



St Oswald, Durham

QUINQUENNIAL INSPECTION REPORT 2023

Directors:

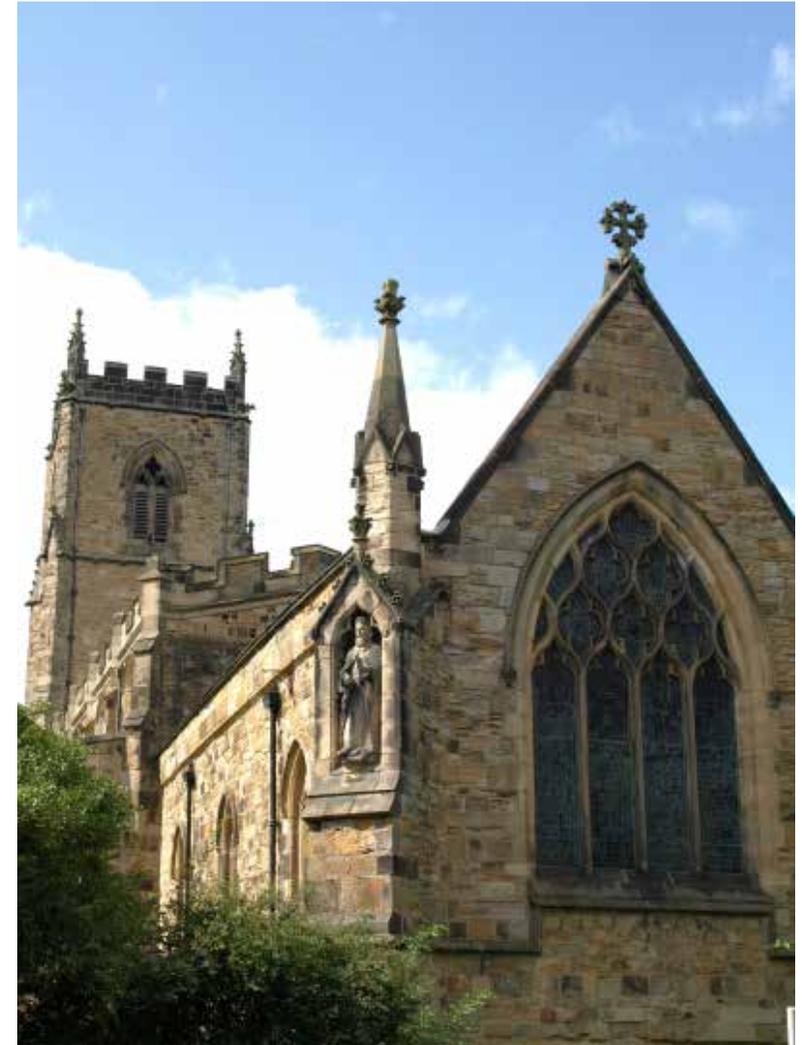
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Date: June 2024

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| 1.0 | General Information

1.01 Name of Church and Archdeaconry

St Oswald, Durham
Archdeaconry of Durham
Deanery of Durham

1.02 Name and contact of Adviser with qualifications

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Signed:

1.03 Form of the Report

The following report has been prepared in line with the recommendations set out in 'A Guide to Church Inspection and Repair' (1995), to comply with the statutory requirement of the Inspection of Churches Measure 1955, and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is a general report, aimed at offering an overview of condition.

The report offers General Information and a Summary of the building's condition within Section 1.0, and Recommendations for work within Section 2.0.

Following this, Sections 3.0 to 6.0 discuss each area inspected in turn, illustrated with photographs.

This report has been prepared following a *visual inspection* of the church only. All inspections have been made from the ground and safely accessible galleries and roofs. This report should be seen as an overview, and not a detailed survey report. If further inspection or investigations are required they will be outlined within the recommendations for work.

1.04 Specific limitations of the report

The inspections have been made from the ground only, except where safely accessible galleries and roofs have made higher level visual inspection possible. Ladders have been used where considered safe, giving access to some gutters, but not all. Internal valley gutters and inaccessible roofs have not been inspected. Ceilings, roof timbers and wall plates have been examined from floor level only. There has been no higher level investigations, nor intrusive inspections carried out; hidden structures, embedded timbers, floor and ceiling voids and areas beyond reasonable sight from the ground have not been subject to inspection and as such, it cannot be reported that areas such as these are free from defects.

1.05 Dates of Inspection and previous inspection

The date of inspection was 23rd August 2023.

The previous inspection was carried out in October 2016 by David Beaumont of Beaumont Brown Architects, Castle Eden.

1.06 Weather on day of inspection

The weather on the day of inspection was dry and warm.

1.07 Brief Description of the Building and Listing Grade

The church is Grade II* listed. The listing was made in 1952 and is included below. (Listing Number: 1120678)

DURHAM AND FRAMWELLGATE CHURCH STREET NZ 2741 NE (West side)

*17/50 Church of St. Oswald 6.5.52 GV II**

Parish church. Late C12; probably on site of earlier church; extensively rebuilt 1834 by Ignatius Bonomi (chancel, south aisle, west part of north wall, clerestory). Coursed squared sandstone with ashlar dressings; roof damaged by fire at time of survey. West tower, aisled nave, chancel with 1864 north vestry, by Hodgson Fowler.

4-stage tower has renewed 4-light west window and blank north and south first stage; small 2-light windows above with cusped ogee heads; very small square windows in third stage; tall 2-light belfry openings with 2-centred heads. Diagonal buttresses with offsets; battlemented parapet with corner gargoyles and pinnacles. Buttressed south aisle has renewed moulded 2-centred arch in first bay under ogee-headed niche with blind tracery above; (plainer door in first bay of north aisle); 2-light windows in 2-centred arches; parapet with sloped coping. Tudor arches over clerestory windows with 3 cusped lights; battlemented parapet on shafts. 3-bay chancel has 3 cusped lights; east front has high gable containing 4-light window with reticulated tracery flanked by large diagonal buttresses; niches in these contain statues under crocketed gablets; spirelets have acanthus finials. North aisle windows: Decorated in 2 west bays separated by large buttress from 2 east bays with Perpendicular windows, all of 2 lights. Interior: plaster with sandstone ashlar arcades and dressings; low-pitched roof has king posts flanked by 4 queen posts each side; re-used purlins: alternate trusses rest on re-used braces with angels and masks, said to be from earlier hammer-beam roof. Nave arcades have chamfered round arches on keeled shafts and 3 round columns at east end; 2 octagonal columns and octagonal half-columns at west end; 2-centred slightly-chamfered chancel arch on water-leaf capitals and square piers with broach-stopped chamfers. North aisle of 2 stages: eastern 3 bays end in transverse arch and have C16 panelled roof with moulded beams and bosses, now with decoration removed. Tower has tall double-chamfered arch with moulded square capitals; square-headed door to stone spiral stair, formed from medieval grave-covers; 8-ribbed vault with wide circular central rib. Glass in west window 1864-6 by Morris and Co. with panels by Ford Madox Brown; other windows by Kempe and Co. and by Clayton and Bell. Undergoing repairs at time of survey.

1.08 General condition of the building

Generally the building is in good condition. The Tower roof is reaching the end of its life and replacement should be planned. Parapet masonry would benefit from repointing. Other defects are discussed in the body of the report. This is clearly a well-loved and cared for church.

1.09 Safety aspects of the building

A rucked carpet in the Vestry is a trip hazard.

1.10 Schedule of Works completed since the previous report

The PCC Fabric Reports are an excellent record of the care which the PCC lavish on the church. The condition of the building is observed and repairs are initiated when required, guided by the QI reports.

Oct 2018	Upgrade nave lighting to LED fittings / bulbs
Aug 2018	Electical fault in basement store repaired.
Sept 2018	Floor heating tenches cleaned out.
Other 2018	Gutter clearing (contractor), parquet floor repair, fire extinguisher servicing, PAT testing, piano & organ tuning
Mar 2019	Organ restoration
Nov 2019	Lighting repairs - tower spotlights, altar spotlight, chancel lights.
Other 2019	Fire extinguisher servicing, boiler servicing, piano tuning.
2019-20	COVID closure & restrictions. Boiler issues resolved. Loose parapet stone repaired. Blocked gutters cleared, plaster repairs to nave high level following water ingress.
Jan 2021	Gutter clearance.
Mar 2021	PAT testing.
Oct 2021	Internal plaster repair.
2021	Fire extinguisher servicing, boiler servicing. Roof alarm serviced. Tree report.
Jun & Oct 2021	Tower pointing repairs.
Dec 2021	Lighting repairs - south aisle, external lights, porch.
Other 2022:	Gutter clearing (contractor), fire extinguisher servicing, boiler servicing. Flashing repair - Vestry roof. Sound system upgrade. Organ tuning. Lighting upgrades to LED.

See Fabric Reports & Log Book for details.

1.11 Work outstanding from the previous report (items listed are those that are still considered necessary)

Note: only the most important outstanding items are noted here. This report is considered to supersede all previous reports.

- Vestry carpet: rucked - trip hazard,
- Masonry to walls, parapets: repointing generally,
- Windows: de-rust external ferramenta, undertake mortar repairs & stone indents,
- Tower roof & gutters: replace lead covering & details,
- Removal of holly trees adjacent to porch, and other trees close to the building as noted.

1.1 Records and Health and Safety file

The log-book is very well kept with all records in place.

| 2.0 Recommendation for Repair

ITEM	REFERENCE	RECOMMENDED WORKS AND URGENCY	APPROX. £s excl. VAT
		Note: Liturgical orientation used throughout. Items grouped in works packages where appropriate. No allowance is made for access of any sort, contractors prelims or professional fees. Costs are intended to indicate order of magnitude only and should be treated as such.	
Priority A		Urgent works requiring immediate attention	
1)	3.01.05 to 3.01.16	Periodic cleaning of gutters, to all areas.	£1500
2)	3.02.02 to 3.02.09	Periodic cleaning & checking of rainwater pipes, to all elevations	500
3)	3.03.01	Periodic cleaning of ground-level gullies to ensure good flow, to all rainwater pipes.	DIY

Priority B		Works recommended to be carried out during the next 12 months	
1)	3.04.01	Chancel parapets: repoint open joints, repoint flashing to inner face.	2,000
2)	3.04.02	Nave parapets: repoint open joints, repoint flashing, pining repair to spalled openwork, from roof.	4,000
3)	3.04.08	Tower: repoint pinnacles and parapets to inner face.	3,000
4)	4.01.13	Ringling Chamber external window: removal and disposal of unnecessary internal glazing window and repair of leaded external window.	3,000
5)	6.04.02	Church Street boundary retaining wall: take down, dig out trees, rebuild wall	10,000
6)	6.05	Trees & shrubs: Removal of encroaching trees near church, especially hollies by the Porch.	5,000
7)	6.08	Noticeboard: localised timber repair to bottom edge	400

Priority C		Works recommended to be carried out during the next 2 years	APPROX. £s excl. VAT
1)	3.01.01, 02, 03	Tower roof, roof coverings: Full replacement of the lead covering , to include all parapet flashings. Allow for repair of timber substrate. Replacement of lead-lined gutters, increase size of outlet from catchpits. Access hatch - minor patching to leadwork, ventilation holes to be added to timber door.	37,500
2)	3.04.04	Vestry chimney: rake out & repoint where necessary. Replace the concrete cap with new to match, or stone slab to suit.	1,500
3)	3.04.06	North Aisle parapets: Rake out and repoint all coping joints.	3,000
4)	3.05.01 4.01.20 4.01.22 4.01.23 4.01.24 4.01.25 4.01.26 4.01.27	Tower, external east elevation masonry: re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs. Tower north elevation masonry: re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs. Add lead caps to deteriorated string courses to aid water shedding. North elevation openings: localised re-pointing. Second stage window: repair glazing, localised re-pointing, particularly around historic stonework. West & south elevation masonry & openings: re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs. Add lead caps to deteriorated string courses to aid water shedding. To the cusped window, localised re-pointing and consolidation of cill. To small stairwell windows, consolidation of stone replacement of cill of upper window. Principal west window: re-point open joints to hood mould, minor masonry repairs to window tracery and base of jambs.	70,000
5)	3.06.01	Main Vestry, door: rub back and redecorate ironwork to door leaf.	1,000
6)	3.06.02	South aisle main door: de-rusting and redecoration of the ironmongery and lubrication of the hinges.	500
7)	4.01.02	Bell louvre apertures: replace steel angle with galvanized or stainless steel equivalents.	2,000
8)	4.01.05	Supporting structure to old bellframe: vacuum clean.	DIY
9)	4.01.12	Former Ringing Chamber floor: re-fix loose or uneven boards to avoid trip hazards.	300
10)	4.01.18	Remove and discard modern internal timber window, repair original external windows, consider adding opening light or fixed vents.	1,000
11)	4.01.20	Tower spiral stair from ground floor to Ringing Chamber: Localised consolidation of deteriorated masonry. Removal of areas of cementitious patching and covering of cracks, re-point in lime to enable monitoring of future movement.	10,000
12)	4.05.02	Nave walls: closely inspect the windows to determine if any action is required as part of a more detailed survey of the Church glazing.	5,000
13)	4.05.05	Tower walls: monitor cracks to see if these are progressive. Monitor staining for any further dampness in this area.	DIY
14)	4.06.01	Draught lobby to main door: Would benefit from cleaning off and refinishing with an appropriate oil product.	DIY
15)	4.06.03	Panelling to quire: re-fix with stainless steel pins and make good the pinholes.	300
16)	4.06.05	Door - vestry to former organ loft: brush the loose and friable masonry away from the reveals of the door and lubricate the hinges.	DIY
17)	4.06.08	North external door: re-finish with an appropriate oil or paint as the existing finish becomes worn.	300

| 2.0 Recommendation for Repair

18)	4.06.09	Access steps to north door: monitor steps at this location to ensure that movement is not progressive.	DIY
19)	4.06.10 4.06.11	Timber panelling to north & south aisle external walls: insert a number of grilles at low level to encourage ventilation behind the panelling.	500
20)	4.07.07	North Aisle floor structure: monitor and if necessary lift and re-lay the parquet flooring in this location.	500
21)	4.07.08	South Aisle floor structure: construct a new internal timber platform, flat and level to allow wheelchair users to enter the south aisle fully before progressing on to a longer ramp running parallel with the axis of the aisle. For ambulant users a marked step down with handrail should be provided.	5,000
22)	4.08.01	Internal finishes: carry out maintenance cleaning and repainting or refinishing where necessary.	3,000
23)	4.09.01	Windows: glazing specialist to assess all windows, de-rust and repaint the saddle bars or to replace with bronze or brass bars as appropriate. To the south aisle: a number of the windows are suffering some distortion to the glazed panels. Take specialist advice. Generally: use a vacuum cleaner and gently remove cobwebs and dirt from reveals and cills, and from saddle bars and ensure that any drain holes in the cills are kept clear. To the north aisle Roberts window: check externally for weathertightness. Opening hoppers: overhaul to ensure that correct function. Clerestory glazing: check for water tightness & sealing to the outside.	10,000
24)	4.10.02	Altar rail: the hinge to the moveable rail would benefit from tightening of the screws.	150
25)	4.10.03	Choir pews: it would be advisable to fully secure these with discreet brackets.	150
26)	4.10.05	Pulpit: secure the timber pulpit fully with discreet stainless steel brackets and fixings.	150
27)	4.11.01	Vestry carpet has become rucked in the middle. Re-stretch and re-fit by a professional.	150
28)	5.08	Fire extinguishers: fit correct wall brackets	150
29)	5.09	Boiler room door: redecorate and clean off of algae, splice in replacement timber where it has decayed. Lubricate ironmongery.	450
30)	6.06	Hardstanding areas: lift and relay the flags in the vicinity of the porch, increase the area covered by the paving with reclaimed flagstones.	2,000

Priority D		Works required to be carried out within the next five years	APPROX. £s excl. VAT
1)	3.05.04 3.05.12	North Aisle & South Aisle, masonry: re-pointing and localised masonry repairs. Clean away algae from behind downpipes ensuring that hoppers are kept clear & free flowing. Re-bed copings to west elevation on lead DPC.	25,000
2)	3.05.05 3.05.13	Nave North & South Elevation, masonry: repair copings, remove embedded ironwork, consolidate as necessary. Isolated repairs to main walling.	15,000
3)	3.05.06 3.05.07 3.05.08	Chancel North & South Elevation & East Elevation: defrass & repair masonry to parapet and buttress, re-pointing commencing with parapet and low level. Replace 1 no. coping stone, localised masonry repairs, removal of vegetation and packing all the open joints, open up crack below east window and re-point in lime to enable monitoring, ensure coping stone joints are filled	30,000
4)	3.05.09 3.05.10	Clergy Vestry, Main Vestry, masonry: Localised re-pointing to remove damaging cementitious mortars. Isolated masonry repairs where required.	7,500
5)	3.05.11	Former Organ Loft, masonry: Stone string course to be locally repaired with stone indents.	3,000
6)	3.05.14	North Aisle, external doorway: masonry repairs to reveal and to hood mould.	2,000
7)	3.05.15	South Aisle doorway: minor repairs to hood mould and low level masonry at jamb.	2,000
8)	3.07.0	South Aisle, Windows: replace mortar repair to mullion. Local repointing.	2,000
9)	3.07.02	Nave, South Elevation, windows: replace mortar repair to mullion. Local repointing.	3,000
10)	3.07.03	Chancel South Elevation, windows: repair sections of missing or delaminated hood mouldings and repair failed mullions and jambs.	5,000
11)	3.07.04	Chancel East Elevation, windows: re-point hood mould and masonry to window head. Open up and re-point joints to masonry cill.	3,000
12)	3.07.06	Main Vestry, windows: defrassing of stonework. Repair masonry to cill. Re-point hood moulds. De-rust & paint external ferramenta.	4,000
13)	3.07.07	Former Organ Loft, windows: masonry repair to stonework, replacement of cill. Defrass and repaint ferramenta. Indent repair to cill.	4,000
14)	3.07.08	North Aisle, windows: phasing of work to repair substantially damaging cracked and failing mortar repairs to windows with new masonry. Cut back external ferramenta from window cill, defrass and paint (1 no. window).	5,000
15)	3.07.09	Nave, North Elevation windows: Localised defrassing, re-pointing hood moulds. Localised masonry repairs.	3,000
16)	4.01.01	Tower internal, Bell Chamber: remove all cementitious materials. Isolated consolidation and re-pointing.	7,500
17)	4.01.09	Lower Bell Chamber Masonry: brush down, light consolidation where necessary.	1,500
18)	4.01.10	Former Ringing Chamber, walls: rub back paintwork. Defrass exposed masonry, redecoration. Refurbishment of timber panelling.	5,000
19)	4.01.15 4.01.16 4.01.17	Ringing Chamber: scrape back loose plaster and paintwork to walls, localised patch repairs where necessary, redecorate. Lift carpet, level and re-secure boards. Inspection of principal ceiling beams from ladder - defrass where necessary.	5,000
20)	4.01.21	Tower internal, doors: upper door - replace in more appropriate material and style. Lower door - rub down and re-finish.	1,000
21)	6.01	Churchyard: develop a long term Management Plan for immediate surroundings of the churchyard in collaboration with the local authority.	DIY

| 2.0 Recommendation for Repair

22)	6.04	Boundaries & gates – south gateposts: rake out and repoint with lime mortar. Long term - lost features should be replaced in new stone.	750
23)	6.04.01	Boundaries & gates – stone steps to north of site: Steps should be re-built using the existing stone units relaid in lime mortar, on a new concrete foundation and backing. Structural Engineer's input recommended.	5,000
24)	6.04.02	Boundaries & gates – Church Street boundary wall: programme of tree removal, roots grubbed out, wall repaired, more appropriate form of planting developed.	10,000

Priority E		Desirable works or work without timescale	APPROX. £s excl. VAT
1)	5.05	Redundant oil tank base & enclosure to the rear of the Vestry: Consider for demolition and making good or re-purposing of the area. In the short term apply weedkiller to control the colonisation of the structure.	DIY
2)	6.09	Disabled access & parking: improved Accessible parking to be considered as part of any wider public realm improvements to Church Street.	TBC

| 3.0 | External Elements

- 3.01 Roof coverings
- 3.02 Rainwater goods and disposal systems
- 3.03 Drainage below ground
- 3.04 Bellcotes, parapets, chimneys, upstand verges
- 3.05 Walling
- 3.06 Timber porches, doors and canopies
- 3.07 Windows

| Notes

The fundamental purpose of the elements which make up the external envelope of the church is to keep out the weather, specifically to resist the ingress of water, which is the principal agent of decay. Other forms of attrition include wind loading and erosion, chemical erosion, frost damage, thermal movement, condensation, fungal decay, insect attack, and vandalism.

Regrettably a major cause of deterioration of building fabric is the effect of poorly considered repairs, often using the wrong materials which can cause long-term damage to the historic fabric. A ubiquitous example of this is the use of cement-based mortars for repointing and re-bedding of stone. These hard and impermeable materials are directly responsible for the accelerated erosion of soft sandstone masonry through various decay processes. The use of cementitious mortars and renders is often the cause of elevated moisture levels in masonry which may present as damp patches on the internal faces of walls. Lime based mortars were used in the original construction of the building and should always be used for repairs. There are many types of lime mortars and plasters, and specialist advice should always be taken when considering repairs.

The performance of the roof coverings is vital to keeping the building in good condition. Roofs should be inspected frequently for slipped or broken slates or tiles, displaced flashings or cracked or failing leadwork. Early intervention can save the cost of significant repairs at a later date if water is allowed to penetrate.

Undoubtedly the most effective maintenance is also the least glamorous, namely the frequent and regular cleaning out of gutters, hoppers, downpipes and gullies to ensure that rainwater is effectively removed from the building. A walk around the church during heavy rain is often very valuable as overflowing gutters and blocked pipes are immediately apparent. Climate change is producing more intense rainfall, which make this aspect of maintenance vitally important. We cannot control the weather, but we can take simple steps to keep it out of our historic buildings.



3.01.01



3.01.02



3.01.05

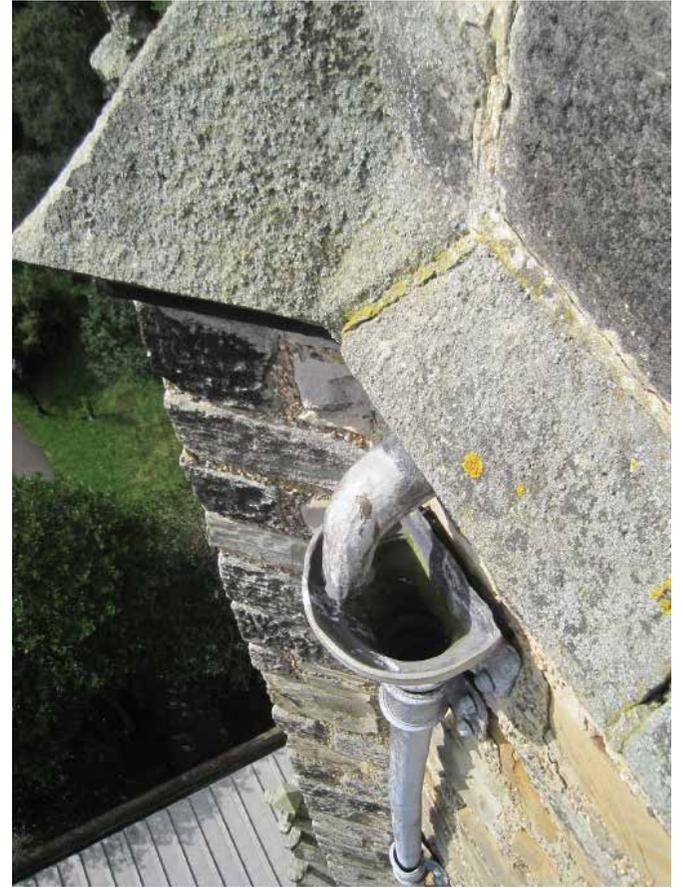
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.01 ROOF COVERINGS					
3.01.01	Tower Roof, roof coverings	Roof is dual pitch covered in lead with rolls. Deep flashings to perimeter. Gutters running east to west with outlets at the east.	Leadwork cracked and split in many locations, has previously been patch repaired over numerous phases and is now at the end of its service life. Leadwork over hatch access contains centuries of graffiti. Isolated graffiti also to sheets of main roof pitches.	Full replacement of the lead covering , to include all parapet flashings. Allow for repair of timber substrate. Cut out & retain historic graffiti.	C
3.01.02	Tower Roof, gutters	Lead gutters running east to west on the north and south sides of the roof, both with one step mid-length and catchpit to outlet on the east. Small half round outlets circa 75mm.	Weathered and thinning, several patches. No cover flashing to south east half of the gutter run. Outlets deemed very small for surges of water that current climate inflicts. Minor build-up of debris.	Include replacement of lead-lined gutters, including renewal of substrate, in full tower re-roof. Increase size of outlet from catchpits.	C
3.01.03	Tower Roof, access hatch		Door in fair condition. Oak framing appears in reasonable condition through minor blooming to interior indicating some condensation. Exterior leadwork has historic graffiti, in worn condition with some patching including some flashband.	Minor and careful patching to leadwork. Ventilation holes to be added to timber door to promote air movement.	C
3.01.04	Nave roof	Lead covered, dated 2000. Ventilated ridge.	Appears to be in good condition throughout.	Periodic visual inspection from the Tower.	M
3.01.05	Nave roof gutters	Lead lined gutters, two outlets.	Appears to be in good condition throughout. Minor build-up of debris, with vegetation developing at the Tower end of both gutters.	Clean out gutters & catch-pits periodically as necessary, ideally every 6 months & monitor build-up.	A
3.01.06	Chancel roof	Welsh (or imported) slate in regular courses, applied following lead theft. Terracotta ridge tiles, with ventilator tiles at intervals.	Appears to be in fair condition throughout. One slipped slate noted in south gutter, not apparent where this has come from.	Periodic inspection and repair of any slipped, missing, or damaged slates.	M
3.01.07	Chancel roof gutters	Lead lined gutters, single outlet to each.	Appears to be in good condition throughout.	Clean out gutters & catch-pits periodically as necessary, ideally every 6 months & monitor build-up.	A
3.01.08	Clergy Vestry roof	Lead single pitch roof, timber rolls, falling to north box gutter.	Appears to be in good condition throughout.	Periodic visual inspection from the Tower or from ladders.	M



3.01.11



3.01.15



3.02.01

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.01.09	Clergy Vestry roof	Lead lined gutters, single outlet.	Appears to be in good condition throughout. Minor build-up of debris in gutter.	Clean out gutters & catch-pits periodically as necessary, ideally every 6 months & monitor build-up.	A
3.01.10	Vestry roof	Welsh (or imported) slate in regular courses. Terracotta ridge tiles.	Appears to be in good condition throughout.	Periodic inspection and repair of any slipped, missing, or damaged slates.	M
3.01.11	Former Organ Loft	Stainless steel single pitch roof, falling to lead-lined north box gutter.	Appears to be in good condition throughout.	Periodic visual inspection from the Tower or from ladders.	M
3.01.12	Former Organ Loft gutter	Lead lined gutter, single outlet.	Appears to be in good condition throughout.	Clean out gutters & catch-pits periodically as necessary, ideally every 6 months & monitor build-up.	A
3.01.13	North Aisle roof	Stainless steel single pitch roof, falling to lead-lined north box gutter.	Appears to be in good condition throughout. Moss and debris building up in places.	Clean off all debris as this is likely to block the gutter outlets.	A
3.01.14	North Aisle roof gutter	Lead lined gutter, two outlets.	Appears to be in good condition, debris building up in places.	Clean out gutters & catch-pits periodically as necessary, ideally every 6 months & monitor build-up.	A
3.01.15	South Aisle roof	Stainless steel single pitch roof, falling to lead-lined south box gutter.	Appears to be in good condition throughout.	Periodic visual inspection from the Tower or from ladders.	M
3.01.16	South Aisle roof gutter	Lead lined gutter, two outlets.	Appears to be in good condition.	Clean out gutters & catch-pits periodically as necessary, ideally every 6 months & monitor build-up.	A
3.02 RAINWATER GOODS AND DISPOSAL SYSTEMS					
3.02.01	Tower rainwater pipes	Two lead pipes with hoppers, falling full height of the Tower onto the Nave roof.	Appears to be in good condition, with secure fixings through lugs.	Check periodically for any blockages. Flush through at least annually.	M
3.02.02	Nave north rainwater pipes	Lead rectangular section pipes with hoppers.	Good condition, but one hopper blocked with debris.	Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.02.03	Nave south rainwater pipes	Lead rectangular section pipes with hoppers.	Good condition. Hopper nearest Tower slightly distorted or detached.	Check hopper for security, re-fx as necessary. Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A



3.02.02



3.02.04



3.04.02

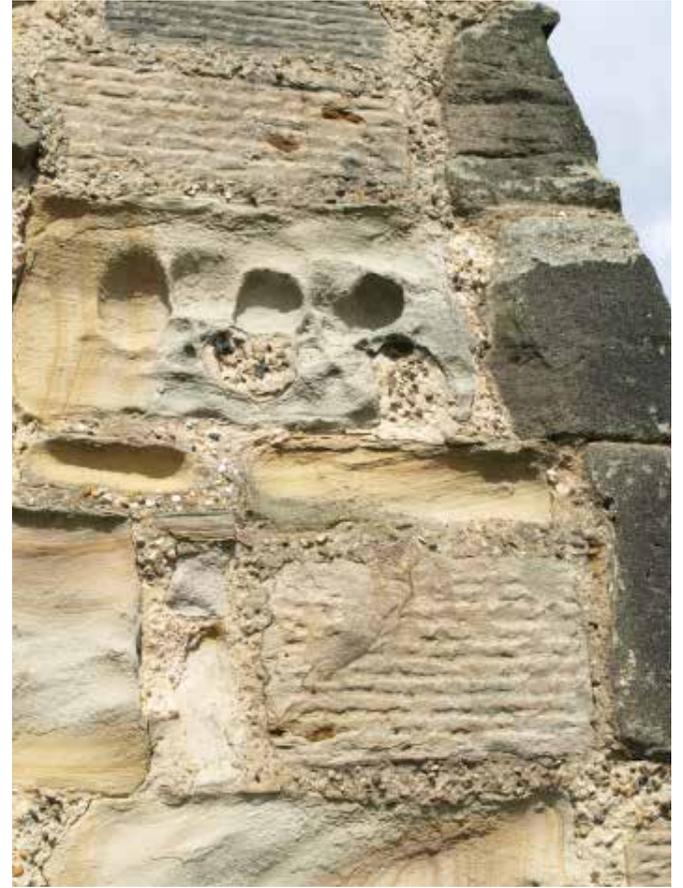
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.02.04	North Aisle rainwater pipes	Cast iron hoppers & pipes, round section.	Appear to be generally in good condition. West-most pipe shows signs of being blocked at mid height.	Clear blockage. Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.02.05	South Aisle rainwater pipes	Cast iron hoppers & pipes, round section.	Appear to be in good condition.	Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.02.06	Chancel rainwater pipes	Cast iron hoppers & pipes, round section.	Appear to be in good condition.	Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.02.07	Vestry gutters, rainwater pipes	Cast iron gutters - west OG section. east half-round. Cast iron hoppers & pipes, round section.	Appear to be in good condition.	Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.02.08	Organ Loft rainwater pipe	Cast iron hopper & pipe, round section.	Appear to be in good condition.	Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.02.09	Clergy Vestry	Cast iron hopper & pipe, round section.	Appear to be in good condition.	Clean out hoppers and pipes periodically, ideally every 6 months & monitor for any blockage or leaks.	A
3.03 BELOW-GROUND DRAINAGE					
3.03.01	Gullies generally	Rainwater pipes discharge over open gullies. It is assumed that the gullies are connected to a formal system of below-ground drainage - this was not tested.	Gullies generally in good condition, but susceptible to blockage by leaves and debris.	Clear out gullies frequently (every month during the autumn) to maintain free flow. Scoop out silt annually & flush clean. Observe during heavy rain to detect any backing-up.	A
3.04 BELLCOTES, PARAPETS, CHIMNEYS, UPSTAND VERGES					
3.04.01	Chancel parapets	East - upstand gable. North & south - shallow coping above parapet gutter.	Open joints to copings, and slightly displaced flashings in vicinity of chimney, north side.	Repoint open joints, re-fix and repoint the flashing full length	B
3.04.02	Nave parapets	East - crenellated parapet following roof pitch. North & south - crenellated parapet.	East - large section spalled from stone near apex due to rusting dowel. Flashing pulling away from masonry. North & south - some open joints.	East - lift coping stone, replace dowel with stainless steel, pin repair the cracked section, re-bed the coping, repoint. Re-fix and repoint the flashing full length. North & south - repoint open joints.	B
3.04.03	Vestry parapets	Shallow coping stones above parapet gutter	Generally good	None	



3.04.07



3.04.08



3.05.01

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.04.04	Vestry chimney	Brick & stone chimney, concrete flanching cap, serving active gas flue & terminal.	Generally fair. Concrete cap cracked by expanding ironwork. Some minor cracking to pointing of stack.	Rake out & repoint where necessary. Replace the concrete cap with new to match, or stone slab to suit.	C
3.04.05	Organ Loft parapets	Shallow coping stones above parapet gutter	Recent cramps to copings on return. Good condition overall.	None	
3.04.06	North Aisle parapets	Coping stones and two courses of rough ashlar masonry over a string course.	Generally good. Coping joints leaking in places.	Rake out and repoint all coping joints.	C
3.04.07	South Aisle parapets	Coping stones and two courses of rough ashlar masonry over a string course.	Generally good. Some minor spalling to coping stones, appears historic.	None	
3.04.08	Tower parapets.	Masonry of robust grit sandstone in castellations with rolled profile copings. Cramps noted in corner locations to pinnacles. Crocketed pinnacles to four corners, all pointed in a lime-based mortar.	Generally good. Minor areas of stone damage noted at south east corner above flashings. Mortar generally in acceptable condition though in some areas patchy and missing. Some bed joints to pinnacles appear open. Movement to south-west corner pinnacle. Pinnacles at low level appear stable to touch, however upper levels with open joints unknown.	Areas of patch pointing required and minor masonry repairs. Full inspection of pinnacles to ensure stability. Repointing of pinnacles including check for stability and allowance for rebuilding upper sections, including access. Mortar repairs to tops of copings where severely weathered, and patch pointing generally.	B
3.05 WALLING					
3.05.01	Tower, external east elevation masonry	Soft sandstone to main walling with heavier gritstone to buttresses and parapets. Pinnacles to four corners of parapets and crocketed gables to upper stage of buttress combining with string course with carved grotesques.	Localised open joints to parapet including pinnacles. Open joints to upper string course and mid-height string course at base of belfry. Main walling stone heavily deteriorated and weathered back behind hard inappropriate pointing with pebble inclusions. Various phases of pointing, some mixes harder than others. Severe pitting across full face indicating extreme damage caused by inappropriate mortars.	Plan a phased approach to re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs.	C
3.05.02	Tower, louvre openings	Louved openings to belfry with moulded hood mould and label stops and traceried opening. Oak timber louveres to exterior.	Generally sound.	Localised re-pointing during phased re-pointing works.	C
3.05.03	Tower, external east elevation roof access doorway	Doorway in Former Ringing Chamber level with access on to roof. Formed in replaced stonework.	Fair condition.	None.	



3.05.04



3.05.06



3.05.05

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.05.04	South Aisle, masonry	Coursed stonework with dressed ashlar reveals to openings and to buttresses. Projecting plain ashlar parapet to top. Decorative niche above south-west porch entrance. Projecting plinth at low level. Mixture of pointing phases, mostly in cementitious mixes or very hard hybrid lime-cement mixes.	Deteriorated masonry blocks, localised to particular soft stones. Grit stone appears to be faring better. West elevation notably worse than the south and east. The ashlar to the parapets is delaminating. Cement pointing is causing adverse and advanced decay to stonework. Cracking noted on east elevation to the south-east corner, copings slightly dislodged and deteriorated with open joints. Dressed ashlar to buttresses and parapet are delaminating and the face is sheeting away.	Phased approach to re-pointing and localised masonry repairs. Clean away algae from behind downpipes ensuring that hoppers are kept clear & free flowing.	D
3.05.05	Nave South Elevation, masonry	Roughly coursed masonry in a mix of stone types to main walling with projecting buttresses up to later castellated parapet of smooth dressed ashlar and roll moulded copings. Mortar is variously cementitious and hybrid mix.	Main walling stone in fair condition, minor damage to isolated stone units. Ashlar parapet, facing stone appears sound though the moulded castellations and copings are generally in deteriorating condition with many delaminating and breaking down. Evidence of cramps and dowels causing jacking and cracking within the masonry units.	Fully repair castellations to parapet including replacement of copings that have heavily delaminated or crumbled, removing embedded ironwork and consolidating where necessary. Isolated masonry repairs to main walling.	D
3.05.06	Chancel South Elevation, masonry	Coursed stonework with dressed ashlar reveals to openings and to buttresses. Projecting plain ashlar parapet to top. Decorative niche above south-west porch entrance. Projecting plinth at low level. Mixture of pointing phases, mostly in cementitious mixes or very hard hybrid lime cement mixes.	Main walling stone in fair condition with isolated deterioration to individual masonry units. Heavy stone replacement to eastern end. Ashlar to parapet delaminating and projecting cornice also delaminated and friable. Low level masonry deteriorated and weathered back. Mortar is of a cementitious or very hard lime mortar that is causing advanced deterioration of the masonry.	Defrass and repair ashlar masonry to parapet and buttress including isolated units in walling stone. Embark on programme of re-pointing, commencing with parapet and low level.	D



3.05.07



3.05.10

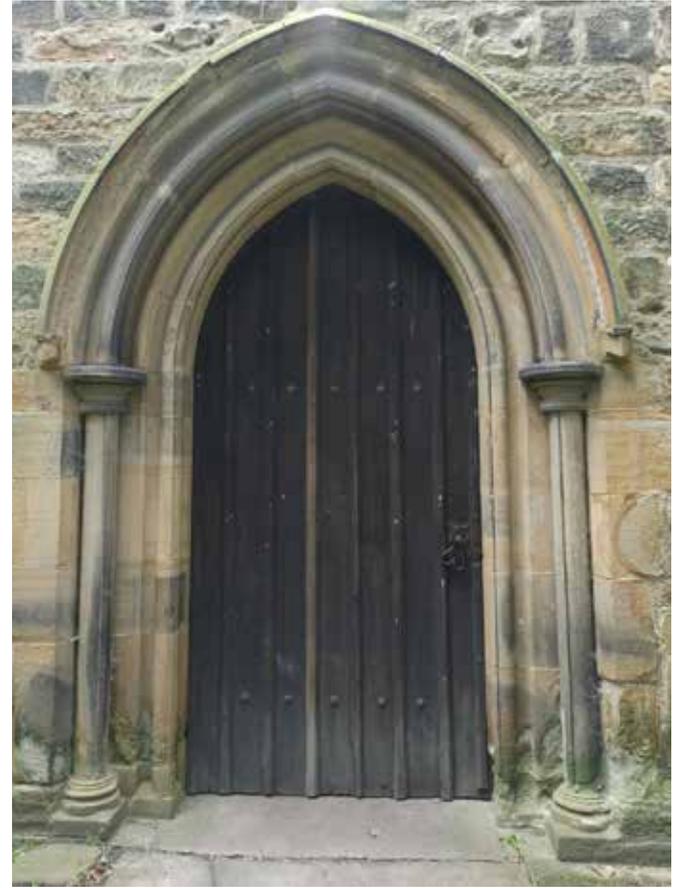
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.05.07	Chancel East Elevation, masonry	Coursed masonry of mixed stone types, gable with kneelers and copings, large buttresses to south and north-east corners with pinnacles and niches, finial to apex and large east window.	Walling masonry deteriorating behind heavy cementitious pointing. Opening joints at south-east buttress. Vegetation growth noted to top of north-east buttress indicating open joints and retained dampness. Central crack below principal window previously pointed and re-cracked. Apex stone not fully bedded. Coping stone joints partially open. Masonry at low level is particularly deteriorated due to hardstanding laid directly up to the base of the walls.	Phased re-pointing to masonry, including localised masonry repairs. Removal of vegetation, saplings and moss and packing all the open joints. Open up crack below east window and re-point in flexible lime to enable monitoring. Ensure coping stone joints are filled.	D
3.05.08	Chancel North Elevation, masonry	Small section of walling and parapet over the vestry roofs. Parapet masonry ashlar with square top and copings.	Condition is fair. Minor deterioration of ashlar, some open parapet joints. 1 no. coping stone failed.	Ensure all parapet joints are full. Minor defrassing of masonry. Replace 1 no. coping stone.	D
3.05.09	Clergy Vestry Elevation, masonry	Late 19 th century addition. Dressed tooled square coursed blocks with small low level projecting plinth and projecting parapet to north. Buttress to north-east corner.	Masonry in fair condition. Low level deterioration noted likely due to hardstanding laid up against the main walling. Heavy deterioration at low level at abutment with chancel north-east buttress. Mortar is a mixture of later cementitious mortar which is directly causing issue with the surrounding masonry, and original bedding mortar still in situ. That appears to be faring well. Open joints at plinth level and parapet. Weathering to masonry directly below parapet is most severe on the north elevation.	Localised re-pointing to remove damaging cementitious mortars. Isolated masonry repairs where required.	D
3.05.10	Main Vestry Elevation, masonry	Earlier vestry, coursed squared masonry with gable to north. Copings to gable and eaves to east and west. Buttresses to north-east and north-west corners.	Generally fair. Localised open mortar joints at low level, some stone delamination and weathering. Gritty hard mortar likely causing advanced deterioration as elsewhere.	Re-point isolated open joints, defrass delaminating masonry units.	D



3.05.11

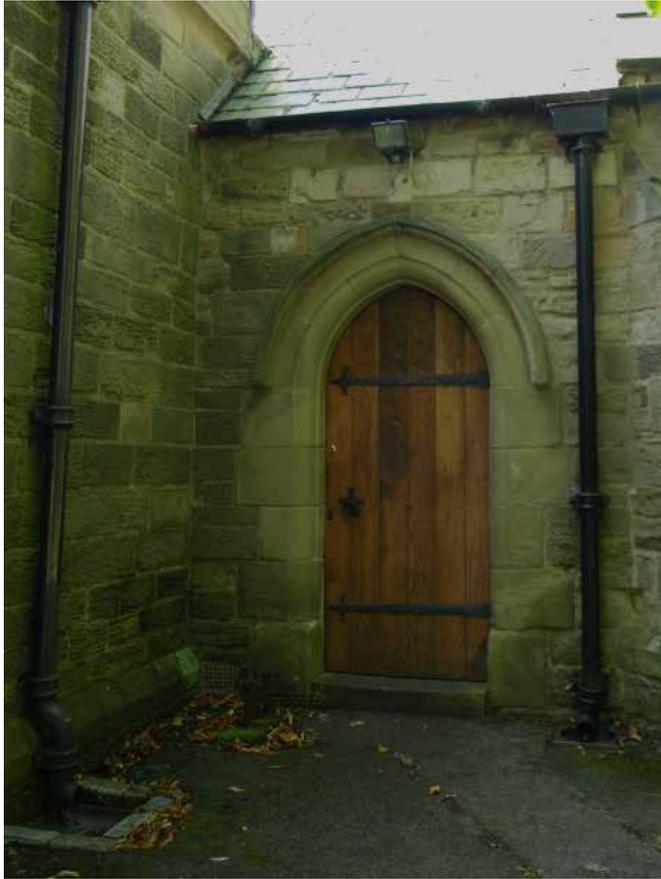


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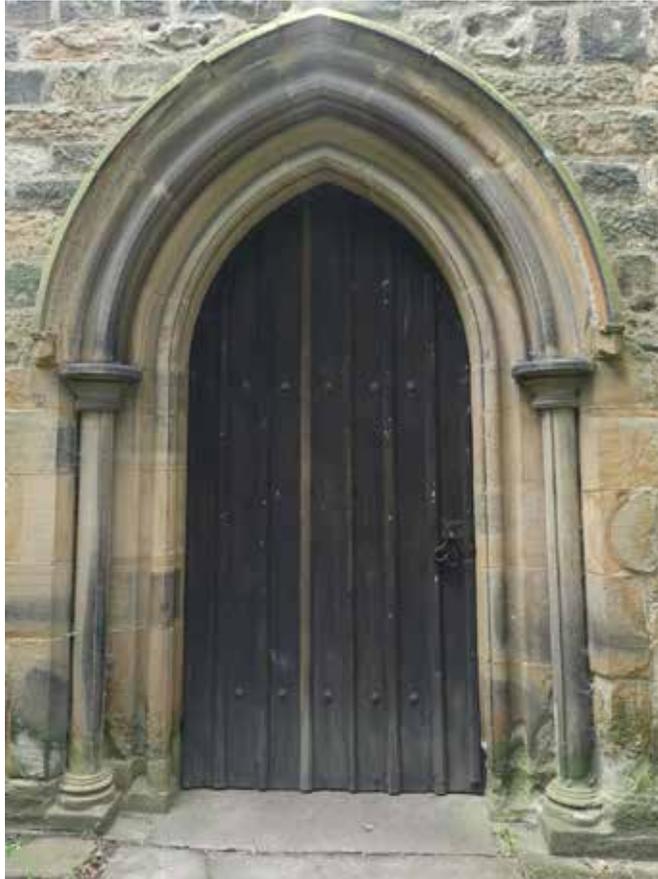


3.05.15

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.05.11	Former Organ Loft, masonry	Tooled squared coursed masonry up to projecting low parapet. Masonry blackened due to fire damage.	Masonry in fair condition with only minor localised deterioration of stonework around window reveal. String at window cill height heavily damaged and deteriorated. Cill to window also heavily damaged. Minor vegetation growth noted beside hopper. Masonry appears to be mostly gritstone which is surviving the hard mortar reasonably well, with the exception of dressed sandstone reveals to the window. Heavy algae growth at low boiler house basement level below ground.	Cill and stone string course below window to be locally repaired with stone indents. Remove algae from low level masonry and re-point. Ensure source of water is removed.	D
3.05.12	North Aisle, masonry	Coursed stonework with dressed ashlar reveals to openings and to buttresses. Projecting plain ashlar parapet to top. Decorative niche above south-west porch entrance. Projecting plinth at low level. Mixture of pointing phases, mostly in cementitious mixes or very hard hybrid lime cement mixes.	Stonework to north elevation is generally fair with localised masonry units that are deteriorated behind heavy cementitious pointing. West elevation of north aisle is more heavily deteriorated, likely due to weathering. Heavy strap cementitious pointing causing extreme advanced decay to certain stone units. Notable deteriorated copings to west, likely allowing water ingress. Signs of vegetation in open joints to west.	Phased programme of re-pointing to remove cementitious mortars that are severely damaging stonework. Include masonry repairs where necessary. Lift and re-bed copings to west elevation on lead DPC.	D
3.05.13	Nave, External North Elevation masonry	Roughly coursed masonry in a mix of stone types to main walling with projecting buttresses up to later castellated parapet of smooth dressed ashlar and roll moulded copings. Mortar is variously cementitious and hybrid mix.	Main walling stone in fair condition, minor damage to isolated stone units. Ashlar parapet, facing stone appears sound though the moulded castellations and copings are generally in deteriorating condition with many delaminating and breaking down. Evidence of cramps and dowels causing jacking and cracking within the masonry units.	Fully repair castellations to parapet including replacement of copings that have heavily delaminated or crumbled, removing ironwork and consolidating where necessary. Isolated masonry repairs to main walling.	D
3.05.14	North Aisle, external doorway	Arched headed opening with hood mould and timber boarded door.	Deterioration to hood mould, former repairs carried out, now failing, delamination of door reveal.	Masonry repairs to reveal and to hood mould.	D
3.05.15	South Aisle doorway	Pointed arched opening with side pilasters, hood mould. Solid timber vertical boarded door.	Delamination and damage to hood mould. Masonry damage at low level.	Minor repairs to hood mould and low level masonry at jamb.	D



3.06.01



3.06.02



3.07.02

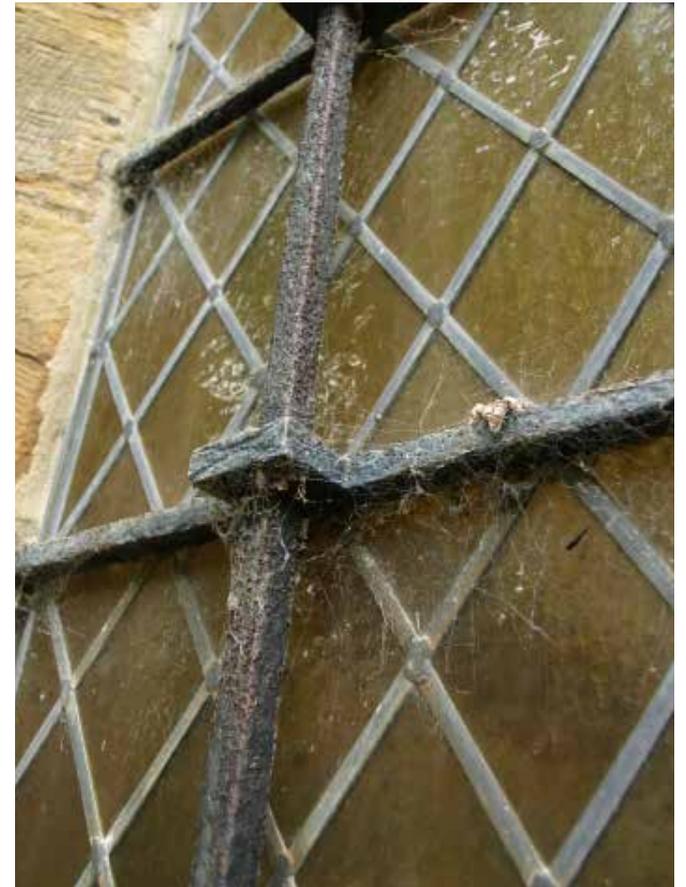
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.06 TIMBER PORCHES, DOORS, CANOPIES					
3.06.01	Main Vestry, door	Single leafed opening with pointed arched head, masonry hood mould and timber door leaf with iron strap hinges.	Good. Minor delamination to underside of hood mould. Timber door leaf condition good. Minor rusting to ironwork.	Rub back and redecorate ironwork to door leaf.	C
3.06.02	South aisle main door.	In the same style as the north door, of heavy construction, horizontal boarded internally, vertical boarded externally and hung on substantial pintle hinges.	Fair condition.	This door would benefit from de-rusting and redecoration of the ironmongery and lubrication of the hinges.	C
3.07 WINDOWS					
3.07.01	South Aisle, Windows	Twin lancet windows with pointed hood mould over and dressed ashlar window reveals. All with external metal grilles within the tracery.	West window in poor condition with damage to hood mould allowing water ingress and damage to voussoirs of window reveal. Delamination generally of hood mould and stone reveals. Crack through cill. External ferramenta and metal grilles in fair condition. Southern and eastern window generally in fair condition with localised deterioration to voussoirs below hood moulds, some advanced delamination of hood moulds themselves and weathering to jambs. Splits and delamination to all cill stones. To the third window from the east the central mullion has had a heavy cementitious mortar repair that has now completely failed and cracked vertically. Section of hood mould broken away to the east hand side. External wired grilles fitted to south and east windows are in fair condition.	Replace mortar repair to mullion. Local repointing.	D
3.07.02	Nave, South Elevation, windows	Tri-lancets with cusped heads under projecting hood mould to segmental arched form. Plain quarried glazing.	Most mullions appear to have been replaced, including some elements of tracery. Mostly in fair condition, notable delamination to the window heads below hood moulds and to jambs and cills. Former cementitious mortar repairs carried out to window heads, causing advanced deterioration of remaining stonework.	Localised defrassing, re-pointing hood moulds. Localised masonry repairs.	D



3.07.04



3.07.06



3.07.08

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.07.03	Chancel South Elevation, windows	Twin lancet windows with pointed hood mould over and dressed ashlar window reveals. All with external metal grilles within the tracery.	Generally fair to poor. Heavy deterioration to jambs and mullions, to window heads and hood moulds. Some repairs previously been carried out, more are necessary. External grille condition is fair.	Repair sections of missing or delaminated hood mouldings and repair failed mullions and jambs.	D
3.07.04	Chancel East Elevation, windows	Principal east window of four lancets with decorative tracery above, with hood mould and label stops over the pointed arch. Copper wire window grilles in situ.	Generally in fair condition. Minor deterioration of heads to tracery and open joints to hood mould. Large opening and cracking to cill. Wire grilles in fair condition.	Re-point hood mould and masonry to window head. Open up and re-point joints to masonry cill.	D
3.07.05	Clergy Vestry East Elevation, windows.	Single twin lancet window on the east elevation with square hood mould over. Plain glazed quarry panels and external ferramenta.	Good.	None.	
3.07.06	Main Vestry, windows	To north a twin lancet window over segmented arched head with hood mould. External ferramenta.	Condition fair. Minor delamination to window head and to cill. Ferramenta showing signs of rusting.	Minor defrassing of stonework. Repair of masonry to cill. Re-point hood moulds. Defrass and paint external ferramenta.	D
3.07.07	Former Organ Loft, windows	Twin lancets with quatrefoil and arched head and hood mould over to north elevation of former organ loft. Plain leaded diamond quarry glazing with external ferramenta.	Stonework in deteriorated condition particularly to the jambs, tracery and reveal stones. Cill heavily cracked and damaged. Ferramenta showing signs of rusting.	Masonry repair to stonework, replacement of cill. Defrass and repaint ferramenta. Cut out cill and make indent repair.	D
3.07.08	North Aisle, windows	Twin lancets over segmented arched heads with hood mould to the two easternmost windows and pointed heads with hood moulds over the westerly two windows. All windows with external wire grilles within reveals.	Generally fair. Localised deterioration of tracery and outer reveal jamb stones. Substantial cementitious based mortar repairs have been carried out to large sections of the carved window jambs, mullions, tracery and even the window head and hood moulds, particularly notable to all reveal heads. The mortar repairs are splitting, cracking, detaching and have caused deterioration of the soft sandstone below. The run-off from the impervious mortar repairs has directly caused deterioration of the remaining jamb stones below. Condition of external metalwork grilles is fair. External iron ferramenta to secondmost eastern window is rusting.	Phasing of work to repair substantially damaging cracked and failing mortar repairs to windows with new masonry. Cut back external ferramenta from one window cill, defrass and paint, refix.	D

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
3.07.09	Nave, External North Elevation windows	Tri-lancets with cusped heads under projecting hood mould to segmental arched form. Plain quarried glazing.	Most mullions appear to have been replaced, including some elements of tracery. Mostly in fair condition, notable delamination to the window heads below hood moulds and to jambs and cills. Former cementitious mortar repairs carried out to window heads, causing advanced deterioration of remaining stonework.	Localised defrassing, re-pointing hood moulds. Localised masonry repairs.	D

| 4.0 | Internal Elements

- 4.01 Towers, spires
- 4.02 Clocks and their enclosures
- 4.03 Roof and ceiling voids
- 4.04 Roof structures and ceilings
- 4.05 Internal walls, structures, balustrading, upper floors, balconies, access stairways
- 4.06 Partitions, screens, panelling, doors and ironmongery
- 4.07 Ground floor structure, timber platforms, underfloor ventilation
- 4.08 Internal finishes
- 4.09 Glazing
- 4.10 Fittings, fixtures, furniture and movable articles
- 4.11 Toilets, kitchens, vestries etc.
- 4.12 Organs and other instruments
- 4.13 Monuments, tombs, plaques etc.

| Notes

Much church maintenance involves monitoring and watchful observation by people familiar with the building. Early detection of problems enables timely repair and prevents consequential loss. With this in mind it is important to visually inspect all parts of the church at least annually, and ideally more frequently. Cleaning is an important part of the inspection process, especially in lesser used areas such the Tower and behind and below furniture and fixtures. Removal of dust and dirt allows surfaces to dry out more easily and enables easier visual inspection of materials.

Ventilation is very important, and every effort should be made to open windows and vents when the weather is favourable. This will help to keep the building fabric dry, with consequent improvements in thermal performance and a reduced risk of decay. Where there are suspended floors then external vents serving the void below should be kept clear and functional.

Take steps to avoid clutter building up in the church. This is often difficult, especially when people donate items to the church. An annual spring-clean can help to stop miscellaneous items from accumulating and taking up valuable space which then can then make maintenance access difficult.

The care of historic interiors, fixtures and fittings often requires traditional or specialist materials and techniques. Seek specialist advice from the church Architect before embarking on any scheme of repair, improvement, or redecoration. It should be remembered that most changes to the building will require approval from the Diocese by the Faculty system.



4.01.01



4.01.02

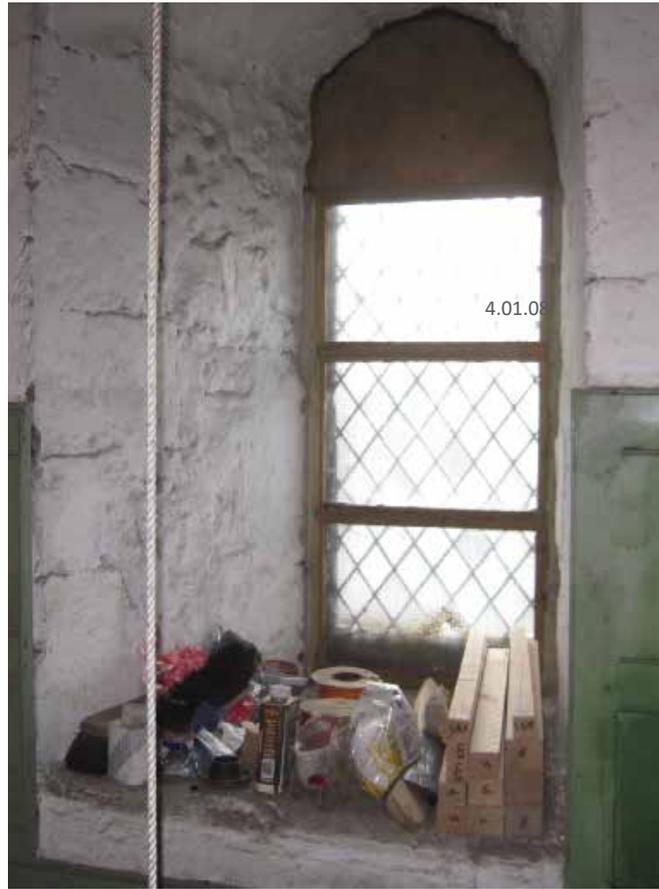


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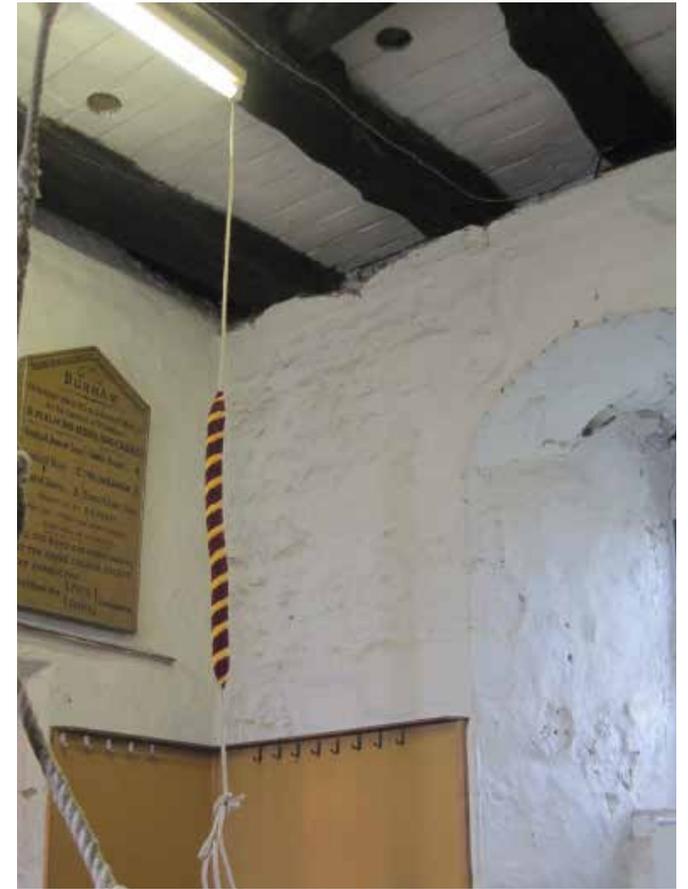
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.01 TOWERS, SPIRES					
4.01.01	Tower internal, Bell Chamber	Sandstone masonry walls, flush pointed with limewash, with patch repair cementitious slurry applied over in approx 60% of the areas.		Remove all damaging cementitious materials. Isolated consolidation and re-pointing where necessary. Ensure elimination of water ingress to north-east corner.	D
4.01.02	Bell louvre apertures	Louvred openings with quatrefoil over twin lancets to all four elevations. Louvred windows with solid vented boards to principal section of lancets with wire mesh above to tracery.	All in fair condition. The vented boards are held in place with lengths of Dexion slotted angle which are rusting.	Replace steel angle with galvanized or stainless steel equivalents.	C
4.01.03	Roof structure	Oak roof structure.	Appears reasonably sound. Split in enlarged parrass plate to west, signs of beetle attack to several rafters, probably historic.	To be fully assessed from above during re-roofing and any repairs carried out as part of re-roofing works.	C
4.01.04	Old bellframe	Old oak 17 th century redundant bell frame resting on wall heads & timbers below.	Generally good condition. Solid oak, remains in situ though disused.	None.	
4.01.05	Supporting structure to old bellframe	Oak supporting spanning beams to bellframe.	Sapwood has suffered from beetle attack. Beams oversized so will be sound and providing lateral stability to the tower.	Vacuum clean to remove dusty surface.	C
4.01.06	Access ladder and platform	Galvanised steel construction, with handrailing.	Fair condition, secure.	None.	
4.01.07	Lower Belfry stage	Floor below new bell frame. Softwood floor is likely 18 th century.	Good condition.	None.	
4.01.08	New bell frame	New cast iron & steel bell frame installed in 1978 with full new set of 8 bells.	Good condition.	Periodic inspection to check for rusting ironwork.	M
4.01.09	Masonry	Limewashed on to flush pointed masonry.	Generally in fair condition although areas of cementitious patch pointing. Minor cracking notably below openings from belfry and noted to centre of east wall.	Brush down, light consolidation where necessary.	D



4.01.12



4.01.13



4.01.17

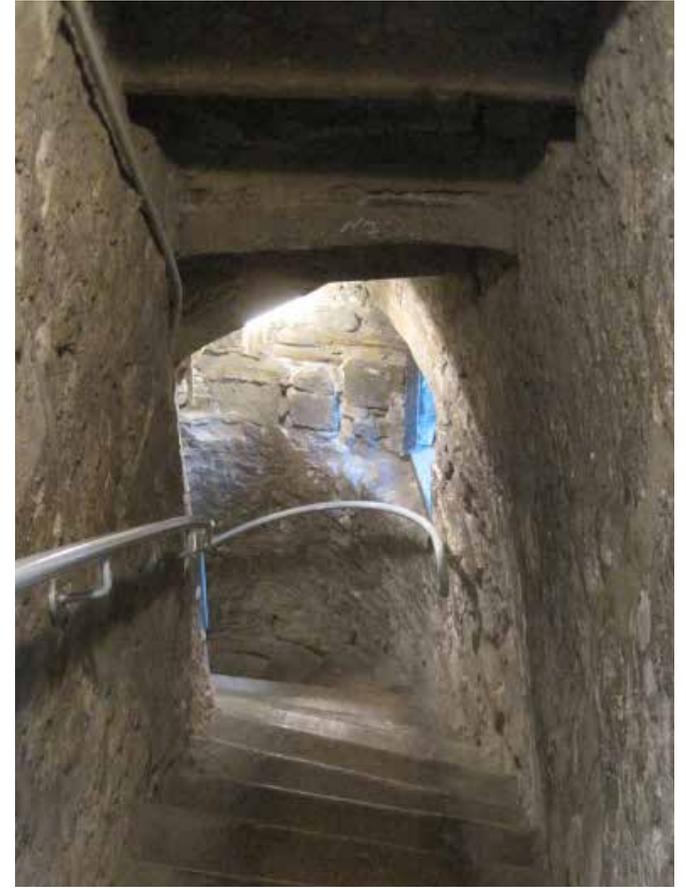
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.01.10	Former Ringing Chamber, walls	Masonry flush pointed and limewashed. Painted panelling to approximately 1.6m in height, Georgian in style though evidence of adaptation and re-use.	Masonry generally sound. Hairline cracking noted over single window to the west and numerous vertical cracks noted on the south. Deterioration of soft masonry noted in several isolated areas. Panelling in fair condition generally, though localised areas of damage and poor repairs, would benefit from refurbishment.	Rub back paintwork. Minor defrassing of exposed masonry. Redecoration of walls. Refurbishment of timber panelling.	D
4.01.11	Former Ringing Chamber,, ceiling	Exposed floor joists and two principal beams running north/south with visible boards above.	Generally appears sound. Minor mechanical damage as well as woodworm evident, though nothing appearing of major concern.	None.	
4.01.12	Former Ringing Chamber, floor	Exposed softwood timber floor with access hatch to north-east.	Generally fair. Minor patches over redundant rope holes and electric fan unit are trip hazards.	Re-fix loose or uneven boards to avoid trip hazards.	C
4.01.13	Former Ringing Chamber, windows	Diamond quarry leaded window to west elevation within deep reveal, modern secondary timber frame to inside with wired glass, sealed.	Poor environmental conditions between external window and secondary internal glazing due to lack of ventilation provision. Timber frame showing signs of damp, likely condensation between the two panes. Leaded window could not properly be inspected.	Recommend removal and disposal of unnecessary internal window and repair of leaded external window.	B
4.01.14	Access ladder to Ringing Chamber		Sound condition	None.	
4.01.15	Ringing Chamber, walls	Solid masonry, roughly plastered and limewashed. Modern composite boarding to approximately 1.6m in height.	Masonry generally sound. Minor hairline cracking through window openings and at south east corner. Localised deterioration of paintwork and detachment of rough plaster facing. Modern composite wall panelling of lesser quality but in acceptable condition.	Scrape back loose plaster and paintwork, localised patch repairs where necessary and redecorate. In an ideal world replace poor quality modern panelling with timberwork more in keeping.	D
4.01.16	Ringing Chamber, floor	Timber boarded floor covered in carpet.	Carpet worn and thinning, almost at the end of its serviceable life, but acceptable at present. Timber boarded floor below appears sound where could be seen.	Undulations and ridges indicating slightly uneven boards, would benefit from carpet lifting and levelling and re-securing of boards.	D
4.01.17	Ringing Chamber, ceiling	Heavy structural beams running north/south, stained dark, floorboards over seen from below, all likely 18 th century.	Appear sound. Minor areas of woodworm but likely historic.	Closer inspection of principal beams from ladder. Defrass where necessary.	D



4.01.18

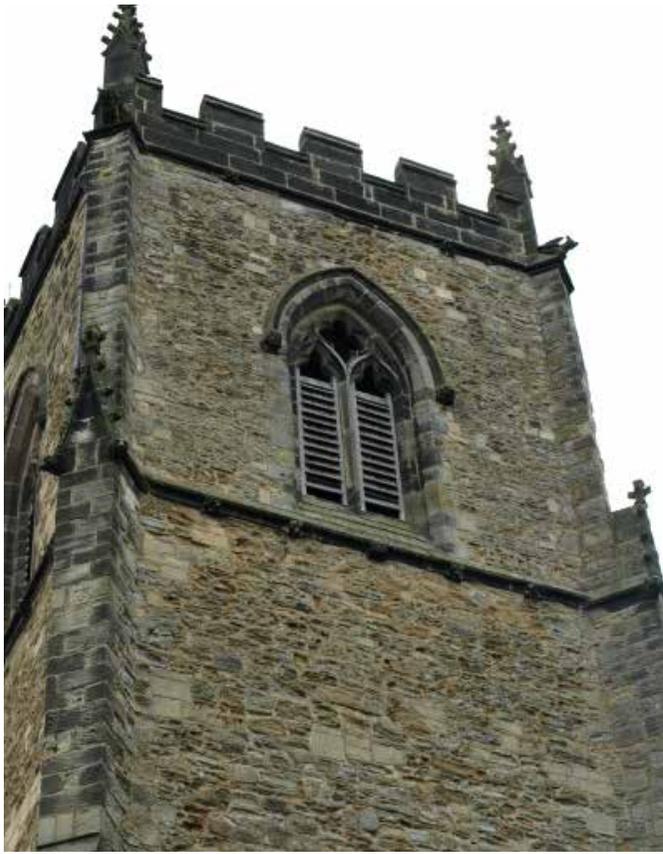


4.01.19

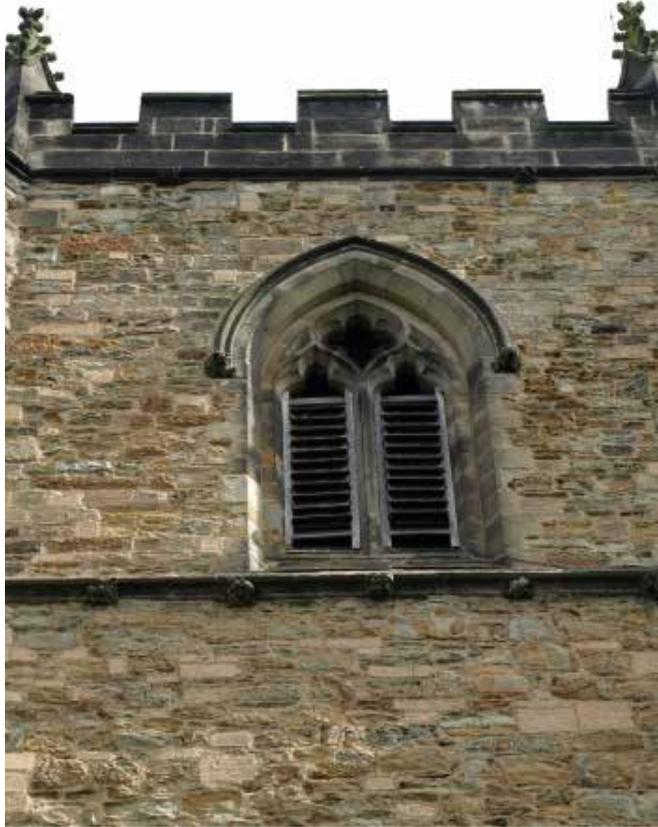


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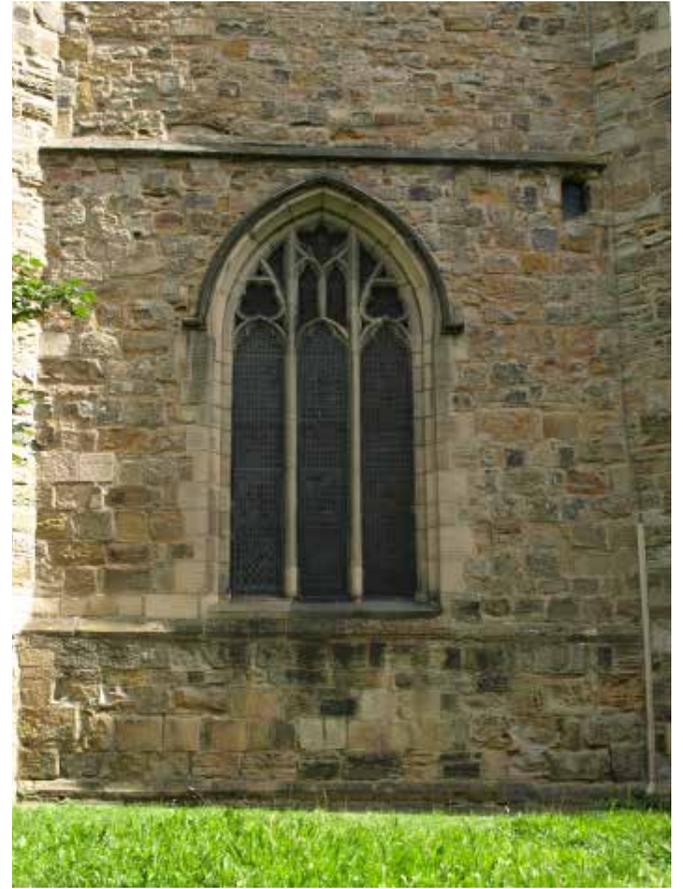
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.01.18	Ringing Chamber, windows	External diamond quarry leaded windows to exterior, with modern internal timber framed secondary window with Georgian wired glass, fully sealed.	Damp environment between the external and internal window panes evidenced by algae growth. Lack of ventilation to the Ringing Chamber is an issue.	Remove and discard modern internal timber window, repair original external windows, consider adding opening light or fixed vents to improve natural ventilation	C
4.01.19	Tower spiral stair from ground floor to Ringing Chamber	Exposed masonry with heavy pointing, stone steps with concrete cappings. Some areas of limewash.	Evidence that stairwell was formerly plastered, plaster remaining in patches in some areas though now mostly lost. Exposed masonry patch repaired with hard cementitious mortars, not ideal. Heavily weathered masonry particularly to the south-west corner. Cracked lintels overhead at south-west corner winders. Former crack now patched with cement with tell-tale at top of straight flight of stairs, slightly eastwards of the south-west corner. Tell-tale glass has cracked though it is unknown whether this is due to it being bedded fully in cement rather than continued movement of masonry. Tell-tale dated 1977. Particularly heavily weathered masonry at low level on south wall. Stairs in fair condition. Modern handrail acceptable.	Localised consolidation of deteriorated masonry. Removal of areas of cementitious patching and covering of cracks, re-point in lime with new tell-tales to enable proper monitoring.	C
4.01.20	Tower internal, doors	Upper door into Ringing Chamber, modern, poor quality. Bottom door, timber boarded ledged to rear, good quality.	Upper door fair. Lower door good.	Upper door to be replaced in more appropriate material including draughtproofing. Lower door rub down and redecorate.	D



4.01.22



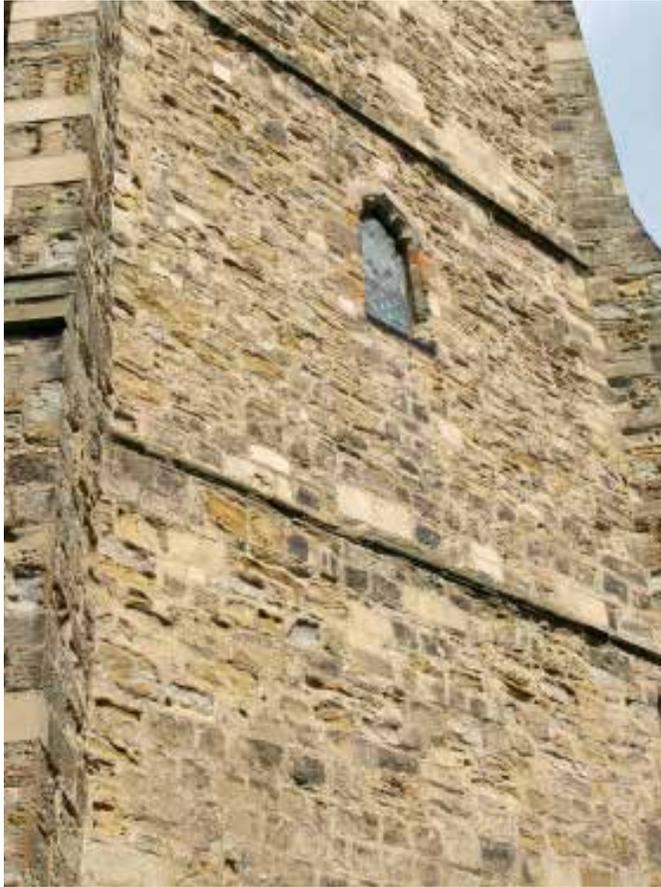
4.01.24



4.01.24

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.01.21	External north elevation, masonry	Soft sandstone to main walling with heavier gritstone to buttresses and parapets. Pinnacles to four corners of parapets and crocketed gablets to upper stage of buttress combining with string course with carved grotesques.	Localised open joints to parapet including pinnacles. Open joints to upper string course and mid-height string course at base of belfry. Main walling stone heavily deteriorated and weathered back behind hard inappropriate pointing with pebble inclusions. Various phases of pointing, some mixes harder than others. Severe pitting across full face indicating extreme damage caused by inappropriate mortars. Masonry to lower plinth in better condition with more gritstone than above. String courses at first and second stages are chipped likely concentrating water down the wall.	Phased approach to re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs. Add lead caps to deteriorated string courses to aid water shedding.	C
4.01.22	External north elevation openings	Louvred opening to belfry with moulded hood mould and label stops and traceried opening. Oak timber louvres to exterior. Cusp headed window with plain leaded glazing at former Ringing Chamber (second stage).	Generally sound. Cusp headed window to second stage masonry in fair condition. Left hand cusping more historic stonework, right hand cusping a modern replacement. Several panes broken in the leaded glazing panel.	Localised re-pointing in with phased re-pointing works. Second stage window, repair glazing. Localised re-pointing, particularly around more historic stonework.	C
4.01.23	Tower external west elevation, masonry	Soft sandstone to main walling with heavier gritstone to buttresses and parapets. Pinnacles to four corners of parapets and crocketed gablets to upper stage of buttress combining with string course with carved grotesques.	Localised open joints to parapet including pinnacles. Open joints to upper string course and mid-height string course at base of belfry. Main walling stone heavily deteriorated and weathered back behind hard inappropriate pointing with pebble inclusions. Various phases of pointing, some mixes harder than others. Severe pitting across full face indicating extreme damage caused by inappropriate mortars. Masonry to lower plinth in better condition with more gritstone than above. String courses at first and second stages are chipped likely concentrating water down the wall.	Phased approach to re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs. Add lead caps to deteriorated string courses to aid water shedding.	C

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.01.24	Tower external west elevation, openings	<p>Louvred opening to belfry with moulded hood mould and label stops and traceried opening. Oak timber louvres to exterior.</p> <p>Cusp headed window with plain leaded glazing at former bell ringing stage 2. Two small rectangular apertures to the tower stairwell and one large principal west window with hood mould over traceried tri-lancet window.</p>	<p>Louvred belfry opening generally in good condition. Deterioration to the stone sill. Timber louvres and frame in good condition.</p> <p>Cusped window in good condition, deterioration to more historic stonework at base of jamb and cill. Small windows to tower stairwell in fair condition. Cill stone to upper window in first stage is more severely weathered. Principal west window showing signs of minor stone damage at base of jambs, voussoirs to window head, and small sections within tracery. Open joints to hood mould.</p> <p>Condition of leaded panel to cusped opening is in fair condition, though slightly warped. Principal west window has metal wire security grilles fitted externally in good condition.</p>	<p>Localised re-pointing in with phased re-pointing works. To the cusped window, localised re-pointing and consolation of cill.</p> <p>To small stairwell windows, consolidation of stone replacement of cill of upper window.</p> <p>Principal west window, re-point open joints to hood mould, minor masonry repairs to window tracery and base of jambs.</p>	C



4.01.26



4.01.27

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.01.25	Tower external south elevation masonry	Soft sandstone to main walling with heavier gritstone to buttresses and parapets. Pinnacles to four corners of parapets and crocketed gables to upper stage of buttress combining with string course with carved grotesques.	Localised open joints to parapet including pinnacles. Open joints to upper string course and mid-height string course at base of belfry. Main walling stone heavily deteriorated and weathered back behind hard inappropriate pointing with pebble inclusions. Various phases of pointing, some mixes harder than others. Severe pitting across full face indicating extreme damage caused by inappropriate mortars. Masonry to lower plinth in better condition with more gritstone than above. String courses at first and second stages are chipped likely concentrating water down the wall. Area directly below the parapet at the upper level is particularly heavily deteriorated. There are also more stone replacements on this elevation than others, indicating that this south elevation is the worst affected. Movement to south-west pinnacle as noted previously.	Phased approach to re-pointing including parapet, pinnacles and main walling stone, including localised stone repairs. Add lead caps to deteriorated string courses to aid water shedding.	C
4.01.26	Tower external south elevation, openings	Cusped window opening in the new bell ringing stage and at low level one opening to the tower stairwell.	Cusped window opening, masonry localised re-pointing. Leaded glazing panel condition fair, though the panel has been cut back and the bottom half re-leaded, presumably following failure. Upper panel the lead is warping. Lower stairwell window has been blocked up.	Localised re-pointing in with phased re-pointing works. Cusped window localised re-pointing and minor masonry repair to deteriorated stonework at jamb. Repair to glazed leaded window pane panel.	C
4.02 CLOCKS AND ENCLOSURES					
4.03 ROOF & CEILING VOIDS					



4.04.01



4.04.02

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.04 ROOF STRUCTURES & CEILINGS					
4.04.01	Chancel roof structure	Open timber roof structure consisting of 8 no. collared trusses supported on wall plates and stone and timber corbels with boarding over. The trusses carry purlins which in turn support the common rafters. This ceiling has had a considerable amount of repair. The two bays to the west end of the chancel have had all new rafters and purlins and the truss at the chancel arch and the next truss along have been replaced with new oak. To the remaining trusses plated repairs have been made to the joints. There is foiled insulation visible through the gaps in the boarding in a number of places, suggesting that this roof is insulated above the boarding.	Appears to be good condition following repairs.	None.	
4.04.02	Nave roof	A much older roof than the chancel, possibly 16 th or 17 th century, consisting of 10 no. shallow trusses supported on timber corbels, each timber corbel bearing a carved figure to its lower point. These appear to be separate items added later. The trusses carry closely spaced purlins running parallel with the main axis of the roof in lieu of common rafters and the roof boarding above runs parallel with the trusses – an unusual arrangement.	All appears to be in good condition. In a few places there is some water staining to the boards, but this appears to be historic. There is no evidence of current leakage.	None.	



4.05.03

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.05 INTERNAL WALLS, STRUCTURES, BALUSTRADES, BALCONIES, ACCESS STAIRWAYS					
4.05.01	Chancel walls	Chancel walls are fully plastered and painted with the exception of the west wall which is exposed sandstone ashlar to the west. The stone voussoirs of the chancel arch are also exposed.	The plastering appears to be relatively recent and is all in generally good condition. The state of decoration is good throughout. To the chancel west wall at high level, either side of the west window, there is evidence of historic water ingress, but this appears to now have dried out and not be continuing. Elsewhere the wall heads appear dry. Noted that to the west end two bays of the timber wall plate have been replaced either side of the chancel and it is likely that this relates to the 1984 fire in the organ loft. The masonry to the archway to the former organ loft appears to have been replaced with new in the rebuilding of 1986 and is all in very good condition.	None.	
4.05.02	Nave walls	The nave is arcaded to both sides with three circular section columns and two octagonal section columns to each side with chamfered semi-circular arches over.	Above the arches the plasterwork appears to be in good order and it is expected that this has been over-skimmed with gypsum plaster as has occurred elsewhere in the Church. The decoration is in good order with the exception of some staining below the clerestory windows. It is suspected that this is due to window leakage or the run-off from condensation.	Closely inspect the windows to determine if any action is required as part of a more detailed survey of the Church glazing.	C
4.05.03	South aisle internal walls	Walls are panelled at low level, plastered and painted above.	Plasterwork and decoration appears to be in good order with the exception of a minor area of bubbling paint above the south door lobby at high level and a larger area of cracked plaster and evidence of water ingress to the east end of the south aisle at high level above the window. This corresponds to observed movement in the masonry of the aisle parapet in this location.	Make good external defects, allow area to dry out before re-decoration.	C



4.05.04



4.05.04



4.05.05

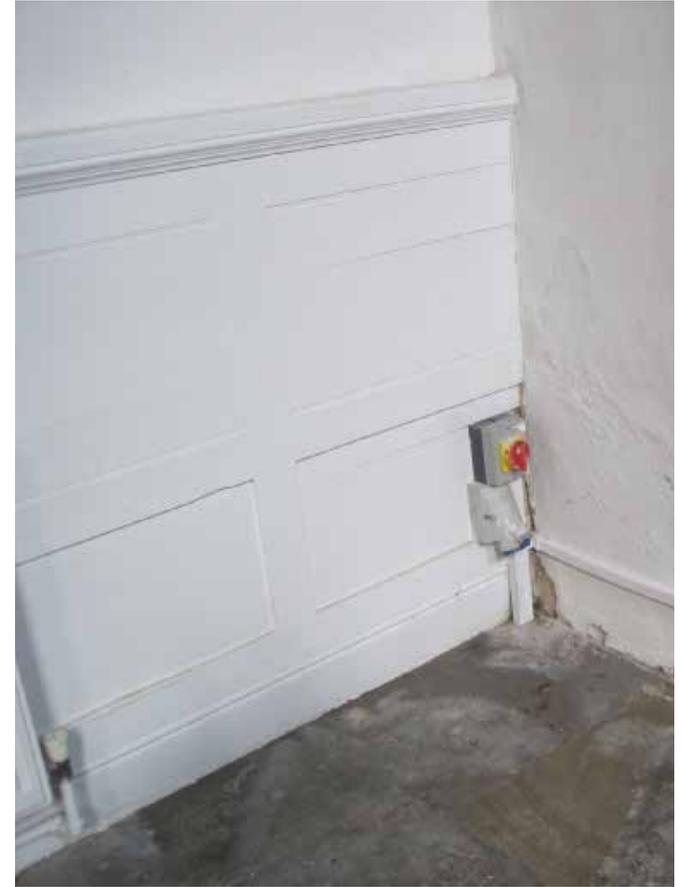
REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.05.04	North aisle walls	Walls are panelled at low level, plastered and painted above and it would appear that in many places the plaster work has had a gypsum skim applied.	Generally good. Some minor loss of finish above the north door lobby and a more substantial area of damp affected plaster near the lobby steps and in the vicinity of the north aisle dividing arch. This is believed to correspond to the location of a blocked downpipe outside. To the east end of the north aisle there is suggestion of some historic water ingress at high level in the final bay of the aisle. This may relate to poor flashings above. There is a further sign of water ingress at low level at the corner of the former organ loft. This may relate to external drainage in this location. In the organ loft proper there is some evidence of water ingress at high level to the east wall above the coat of arms. Anecdotally this areas has leaked during heavy rain and this may be related to the condition of the copings and flashings to the roof in this location.	Make good external defects, allow area to dry out before re-decoration.	C
4.05.05	Tower walls	The base of the tower is plastered and painted with the exception of the quoins to the west window and the arch vaulting to the ceiling which are exposed stone. The plaster appears to be relatively recent, as is the decoration.	All appears to be in good condition although there is some minor damp staining to the paintwork, particularly towards the west window. Minor cracking in the plasterwork to the head of the west window and the arch voussoir at the head of the arch has been re-pointed at some point in the past. A patch of staining to the tower ceiling, to the right hand side of the centre rib. This appears to have dried at the time of inspection.	Monitor cracks to see if these are progressive. Monitor staining for any further dampness in this area.	C
4.05.06	Organ Platform	Modern timber platform, part of the 1988 construction of new organ. Very well executed in timber in a neo-Georgian style. Ornate timber platform with substantial balustrade in oak with turned balusters.	Very good condition.	None.	



4.06.03

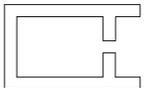


4.06.09



4.06.10

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.06 PARTITIONS, SCREENS, PANELLING, DOORS, IRONMONGERY					
4.06.01	Draught lobby to main door	Oak construction. Appears to be part of the 1980s refit with part glazed inner doors.	All in sound structural condition, although the finish is rather spoiled by surface mildew at low level.	Would benefit from cleaning off and refinishing with an appropriate finish.	C
4.06.02	Chancel screen	An ornate screen in oak of three arches with a dentil cornice over and carrying two wrought iron gates.	All very good despite minor fire damage to the rear north end which has been skilfully cleaned and restored.	None.	
4.06.03	Panelling to quire	Oak panelling consisting of modern solid oak panels below and older carved tracery panels incorporated above. The panelling extends to both sides of the quire.	All in very good condition. To the south side a section of the pelmet is becoming loose.	Re-fix with stainless steel pins and make good the pinholes.	C
4.06.04	Door to Vestry	Oak boarded door, vertical boarding to one side, horizontal boarding to the other.	All in good condition.	None.	C
4.06.05	Door, Vestry to former organ loft.	Victorian pitch pine door. Heavy framed construction. Fully boarded to one side and hung on very substantial pintle hinges.	Very good.	Brush the loose and friable masonry away from the reveals of the door and to lubricate the hinges.	C
4.06.06	Vestry external door	Heavy oak framed door with external boarding. Appears to have been recently refurbished, or possibly even of a relatively recent construction.	All very good and fully functional.		C
4.06.07	Internal draught lobby to north door	Modern construction of painted timber with glazing at high level.	All appears to be in very good condition.	None.	
4.06.08	North external door	Massive heavy timber door of horizontal internal boards and vertical external boards. Hung on very substantial pintle hinges, one of which has a recent pin repair.	All appears to be in very good condition.	Re-finish with an appropriate wood oil or paint as the existing finish becomes worn.	C
4.06.09	Access steps to north door.	Modern stone construction with steel handrails.	All in very good condition. Indication of some very slight movement adjacent to the display location of the Church bells where a joint has opened.	Monitor steps at this location to ensure that movement is not progressive.	C
4.06.10	Timber panelling to north aisle external wall	Timber panelling, fully painted throughout. Flush panels above and simple recessed panels below, all in a Georgian style.	All appears to be very good. Noted that there appears to be no ventilation provision for the space behind this panelling.	Insert a number of grilles at low level to encourage ventilation behind the panelling.	C
4.06.11	Panelling to South Aisle	To the same detail as that to the North Aisle, fully painted.	Good throughout.	Ventilation as North Aisle.	C



REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.07 GROUND FLOOR STRUCTURES, TIMBER PLATFORMS, UNDERFLOOR VENTILATION					
4.07.01	Chancel floor	The Chancel floor is formed of modern sandstone flags, carefully laid with a raised section adjacent to the vestry which also incorporates black and red terracotta tiles and reused original heating grids in cast iron. This would appear to be new work, probably relating to the 1986 rebuilding.	Good condition	None.	
4.07.02	Floor to the sanctuary	An earlier floor, possibly Victorian, consisting of stone steps rising to an altar dais with inset black and red quarry tiles and to the rear of the altar what appears to be an inset piece of Frosterley marble which may relate to an earlier altar installation.	All good.	None.	
4.07.03		To the quire, raised timber pew platforms including an all new platform to the former organ loft of softwood boards, varnished.	All in good condition	None.	
4.07.04		To the south quire, older softwood boards forming a raised platform.	All in good condition.	None.	
4.07.05	Nave floor structure	To the centre aisle stone flags with inset cast iron heating grilles forming a complete run to the centre of the Church. Below the pews pitch pine herringbone parquet.	All generally good.	None.	
4.07.06	Nave dais	To the east end of the nave at the Chancel arch, a substantial raised timber dais of modern construction, fully carpeted to serve as an altar dais. Equipped with removable altar rails which appear to bolt down on a system of steel base plates.	All relatively good, though the fitted carpet would benefit from some form of edge trim to tidy up the ragged edges.	Re-work edges of carpet.	D
4.07.07	North Aisle floor structure	A combination of stone flags, cast iron heating grilles and the same timber herringbone parquet as elsewhere.	To the west end of the North Aisle, in the vicinity of the font, some of the parquet blocks have lifted slightly becoming uneven and if they lift further this could become a trip hazard.	To monitor and if necessary lift and re-lay the parquet in this location.	C



4.07.08

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.07.08	South Aisle floor structure	A combination of stone flags, cast iron heating grilles and the same timber herringbone parquet as elsewhere.	To the south door draft lobby a makeshift timber ramp has been fitted to effect wheelchair access. This ramp is very steep for a wheelchair user and creates a cross fall which would be difficult to negotiate in a self-propelled wheelchair. The intention is very good but the execution is not particularly successful.	Construct a new internal timber platform, flat and level to allow wheelchair users to enter the south aisle fully before progressing on to a longer ramp running parallel with the axis of the aisle. For ambulant users, a marked step down with handrail should be provided.	C
4.08 INTERNAL FINISHES					
4.08.01	Internal finishes	The Church is well maintained and the internal finishes are generally in very good condition.		To carry out maintenance cleaning and repainting or refinishing where necessary.	M



4.10.03

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.09 GLAZING					
4.09.01	Windows	The windows throughout the Church are generally in very good condition featuring some very fine Victorian stained glass and some windows which have plain glazing in diamond quarries. The east window is particularly fine.	In most cases there is some minor corrosion starting to the saddle bars which support the glazing and where this is the case these would benefit from treatment.	<p>Glazing specialist to assess all the windows and to de-rust and repaint the saddle bars or to replace with bronze or brass bars as appropriate.</p> <p>To the south aisle a number of the windows are suffering some distortion to the glazed panels and the advice of a specialist should be taken with regard to this.</p> <p>In terms of general maintenance it would be appropriate to use a vacuum cleaner and gently remove cobwebs and dirt from the window reveals and cills and from the saddle bars and to ensure that any drain holes in the cills are kept clear so that any condensation may drain out correctly.</p> <p>To the north aisle the Roberts window is experiencing some moisture related decay of masonry to the right hand side and should be checked externally for weathertightness.</p> <p>Where windows have opening hoppers, these should be overhauled to ensure that they function correctly allowing the church to be ventilated during periods of suitable weather.</p> <p>The glazing to the clerestory has already been mentioned. This should be checked over for water tightness sealing to the outside to address the issue of rainwater ingress from the bottom of these windows.</p>	C
4.10 FITTING, FIXTURES, FURNITURE, MOVABLE ARTICLES					
4.10.01	Principal altar	Simple construction of panelled oak.	In good condition.	None.	
4.10.02	Altar rail	Wrought iron and oak.	In good condition.	The hinge to the moveable rail would benefit from tightening of the screws.	B



4.10.05



4.11.01

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.10.03	Choir pews	These appear to be of some antiquity, possibly 17 th century or earlier, in carved oak with elaborate carved poppy heads with some later matching infill pews also.	The pew frontals are not secured to the pew platforms in some cases.	It would be advisable to fully secure these with discreet brackets.	C
4.10.04	Church chest	A very substantial iron bound Church chest in oak.	Generally in good condition.	None.	
4.10.05	Pulpit	Victorian carved oak pulpit, supported on stone plinth with stone steps.	All in good condition. The timber section is not secured to the stone plinth and has become displaced sideways.	Secure the timber pulpit fully with discreet stainless steel brackets and fixings.	C
4.10.06	Chancel altar	Victorian oak altar with carved tracery to the front panels and adapted on to castors allowing it to be moved.	All in good condition.	None.	
4.10.07	Chancel pews	Victorian oak simply designed with geometric end panels, with individual carved motifs.	All in good condition.	None.	
4.10.08	Chancel pews	To the west end of the Nave a set of choir pews in a similar style to the other pews in the Church, set in an octagonal arrangement complete with music stands. An unusual arrangement.	All in very good condition.	None.	
4.10.09	Font	Victorian stone font on raised plinth with oak and wrought iron cover.	All in very good condition.	None.	
4.11 TOILETS, KITCHENS, VESTRIES ETC.					
4.11.01	Vestry	A bright and functional space in a good state of decoration with plastered and painted ceilings and walls with timber panelling at low level. An area to the east has been enclosed to form a toilet and kitchenette equipped with sink. There are fixed cupboards providing storage for robes and a suspended timber floor.	Generally good throughout.	The Vestry carpet has become rucked in the middle. This is a trip hazard and the carpet should be re-stretched and re-fitted by a professional carpet layer to remove this rucking. If the carpet is stretched beyond repair then it should be replaced.	B



4.12.01

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
4.11.02	Clergy Vestry	This is a large functional space and generally all in good condition with plaster and painted walls, clear finished boarded ceiling to the roof above, an external window, an internal window connecting to the Chancel and panelling painted at low level. The floor is covered in the same herringbone parquet as seen elsewhere in the Church.			C
4.11.03	Toilet	A compact room with a WC and washbasin, lighting and mechanical ventilation. Accessed via the vestry lobby from outside. It is not an Accessible toilet as such.	Generally good condition.	None.	
4.12 ORGANS & OTHER INSTRUMENTS					
4.12.01	Organ	A very fine organ installed in 1988 following the destruction of the previous organ by fire.	Regularly tuned and maintained.	Periodic maintenance by specialist.	M
4.13 MONUMENTS TOMBS & PLAQUES					
4.13.01	Monuments, South Aisle	There are a number of monuments mounted to the wall in the south aisle	All appear to be in good condition and appear to be fully secure.	Visual inspection annually for security of fixings to wall.	M
4.13.02	Monuments, North Aisle	There are a number of monuments mounted to the wall in the North Aisle which are all in good condition and appear to be fully secure. Included amongst these are monuments to Christopher Armigeri of 1592 which is of considerable historic interest. The coat of arms which previously hung in the Chancel has been relocated to the former organ loft where it is hung rather off centre and its appearance would be improved by centring it between the space.	All appear to be in good condition and appear to be fully secure.	Visual inspection annually for security of fixings to wall.	M

| 5.0 | Services

- 5.01 Services installations generally
- 5.02 Gas installation
- 5.03 Electrical installation
- 5.04 Water system
- 5.05 Oil installation
- 5.06 Sound installation
- 5.07 Lightning conductor
- 5.08 Fire precautions
- 5.09 Heating and Ventilation
- 5.10 Asbestos

| Notes

The services which enable the church to function need to be maintained to a high standard, especially as the church is a public building and the PCC have a duty of care to visitors to the church.

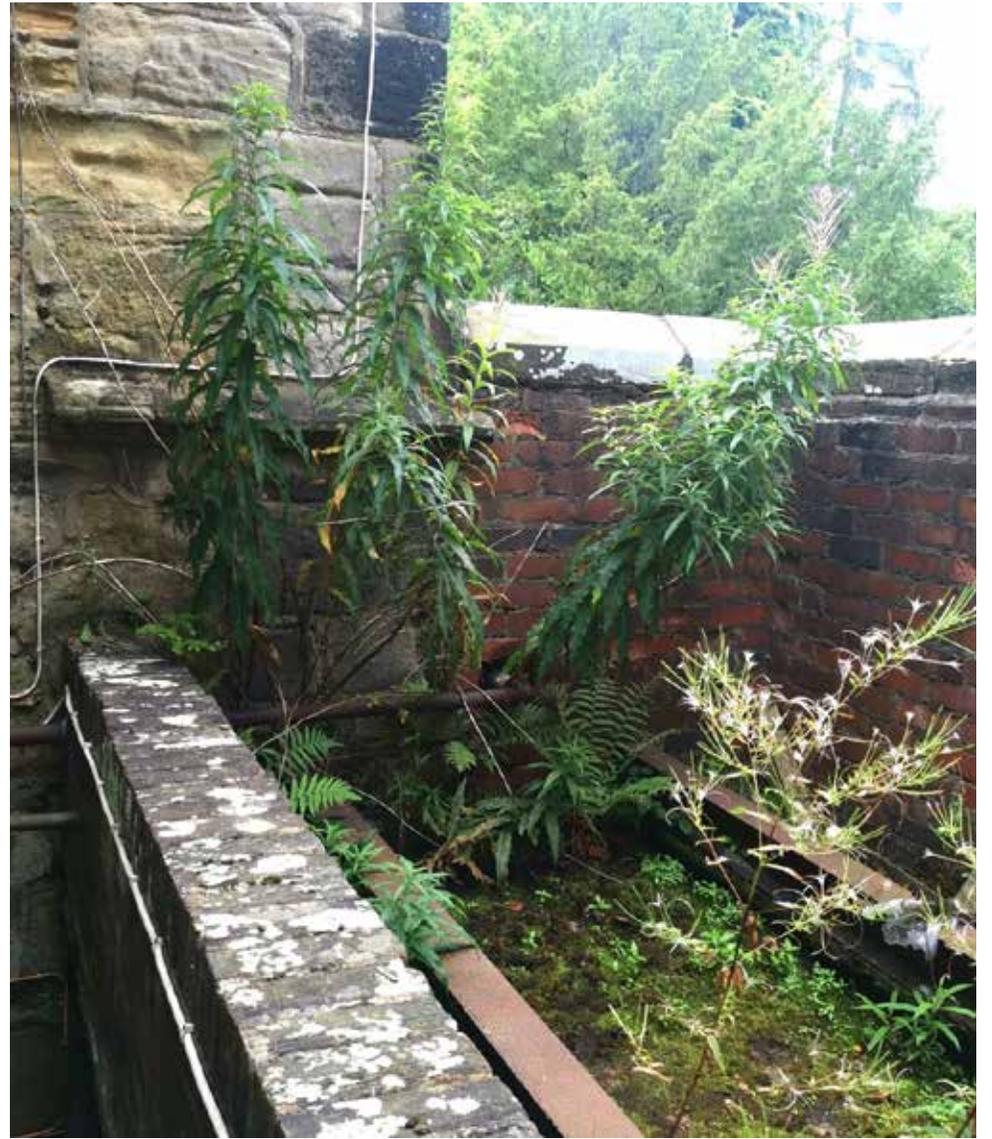
Regular maintenance, with appropriate formal testing, inspection, and certification by Competent Persons is the most effective way to achieve compliance with the various standards which govern installations such as gas and electricity.

Records of all work and testing is accurately recorded, and this should be maintained.

Frequent monitoring of electricity and gas consumption enables accurate budgeting, and provides a baseline against which any energy efficiency improvements can be measured. The church Architect can advise on energy saving measures.



5.03



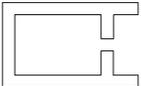
5.05

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
5.0 SERVICES					
5.01	Services installations generally	The Church is served by mains electricity, mains water and mains gas.			
5.02	Gas installation	Gas shut off valve, meter & regulator housed in external enclosure against east boundary wall. Gas boiler in cellar -see 5.09	Enclosure in good condition, with recently re-decorated doors.	Monitor condition of equipment periodically.	M
5.03	Electrical installation	The distribution boards and the circuit breakers for the Church are housed in the Vestry along with the light switching for the building. This all appears to be in good order. It is noted that the last electrical fixed wiring condition test and report was carried out in 2018 when the installation was found to be satisfactory following repairs. The fixed wiring should be inspected every 5 years.	Satisfactory.	Periodic Test & Inspection by qualified electrician.	M
5.04	Water system	Rising main enters into Vestry from east.	Water system appears to be in good condition	None	
5.05	Oil installation	Redundant oil tank base & enclosure to the rear of the Vestry.	Structure is likely to deteriorate over time.	Consider for demolition and making good or re-purposing of the area. In the short term an application of weedkiller would control the colonisation of the structure.	E
5.06	Sound installation	Sound system overhauled and upgraded in 2022.	Not tested or inspected - assumed to be in good working order following recent upgrades.	Periodic test & inspection by specialist.	M
5.07	Lightning conductor	Terminals to each of the four Tower pinnacles, linked to a common ring conductor and downtape.	Lightning conductor test appears to have been last carried out in 2018 and satisfactory readings were obtained following some remedial repairs.	It is recommended that lightning protection is tested annually.	M



5.08

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
5.08.01	Fire equipment	The fire extinguishers are regularly serviced, most recently in March 2023, and consist of one foam extinguisher in the vestry, a water extinguisher by the north door in the nave, a foam extinguisher by the south door in the nave, CO2 in the Ringing Chamber and Organ Loft.	The brackets on which the fire extinguishers are mounted are not the correct brackets for this type of extinguisher and could impair somebody's ability to lift the extinguisher off it were required in an emergency. In the vestry the bracket for the fire extinguisher has been fitted to a plasterboard wall which is not capable of sustaining the weight and consequently has pulled out of the wall.	The correct brackets should be supplied by the fire extinguisher servicing company and fitted at the next inspection. The bracket in the Vestry should be re-fitted by locating studwork within the wall that it can be attached to, or by using more substantial plasterboard fixings of a suitable load rating.	C
5.08.02	Fire detection systems	Ringing Chamber early warning	No provision .	Consider the installation of a detection and alarm system specifically to protect the occupants of the Ringing Chamber.	C
5.09	Heating & Ventilation	The central heating to the Church runs from a gas boiler located in the boiler room below the north aisle. The 2004 boiler receives regular maintenance and is kept in good working order. The boiler room itself is relatively dry and well ventilated, and it is evident that dampness creeps in through the walls and brick vaulted ceiling and then evaporates and is removed by ventilation.	Ventilation provision is adequate and the dust and debris that falls from the walls should continue to be removed by sweeping or ideally by vacuum cleaner. There is a drain in floor of the boiler room which appears to take any rain which finds its way in under the door. This arrangement appears to be satisfactory although it could all benefit from cleaning. The door to the boiler room is suffering a little from decay to its bottom edge, as is the door frame.	The boiler room door would benefit from redecoration and cleaning off of algae, and splicing in of replacement timber where it has decayed. The ironmongery to the door should also be lubricated.	C



| 6.0 | Curtilage

- 6.01 Churchyard
- 6.02 Ruins
- 6.03 Monuments, tombs and vaults
- 6.04 Boundaries and gates
- 6.05 Trees and shrubs
- 6.06 Hardstanding areas
- 6.07 Buildings within the curtilage
- 6.08 Notice boards
- 6.09 Works required to provide disabled access and parking space

| Notes

The churchyard is closed, and as such the responsibility for maintenance lies with the Local Authority.

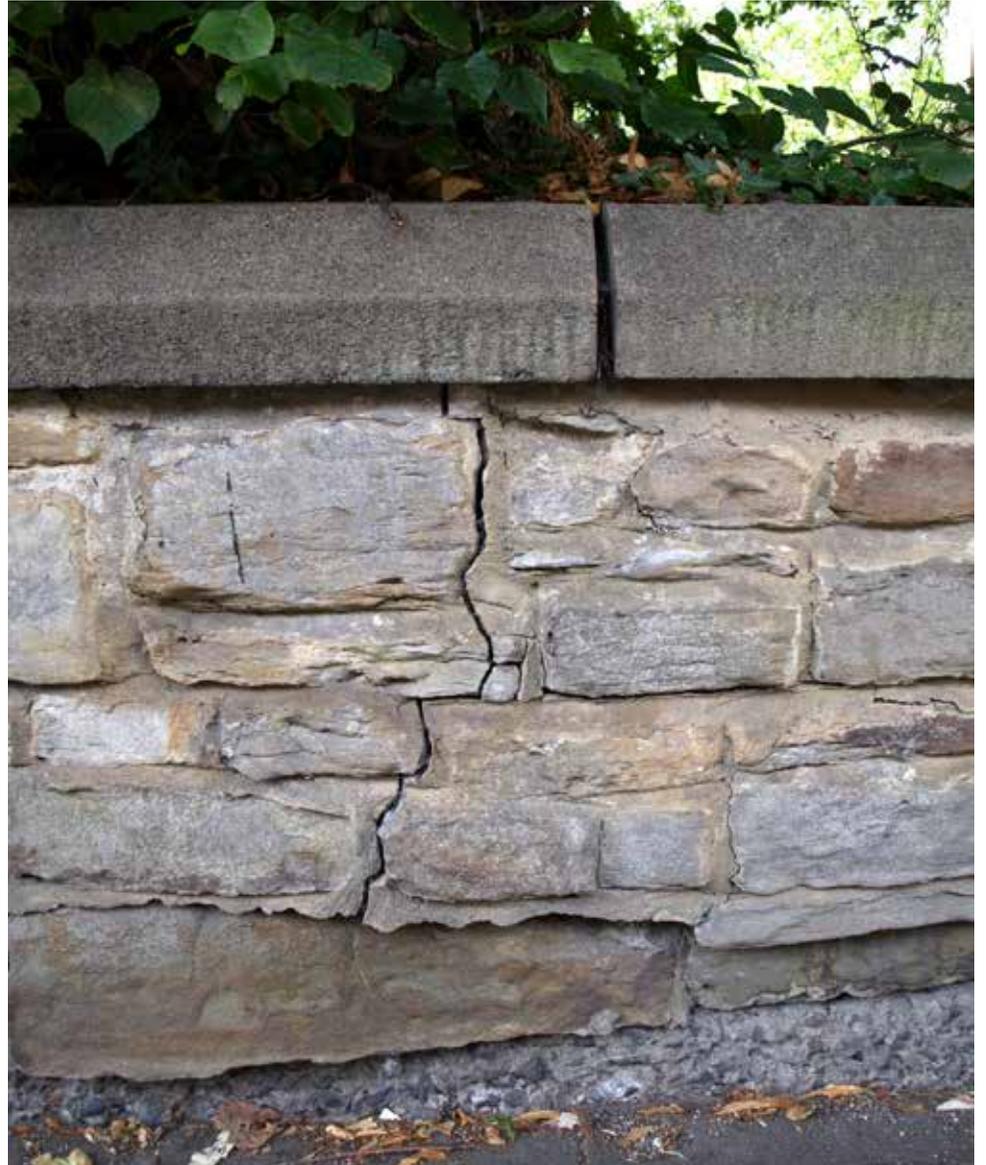
The churchyard has a large number of mature trees, and is developing an air of unkempt overgrowth. In particular the encroachment of trees in the vicinity of the building is a risk, and the heritage significance of the building is diminished by the loss of clear views of the building from Church Street.

The churchyard forms an important part of the public realm of the locality, and in the long term it would be advisable to work with the Local Authority to develop and adopt a formal plan for the landscaping and management of the churchyard. Essentially this should aim to remove the trees around the church and along the Church Street boundary to increase light and ventilation, restore views, and reduce the very real risk of damage to the building from falling trees. It would be appropriate to maintain some trees to form a backdrop to the church on the river side of the site. This could all be achieved whilst increasing the biodiversity and wildlife value of the site and improving the public enjoyment of the churchyard.

Such a plan would require agreement from all parties, and might attract opposition from some quarters. However this should not deter the PCC from working towards reasserting the importance of the building in its setting. Maintaining the churchyard in a way which is appropriate to the heritage significance and architectural status of the church is fundamentally important for the longevity and viability of the church building. Additionally the care of the churchyard sets a good example of care for the wider environment, and could give scope for a number of related outreach activities.



6.01



6.04.02, 6.04.03

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
6.0 CHURCHYARD					
6.01	Churchyard	The extensive churchyard is an important part of the public realm. It was closed in 1966 and is now maintained by the local authority. Large number of mature trees and shrubs throughout, verging on being overgrown and neglected in parts. Nominally managed for wildlife and amenity value.	There is a balance to be struck between the amenity value of the trees and vegetation and their impingement on the building by blocking light and distant views, and giving the churchyard a rather gloomy and foreboding character if allowed to grow unchecked. There is considerable scope for improving the presentation of the building.	The PCC should aim to develop a long term Management Plan for immediate surroundings of the churchyard in collaboration with the local authority. The church architect could advise, and it may be appropriate to take advice from a landscape architect and the council Tree Officer.	D
6.02	Ruins	There are no ruins in the churchyard.			
6.03	Monuments, tombs and vaults	There are a large number of historic headstones and tombs in the churchyard.	The majority of the headstones are in good condition.	Headstones should be checked annually for security, and any insecure stones laid down or repaired.	M
6.04	Boundaries & gates	Stone gateposts to the south end of the site	Poor condition - posts are heavily eroded, especially around the capitals.	In the short term the masonry should be raked out and repointed in lime mortar. Ultimately the lost features should be replaced in new stone.	D
6.04.01	Boundaries & gates	Stone steps to the north end of the site.	Steps are in poor condition, with open joints and displacement of the corner stone.	Steps should be re-built using the existing stone units relaid in lime mortar, on a new concrete foundation and backing. Structural Engineer's input recommended.	D
6.04.02	Boundaries & gates	Church Street boundary retaining wall	Poor condition - with the potential to become dangerous in places. The wall and copings have been displaced in several places by the growth of trees behind, with significant cracks showing. If this is not addressed then ultimately sections of masonry are at risk of falling onto the public pavement	Wall to be carefully taken down and masonry salvaged. Trees to be removed, roots and bank excavated. Wall to be rebuilt on new foundation with lime mortar. Reinststate bank and grass behind.	B
6.04.02	Boundaries & gates	Church Street boundary retaining wall	Tree growth directly behind the wall will continue to cause damage to the masonry in the medium to long term.	A programme of tree removal should be planned, with roots grubbed out, the wall repaired, and a more appropriate form of planting developed e.g. meadow planting which allows a better view of the church from the road.	C



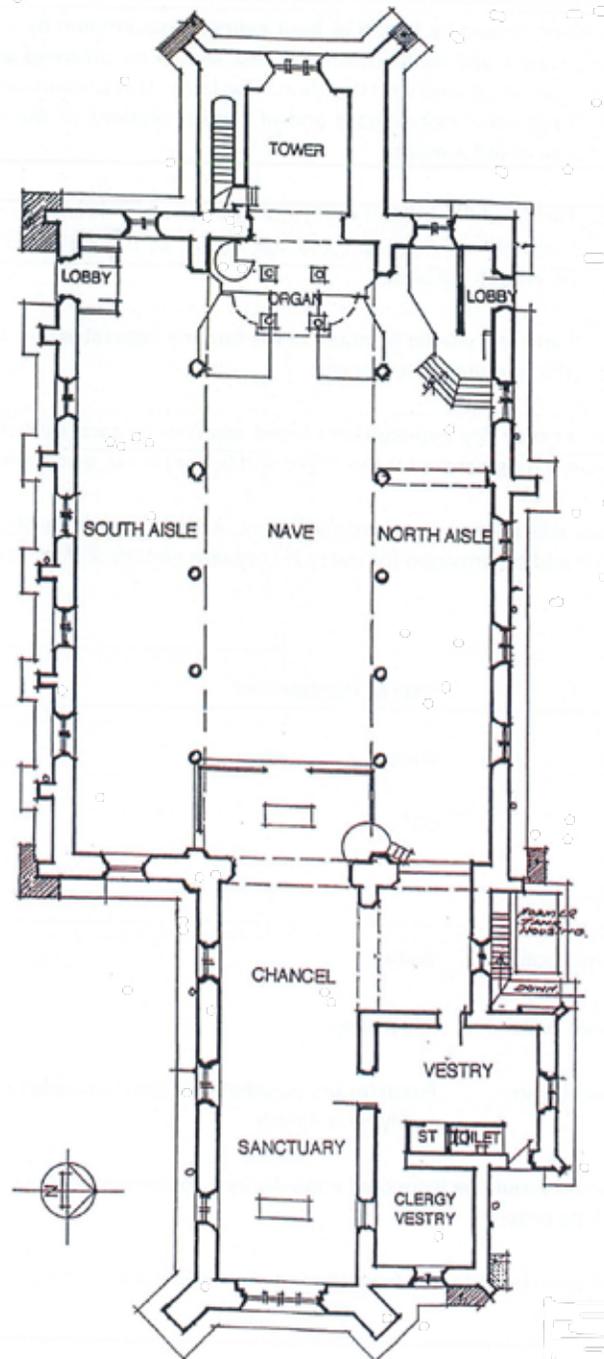
6.05

REF.	LOCATION / ITEM	DESCRIPTION	CONDITION/DEFECTS	RECOMMENDATIONS	PRIORITY
6.05	Trees & shrubs	A Tree Report was obtained in 2021.	A 're-wilded' site may be an appropriate backdrop for a Grade II* listed formal public building, but the church should not be screened by foreground trees or lost within encroaching vegetation.	Removal of encroaching trees near the building should be pursued, and the removal of trees which block views of the church from the road is recommended to give due prominence to the church building. The hollies by the Porch are particularly inappropriate and should be removed. Essentially all trees taht are within falling distance of the church should be removed.	B
6.06	Hardstanding areas	Paths around the church and churchyard. Mix of sandstone flags, tarmac, in-situ concrete, and earth / gravel	Generally in good condition. The flags outside the porch are rather uneven and would benefit from re-laying. Elsewhere the flag paving should be monitored for displaced stones forming trip-hazards.	Lift and relay the flags in the vicinity of the porch. It would be beneficial to increase the area covered by the paving with reclaimed flagstones.	C
6.07	Buildings within curtilage	None			
6.08	Noticeboards	Main noticeboard to Church Street boundary - timber on steel posts.	Showing signs of weathering to the bottom of the noticeboard plywood. This would benefit from a localised repair, but replacement should be planned in the medium term.	Carry out a localised resin / spliced repair to the lower edge of the noticeboard & redecorate.	B
6.09	Disabled access & parking	Kerb-side parking on Church Street. No specific provison for Accessible parking. Level access into the churchyard via the south gateway.	Existing provision is not ideal but essentially adequate.	Improved Accessible parking could be considered as part of any wider public realm improvements to Church Street.	E

| Appendix A

| Floor Plan

CHURCH PLAN



By previous Architect Jeremy Kendall RIBA

| Appendix B | Maintenance Plan

Maintenance Checklist for Places of Worship

St Oswald, Durham

An Introduction to the Maintenance Checklist

Thank you for looking after your historic place of worship. Monitoring the fabric of your building and performing regular maintenance are key to preserving these places for future generations. As the person on site, you are likely to be the first to notice changes that could indicate defects. Working with a professional advisor will allow decisions to be made on if action is needed, and when. This will help tackle defects to prevent further deterioration. Regular checks also monitor how well previous interventions have worked.

Using this checklist will help organise the time, people and the costs of maintenance tasks. It will also record observations and work that is carried out.

Using the checklist

This document provides a checklist to assist maintenance planning for places of worship in England. Please edit this template to suit the needs of your place of worship and to meet the requirements of your insurer. For example, make a note of the months your gutters will need checking after leaf fall, and which year the rainwater goods should be repainted.

The checklist is most useful if you update it on a regular basis. Feature it as a regular item on meeting agendas (e.g. PCC, Fabric Committee, Trustees or Elders meetings) to ensure tasks are regularly carried out. Date any entries that you make and when works have been completed. We recommend that you include plans of interior, exterior, grounds and elevations (or photographs) at the end of the document as they can be useful for contractors and volunteers. These can be used to mark areas of concern for monitoring.

Risk assessment

A risk assessment should be in place for all maintenance tasks, especially if carrying them out alone. We recommend that maintenance is always carried out by two people together where possible. Volunteers should not take any risks that threaten their safety.

Name of place of worship: St Oswald, Durham

Names and Contact Details (Fabric Officers/Churchwarden/Treasurer/Volunteers)

Name	Contact	Note

Names and Contact Details (Professional advisor and relevant contractors)

Name	Contact	Note
Chloe Granger: Crosby Granger Architects	01539 555300 chlloe@crosbygrangerarchitects.co.uk	

1.1 Roofs

Ref	Building Element	Maintenance Task	Person best placed to do the task	Suggested frequency	Annual Cost £	Q1 Jan to Mar	Q2 Apr to Jun	Q3 Jul to Sep	Q4 Oct to Dec	Note: Observation and date	Note: Action and date	Comments
1.1.1	Roof areas generally	Inspect roof coverings from the ground and accessible high points. Note any loss / damage / heavy moss. Is a defect the cause of internal dampness / leaks?	Volunteer if appropriate and/or contractor if necessary	After stormy weather Twice per year								
1.1.2	Slate roofs	Inspect for cracked, displaced or broken slates / roof tiles. Note the need for repairs* and options to repair / replace to match existing materials	* Contractor	Annually								
1.1.3	Lead roofs and cladding	Inspect the condition of the panels, joints and clips. Note the need for repairs* and undertake temporary repair of splits	* Contractor	Annually								
1.1.4	Lead junction weathering and flashings	Inspect for any unfixed lead sections or cracked mortar. Note if repair is needed*	* Contractor	Annually								

Ref	Building Element	Maintenance Task	Person best placed to do the task	Suggested frequency	Annual Cost £	Q1 Jan to Mar	Q2 Apr to Jun	Q3 Jul to Sep	Q4 Oct to Dec	Note: Observation and date	Note: Action and date	Comments
1.2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss / damage / water leakage. Temporary fix or minimise / divert leaking water	Volunteer if appropriate and/or contractor if necessary	A: During / after rain B: Twice per year								
1.2.2	Rainwater removal from valley / parapet gutters	Clear rainwater goods of debris and ensure overflows are clear. Rod if necessary	Volunteer if appropriate and/or contractor if necessary	Twice per year								
1.2.3	Rainwater goods – external inspection for cracks and leaks	Inspect rainwater goods for cracks and leaks. Repair or note the need to replace in matching material any cracked / leaking sections	Volunteer if appropriate and/or contractor if necessary	Twice per year								
1.2.4	Rainwater goods – vegetation, leaves and other blockages that need clearing	Check and clear identified blockages	Volunteer if appropriate and/or contractor if necessary	Twice per year								
1.2.5	Rainwater goods - repainting	Repaint*	Contractor * Consult with Professional advisor on specification	7 years max								

1.2.6	Below ground drainage	Check and clear all gullies. Repair open joints in perimeter drainage channels. Open inspection chambers and check drains run freely to soak away or drain. Check for tree roots causing damage	Surface checks – volunteer if appropriate Underground - contractor	Twice per year									
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1.3 External

Ref	Building Element	Maintenance Task	Person best placed to do the task	Suggested Frequency	Annual Cost £	Q1 Jan to Mar	Q2 Apr to Jun	Q3 Jul to Sep	Q4 Oct to Dec	Note: Observation and date	Note: Action and date	Comments
1.3.1	External walls generally	Inspect external walls from the ground and accessible high points. Note any damage, gathering information on any signs of movement or cracks. Photograph and monitor by measurement	Volunteer	After stormy weather Annually * As agreed with professional advisor								
1.3.2	External walls, copings and parapets	Check for loose copings. Remove any vegetation and ivy. Consult* on specification and the need for any consents to repoint any open joints / re-fix copings	* Volunteer if appropriate and/or contractor if necessary	Annually								
1.3.3	Ventilation	Ensure ventilation grills, air bricks, louvres etc. are clear. Maintain opening window vents	Volunteer if appropriate and/or contractor if necessary	Annually								

1.3.4	Bird screens	Check that birds cannot get into the tower or building through broken mesh	Volunteer	Annually								
1.3.5	Leaded light windows	Inspect and note any defects to window protection / rusting fixings, lead comes, deformed, loose/broken glass, rusting of support rods and wire ties. Clear condensation drainage holes	Volunteer	Twice per year								
1.3.6	Non-leaded light windows	Inspect windows, maintain, including minor essential repairs	Contractor	Annually								
1.3.7	External timberwork	Repaint/stain to match existing specification*	* Contractor	7 years max								
1.3.8	Doors and windows	Check and make secure - operation of lock, bolts and hinges. Oil / grease if needed	Volunteer	Twice per year								
1.3.9	Large trees near the building	Note any dead branches and/or any branches touching the building and arrange pruning* / removal	* Volunteer Avoid nesting bird season	Annually								
1.3.10	Boundary walls, monuments, memorials and paths	Inspect for stability, condition and any signs of collapse, damage or hazard	Volunteer if appropriate and/or contractor if necessary	Twice per year								

1.4 Internal

Ref	Building Element	Maintenance Task	Person best placed to do the task	Suggested Frequency	Annual Cost £	Q1 Jan to Mar	Q2 Apr to Jun	Q3 Jul to Sep	Q4 Oct to Dec	Note: Observation and date	Note: Action and date	Comments
1.4.1	Damp	Inspect each part of the building for damp or staining, checking the ceiling and walls. Record by photos	Volunteer	Monthly								
1.4.2	Ventilation	Ventilate the church frequently in dry weather. Ensure carpets and furnishings are dry and fittings secure	Volunteer	Monthly								
1.4.3	Internal spaces generally	Inspect all internal spaces, particularly below and adjacent to gutters. Note any evidence or leaks (see item 1.1.1)	Volunteer	After stormy weather Annually								
1.4.4	Internal fabric and structure	Inspect internal structure and fabric including roof timbers and bell frame and report any signs of structural movement / damp / fungus. Note and seek advice* on monitoring and the need for further investigation	Volunteer *	Annually								

1.4.5	Exposed woodwork	Inspect exposed woodwork, report any beetle infestation or rot/ decay. Note and seek advice* on monitoring and the need for further investigation	Volunteer *	Twice per year								
1.4.6	Roof and floor voids	Inspect roof and floor voids. Note any signs of vermin and any beetles or fresh wood dust to inform QI visit	Volunteer	Annually								
1.4.7	Fixtures & fittings	Inspect altar rail, handrails, pews, screens, fixed furniture for security	Volunteer	6 months								
1.4.8	Floors	Inspect all floors for firmness of structure, detached tiles, loose boards, loose covers, other trip hazards	Volunteer	6 months								
1.4.9	Cleaning, surfaces generally	Clean off all accessible walls, ceilings, and floors by vacuum cleaning or long brushes to remove cobwebs and debris (areas not covered by regular church cleaning).	Volunteer	Annually								
1.4.10	Cleaning, high level	Clean off all walls and ceilings at height, by vacuum cleaning to remove cobwebs and debris.	Specialist contractor	5 yearly								

1.5 Building Services

Ref	Building Element	Maintenance Task	Person best placed to do the task	Suggested Frequency	Annual Cost £	Q1 Jan to Mar	Q2 Apr to Jun	Q3 Jul to Sep	Q4 Oct to Dec	Note: Observation and date	Note: Action and date	Comments
1.5.1	Heating and hot water systems	Check operation. Report faults	Volunteer	Annually								
		Gas boilers inspection and testing	Gas Safe registered contractor	Annually								
1.5.2	Water systems	Check taps and pipes for leaks. Ensure insulation is in place	Volunteer	Twice per year								
1.5.3	Portable Electrical equipment	Formal inspection and test.	Specialist contractor	Annually								
1.5.4	Electrical fixed wiring	Routine checks	NICEIC/ECA registered contractor	Annually								
		Periodic inspection and testing	NICEIC/ECA registered contractor	3 to 5 years								
1.5.5	Fire-fighting equipment	Service fire extinguishers	Specialist contractor	Annually								
1.5.6	Hearing amplification system (if applicable)	Check operation and security of all fittings and wiring. Report faults	Volunteer	Annually								

1.5.7	Lightning protection (if applicable)	Check condition of lightning conductor. Report faults Periodic inspection and testing	Volunteer If there is a strike you must use a specialist lightning protection contractor or electrical contractor Specialist contractor	After a suspected strike Recommend every 11 months								The frequency of periodic inspection by specialist depends on the system in place, insurance requirements, etc. so check and consult professional advisor to confirm
1.5.8	Fire alarm system (if applicable)	Weekly test	Volunteer	Weekly								
		User attention – only for systems with open-cell batteries or the use of a standby generator	Specialist contractor	Monthly								
		Professional inspection – only for systems with vented batteries	Specialist contractor	Quarterly								
		Professional periodic inspection and test	Specialist contractor	Every 6 months								
		Professional inspection and test	Specialist contractor	Annually								
1.5.9	Emergency lighting	Functional check	Trained volunteer	Monthly								
		Duration test	Specialist contractor	Annually								

1.5.10	Intruder alarm system / roof alarm (if applicable)	Service	Specialist contractor	Annually								
1.5.11	Legionella (if applicable)	Prevention of Legionella – Review and update risk assessment, implement any necessary preventative measures	Specialist	Determined by risk assessment								

1.6	Total annual cost for occasional and regular tasks (excluding inflation & VAT)	£
1.7	Total cost per year of cyclical tasks (on an interval of more than 1 year eg painting or building services maintenance) (excluding inflation & VAT)	£

2 Summary of works to be undertaken (to be extracted from QI summary or equivalent)

Source (QI/other survey) and date:

	Timeframe	Date required	Description	Estimated Cost	Date Completed	Actual Cost
2.1	Year 1 (within 1 year)					
2.2	Year 2 (within 2 years)					
2.3	Years (within 3 – 5 years)					

2.4	Total cost of works for the next 5 years (estimated))	£
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This checklist is endorsed for use by:

