, Screens and Panelling**
- 11.1 Vestry Door:** The Vestry is accessed from the Chancel through a buff, dressed stone, apex arched opening, with stone hood mould and carved faces at the string-line.
- The door is of vertical timber boards that are stained/varnished- akin to the Nave wall panelling. To the Vestry side the door is braced to its perimeter, horizontally and diagonally. The ironmongery is black metal, with large ornate hinges to the Chancel side and a ring, twist door handle which operates a lift latch inside.
- Good condition.
- 11.2 Altar Reredos:** Decoratively carved stone, reported to be Caen stone, (painted) beneath the east window, featuring 3no. apex arches, crests/coat of arms and mythical creatures. Excellent condition.
- Base level of panel, behind Altar, is showing evidence of erosion from rising damp. Monitor dampness levels and condition. 3
- 11.3 Altar Panelling:** Either side of the Altar Reredos is decorative, timber wall panelling; on top of which is a section of castellated stone panelling; all of which sits on a stone plinth. Generally good condition.
- Base level is showing evidence of erosion from rising damp. Monitor dampness levels and condition. 3
- 11.4 Wall Panelling Generally:** See 13.5.
- 11.5 Chancel Rood Screen:** Not a Rood Screen in the traditional sense; but a low level, decorative, wrought iron divide between the Nave and the Chancel. Appears to be missing the original gate. Adjacent plaque suggests the divide was erected in memoriam, by Annie Maud Thorp.
- The step up between the Nave and the Chancel is cracking/crumbling. Whilst it does not present as a trip hazard at present, because it is covered by carpet, it is recommended that it is repaired so that its condition does not deteriorate. 2
- 12.0 Ground Floor Structure**

- 12.1 The external ground levels around the Church are generally higher than the internal floor levels. From the Porch, the main body of the Church is 2no. steps down. The Tower is 1no. step up. The Chancel is 1no. step up and then the Altar is 2no. steps up.
- 12.2 The lower floor levels of the Church are afforded a degree of external protection on the south side by the inclusion of the aforementioned external drainage channel. On the north side the ground levels generally tend to fall away.
- 12.3 Timber floors beneath the pews. Good condition.
- 12.4 Fully carpeted Altar. Carpeted Vestry. Carpeted Aisles. Fully carpeted Tower.
- 12.5 Flooring beneath the carpet and between the pews is generally quarry tiles. The tiles of the Nave/south Aisle are of a typical Edwardian geometric pattern in red, black and buff. It is evident that the tiling in the south Aisle is new, where the pews have been removed, but the replica tiling blends excellently with the old. This has been replicated in the new WC. The tiles in the Chancel are a checker-board pattern in red and buff.
- Some of the tiling is unstable and cracked; notably that near the Pulpit. This should be replaced/re-laid as necessary to prevent further deterioration or it being a trip hazard. 2
- 12.6 The Porch is tiled in the geometric pattern. Again, some of the tiling is unstable and cracked. This should be replaced/re-laid as necessary to prevent further deterioration or it being a trip hazard. 2
- 12.7 The carpets were not lifted to inspect the tiles beneath. All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of any infestation. 3

### **13.0 Internal Finishes**

- 13.1 Generally, the walls are plastered throughout and painted (mostly white). In some situations (doorways/windows/archways) the openings in the walls are expressed by exposed dressed sandstone. At low-level, generally, the walls have timber panelling at heights between 1.2-1.5m.
- 13.2 The condition of the wall finish is poor in some locations; there is staining, salting, blistering and cracked/missing plaster. In most high-level cases it is likely to be the consequence of the various water ingress issues previously discussed. In most low-level cases it is likely to be the

consequence of the defective downpipes/blocked gullies, or simply external ground levels causing 'rising damp'.

2

It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up. In short, there is little point in redecorating the Church until it can be ascertained that the water ingress has ceased in the various locations and then there needs to be a period of drying out.

Any replacement plaster should always be of a NHL lime:sand specification; and any new paint should be lime based.

13.3 Areas of particular concern include:

- a) Alter – east wall – low level.
- b) Alter – south wall – full wall.
- c) Chancel – west wall – high level.
- d) Nave – east wall – high level.
- e) Vestry – east wall – full wall (including chimney breast).
- f) Vestry/Organ Chamber – ceiling.
- g) South Aisle – south wall doorway – low level.
- h) South Aisle – west wall – high level.
- i) South Aisle – east wall – high level.

13.4 The previous 2017 Q.I. reports on monitoring of historic points of rainwater ingress, but the detail is not such that the areas are clearly identified. The areas noted above (in 13.3) should be monitored throughout the next quinquennium so it can be understood/communicated which are active issues and which have since been resolved.

13.5 The condition of the panelling is good. The style varies and this is probably attributed to the time it was installed. That in the Nave and Tower is vertical tongue and groove boards with a simple capping rail, but that in the Chancel and south Aisle is of a more typical Georgian panelling style, with mid-stiles, top and bottom rails, and a moulded capping rail.

There is one area of particular concern where the panelling is loose and slightly warped: the section to the east side of the door in the Chancel. Further investigation is required as the reason for this is not clear.

13.6 Tower Stair/Clock-Bell Tower – The stair Tower is rounded internally with an exposed brick face; all in good condition. The clock deck level is square with an exposed brick face; a lot of this level is heavily mortar pointed/parged which may be the result of recent repairs. The bell deck level is square with an exposed brick face; there is evidence of some repointing but not to the extents of the clock deck level.

The movement in the Tower structure is particularly evident from the inside at the upper deck levels. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer. 1

#### 14.0 **Fittings, Fixtures and Furniture**

14.1 **Organ:** Located in a lean-to extension to the north of the Chancel, adjacent to the Vestry. A wooden plaque affixed suggests it was built originally in 1871 by Forster and Andrews of Hull. It has an organ listing of Grade II\*. A certificate hangs on the wall adjacent from The British Institute of Organ Studies, "in recognition of it being a fine example of an instrument by Forster and Andrews, 1871-76". The pipes (17no.) are decoratively painted in blue, red and gold.

The ceiling of the Organ Chamber is shrouded in plastic which suggests water ingress has been, or is, an issue. This was not brought to my attention on the day of inspection but is obviously a particular concern. Efforts to keep the Organ mechanisms dry should be continued until the cause of the ingress is understood and rectified if it is still active. 3

14.2 **Font:** Located in the south east corner of the south Aisle. Decoratively carved stone bowl (reported to be Caen stone) on marble pillars, with a decoratively carved timber lid; inscription reading, "suffer little children to come unto me". Probably C19, as it is similar in style to the Pulpit and Altar Reredos.

Additional hexagonal, stone bowl, on pedestal, adjacent to the Pulpit; likely to be the former (now redundant) medieval font.

14.3 **Pulpit:** Located to the front of the Nave. Decoratively carved stone (painted) with stone steps up, in a similar style to the Altar Reredos. Brass plaque on base reads, "This pulpit was presented to Dinsdale Church by Margaret Grey Sept. 16 1876".

14.4 **Pews:** Central aisle in Nave with pew banks either side; southern pew bank extends into south Aisle. It would appear that the southern bank of pews in the south Aisle have been removed and are now replaced with loose, folding, chairs. This facilitates a more flexible use area which may benefit the Church in their ability to diversify.

The Nave/south Aisle pews appear to be of soft wood with a stained/varnish finish. They are of a simple but sturdy design, which relates to the adjacent tongue and groove panelling.

The Chancel choir pews are similar but with more decorative ends, featuring trefoil carvings and acanthus fleur de lis-type poppyheads.

- The pews appear in a good condition with the exception of some loose poppyheads to the Chancel pews; particularly one close to the step down into the Nave. These should be secured. 1
- 14.5 **Lectern:** Located in the Chancel, but a mobile example. Comprising brass, double sided book stand and pedestal, on timber cruciform plinth. Lectern appears in a good condition, but the brass would benefit from a polish. 2
- 14.6 **Altar Table and Rails:** Timber Altar table with over cloth. Minimalist Altar rail, comprising a spiral turned brass handrail, supported by a single brass post either side of the opening 'gate'. The opening mechanism is simply a hinged section of the handrail. All appear in good condition.
- 14.7 **Stone Wall Piscina:** Located in the south wall, adjacent to the high Altar. In poor condition with the stone basin significantly eroded. The aforementioned dampness evident in the wall generally will be contributing to its decline. Action as 13.4 to understand and resolve issues. 3
- Located in the south wall of the south Aisle, adjacent to the font, there is what appears to be a secondary piscina. Its location would suggest this was for hand washing and/or was related to baptisms. In generally good condition.
- 14.8 **Bell and Bell Frame:** Located on the upper deck of the Tower. 1no. large bell supported by timber bell frame, mounted on timber foundation girders spanning east/west. Appears generally in good condition and the previous Q.I. reports that it was well maintained. Evidence of this maintenance should be kept in the Church log going forward. 3
- Access to the bell for inspection/maintenance isn't easy or safe; when funds permit, it would be beneficial for the Church to look at installing an area of deck and/or balustrading to the bell frame. It is recommended that the Church Architect be consulted so solutions could be investigated. 4
- 14.9 **Clock:** Clock mechanism located on the middle deck of the Tower; in a timber housing on the western wall. W. Potts & Sons, 1901. External clock faces above each window at this level on the north, south and west Tower sides.
- The Church warden spoke of how it now has an electric connection so that it does not need to be wound weekly, but that the chimes still need 3

to be manually reset. It is reported that the clock was refurbished some time prior to the last Q.I. Appears generally in good condition and the previous Q.I. reports that it was well maintained. Evidence of this maintenance should be kept in the Church log going forward.

14.10 **Miscellaneous:** There are several collections of carved stone throughout the Church. It is reported that some of these are medieval and were removed from their siting when the wc works were executed and were carefully recorded by Peter Ryder. Their future formal display format and location are currently being decided.

**15.0 Vestry:**

15.1 Located in a lean-to extension to the north of the Chancel, adjacent to the Organ Chamber. It is accessed from the Chancel through an apex arched doorway.

15.2 The lighting in the Vestry is defective with the light switch out of use. Instead, a portable-type light is hung on the wall and plugged into a socket. The electrics to the light should be rectified. 2

15.3 There is 1no. external window in the north wall; this has an apex arched head and panes are leaded with a mixture of square and diamond pattern. The glass is both clear and coloured yellow/green. There is an opening light centrally, but this was not tested to see if it was operational.

The window is in good condition but would benefit from a clean. The external protection has discoloured and is harbouring a build-up of cobwebs, leaves etc. 2

15.4 There is a chimney breast in the north east corner and a 'Dudley' safe positioned in the former fire place. The condition of the east wall finish is poor; there is staining, salting, blistering and cracked/missing plaster. It is likely to be the result of water ingress from the chimney stack and/or water table detailing. In addition, there is a small lean-to building externally which houses the boiler; it is likely that some of the damp evident could be attributed to the abutment of this structure and potential rain splash-back from its roof (See 5.6).

15.5 The Vestry contains various tables and shelves/drawer sets; it is rather cluttered and would benefit from a re-order. Some vestments are also kept in the organ chamber adjacent. Again, this would benefit from a sorting. 3

## **16.0 Heating Installation**

16.1 Heating is generally provided by black cast iron pipework running at floor level, around walls or pews. This pipework feeds black cast iron traditional radiators dispersed throughout the Church.

16.2 The active boiler is located in a small lean-to external housing which abuts the Vestry. It is a floor mounted Trianco Eurostar model which appears to vent through the back wall, into the Vestry chimney, and out the stack.

The redundant boiler house is beneath the Vestry/Organ Chamber and is accessed via an external flight of steps to the north external wall. These steps are fenced off and access was not possible on the day of inspection. It is reported to flood frequently.

16.3 The boiler is oil fired and is understood to be in a satisfactory working condition. It is reported that the large external oil storage tank, adjacent to the Organ Chamber, was installed in 1999. It is also reported that the theft of oil has prompted consideration of an alternative fuel, but that this remains in review.

16.4 The heating systems should be tested annually. There was no evidence available to confirm the date of the last boiler test; this should be addressed, and a test scheduled if one is due. 1

16.5 When funds permit, the Church interior would benefit from an audit of the distribution pipework to establish which is redundant and could be removed. Throughout the Church there are examples of cut-off pipes and chevron taped sections, which are both unsightly and a safety hazard. 4

16.6 The floor pipes evident in the Organ Chamber are shrouded in a black material which is degrading in pieces onto the floor. It should be investigated as to what this material is and whether it is a hazard. The material should be removed if possible. 2

## **17.0 Electrical Installation**

17.1 The electrical supply enters the Church above ground to the west end of the south Aisle. Metering and distribution equipment is then internally wall mounted at high-level, above the kitchenette.

17.2 It would appear that a smart meter was fitted in July 2023; evident from a tag attached to the meter.

17.3 It is recorded by a brass plaque in the south Aisle that electric was installed in the Church in 1947 by Auborne Bryce Surtees.

- 17.4 Church lighting internally generally consists of a series of flood lights mounted at eaves level. The light quality is satisfactory for the size of the Church, but the distribution is not particularly comfortable and there is the obvious issues of glare and shadowing.
- 17.5 There were 3no. wall mounted light fittings up the Tower stair, all of these had broken or missing covers which should be replaced. 3
- 17.6 Church lighting externally is limited, and this is understandable given the sensitivities of the rural location. Additional external lighting may be beneficial to safety and security, but whether this is appropriate should be further assessed. 4
- 17.7 The electrical systems should be tested every 5 years. There was no evidence available to confirm the date of the last electrical test; this should be addressed, and a test scheduled if one is due. 1
- 17.8 PAT testing should be carried out annually. There was no evidence available to confirm the date of the last PAT test; this should be addressed, and a test scheduled if one is due. 1
- 18.0 Fire Precautions**
- 18.1 There is a water fire extinguisher fixed to the south wall of the south Aisle, adjacent to the kitchenette. Tested by H.E. Woolley in February 2022. Next test due February 2023; it would appear that this has not been executed. 1
- 18.2 There is a carbon dioxide fire extinguisher fixed to the west wall of the Organ Chamber. Tested by H.E. Woolley in February 2022. Next test due February 2023; it would appear that this has not been executed. 1
- 18.3 Fire extinguishers should be tested annually.
- 19.0 Disabled Provision**
- 19.1 The Equality Act requires that places of worship should comply. That said, the site location and historic composition of the Church does not lend itself well to being adapted to fully accommodate disabled users in line with today's standards. Reasonable steps have been made to facilitate ease of access by a wheelchair user, which is occasional.
- 19.2 The recent toilet facilities are fully accessible, with level access from the Porch and comprising a full Doc M pack.
- 19.3 The main body of the Church sits 2no. steps lower than the entrance ground level and as a consequence, level access cannot be naturally provided. To facilitate wheelchair access, a collapsible ramp is kept at the entrance and can be erected when needed. This would then allow

a wheelchair user to access the Nave and south Aisle areas. The same ramp could then provide access to the Chancel should this be necessary.

## **20.0 Toilet and Kitchen**

20.1 Toilet – In June 2015 a lean-to toilet extension was completed to the east side of the entrance Porch. The extension is architecturally sympathetic and has been very well considered; it would seem to be a welcomed modern addition and undoubtedly increases the possible uses of the Church.

20.2 Kitchen – At the same time the toilet extension was executed, a kitchenette was created to the rear of the south Aisle. Again, this is architecturally sympathetic and has been very well considered. When it is not in use it can be cleverly closed away and appears as just timber cabinetry, which marries well with the adjacent wall panelling. This is another addition that has enhanced the facilities of the Church.

20.3 For record, it is reported that these works required the laying of a new water supply, fed from the neighbouring private water main, and a new below ground drainage system, out-letting to a cesspool unit located beneath the forecourt adjacent to the Lych Gate entrance.

## **21.0 Bats**

21.1 There are no reports of bats roosting in the Church but owing to the nature of the Church building, its age, and its location, it is highly likely. An Ecologist should be consulted before any intrusive building and/or roof works are scheduled so that a risk assessment/mitigation strategy can be prepared.

## **Curtilage**

### **22.0 Churchyard and Environs**

22.1 The Church is accessed via a Lych Gate to the southern boundary. This comprises oak posts and double gate, with plain clay tiled roof. Many of the tiles are slipped and/or damaged; these should be repaired/replaced as necessary. 2

22.2 The Church sits relatively central in a rectilinear Churchyard. It is bounded on all 4 sides by low masonry walls: predominately brick, but some stone. It is very difficult to comment on the condition of the walls as all are heavily shrouded in ivy or other vegetation. Efforts by the PCC to get this under control are ongoing. Owing to the magnitude of the issue, when funds permit, it would be worth considering a professional operation. 4

22.3 The grassed areas are well kept, and the areas of gravestones appear well managed.

22.4 The Church boundary has significant trees and vegetation, particularly to the north, south and west sides. A professional tree survey would be recommended to ensure that they are all sound and safe. They are particularly dense on the north and east boundary and don't allow much light to hit the Church. When funds permit, a programme of removal and/or trimming back works is recommended. 3

### **23.0 Security**

23.1 Owing to the secluded location of the Church, it is always going to be at an increased risk of theft and vandalism etc. That said, the Church is held in high regard by the locals, and they actively look out for its well-being.

23.2 External lighting is limited, and this is understandable given the sensitivities of the rural location. Additional external lighting may be beneficial to security, but whether this is appropriate should be further assessed. 4

23.3 There is a security alarm installed. This appeared to be in working order on the day of inspection but there was no evidence available as to when this was last checked/serviced. The alarm should be checked by a competent person annually and serviced as part of the electrical test schedule every 5 years. 1

23.4 It is recommended to check with the Church insurers regarding their current minimum requirements to ensure that the Church is compliant. 1

### **24.0 Log Book**

24.1 The Church Log was not available at the time of inspection. The Churchwardens should ensure that over the next quinquennium a log is kept and that a more accurate account of the necessary servicing and maintenance is available. 3

### **25.0 Memorials**

25.1 Large, ornate, aedicular-style marble tablet; wall mounted; south side of Alter. Cuthbert Routh Esq. 1759. Marble in poor condition; aforementioned damp wall probably contributing to marble erosion. Monitor. 3

25.2 Large, metal plaque; resting on top of wall panelling; south side of Chancel. William Smoult Temple and son, Simon. Good condition but would benefit from a clean. 2

25.3 Metal plaque: wall mounted; above Chancel external door. John William Smith 1897. Good condition.

- 25.4 Marble tablet: wall mounted; above Vestry door. Eliza Ingledew Temple 1860. Good condition.
- 25.5 Marble tablet: wall mounted; above Vestry door. Henry Chapman Esq. 1845. Good condition.
- 25.6 Metal plaque: wall mounted; above Vestry door. Annie Chapman- Ward. Good condition but would benefit from a clean. 2
- 25.7 Brass plaques: wall mounted; throughout Nave and South Aisle. Rev'd A.W. Bell 1949; Canon Leonard Piper M.B.E. 2003; Mary Christine Greatorex; Percy & Doreen Alderson 2000; Rev'd John Surtees 1857; Mary Ann Surtees 1873; Aubone Alfred Surtees 1923; Jeannetta Jane Eliza Surtees 1937; Henry Patrick Surtees 1939; Violet Hilda Surtees 1943. Good condition.
- 25.8 Large, wooden tablet; wall mounted; south wall of South Aisle. Aubone Alfred Surtees 1923 and son, William Beverley Surtees 1916. Good condition.
- 25.9 Large, diamond shaped, wooden, plaque; wall mounted; south wall of South Aisle. Illustrating a crest or coat of arms and reading "malo mori quam foedari". Good condition.
- 25.10 Inscription into timber panelling, adjacent to Font, listing Surtees family deaths from 1879-1923. Good Condition.
- 25.11 Large, brass plaque; wall mounted; south wall of South Aisle. Henry George Surtees Esq. 1870 and Rev'd Scott Frederick Surtees 1889. Good condition.
- 25.12 Brass plaque: column mounted; between Nave and South Aisle. Mary Wyvill 1668. Good condition.
- 25.13 Metal plaque: wall mounted; above entrance door in Porch. Illegible.

## **26.0 Previous Quinquennial Reports**

### 26.1

- 2017 – Malcolm R Cundick – ADG Architects

## Recommendations

### Urgent Works Requiring Immediate Attention: Category 1

		Item
i)	The results of this inspection would conclude that movement in the Tower structure is ongoing and that intervention to other facades is now required; the detail of which is discussed later in this report. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer.	4.3
ii)	In the first instance the flat roof should be cleared so that any defects can be made visible.	5.8
iii)	<b>Tower:</b> Lead outlet to east side of parapet wall. Outlet was congested and should be cleared. Discharges to a hopper and rounded downpipe (painted brown) on the Towers east elevation and into the valley gutter below.	6.7
iv)	The channel is heavily congested with vegetation and ivy. This should be cleared in the first instance as the rainwater outlets cannot be working effectively.	6.8
v)	The rainwater goods/valley gutter are in reasonable condition. With the winter weather due, gutters, downpipes and gullies should be cleared.	6.9
vi)	Ivy growing from ground level; this should be removed.	7.1
vii)	The elevations of the Vestry/Organ Chamber have ivy growing from ground level; this should be removed. There is a significant holly bush growing on the western end, which should be trimmed back and/or removed. The oil tank is also situated on the western end, thus is shrouded by vegetation. The combination of all of these elements will not be allowing the structural fabric to breathe and/or dry out.	7.5
viii)	The previous Q.I. Report suggested that the pinnacles and copings were in "relatively sound condition" and that the pinnacles were "secure". This inspection concludes that the pinnacles have deteriorated and can no longer be described as "secure". The movement in the Tower structure is particularly evident from the parapet walls; the previous pointing of some vertical cracking is showing evidence of further movement. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer.	7.7
ix)	The primary concern for the Church is the obvious movement in the structure of the Church Tower. This is not particularly evident from	7.8

external inspection, but the internal inspection presents some more obvious concerns. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer.

- |        |   |      |
|--------|---|------|
| x)     | Good condition. Clean bird muck from external stone tracery.  | 9.1  |
| xi)    | Access from the clock deck level to the bell deck level, and then to the roof deck level is via wooden ladder. At present this access is not safe. Neither of the ladders are secured in position and that at bell deck level stands directly over the access hatch. As an item of Health and Safety, the ladders should be fixed, and access should not be made alone. | 10.7 |
| xii)   | The movement in the Tower structure is particularly evident from the inside at the upper deck levels. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up in conjunction with a Structural Engineer.  | 13.6 |
| xiii)  | The pews appear in a good condition with the exception of some loose poppyheads to the Chancel pews; particularly one close to the step down into the Nave. These should be secured.  | 14.4 |
| xiv)   | The heating systems should be tested annually. There was no evidence available to confirm the date of the last boiler test; this should be addressed, and a test scheduled if one is due.   | 16.4 |
| xv)    | The electrical systems should be tested every 5 years. There was no evidence available to confirm the date of the last electrical test; this should be addressed, and a test scheduled if one is due.   | 17.7 |
| xvi)   | PAT testing should be carried out annually. There was no evidence available to confirm the date of the last PAT test; this should be addressed, and a test scheduled if one is due.   | 17.8 |
| xvii)  | There is a water fire extinguisher fixed to the south wall of the south Aisle, adjacent to the kitchenette. Tested by H.E. Woolley in February 2022. Next test due February 2023; it would appear that this has not been executed.  | 18.1 |
| xviii) | There is a carbon dioxide fire extinguisher fixed to the west wall of the Organ Chamber. Tested by H.E. Woolley in February 2022. Next test due February 2023; it would appear that this has not been executed.   | 18.2 |
| xix)   | There is a security alarm installed. This appeared to be in working order on the day of inspection but there was no evidence available as to when this was last checked/serviced. The alarm should be checked by a  | 23.3 |

competent person annually and serviced as part of the electrical test schedule every 5 years.

- xx) It is recommended to check with the Church insurers regarding their current minimum requirements to ensure that the Church is compliant. 23.4

**Indicative cost for the works in Category 1 would be £3000 excluding VAT and fees. Note: this does not include a value for the physical structural works related to the Tower issues as these are unknown at this stage.**

**Work Recommended to be Carried Out During Next 12 Months: Item Category 2**

- xxi) Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. 5.1
- xxii) Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. Closer investigation of the abutment lead flashings and/or the water table detailing is required as there is evidence of potential water ingress internally to both ends. Confirmation of whether this is a historic or current issue is required. 5.2
- xxiii) Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed. Closer investigation of the water table detailing is required as there is evidence of potential water ingress internally to both ends. Confirmation of whether this is a historic or current issue is required. 5.3
- xxiv) Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to ridge tiles and water tabling needed 5.4
- xxv) Generally good condition. Some slipped or cracked slates requiring repair. Some minor repointing to the water tabling needed. Closer investigation of the abutment flashings and/or the water table detailing is required as there is evidence of potential water ingress internally. Confirmation of whether this is a historic or current issue is required. 5.5
- xxvi) The movement in the Tower structure is particularly evident at roof deck level, thus some of the abutment flashings have slipped and/or require repointing. 5.8
- xxvii) The rainwater goods should be monitored over the winter in wet weather to assess whether any joints or connections are leaking, so that they can be repaired. 6.9

- xxviii) The step up between the Nave and the Chancel is cracking/crumbling. Whilst it does not present as a trip hazard at present, because it is covered by carpet, it is recommended that it is repaired so that its condition does not deteriorate. 11.5
- xxix) Some of the tiling is unstable and cracked; notably that near the Pulpit. This should be replaced/re-laid as necessary to prevent further deterioration or it being a trip hazard. 12.5
- xxx) The Porch is tiled in the geometric pattern. Again, some of the tiling is unstable and cracked. This should be replaced/re-laid as necessary to prevent further deterioration or it being a trip hazard. 12.6
- xxxi) It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up. In short, there is little point in redecorating the Church until it can be ascertained that the water ingress has ceased in the various locations and then there needs to be a period of drying out. 13.2
- xxxii) There is one area of particular concern where the panelling is loose and slightly warped: the section to the east side of the door in the Chancel. Further investigation is required as the reason for this is not clear. 13.5
- xxxiii) Located in the Chancel, but a mobile example. Comprising brass, double sided book stand and pedestal, on timber cruciform plinth. Lectern appears in a good condition, but the brass would benefit from a polish. 14.5
- xxxiv) The lighting in the Vestry is defective with the light switch out of use. Instead, a portable-type light is hung on the wall and plugged into a socket. The electrics to the light should be rectified. 15.2
- xxxv) The window is in good condition but would benefit from a clean. The external protection has discoloured and is harbouring a build-up of cobwebs, leaves etc. 15.3
- xxxvi) The floor pipes evident in the Organ Chamber are shrouded in a black material which is degrading in pieces onto the floor. It should be investigated as to what this material is and whether it is a hazard. The material should be removed if possible. 16.6
- xxxvii) The Church is accessed via a Lych Gate to the southern boundary. This comprises oak posts and double gate, with plain clay tiled roof. Many of the tiles are slipped and/or damaged; these should be repaired/replaced as necessary. 22.1

- xxxviii) Large, metal plaque; resting on top of wall panelling; south side of Chancel. William Smoult Temple and son, Simon. Good condition but would benefit from a clean. 25.2

**Indicative cost for the works in Category 2 would be £7500 excluding VAT and fees.**

<b>Work Recommended to be Carried Out During Next 5 Years:</b>		<b>Item</b>
<b>Category 3</b>		
xxxix)	The Church Log was not available at the time of inspection. The Churchwardens should ensure that over the next quinquennium a log is kept and that a more accurate account of the necessary servicing and maintenance is available.	3.1
xL)	Also, the detailing/abutment to the roof of the chimney stack is questionable and could likely be a water ingress cause. It would appear that the stacks only purpose now is to exhaust the boiler flue; when funds permit, consideration should be given to lowering the stack and making the roof plane continuous to resolve the potential water ingress issue.	5.5
xLi)	The situation might benefit from an abutment flashing to the Vestry wall in the short term.	5.6
xLii)	Again, the situation might benefit from an abutment flashing to the adjacent wall in the short term.	5.6
xLiii)	A section of the Chancel roof drains into this gutter because the chimney stack severs the Chancel gutter line. It is a possibility that this gutter is being overwhelmed in heavy rain and that this is contributing to the water ingress issues. The works discussed in 5.5 would remove the need for the Chancel roof to be drained into this gutter.	6.5
xLiv)	The condition of the retaining brickwork could not be fully determined because of the vegetation coverage, but the edging brickwork is very unstable and in poor condition. The edging brickwork should be lifted and re-laid and/or replaced where necessary. Any rebuilding/repointing of the retaining brickwork should become evident upon vegetation clearance, and this should also be actioned.	6.8
xLv)	The rainwater goods would benefit from redecoration over the next quinquennium.	6.9
xLvi)	As a routine maintenance item, the gutters, downpipes and gullies should be regularly inspected and cleared.	6.9

- xLvii) Entrance door is of vertical timber boards with black, decorative ironmongery. The rear face is braced to its perimeter, horizontally and diagonally. Good condition but would benefit from a rub-down and re-varnish. 8.1
- xLviii) Door is of vertical timber boards with black, decorative ironmongery. The rear face is braced to its perimeter, horizontally and diagonally. External face is particularly worn and would benefit from a rub-down and re-varnish. 8.3
- xLix) Internally the doorway is hidden by a curtain. The niche behind is used to store hoovers, brooms etc. thus suggesting the door is not used. It would seem that the door is ill-fitting in its opening as the perimeter is stuffed with all sorts, newspaper, mastic etc. It is recommended that the Church Architect be consulted with what the overall issues are, and a more suitable, long-term solution be found. 8.3
- L) Door is of vertical timber boards with black, decorative ironmongery. The rear face is braced to its perimeter and horizontally. External face is particularly worn and would benefit from a rub-down and re-varnish. 8.4
- Li) On the first inspection the Tower was not accessible due to the lock being particularly temperamental. When funds permit, the lock should be replaced to ensure access is always available. 8.4
- Lii) External protection. 9.2  
 Good condition. Small crack to Altar window in bottom corner over '1874'. Monitor condition of sandstone surround/tracery, internally and externally, to Alter window.
- Liii) External protection. 9.3  
 Good condition. Monitor external lead replacement detailing at cill level for potential water ingress.
- Liv) Good condition. Monitor condition of sandstone surround/tracery, internally and externally. 9.7
- Lv) As a routine maintenance item, all windows should be regularly inspected and cleaned. The external protection tends to harbour leaves and debris, and this should be cleared to prevent damage to the glazing behind. 9.12
- Lvi) Base level of panel, behind Altar, is showing evidence of erosion from rising damp. Monitor dampness levels and condition. 11.2
- Lvii) Base level is showing evidence of erosion from rising damp. Monitor dampness levels and condition. 11.3

- Lviii) The carpets were not lifted to inspect the tiles beneath. All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of any infestation. 12.7
- Lix) The previous 2017 Q.I. reports on monitoring of historic points of rainwater ingress, but the detail is not such that the areas are clearly identified. The areas noted above (in 13.3) should be monitored throughout the next quinquennium so it can be understood/communicated which are active issues and which have since been resolved. 13.4
- Lx) The ceiling of the Organ Chamber is shrouded in plastic which suggests water ingress has been, or is, an issue. This was not brought to my attention on the day of inspection but is obviously a particular concern. Efforts to keep the Organ mechanisms dry should be continued until the cause of the ingress is understood and rectified if it is still active. 14.1
- Lxi) Located in the south wall, adjacent to the high Altar. In poor condition with the stone basin significantly eroded. The aforementioned dampness evident in the wall generally will be contributing to its decline. Action as 13.4 to understand and resolve issues. 14.7
- Lxii) Located on the upper deck of the Tower. 1no. large bell supported by timber bell frame, mounted on timber foundation girders spanning east/west. Appears generally in good condition and the previous Q.I. reports that it was well maintained. Evidence of this maintenance should be kept in the Church log going forward. 14.8
- Lxiii) The Church warden spoke of how it now has an electric connection so that it does not need to be wound weekly, but that the chimes still need to be manually reset. It is reported that the clock was refurbished some time prior to the last Q.I. Appears generally in good condition and the previous Q.I. reports that it was well maintained. Evidence of this maintenance should be kept in the Church log going forward. 14.9
- Lxiv) The Vestry contains various tables and shelves/drawer sets; it is rather cluttered and would benefit from a re-order. Some vestments are also kept in the organ chamber adjacent. Again, this would benefit from a sorting. 15.5
- Lxv) There were 3no. wall mounted light fittings up the Tower stair, all of these had broken or missing covers which should be replaced. 17.5
- Lxvi) The Church boundary has significant trees and vegetation, particularly to the north, south and west sides. A professional tree survey would be recommended to ensure that they are all sound and safe. They are 22.4

particularly dense on the north and east boundary and don't allow much light to hit the Church. When funds permit, a programme of removal and/or trimming back works is recommended.

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|---------|---|------|
| Lxvii)  | The Church Log was not available at the time of inspection. The Churchwardens should ensure that over the next quinquennium a log is kept and that a more accurate account of the necessary servicing and maintenance is available. | 24.1 |
| Lxviii) | Large, ornate, aedicular-style marble tablet; wall mounted; south side of Alter. Cuthbert Routh Esq. 1759. Marble in poor condition; aforementioned damp wall probably contributing to marble erosion. Monitor.                     | 25.1 |
| Lxix)   | Metal plaque: wall mounted; above Vestry door. Annie Chapman-Ward. Good condition but would benefit from a clean.   | 25.6 |

**Indicative cost for the works in Category 3 would be £5000 excluding VAT and fees.**

**Work to be Considered Beyond 5 Years: Category 4**

**Item**

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|---------|--|------|
| Lxx)    | When funds permit, consideration should be given to relocating the boiler to the inside of the Church and removing this lean-to structure.   | 5.6  |
| Lxxi)   | It is reported that the subterranean housing is prone to flooding, so it is understood that a roof is essential to direct some rain water away. However, when funds permit, consideration should be given to the future of the redundant boiler house as it is a maintenance issue/concern.  | 5.6  |
| Lxxii)  | The comment above is still relevant and it is advised that the remediation strategy remain the same as the former; that the condition of the original stone be monitored and replacements be made as/when required and/or when funds permit. In line with any stone or pointing replacements or repairs, it must be with NHL lime:sand mortar. | 7.8  |
| Lxxiii) | Access to the bell for inspection/maintenance isn't easy or safe; when funds permit, it would be beneficial for the Church to look at installing an area of deck and/or balustrading to the bell frame. It is recommended that the Church Architect be consulted so solutions could be investigated.   | 14.8 |
| Lxxiv)  | When funds permit, the Church interior would benefit from an audit of the distribution pipework to establish which is redundant and could be removed. Throughout the Church there are examples of cut-off pipes  | 16.5 |

and chevron taped sections, which are both unsightly and a safety hazard.

- Lxxv) Church lighting externally is limited, and this is understandable given the sensitivities of the rural location. Additional external lighting may be beneficial to safety and security, but whether this is appropriate should be further assessed. 17.6
- Lxxvi) The Church sits relatively central in a rectilinear Churchyard. It is bounded on all 4 sides by low masonry walls: predominately brick, but some stone. It is very difficult to comment on the condition of the walls as all are heavily shrouded in ivy or other vegetation. Efforts by the PCC to get this under control are ongoing. Owing to the magnitude of the issue, when funds permit, it would be worth considering a professional operation. 22.2
- Lxxvii) External lighting is limited, and this is understandable given the sensitivities of the rural location. Additional external lighting may be beneficial to security, but whether this is appropriate should be further assessed. 23.2

**Indicative cost for the works in Category 4 would be £25000 excluding VAT and fees.**

**Works Recommended Improving Energy Efficiency: Category 5** **Item**

- Lxxvii) None

**Works Recommended Improving Access: Category 6** **Item**

- Lxxix) None

## Appendix

### a) General

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

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

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

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

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

### b) Priorities

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

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

### c) Scope of Report

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

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall

heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

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

e) Pointing and Masonry

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

f) Heating Installation

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

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

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

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

g) Electrical Installation

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

h) Lightning Conductors

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

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

i) Maintenance Between Inspections

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

j) Fire Insurance

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

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