



ST HELEN'S KELLOE
QUINQUENNIAL INSPECTION REPORT 2025

Directors:
Chris Granger
Chloe Granger

Associates:
Gordon Blunt
Amy Redman
Andrew Bodenham

Crosby Granger Architects Ltd

The Fellside Centre ●
Low Fellside ●
Kendal ●
Cumbria ●
LA9 4NH ●

t: +44 (0)1539 555 300
www.crosbygrangerarchitects.co.uk

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Registered Office: The Fellside Centre, Low Fellside, Kendal, LA9 4NH

Prepared by: Andrew Bodenham AssocRICS, MCIAT Architectural Technologist

Checked by: Chloe Granger - Architect Director, AABC, SPAB Lethaby Scholar

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| 1.0 | General Information

1.01 Name of Church and Archdeaconry

Saint Helen, Kelloe
Diocese of Durham
Archdeaconry of Durham
Conservation Area: none

1.02 Name and contact of Adviser with qualifications

CHLOE GRANGER BArch, AABC, SPAB Scholar
chloe@crosbygrangerarchitects.co.uk
Telephone: 01539 555300

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.

| 1.0

1.05 Dates of Inspection and previous inspection

The inspection for this report was carried out on 26th March 2025. The previous quinquennial inspection was carried out by Chloe Granger in December 2020.

1.06 Weather on day of inspection

The weather was clear, bright and cold.

1.07 Brief Description of the Building and Designation

St Helen's at Kelloe is **Grade I listed**.

The church's tower is of Norman origin, its nave including 11th century doorways to its north and south walls. The Chancel is of 13th century form, largely rebuilt in 1854 and then refitted in 1901 but retains much of its original 13th century qualities.

An extension off the north wall of the north-east side of the Nave leads to the Thornley Porch, a Chantry Chapel founded in 1347, restored in 1691 and then eventually truncated in the late nineteenth century. From here, a door leads through the east wall into a nineteenth century Organ Blower room, now an office. The late eighteenth century Vestry, and later Organ Blower Room and basement Boiler House are all found on the north side of the Chancel.

The Norman south entrance door to the Nave is protected by an early nineteenth century porch.

Externally the Nave and tower walls are a combination of local sandstone and magnesian limestone laid as irregular rubble but generally brought to courses. The Chancel is coursed in square magnesian limestone ashlar. The pitched roofs are covered with a mixture of Burlington and Welsh Slate, excepting the recent re-roof of the nave - see 3.01.

Internally, large magnesian limestone ashlar blocks make up the internal walls of the Chancel with oak panelling to the lower half. The rest of the church interior has been plastered and painted above pitch-pine panelling. Facetted barrel-vaulted ceiling boards cover the principal spaces.

1.08 General condition of the Building

The condition of the building in general could be classed as very good following two phases of works since the 2014 quinquennial. Phase 1 principally included the re-roofing of the chancel, and Phase 2 focused on the consolidation of the external stonework. These two phases of work have been huge feats to bring the church towards good repair. Remaining items of work externally include window surround stone repairs and the future re-roofing of the nave, plus some ground works.

Internally, the church is in good condition, particularly now that the water ingress at the wallheads has been halted and the ashlar of the chancel has been re-pointed and de-scaled.

The rainwater discharge system still requires some consideration as gullies and hardstanding around the

| 1.0

perimeter are holding water in the base of the masonry walls.

Structural Issues:

There has been significant movement over the years, thought to be due to mining activity in the area, which has caused cracking of masonry and opening of joints. Most of the movement appears to have ceased, and cracks through the masonry have now been re-pointed during the stone consolidation works. Items still to note are as follows:

- Cracks through windows to south chancel due to leaning out of external ashlar cladding
- Crack through tracery of north aisle window
- Crack through internal N. elevation of Thornley Porch
- Cracks/openings up corners of tower, internally
- Opening of junction between nave ceiling and E. tower wall
- Steel plate repairs to timber floor structure of bell chamber require improvement

1.09 Safety aspects of the Building

Access up into the stages of the tower would benefit from a secure, fixed ladder with handrail or secure rope. Access into the roof void of the nave should be facilitated with safe routes through for inspection.

1.10 Works completed since the previous report

Taken from the list of recommendations in the last report dated 2014, works that have been carried out are as follows:

Urgent and Essential within six months

- Roof re-slating to nave (not as Specification)

Essential within the next year

-

Necessary within the next two years

-

Necessary within the next five years

- Boiler house roof re-covered

Long-term/ Desirable

-

Additional works undertaken

- Felling churchyard tree following vehicle damage
- Repair of churchyard wall following vehicle damage
- Boiler repair & servicing
- Organ tuning & repair
- Exterior light repair
- Alarm system servicing

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1.11 Work outstanding from the previous report

Taken from the list of recommendations in the last report dated 2020, works that have not been carried out and are still relevant are as follows:

Essential within the next year

- Carry out slating and other roof repairs across all roofs,
- Keep all gutters, downpipes and gullies clean & free-flowing,
- PAT and fire equipment inspections updated,
- Repair unstable tombs in churchyard,
- Progress proposals for permanent WC facility

Necessary within the next two years

- French drain/trench around perimeter
- New gullies to base of porch
- Repair east chancel gable copings to improve water-shedding,
- Remove cement from tower internal north wall,
- Improve steelwork repairs to tower beams,
- Improve timber ladder in tower,
- Redecorate downpipes and gutters,
- Repair door to boiler-room
- Remove carpet to sanctuary floor

Necessary within the next five years

- Re-roof lower roofs to vestry, south porch,
- Window surround stonework repairs
- Repair metal hopper window to office
- De-frass and paint metal straps in bell chamber
- Open up/improve access from bell chamber to nave roof void
- Improved access through stages of tower
- Repair boundary walls

Longer-term / Desirable

- Re-render of brickwork to organ blower/office
- Clear debris and plug gap between nave ceiling and tower
- Glazing repairs
- Consider revision to south porch ceiling to reveal original arched doorway better

1.12 Records and Health and Safety file

Present records are held within the vestry and include works carried out on the church and all certificates. The record is well kept with all certificates present and up to date.

| 2.0

| Recommendations for Repair/Renovation

All outstanding works from the last report (as noted above) that are deemed relevant have been included within the recommendations of this report. Please note; all works must be specified, overseen and approved by the inspecting architect or other conservation accredited professional to ensure quality and appropriateness of workmanship. This is not a schedule of works, only identification of where works are required - a full specification and schedule should be drawn up prior to repair works being carried out. The costs displayed are only estimates - proper costs should be obtained from the relevant craftsman before commencing.

It is important to note that these recommendations are made as a professional looking at a building and considering its needs for repair. The recommendations have not been catalogued to accommodate church funds - prioritisation according to funds should be a matter of discussion between the architect and PCC, when a plan of action should then be formed.

2.01	PRIORITY A: Urgent works requiring immediate attention	Approximate £
a)	Clean out all gullies at least every 6 months. Observe during heavy rain to check for free-flow.	1,500 / DIY
b)	Nave - Structural Engineer to review and report on areas of concern (p14-15)	1,500
c)	Tower - Structural Engineer to assess all the built-in beams and specify proper designed repairs using steel angles or a fabricated bearing shoes (p.20)	1,000
d)	Tower - set aside the historic ladder and replace with a new galvanized steel or alloy ladder (p.20)	500
e)	Thornley Porch - fill the internal crack with a proprietary filler, monitor for any further movement (p.22)	DIY

2.02	PRIORITY B: Works recommended to be carried out within 12 months	Approximate £
a)	Nave - re-roof the entirely with the correct slate, installed to relevant standards and architect's details. (p.11)	80,000
b)	Tower parapets - remove loose material and carry out localised repointing of cracks to parapets. Clean out gutters and outlets (p.12)	350
c)	Tower - carry out localised repairs and re-limewash the tower, from MEWP or by rope access. (p.14)	5,000
d)	Windows masonry - remove all ferrous fixings from the stone, fill holes with mortar. (p.17)	250
e)	Tower hatch - repair hinges and hoist arrangement. Provide a longer ladder, arrange to secure the head when in use. (p.19)	500
f)	Choir - carefully lift pew platform boards to allow inspection of the timber structure where it bears into the wall (p.24)	500
g)	Porch - remove matting from the porch. Replace the badly worn flagstone. (p. 26)	500
h)	Replace the prayer board fixings with new brass or bronze screws into nylon plugs. (p.27)	50
i)	Have a lightning risk assessment and mitigation report carried out by a qualified specialist. (p.29)	500
j)	Nave, rear pew - secure the radiator, with new fixing if required. Check for leaks. (p.29)	250

| 2.0

2.03	PRIORITY C: Works recommended to be carried out within 2 years	Approximate £
a)	Re-slate the porch, re-make the abutment and coping junction details with leadwork. (p.11)	10,000
b)	Make patch repairs to the Organ Blower roof slating. Clean off vegetation. Long-term: consider re-slating (p.11)	500
c)	Improve the detailing of the boiler-room flat roof. (p.12)	1500
d)	Downpipes to the west and the porch should be provided with a proper below-ground drainage system (p.13)	5,000
e)	Re-bed the vestry copings on a lead DPC and repoint. (p.13, 25)	2,000
f)	Nave north window - de-rust ferramenta and re-paint. (p.18)	1,000
g)	Churchyard - assess tomb structures for stability and disrepair, by monumental mason. (p.30)	500
h)	Repair and redecorate timber doors, lubricate ironmongery (p.16)	750

2.04	PRIORITY D: Works recommended to be carried out within 5 years	Approximate £
a)	Repoint the chimney locally with lime mortar to match. (p.12)	750
b)	Strip off the existing render and replace with lime render to the boiler-room and organ blower-room (p.15)	2,500
c)	Remove all cementitious pointing from tower internal walls, particularly the north. Clean off all walls and apply limewash (p. 19)	5,000
d)	Specialist glazier to assess all windows, repair the leadwork and replace the broken glazing (p.23)	2,000

2.05	PRIORITY E: Works in the long-term, or desirable works	Approximate £
a)	Window masonry - in the long-term the jambs and hood mould should be repaired with stone indents.	10,000
b)	Internal walls - remove the impermeable paint, repaint with a high porosity paint	10,000
c)	Boundary walls - rebuild areas of damage to match the style of the adjacent walls	1,500
d)	Improve drainage & surfacing to base of walls (p. 32)	8,000

2.06	M: Maintenance or monitoring	Approximate £
a)	Inspect all roofs, gutters, downpipes, gullies during heavy rain to identify missing slates, leaks, blockages or overflows.	DIY
b)	Review churchyard trees annually and after high winds for signs of damage or distress. Review trees on neighbouring land at the same time for risk from overhang or falling.	DIY
c)	Continue annual maintenance of fire equipment, gas installation & boiler, organ, PAT testing	£ annual
d)	Carry out 5 yearly Electrical Inspection & Report on fixed wiring, by specialist	1,500
e)	Observe and record location and nature of any leaks or damp patches, record with reference to relevant weather events, take photos	DIY

3.01 Roof Coverings

The chancel was re-roofed in 2018, laid with new Burlington blue slates, including all new flashings and blue clay ridge tiles. This roof continues in very good condition, with no slipped or broken slates noted. The ridge is in good condition.

The cross finial on the east gable of the chancel was replaced at the same time as the re-roofing, replacing the split finial; an iron dowel was found. The finial continues in good condition.

Since the last QI the nave roof has been re-slatted, but not to the specification provided by the architect. The slates are Spanish grey rather than Welsh heather, and the clay ridges with roll tops have been replaced with plain grey ridges. The slating is of very poor quality - already with some slates damaged, displaced, or missing in a number of areas. The verges are made up with narrow slips of slate, and in most cases do not adequately cover the verges below. A very strong cement mortar has been used to point up below the slates to the verge wall head, which will be detrimental to the masonry. The north pitch of the nave was seen to be holding water between the slate joints, and slates are stained by mineral leaching. The hard pointing to the ridges is seen to be failing by cracking and detachment on the south slope, and the pointing has been lost from at least one location.

*Recommendation: re-roof the nave entirely with the correct slate, installed to relevant standards and architect's details. **B***

The nave lead cover flashings to the tower appear to be in good condition. The slates terminate on a verge to the east gable - as above there is extremely poor coverage to the masonry below and the use of cement is detrimental.

The south porch roof is in poor condition has several slipped or broken slates, including one obvious holes which will be admitting water. The mortar fillet to the back of the copings is detached. The abutment to the nave wall is made with a mortar fillet which is cracked and failing.

*Re-slate the porch, re-make the abutment and coping junction details with leadwork. **C***

The lean-to pitch of the Organ Blower room is of grey slate; there are a number of missing, broken or displaced slates. There is some moss build up to the west side of the boiler house where there is a lack of sun for drying out.

The flashing of the Organ Blower room against the east gable of the nave is shallow, but in fair condition.

*Make patch repairs to the Organ Blower roof. Clean off vegetation. Long-term: consider re-slating. **C***

The roof of the vestry has been patch repaired since the last quinquennial, including re-bedding of the eastern copings and replacement of two damaged copings. The roof is mostly in good condition though the under eaves course appears to



South roof slopes: contrast between new Spanish slate on nave (left) and Welsh slate on chancel (right)



Nave south slope: missing slate, ridge pointing poor



Porch roof, west slope: broken, damaged & displaced slates



Decay to timber detail of boiler-room roof

be damaged with slipped slates still visible, and damp to the masonry below.

The abutment flashings of both vestry and organ blower roofs to the north chancel have been renewed and are in good condition.

The flat roof of the boiler house is has been covered in a single ply membrane sheet onto chipboard, which is already starting to decay at the gutter edge. There is a downpipe from the chancel roof which falls on to boiler house roof, guided by channel guttering laid on top of the roof in a fairly unsatisfactory manner. The iron railings to this roof are fixed into the stonework and had previously caused bursting to the stonework, now repaired. The perimeter flashings have been replaced with fibreglass extrusions which are not really suited to the job as the joints are left unsealed and embedment depth is insufficient.

Replace the fibreglass with lead-effect polymer flashings (e.g. Ubiflex or similar). Remove the drain channel and fix an extra layer of sacrificial material locally under the downpipe shoe to take the wear of the discharge. Re-work the discharge edge. C

The tower roof is accessed internally through the stages of the tower and out via a leaded timber hatch. Since the last quinquennial the tower roof has been repaired, and new catch pit outlets formed. The lead roof itself is in fair condition.

The low parapet around the tower roof which had previously been described as being in very poor condition has been re-built in 2016. It has been re-built on a lead dpc, and the internal parapet rendered in lime mortar. The parapet wall is in fair condition, with minor areas of cracking and frost-damage. There is a build up of debris in the gutters.

Remove loose material and carry out localised repointing of cracks to parapets. Clean out gutters and outlets. B

3.02 Rainwater goods and disposal systems

All eaves have cast iron gutters, (some possibly aluminium), of a half round profile, discharging to hoppers and then cast iron down pipes. During the chancel re-roofing works, gutters have been repaired and some replaced with new cast iron. The decoration of many of the downpipes is wearing thin, and in some areas exposing bare metal - all downpipes would benefit from redecoration in a suitable metal paint system.

There are many instances of vegetation growing within the gutters as well as debris build-up which should all be cleared on a regular basis to stop water backing-up and running back onto the wall head or down the wall. This is particularly important with half round gutters which cannot hold as much water as ogee profile or deep storm gutters.

All downpipes to the main roofs discharge into gullies at ground level. The south porch downpipes do not discharge into gullies but discharge on to the hard standing at the side of the porch. This arrangement will be holding water at ground level beneath the paving and thus contributing to any localised soft ground conditions. The western porch downpipe shoe is dislodged and should be straightened.



Frost-damaged render to the inside face of the tower parapet



Gullies restricted by leaves, downpipe rusting

At the time of inspection, many gullies were blocked with leaves, sludge and earth. Most have wire mesh over the outlets, but these were also holding leaves. It is essential that all gullies are regularly cleared of leaves/debris to allow water to flow freely away and not back up and saturate the masonry wall.

Clean out all gullies at least every 6 months. Observe during heavy rain to check for free-flow. A

3.03 Drainage below ground

All surface water and water from the sink waste in the Vestry all discharge into gullies except the south porch.

To the east of the building all gullies connect into a drainage system that takes water away to a soak away to the south of the church yard. To the western end, the tower gully appears to soak away into the immediate ground, and the porch just discharges onto the flagstones.

The downpipes to the west and the porch should be provided with a proper below-ground drainage system to take the water away from the base of the building. C

3.04 Bellcotes, parapets, chimneys and upstand verges

There is no bellcote.

There is a cross finial to the east chancel gable that has recently been renewed as previously described.

There is a parapet to the tower which again, as previously described, requires some minor repair and local repointing.

The up-stand verge to the east gable of the chancel is made up of kneelers dressed into coping stones. Some are heavily weathered on the top. A number are chipped/damaged at their edges, which is causing an issues with water run-off, despite being re-pointed during the roofing works.

Where the edges of copings have been damaged and water run-off is concentrated indent with new stone to improve the throw. C

The copings to the east of the vestry roof appear to be continuing to leak, despite recent repairs.

Re-bed the vestry copings on a lead DPC and repoint. C

There is one chimney on the north elevation serving the boiler house, which is built up on the side of the vestry wall, extending approximately 3 to 4 metres above the vestry roof. There is a small section of missing mortar exposing the blockwork below.

Repoint the chimney locally with lime mortar to match. D



Porch downpipes discharge over ground

3.05 Walling

The Church is constructed of a mixture of local gritty sandstone, softer sandstones and magnesian limestone, (also known as Dolomite). The nave and the tower are constructed in a rubble walling pattern which indicates partial covering with mortar or render and most probably painted. The chancel has been re-faced (in the Victorian era) with regular coursed Dolomite which was obviously meant to be seen, although interestingly there are signs of limewash on some stones.

Dolomite is a very soft, chalky magnesium limestone which is extremely porous and needs to be protected from saturation. Unfortunately, cementitious re-pointing had been carried out on the church in the past, advancing the deterioration of this soft masonry stone, with much of the stone weathering back several inches. Works were carried out in 2019 to repoint and sneck harl the masonry and apply limewash. Generally all is still in very good condition. Ashlar to the chancel continues to deteriorate and de-laminate.

To the top stage of the tower the limewashing is showing signs of flaking, with some areas patchy where water has been concentrated. As noted in the last QIR the limewashed areas would benefit from another few coats of limewash over the next few years, to build up a stable coating that will last. Limewashing to exposed buttresses also requires renewal. There is minor frost damage to exposed / saturated masonry at both low level and high level. There is also a build-up of green algae in places.

Carry out localised repairs and re-limewash the tower, from MEWP or by rope access. Include buttresses and other work areas at high level B

The south chancel elevation had been presenting some cracking. During the conservation works, investigations were made into the south chancel walling, and it was found that the ashlar facing is bowing out away from the rubble core. This is possibly due to wash-out from former leaks at the wall head, now resolved. No sign of any further movement were noted.

Structural Engineer be asked to review and report on this area of concern. A

The south porch, although a later addition, has been constructed in a similar style to the main nave using large but irregular stonework which would have most probably been full cover pointed or rendered and then lime washed. There is some minor flaking of mortar at low level, but the construction is generally sound.

The base stones of the south porch, similarly with the buttresses on the south elevation of the nave, are exposed indicating that ground levels have been lowered, (most probably to assist with damp), and that these are the exposed foundation stones.



Wear and algae staining to tower limewash



Wear and weathering of limewash finish



External crack to Thornley Porch

At ground level to the tower, the foundation stones are again exposed and are extremely friable. They were defrased in 2019, repointed and limewashed, but are still vulnerable to decay, particularly as there is a flagged path directly up against the base of the wall.

The ground has been dug away along the bank to the north perimeter and a retaining wall built to contain the land that would have sloped down into the north wall. A former doorway shows the threshold at approximately 700mm above the existing external ground level. Whilst lowering the ground level is definitely the correct thing to do to avoid internal damp issues, the now exposed foundation stones do need addressing.

Consider replacing paving with grass or gravel overlaying a French drain to reduce ground moisture against the walls E

There is a crack in the masonry below the centre of the main window to the nave, on the south elevation. The crack runs through the sill and masonry below down to foundation level, and a hairline crack has re-opened since repointing.

Structural Engineer to review cracking to the Nave south elevation and make recommendations B

The former Chantry chapel extension to the north (Thornley Porch) is constructed of the same mix of stone as the nave but with more regularly coursed stonework and more standard mortar joints, now fully repointed and in good condition. A crack through the masonry from eaves level down to foundation level to the left hand side of the window has opened up into a hairline crack again, running diagonally eastwards. This corresponds with the crack internally.

Structural Engineer to review cracking to the Thornley Porch and make recommendations B

The former organ blower room, which also includes access to the lower boiler house, is brick construction and rendered in a cementitious pebble dash render. The render is detached in various places exposing the brick behind and generally would both benefit from re-rendering at some point in the future.

Strip off the existing render and replace with lime render to the boiler-room and organ blower-room D

The vestry extension is constructed of magnesian limestone with a mix of more gritty sandstone in a fairly regular coursed manner, again repointed recently and in good condition.



Cracking in the Thornley Chapel should be investigated



All external doors would benefit from re-painting

3.06 Timber porches, doors and canopies

The inner door of the main south nave entrance is positioned on the inside of the original door opening, and is of relatively modern softwood, square panelled, stained in a dark wood, and is in good condition.

The outer door of the main south nave entrance is positioned on the outside face of the original door opening, obscuring the original round-headed medieval arched opening. The door itself is of some age, probably C19th, and appears to be of a good quality, close grained softwood coated in a dark stain and is in good condition. There is a weighty rim lock that is still in use and signs of former locks still visible. The strap hinges to the outside face of the door are in excellent condition. It is believed that this door came from elsewhere.

The iron gates that sat within the outer porch opening have been removed and the masonry repaired.

The external doors to the vestry and to the steps of the boiler house are both softwood, of reasonable quality, stained in a dark wood stain. The door to the steps of the boiler house is deteriorating at its bottom rail and requires repair and decoration for protection.

Repair and redecorate timber doors, lubricate ironmongery C

3.07 Windows

To the south elevation of the chancel there are three windows with dual lancets and tracery above, and one singular arched window. All have dressed stone reveals but only the single lancet has a dressed hood mould over.

There had been cracking noted around the far easterly window on the south elevation and minor cracking around the next window along to the west.

A section has fallen from the hood mould of the single lancet window, previously noted as a crack. The jamb stones to the west are severely deteriorated.

In the long-term the jambs and hood mould should be repaired with stone indents. E

The cracks noted in the south chancel windows are probably due to the detachment of the ashlar facing from the rubble core; tying back the masonry to the window reveals was part of the structural recommendations to be completed during the stone conservation project. The cracks have also now been repointed and can be monitored.

All window guards that are of a wire design are now fixed with non-ferrous fixings.

The two windows to the south elevation of the nave are triple lancets with tracery above. Both have hood moulds, both of



Hoodmould cracking has led to loss of section - the adjacent section is also at risk of failing



Window on south nave - stonework surrounds heavily deteriorated. Hoodmoulds now protected with lead

which are showing severe signs of deterioration, as well as to the jambs and mullions at lower level. Mortar repairs to the hoods have been carried out and lead caps have been added, which adds protection from above. The jambs and mullions still require repair.

In the long-term the mullions should be repaired with stone indents. E

There is evidence of former cementitious repairs that have been carried out to the stonework which have greatly accelerated the rate of decay. There is clear evidence of former ferrous fixings that have cracked and damaged the stone work to the jambs and the mullions, some of these are still present and embedded in the stonework. These historic fixings should be removed before more damage is caused.

Remove all ferrous fixings from the stone, fill holes with mortar. B

In the long-term the window masonry should be repaired with stone indents. E

As with the chancel windows, new security guarding has been fixed using stainless steel fixings, but it is unclear why the old fixings were not removed at this time.

Of these two windows on the nave, the western most window appears to be suffering worst, with the right hand jamb visibly delaminating. The hood mould has been repaired and capped in lead.



Rusting ferramenta to window

The stonework to the jambs of the round headed bell chamber openings to the top of the tower have been repaired during the last quinquennium.

The main window on the west elevation of the tower is a double lancet with tracery above. The jambs and tracery appear in relatively reasonable condition, although there is evidence of damage from former ironwork fixings. As elsewhere, new metal guarding has now been fixed with non-ferrous fixings.

There are two former openings on the north elevation of the nave, one at high level which would have been a window, (with a corresponding one on the south, above the porch), and one at low level that would have been a door.

The triple lancet window on the north elevation of the nave is in reasonable condition, although stonework to the jambs and mullions are showing signs of deterioration and delamination. The head of the hood mould is also delaminated substantially with the roll missing, which requires repair.

In the long-term the jambs and hood mould should be repaired with stone indents. E



Stone decay is widespread across the building, exacerbated by over-hard pointing in many places.

There were several cracks through the tracery masonry, now repointed. This window has iron ferramenta to the windows which has caused damage to the stonework and would benefit from treatment.

De-rust ferramenta and re-paint. C

The triple round headed lancet window with square head to the former chapel extension on the north side appears in reasonable condition, although the mullions seem to have suffered quite heavy deterioration.

There are signs of former ferrous fixings which should be removed and the modern grilling, which is currently in position, should be re-fixed with stainless steel screws. This metal guarding is of square design over the whole window aperture, covering all mullions and tracery - this style of protection is not sympathetic to the window.

The rectangular modern windows of the former organ blower room are dressed stone with square leaded lights and are in good condition. There are several cracked panes and one replacement quarry, but all in reasonable order.

There is a metal hopper window to the right hand side which is showing signs of rust.

The full window aperture is covered with a heavy metal window guard which is rather heavy but none the less functional.

The window on the north elevation of the vestry is timber stained softwood, and in reasonable condition.

The metal window guard is similar to the organ blower room, appearing fairly heavy but none the less functional.

The main east window of the chancel gable has three lancets with tracery above. The jambs are showing signs of deterioration as are the mullions, with evidence of former repairs in cementitious mortar that are accelerating decay. The right hand mullion appears to have been bedded vertically, which can lead to issues with delamination.

The wire window guards are well shaped to fit within the reveals and have been fixed with stainless steel fixings.

There is a crack visible through the sill and continuing down into the masonry below, now repointed and can be monitored.

| 4.0

| Internal Elements

4.01 Towers, spires

The square tower is positioned at the west end of the nave with the font at the ground floor. There is no entrance through the tower - the main church entrance is on the south west of the nave.

The tower is constructed of rubble masonry with smooth painted plaster to the ground floor, as the nave.

Access into the upper floors of the tower are via a hinged hatch in the timber ceiling, hoisted up by a pulley rope from ground level, now defunct. Access is via ladders - there is no permanent access arrangement.

The hinges of the hatch and the hoist arrangement require repair to ensure good functional operation. A longer ladder would aid access, with hardware fitted to secure the head when in use. B

The ceiling to the ground floor of the tower is square panelled with soffit boarding, (actually the floor boarding of the floor above), on to carved moulded beams, resting on stone corbels that have been painted in with the walls. The timber is stained and of reasonable condition, although the hatch opening up to the bell chamber is scuffed and worn.

There is evidence of water ingress to the north internal elevation which is visible on the painted stone corbels and the plasterwork below - the paint is severely flaking off. Externally the leaking downpipe has now been fixed, so it is hoped that the flaking paint and salts evident are a result of the masonry drying out. The salts should be brushed off and the paintwork rubbed back before redecoration.

Through the access hatch in the ceiling, the first platform is timber floor boards directly onto the timber moulded beams as seen from below. The boards seem sound and dry around the perimeter.

The walls of this first stage are rubble with what appears to be a hot-mix lime harl thrown on to the inside surface. This has then been painted with a lime wash. Some areas have been smoothed off where previous repair works have been carried out. To the north wall the plaster has been stripped off back to stonework and at some point has then been heavily pointed and roughly coated in a cementitious based mortar. This will be exacerbating the clear issues that this north wall has with chronic damp. Now that the leaking downpipe externally has been fixed, the inside face of this wall should be repointed in lime mortar and limewashed.

Remove all cementitious pointing from tower internal walls, particularly the north. Clean off all walls and apply limewash D

There are visible cracks to all four corners of this room running from floor to ceiling indicating movement; it is suspected that this is historic.



Peeling of impervious paintwork in tower - north wall, assumed drying out. Cement render internally in stage above requires removal



Historic timber ladder should be replaced with alloy or galvanised steel equivalent



Strap repairs to the embedded timbers are structurally poor and should be re-worked to a Structural Engineer's design

The hearth in the corner is somewhat deteriorated and the old, slim wide bricks are crumbling. This does not pose any real issue as the hearth and flue is now no longer in service.

The ceiling joists to the floor above run north to south and have had issues in the past with deteriorating bearing ends. Within the previous quinquennium, steel plates have been added to the underside of the beam ends, extending into the masonry sockets to strengthen them. Some of the steel plates appear to be deflecting under load - these are not structurally effective repairs.

A Structural Engineer should assess all the built-in beams and specify proper designed repairs using steel angles or a fabricated bearing shoes. All steelwork should be hot-dip galvanized or stainless steel for corrosion prevention. A

The two larger beams in the centre appear to be original, or at least of a substantial age, and have evidence of woodworm or beetle attack. This does not appear to be presenting an issue at this moment in time, although the eastern beam of the two appears damp where it is embedded into the northern wall. The western has a steel plate fixed to its underside extending into the masonry socket.

The slimmer beams to either side of these main principle beams are later additions, with odd bearing arrangements; from the east, the first of these beams has been cut short on the south wall, possibly to accommodate the flue from below. The second beam has been notched to the underside, close to the south wall bearing, reducing the depth of the beam, and at its north bearing the timber is damp and soft.

Of the western beams, the far west beam has been notched on its north bearing, reducing the depth of the beam, and the second from the west is friable at its north end. Both are damp and soft. In all instances where there is concern at the bearing end, steel plates have been added to the underside.

Access from the first level of the tower up to the second level of the tower is via a timber hatch, accessed via an ancient timber ladder.

Set aside the historic ladder (secure to the wall) and replace with a new galvanized steel or alloy ladder securely bracketted to the structure at top and bottom, to extend at least five rungs above the upper floor level. A

The second chamber is the bell chamber where two bells hang on a relatively modern timber frame. The new timber frame is perhaps mid to late 20th century with steel straps and bracket fixings. The steel work is now beginning to show minor signs of rusting. The bell frame is secured on to two large beams spanning north to south embedded in the wall masonry. The beam to the west appears to be of the same age as the new frame while the eastern beam appears historic.

The walls of the tower at this second level appear to have been rebuilt in various locations, including the heads of the louvre openings which are now sporting concrete lintels with



Lintels to south louvre still timber, in good condition. All others concrete. Metal grills in good condition, fixed securely



Nave ceiling boarded. Gap between ceiling and tower wall would benefit from clearing of debris and filling



Chancel ceiling, water staining historic

brickwork over. The majority of the walls have been rendered in a cementitious render which is now cracking and will be holding water within the wall. The north wall, particularly in the north west corner, is evidently damp with salts visible.

The heads of the louvre openings to the west, east and north have all be replaced with concrete lintels, whereas the south has been repaired with one new timber section to the inner face with what appear to be the original timbers in the middle.

The roof structure is a mixture of old timbers and new, repaired at the same time as the wall head rebuilding - all appears to be in sound and very dry condition.

The principal oak beam that appears to be of some age is one curved piece of oak which is a delight to see.

The sarking boards to the underside of the roof covering are also relatively new and all seem to be in very good condition.

The louvres within the openings are timber with a metal grill to the inside on a timber frame. These all appear to be in good condition.

4.02 Clocks and their enclosures

There are no clocks on the tower or elsewhere within the church.

4.03 Roof and ceiling voids

There is an access hatch from the bell chamber into what is assumed the roof void of the nave, however the door will not open more than a couple of inches so the space could not be inspected nor even looked at with a torch. This access should be opened up and any obstructions removed to enable at least a visual inspection through the hatch.

4.04 Roof structures and ceilings.

The roof structures and ceilings throughout are 19th century timber with timber soffit boarding. The nave and the chancel are in a faceted barrel style and the tower is a flat ceiling.

Within the nave the timbers are moulded faceted ribs with horizontal panelling between, all stained in a dark timber stain. There are various areas that appear to indicate water ingress, particularly at the west end, but these are possibly historic. There is debris in the gap between the ceiling and the wall of the tower which would benefit from clearing out and the gap filling/plugging.

The ceiling of the chancel is also ribbed with moulded timber and horizontal panelling in a barrel-vaulted profile. There are carved bosses at the junctions of ribs in the chancel only and also a carved cornice decoration at eaves level.



Crack to right hand of window in Thornley Porch

There is some staining to timbers that is historic. The roof over has now been re-roofed and insulation laid on top of the ceiling and a ceiling hatch added in the at the west end, just beside the chancel arch. All in good order.

The tower ceiling and roof structure is described in item 4.01, Tower.

4.05 Internal walls, structures, balustrading, upper floors, balconies and access stairways.

There are no upper floors or balconies or access stairways. The ladder access up into the tower is not ideal and consideration should be given to a more suitable form of access.

The internal walls of the tower and the nave are plastered and painted down to dado height from which point below the perimeter is panelled with softwood panelling, all stained in dark timber stain.

The plaster work all seems in reasonable condition, as does the paintwork although it must be noted, the paint does not appear to be a permeable paint and in a few locations has started to peel. The dado height panelling throughout the tower and the nave appears in good order.

As noted previously, there is evidence of former damp on the wall of the north tower elevation where there is yellow staining, the paintwork is severely peeling and the stonework of the corbel appears to be delaminating. It is assumed that this has been exacerbated through the drying out process, following repair works externally. The paint should be removed and plaster redecorated, preferably in a breathable paint.

There are water run marks down the east elevation of the tower wall from historic water ingress.

There is minor cracking evident over both windows to the south elevation of the nave, and a crack through the sill to the north window of the nave.

On the north elevation of the former Thornley chapel, there is a crack to the right hand side of the window running from the head diagonally across the masonry walling to the far eastern corner. There is some concern from the PCC that this crack has grown in recent times.

Fill the internal crack with a proprietary filler e.g. Toupret, discretely record the date of filling, and continue to monitor in the future for any further movement. A

The chancel arch is plastered with the exposed stone below painted in with the plaster above and around. The internal walls of the chancel are exposed ashlar magnesian limestone above timber dado-height panelling. The panelling and choir stalls in the chancel are oak and of very good quality and in excellent condition.



Damp staining and minor mould to nave north wall, to be monitored



Window in north of nave has several broken square quarries and some leadwork distorted



Choir pews on timber platforms - distortion of floor should be investigated.

The exposed masonry of the chancel has recently been repaired and repointed, and now looks much improved and in good condition.

There were cracks over the heads of all the windows to the south elevation of the chancel and also over the door into the vestry from the chancel, now all pointed in lime mortar and will be monitored. The cracks in the southern windows are attributed to the leaning-out of the external stone facing, pulling the windows reveals with it.

The window tracery to the main east window and infill panel above is a 19th century addition and appears to be detaching from the original window reveal. This has been pointed.

4.06 Glazing, doors, and ironmongery

There are various types of glazing, mostly pictorial stained glass of various ages and styles. All of the figurative stained glass appears in very good condition, most probably due to the security protection afforded externally.

There are minor signs of lead panels slumping, but none of great significance.

The tall lancet in the north elevation of the chancel appears to have been built as one large panel which is now showing evidence of bowing, but at present is still sound.

The coloured quarry glazing to the south elevation of the chancel are simple but attractive and are all in good condition save the most westerly of these windows that has several broken quarries. These broken quarries have been repaired with some form of putty which does not seem appropriate.

The large plain glazed window to the north of the nave is in fairly poor condition with many broken quarries and deterioration of leadwork.

Specialist glazier to assess all windows, repair the leadwork and replace the broken glazing. D

The internal door into the vestry from the chancel is the original external priest's door and is of close grained softwood or oak, panelled, stained in a dark wood stain with wrought iron hinge braces and studs to what would have been the external side. The internal elevation is horizontally panelled and hosts a large rim lock and wrought iron latch of the same age as the braces. All in good condition.

The internal door to the south porch is softwood with square panelling, stained dark timber, and in good condition.



Lifting the rubber-backed matting in the Porch reveals trapped moisture - seen here as a dark damp patch



High quality joinery is a feature of the church, all generally in good condition

4.07 Ground floor structure, timber platforms and underfloor ventilation

The porch, the entrance way, the central aisle through to the chancel and the tower are all solid floor with stone flags, although the Church is now fully laid to carpet and the stone flags can only be seen in small areas that are not covered, including around the organ in the former side chapel.

The pews are set on slightly raised timber floors although the rise is only approximately 1 to 1½ inches high. The timber floor to the pews is of good quality softwood and left natural in colour, all in good condition.

To the choir pew platform on the south side there is a distinct cross-fall towards the external wall, suggesting that the timber structure may have been compromised by decay of embedded timbers.

Carefully lift some boards near the wall to expose the void and allow inspection of the timber structure where it bears into the wall. B

There is an area of concrete to the south west corner of the nave and the floor of the tower has been covered with a red asphalt type screed. Neither are ideal materials, but sound in their condition.

The chancel is laid with relatively modern stone flags with diamond detail in a monochrome colour scheme. This is covered down the central aisle with carpet.

The sanctuary steps are sandstone with the sanctuary level also laid in the monochrome stone flagging as the chancel, although is now mostly covered with carpet. The sandstone steps show signs of erosion, and the flags beneath the carpet also do - the carpet will not be allowing the stone flags to breathe so will be exacerbating any deterioration - remove.

There are trenches throughout the chancel for heating pipes but none can be seen within the nave, which one presumes is a solid floor.

There are external ventilation grilles visible that presumably vent the void below the timber pews.

4.08 Internal finishes

The internal finishes of the church are paint to the plaster in the nave and tower above dado panelling. All are in reasonable condition, although it appears the paintwork may not be permeable which is causing issues on the north elevation of the tower in particular, but also to stone window surrounds and cills where the paint is peeling. Ideally this impermeable paint should be removed, focusing on window surrounds initially.

Long-term remove the impermeable paint, repaint with a high porosity paint E



Damp around electrical installation, possibly due to leaks from verge coping stones above.



The boiler-room is particularly wet, and roof and abutment details should be checked

4.09 Fittings, fixtures, furniture and movable articles

The timber fixed pews that remain on their pew stalls are of a simple design of good quality and good condition.

The fixed choir stalls are again of very good quality, high Victoria gothic design and are in good condition.

The pulpit is a timber decorative octagon on top of stone steps and projecting plinth. The design is of excellent quality in high Victoria gothic style.

Other items such as the lectern and vergers' seat are also of high quality with decorative carvings.

The communion rail and altar are timber, carved, of good quality and in good condition.

The reredos is part of the main wall panelling to the east gable and is again in high gothic style, good quality, in good condition.

4.10 Toilets, kitchens, vestries, etc.

The vestry is of solid wall construction, with plastered and painted walls throughout and a flat ceiling.

There is evidence of damp, seen on the flaking stonework and salt build up on the east wall of the vestry at high level. This indicates damp tracking down from above, despite copings having been re-bedded. The internal wall has subsequently been repainted, but unfortunately in a standard emulsion paint which will not allow the wall to breathe. As this is area is problematic, it is recommended that the plaster is removed back to masonry and this eastern wall re-plastered and painted in a breathable materials. Externally copings should be re-bedded on lead.

The incoming electric supply is on the wall above the door on the east elevation where there are signs of damp. This is not ideal and increased the urgency of ensuring the copings and flashings above are sound.

Re-work the Vestry copings to incorporate a carefully detailed lead DPC below the stones, to reduce water ingress. Replaster and redecorate after a period of drying. C

To the north-west corner of the vestry, the header tank overflow pipe exits the wall. Around this area there are signs of damp, but it is unclear whether this is a leak from the pipe, or from the roof above. Peeling of paintwork to the western wall in this corner suggests it is the roof at fault.

Inspect during heavy rain for drips from roof eaves /gutter externally. M

The floor has been newly re-carpeted, over timber suspended floor. The vestry is greatly improved in terms of decoration (albeit in non-breathable paint), tidying up and renewal of furniture and replacement of the light fitting; it is a much



St Helena's Cross - good condition, now protected from overhead with a newly slated roof

brighter and fresher room.

The former organ blower room, now partly an office/ print room, is accessed up three concrete steps, is carpeted onto a screed floor with solid plastered and painted walls. The paintwork is looking tired but in reasonable condition. The recently exposed floor grille has improved ventilation and has improved the internal room environment.

The boiler-room is accessed from an external door, down a flight of steps to the basement level. The floor is concrete and the walls are rendered in a fuel ash, cementitious mix and painted. The ceiling, walls, and floor are very damp, from a combination of below-floor ingress and roof abutment leaks. It should be noted that modern boilers in general do not like damp spaces and if the boiler fails or becomes problematic, consideration should be given to its relocation to a drier environment. The floor floods when there is a lot of rain.

*Attend to the flashings of the roof abutments - see Roof section. Check the sump pump regularly. **M***

The porch is open, with a flagged floor and exposed stone walls. The floor was damp below the matting when lifted, and one flag is badly worn to the point of being a trip hazard.

*Permanently remove matting from the porch, or replace with a fully porous alternative which will not trap moisture. Replace the badly worn flagstone. **B***

The ceiling is boarded, with a flat central soffit and skelings to the eaves. The flat central portion of roof cuts across the top of the original medieval arched doorway, and consideration should be given to the ceiling's removal/re-configuration. The porch was re-pointed during the stone conservation works, and is in good condition.

A good quality pre-fabricated toilet cabin provides a much-needed facility for the church users. It is an excellent provision and well worth the investment, but obviously only a temporary installation.

There are plans to develop an extension at the west end to house a permanent accessible toilet facility, as well as plans for re-ordering to create useable space at the rear of church, both of which will hugely improve the viability of the church as a building and venue.

4.11 Organs and other instruments

The organ is positioned next to the chancel arch, within the former Thornley Chapel. The organ was originally built in 1820 and was restored in 1977. The organ is of good quality oak with golden painted pipes.

There is also a piano opposite in reasonable condition.



Loose fixings to Lords' Prayer board

4.12 Monuments, tombs, plaques etc

The late 12th Century carved stone Cross of St Helena is the church's treasure, mounted on the north wall of the chancel. It is an intricately carved cross, decorated in three illustrated panels, displaying the legend of the finding of the True Cross with Saint Helena and Constantine. It would have originally been set with semi-precious stones and decoration, and probably one of a pair. Despite it being historically broken in several places, with some pieces missing, the stonework and carvings themselves remain in good, sound condition.

There are several other tablets and plaques, including an incomplete tablet by Henry Porter and the Charles II coat of arms hanging over the tower arch. All appear to be in sound condition, with the exception of the Lord's Prayer board in the base of the tower which has loose fixings.

Replace the prayer board fixings with new brass or bronze screws into nylon plugs. B

There are several ledgerstones laid inside the church, within the chancel, including two large crosses. They are all suffering from various degrees of erosion on their surface due to the moisture rising from the ground and evaporating on the surface of the stones.

It has been suggested previously that a damp-proof membrane is laid beneath these stones to protect them from the damp below - while this will protect the individual stones in question, it will push the moisture elsewhere to the surrounding flags and wall bases, so careful consideration should be given to the wider issues whenever damp-proofing is desired. This should be further investigated.

| 5.0

| Services

5.01 Services installations generally

There is mains gas, water and electric that serve the church. Maintenance and safety inspections are carried out regularly and recommended works carried out.

5.02 Gas installation

The gas meter and shut-off valve are located in the basement boiler-room. There is a Prestige Solo 50 gas boiler situated adjacent, which serves the Victorian cast iron radiators and pipes via a heat exchanger. The gas boiler is a replacement for a previous oil-fired unit, and is reportedly a vast improvement.

The gas system was tested in October 2024, with no recommendations for works necessary. Testing should be carried out annually.

5.03 Electrical installation

The supply to the church is by overhead cable from the north. The cable terminates on the chancel north wall and enters the vestry above the door. The service head, cut-out, meter, and sub-main isolators are located above the vestry door.

Lighting is afforded by floodlights fixed just above eaves level on the timber panelled ceiling to both the nave and within the chancel. These are lit using tungsten-halogen. They are in satisfactory working order, but are not particularly attractive and a number of tubes are blown. It would be desirable at some stage in the future to consider a new lighting scheme. This should be born in mind if any large-scale electrical works are required.

The electrical system was tested in April 2019, with no observations or recommendations made. The next test was due in 2024 and overdue at time of the inspection. **M**

The last PAT inspection appears to have been completed - ensure that this is done annually or as advised by a competent electrician.

A security alarm system is fitted, and was inspected and tested in February 2025, with no work required.

5.04 Water system

There is a water supply that serves the new gas boiler and a sink in the vestry.

5.05 Oil installation

There is no oil equipment.

5.06 Sound installation

There is an integrated speaker system with speakers positioned at eaves level within the nave and with some portable speakers behind the choir. There is also a loop system, both of which are reported to be working well.

5.07 Lightning conductor

There is no lightning conductor.

Have a lightning risk assessment and mitigation report carried out by a qualified specialist. The Diocese may be able to recommend a specialist. B

5.08 Fire precautions

There are four extinguishers within church. They were all tested in July 2023 but were overdue for checking at time of inspection.

5.09 Heating and Ventilation

The heating is provided via the gas boiler in the heating chamber. The heat emitters consist of large cast iron radiators at the west end and cast iron pipework running along the external walls, behind the pews, in the nave and in the tower. The pipework runs below floor in trenches within the chancel, accommodated by the higher floor level in comparison to the nave. The floor trenches are covered with cast iron Victorian grilles.

The radiator behind the rear pew on the south side has become detached from its brackets - this could lead to leaking joint over time.

Re-fix the radiator, with new fixing if required. Check for leaks. B

Although the boiler is relatively new and an improvement on the last system, the limited surface area of the old victorian cast iron pipework and minimal radiators may not be heating the church efficiently. Consideration should be given to reviewing the output to see whether improvements can be made.

There is under pew ventilation which should be maintained.

5.10 Asbestos

There was an asbestos maintenance survey carried out in December 2016; no asbestos containing materials were found.

| 6.0 | Curtliage



Headstones fixed along the north boundary wall. Area of collapsed wall



Leaning tree on the north boundary

6.01 Churchyard

The churchyard is now cared for by the Local Authority. In the past, all of the grave headstones have been moved from their locations and are now propped up vertically against the north boundary wall, although several have fallen or been placed forward on the ground due to instability and tree roots. The condition of the headstones is mixed, many with heavy erosion and delamination, taking the inscriptions with it.

6.02 Ruins

There are no ruins within the churchyard or curtilage.

6.03 Monuments, tombs and vaults

There are several table tombs within the grassy churchyard, all requiring repair and stabilisation. There are no known vaults within the church grounds.

Assess tomb structures for stability and disrepair, by monumental mason. C

6.04 Boundaries and gates

The boundary walls are of mixed condition, with some areas of localised damage. Some areas have been re-pointed in a rather heavy, lime and cement mix which is not ideal. The walls should be considered part of the fabric and any works should therefore be carried out with due care and attention, using the correct mortar mixes and finish.

Rebuild areas of damage to match the style of the adjacent walls E

The pedestrian gate at the north-west corner of the site is in good serviceable condition.

6.05 Trees and shrubs

There are a large number of mature trees within the grounds, now looked after by the Local Authority. Generally the trees and shrubbery are kept in reasonable condition. Some trees on neighbouring land are in poor condition, and it may be necessary to negotiate their removal

Review churchyard trees annually and after high winds for signs of damage or distress. Review trees on neighbouring land at the same time for risk from overhang or falling. M



Hardstanding against base of wall will be trapping moisture - consider removal and laying grass directly up to base of walls

6.06 Hardstanding areas

There is a wide tarmac path leading from the pedestrian gate at the north west of the churchyard, running along the south front of the church and out to the road at the east. It is all in reasonable condition.

There is a mixture of stone flags and tarmac that surround the church, both laid directly up against the perimeter walls. This hardstanding laid immediately against the base of the wall will be allowing water to be absorbed into the wall masonry, and will be keeping the immediate ground consistency wet, rather than allowing the earth to dry out.

The ground adjacent to the walls perimeter should be left as earth or grass, with land drains below if necessary, to help keep the base of the wall dry. E

6.07 Buildings within the curtilage

There are no other buildings within the curtilage of the church.

6.08 Notice boards

The noticeboard on the verge beside the main road is in very good condition.

6.09 Works required to provide disabled access and parking space

There is currently level access provided through the main south porch entrance. There are steps up into the chancel and to the high altar, but level access is maintained throughout the nave.

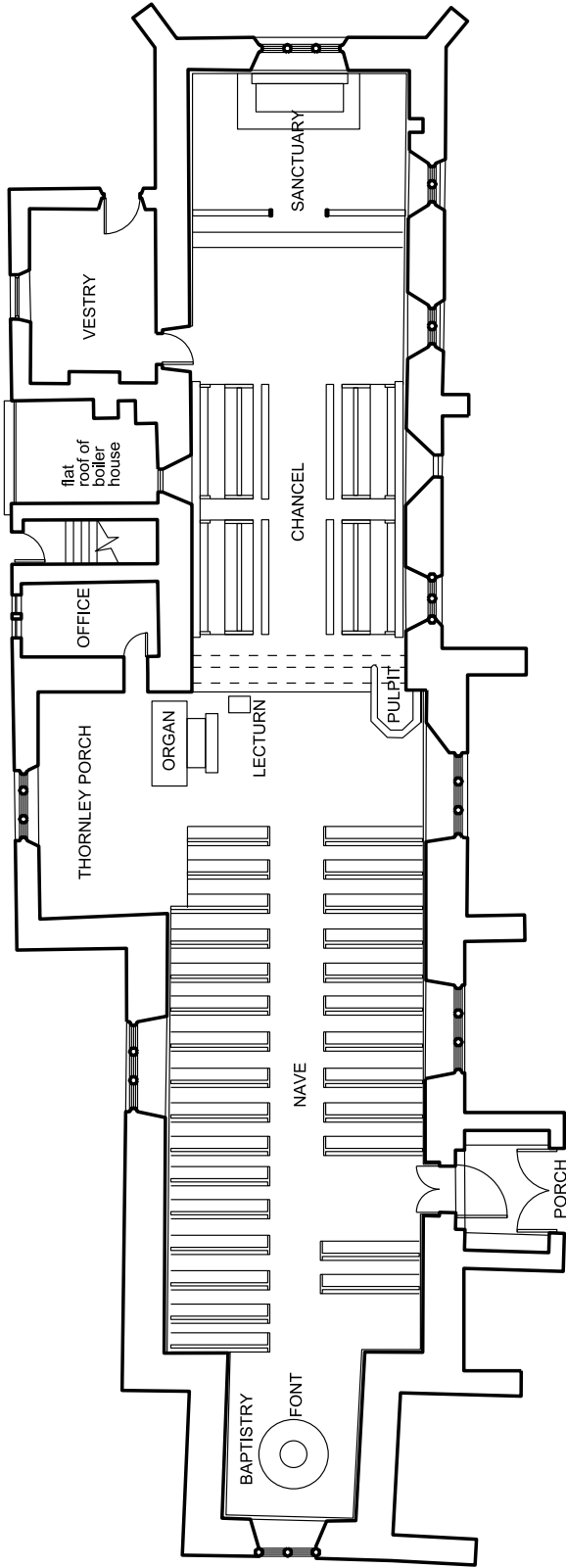
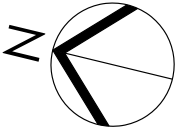
There is parking for disabled vehicles externally, to the east of the chancel.



New noticeboard on side of road to north

Appendix A

Floor Plan



| Appendix B

| Maintenance Plan

MAINTENANCE PLAN - ST HELEN'S, KELLOE

- E/C
- External contractor
- I/H
- In house inspection
- X
- Applicable
- A
- Architect quinquennial inspection
- SE
- Structural engineer inspection
- TF
- Timber specialist
- *
- Maintenance inspection/works utilising high level access
- **
- Maintenance I/H subject to suitable safety measure being put in place

Item no.	Location	Building element	Details of maintenance item	Details of inspection and maintenance	Legal consideration and responsibility	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Comments
A1	External	Roof coverings	Slates	Inspect for cracked, broken or missing slates with binoculars from ground. If required, maintain with new slate replacement using lead or copper tags	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to inspect from ground. If defects found, roofer to be employed
A2	External	Roof coverings	Ridge tiles	Inspect for cracked or broken ridge tiles and missing mortar bedding. Replace/ re-point in NHL5 mortar	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
A3	External	Roof coverings	Lead flashings and valleys	Inspect for splits/ defects. Replace sections of defective lead with new, appropriately coded for length and application	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
B1	External	Rainwater disposal	Parapet gutters	Inspect for splits/ defects. Replace sections of defective lead with new, appropriately coded for length and application	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
B2	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Inspect for leaking/ open joints and poor or loose fixings. Seal joints, repair fixings	Health and Safety Legislation			E/C *			E/C *			E/C *		
B3	External	Rainwater disposal	Parapet gutters	Maintenance inspection - Clear out debris and leaves to ensure free-flowing, including all outlets	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
B4	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance inspection - Clear out debris and leaves to ensure free-flowing, including all outlets	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
B5	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance - Rub down and repaint inside and out, ensuring all joints are sealed	Health and Safety Legislation						E/C					
B5	External	Rainwater disposal	Gullies	Maintenance - Clear out gullies, ensuring free from debris/ leaves etc, inspect for cracks	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to carry out cleaning
B6	External	Rainwater disposal	Drainage	Maintenance inspection, cleaning / jetting out to ensure all flowing away from building freely	Health and Safety Legislation					E/C					E/C	Wardens/ volunteers to inspect and clear out gullies ensuring water flows away freely
C1	External	Masonry walling	Parapets and copings	Inspect for stability, ensuring joints are full. Remedial works to be specified if required	Health and Safety Legislation					A *					A *	Architect to assist with or approve specification
C2	External	Masonry walling	Spires, chimneys & bellcotes	Inspect for stability, ensuring joints are full. Remedial works to be specified if required	Health and Safety Legislation					E/C					E/C	Steeplejack to inspect.
C3	External	Masonry walling	Mortar pointing generally	Inspection of joints for loose mortar/ open joints	Health and Safety Legislation					A *					A *	
C4	External	Masonry walling	Mortar pointing generally	Maintenance of mortar joints - rake out and repoint open joints with lime:sand mortar, as identified by Architect	Health and Safety Legislation, Planning/ LBC					E/C					E/C	Architect to assist with or approve specification
C5	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Inspect for newly developed, or developing cracks, particularly to the underside of rolls, with binoculars from ground. Raise any concerns with Architect	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Staff/ volunteers to inspect using binoculars

C6	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Inspect for newly developed, or developing cracks, particularly to the underside of rolls check for stability/ detaching of stonework. Check for open joints	Health and Safety Legislation					A *					A *	
C6	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Allow for removal of any detaching stonework - indent with new carved sections, as identified by architect. Point up any open joints in lime:sand mortar	Health and Safety Legislation, Planning/ LBC					E/C					E/C	Architect to assist with or approve specification
C7	External	Masonry walling	Masonry in general	Inspect for stone erosion and new or developing movement cracks in masonry	Health and Safety Legislation					A *					A *	SE to be called upon if deemed necessary by Architect
C8	External	Masonry walling	Ventilation grilles	Clear of rubbish/ debris	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear
D1	External	Woodwork	Timber window frames, facias, bargeboards, doors	Inspect woodwork for deterioration/ rot	Health and Safety Legislation					A					A	
D2	External	Woodwork	Timber window frames, facias, bargeboards, door frames and doors	Carry out any timber repairs. Rub down and repaint all woodwork in external grade exterior paint	Health and Safety Legislation, Planning/ LBC					E/C					E/C	
E1	External	Hardstanding	Base of wall	Maintenance inspection of perimeter of masonry walling, removing any vegetation growth	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear
E2	External	Hardstanding	Access	Maintenance and management of access routes to ensure all users including wheelchair and less able bodied users can safely enter the building	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
E3	External	Boundary walls	Masonry stability and mortar pointing generally	Inspection of joints for loose mortar/ open joints	Health and Safety Legislation					A *					A *	
E4	External	Boundary walls	Masonry stability and mortar pointing generally	Maintenance of stonework and mortar joints - repair stonework, rake out and repoint open joints with lime:sand mortar, as identified by Architect	Health and Safety Legislation, Planning/ LBC					E/C					E/C	Architect to assist with or approve specification
E5	External	Railings and gates	Metal work maintenance	Rub down and repaint all metalwork with appropriate anti-rust metal paint	Health and Safety Legislation					I/H					I/H	Work could be carried out either by Church Wardens or external contractor
F1	External	Services/ protection	Lightning protection - if installed as recommended	To be serviced by lightning inspector	Health and Safety Legislation					E/C					E/C	
F2	External	Services/ protection	External lighting	To be checked for servicability and function, bulbs replaced as necessary	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
G1	Internal	Roofs	Roof voids	Inspect for leaks and damp	Health and Safety Legislation					A					A	
G2	Internal	Roofs	Roof voids	Inspect timbers/ wall plates for signs of decay/ rot	Health and Safety Legislation					A					A	Architect to call upon SE or TF should any signs of deterioration/ movement be found
G3	Internal	Roofs	Roof structure	Inspect timbers for signs of decay/ rot	Health and Safety Legislation					A *					A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found
G4	Internal	Roofs	Roof structure/ trusses	Inspect timbers and cast iron elements for signs of decay/ rot and displacement	Health and Safety Legislation					A *					A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found
H1	Internal	Walls	Eaves level	Inspect for areas damp that may indicate failed gutters	Health and Safety Legislation					A *					A *	
H2	Internal	Walls	Low level	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)	Health and Safety Legislation					A					A	
H3	Internal	Walls	Below floor void	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)	Health and Safety Legislation					A					A	
H4	Internal	Walls	Below floor void	Maintain clear ventilation through air bricks/ vents	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
I1	Internal	Surfaces	Painted walls	Repaint	Health and Safety Legislation					E/C					E/C	Architect to assist with or approve specification

I2	Internal	Surfaces	Ceilings	Repaint	Health and Safety Legislation										E/C	Architect to assist with or approve specification
J1	Internal	Timber	Windows & doors	Inspect woodwork for deterioration/ rot	Health and Safety Legislation					A					A	
J2	Internal	Timber	Windows & doors	Maintenance inspection of all ironmongery to ensure working effectively, and all openable windows can be easily opening for ventilation	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
J3	Internal	Timber	Panelling, doors & skirtings	Maintenance wax treatment/repainting	Health and Safety Legislation					E/C					E/C	
J4	Internal	Timber	Timber structures generally	Inspect all timberwork embedded into masonry for signs of deterioration/ rot, particularly checking joists, under floors and in cupboards where close environments could lead to ideal conditions for rot	Health and Safety Legislation					A					A	
K1	Internal	Services/ protection	Fire alarm system, fire extinguishers and other fire safety equipment	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
K2	Internal	Services/ protection	Fire alarm system	To be checked regularly (fire alarm test/ drill)	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain - test weekly, or as recommended
K3	Internal	Services/ protection	Electrics generally, including power, lighting and audio installations, PAT	Inspection by engineer	Health and Safety Legislation			E/C			E/C			E/C		No legal timeframe - frequently enough to ensure there is no chance of the installation being unsafe
K4	Internal	Services/ protection	Lighting/ audio installations	Maintenance to ensure all in working order	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
K5	Internal	Services/ protection	Security alarm system	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	At the discretion of the PCC - frequently enough to ensure in good working order
K6	Internal	Services/ protection	Heating system	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
K7	Internal	Services/ protection	Hot and cold water supply	Inspected by engineer	Health and Safety Legislation					E/C					E/C	
K8	Internal	Equipment	Organ	To be serviced by engineer	Health and Safety Legislation		E/C		E/C		E/C		E/C		E/C	
K9	Internal	Equipment	Sanctuary lamps	Pulleys, chains and mechanism to be checked and oiled to ensure sound and secure	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	Could be checked/inspected by competent person within parish or external contractor
L1	Internal	Accessibility	Entrances	Maintain all entrances that enable ease of entry	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain

| Appendix C

| Listing Text

Grade: I

Date Listed: 10 May 1967

English Heritage Building ID: 109957

Parish church. C11 tower and nave; C13 chancel largely rebuilt 1854 and refitted 1901 by W.S. Hicks; Thornley Porch (Chantry Chapel) founded 1347, restored 1691 and converted to organ-chamber in late C19; late C18 vestry and early C19 porch. Dressed stone chancel, coursed rubble elsewhere; Welsh slate roofs.

West tower, aisleless nave with south porch and north organ chamber, chancel with north vestry. Windows mainly renewed in C19, some with Geometrical and Decorated tracery.

3-stage tower has massive stepped buttress and C18 diamond sundial on south and small round-headed belfry windows on each face. Long 3-bay nave: herringbone masonry in west end; 3 identical buttresses on south; in porch a round-arched south doorway of 2 worn orders on block capitals with shafts missing; 2 small blocked windows above porch and 2 C19 windows to east; blocked pointed window above similar north door; steeply-pitched roof.

Long 2-bay chancel with C19 buttresses; C19 windows except for an original lancet on both north and south; diagonally-buttressed east end has restored 3-light window with Decorated tracery; steeply-pitched roof with coped east gable. Small gabled porch.

Organ chamber incorporates medieval plinth and masonry from Thornley porch. Vestry has pointed sash window.

Interior: pointed, double-chamfered partly-restored tower and chancel arches. Plastered nave with C19 barrel roof has Charles II Arms above tower arch, C18 circular stone font bowl and 1897 plaque to Elizabeth Barrett Browning (1806-61, who was baptised in the church). Chancel has 1901 barrel roof, panelling and reredos by W.S. Hicks, 2 medieval grave slabs in sanctuary, and elaborate unfinished aedicular wall monument of 1712 by Henry Porter.

The St. Helena Cross, on north chancel wall, is a richly-carved, probably C12 stone cross with 3 panels illustrating the legend of the Invention of the True Cross with associated saints Helena and Constantine.

(J.T. Lang, "The St. Helena Cross, Church Kelloe", *Archaeologia Aeliana*, 5th Series, Vol. 5, 1977).