

Diocese of Durham

St Mary, Staindrop

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report
On the architect's inspection of

23rd April 2026

Archdeaconry of Aukland
Deanery of Durham Dales
Grade I listed – Staindrop Conservation Area

Incumbent – Revd Canon Eileen Harrop



Report prepared by

Sarah Harrison RIBA

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REVISION A

Dates of inspection – 01/05/2026

Weather – Sunny and dry, 21°C

Date of report – May 2026

Date of previous inspection – May 2021

PART ONE

1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground, tower, and roof valley levels. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.
- 1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

1.1 Brief description

- 1.1.1 The Church of St Mary, is a Grade I listed parish church on Front Street, formerly dedicated to St Gregory. The church comprises a chancel with north vestry, nave, north transept, wide north and south aisles enclosing the west tower, south porch, and ancillary accommodation including boiler room, oil tank and store to the north side of the chancel. The building is principally of sandstone rubble with ashlar dressings, with the south aisle in dressed blocks.



Internal View of Nave to Chancel



Internal view of Chancel

- 1.1.2 The church is of exceptional archaeological and architectural significance, retaining pre-Conquest fabric within the nave. The earliest surviving fabric is recorded as pre-1020, with remains of a string course suggesting an 8th or early 9th century date, together with remains of the Anglo-Saxon nave and parts of its window openings. The early 12th century nave arcades survive, with later medieval rebuilding and enlargement around this earlier core
- 1.1.3 The 12th century church was altered and enlarged in successive phases. The nave arcades are early 12th century, while the aisles, tower and chancel were added or developed subsequently. In the 13th century the transepts were added, the nave lengthened, the west tower built and the chancel extended, with the north vestry also added. Evidence of earlier steeply pitched roofs survives internally as roof lines and string courses.
- 1.1.4 The aisles were altered in the 14th century, associated with Ralph Neville's 1343 licence for three chantries, and the south porch was added. The church became collegiate in the early 15th century, with a college of secular priests founded in 1408 and the church appropriated in 1412, before dissolution in the mid-16th century. The early 15th century work included the clerestory and upper stage of the tower. Later restoration took place c.1849 by Cory, including renewal of many windows. Important internal features include medieval sedilia, piscinae and aumbries, 15th century collegiate choir stalls, a pre-Reformation screen, a 14th century font, medieval and later monuments including Neville tombs, and a small medieval glass roundel in the vestry.

1.2 Listing Description

STAINDROP FRONT STREET NZ 1320 (North side) 18/128 Church of St. Mary 14/9/66

GV I

Originally dedicated to St. Gregory. Parish church; Collegiate early C15 to c.1544. Some pre-Conquest fabric in nave; early C12 arcades; aisles, tower and chancel added; C13 transepts, nave lengthened, west tower added and chancel extended; north vestry added. C14 aisles altered (1343 licence to Ralph Neville for 3 chantries) and porch added. Early C15 clerestory and top stage of tower. Circa 1849 restoration including many renewed windows by Cory. Mostly sandstone rubble, some very coarse; south aisle dressed blocks; plinth, quoins and ashlar dressings; roof not visible; stone-flagged porch roof. 4-bay nave with west tower, clasping aisles, south porch and north transept; small room clasping east corner of south aisle; 3-bay chancel with north vestry at east end. Steeply-gabled porch has wide 2-centred chamfered arch under c.1900 sundial in gable peak; small blocked lights in returns. C19 Decorated tracery in 3-light aisle, 2-light north aisle, 3-light transept east windows and large 5-light east window. 2-centred-arched north door has eroded animal finial, perhaps lion, under short column. West window of south aisle: stepped lancets with plate tracery in 2-centred surround. West cusped 3-light window in north aisle with beakhead-stopped drip mould; 3 cusped lights in clerestory windows. Vestry has elaborately-cusped 2-light windows, with carved spandrels on ground floor, and lancets above; and Perpendicular 3-light east window. 3-stage tower has 2-centred-arched door in west stair turret; lancet in high first stage; paired lancets in short second stage; renewed Y-tracery in corbelled-out belfry stage. Buttresses, clasping at corners; parapets with chamfered coping except for roll-moulded south aisle and embattled tower. First chancel buttress obscures blocked priest's door. Gargoyles on south.

Interior: porch has side stone benches; wide-chamfered round-headed surround to renewed double doors; stone vault on 3 wide ribs. Nave, tower and north aisle rubble; south aisle coursed blocks; chancel painted plaster; ashlar dressings. Roof of nave cambered beams with central pendants from low ridge, and single purlins; horizontal brace in north-east corner; chancel roof renewed in similar style with painted decoration and frieze. Round-arched double-chamfered nave arcades on cylindrical piers, with moulded bases and varied C12 capitals, to 3 east bays; drip strings with one head stop on north, and nutmeg decoration on south; some keeled end pilasters; square piers to east of fourth bay which has fillets on pilasters supporting double-chamfered round arch; pyramid stops on outer chamfer and on similarly-chamfered 2-centred arches to open tower. One small round-headed pre-Conquest opening, deeply splayed, interrupted by first pier and springing on south; blocked opening opposite of same shape. Blocked round-headed door in west wall of tower, and 2-centred and corbelled heads to blocked doors-above. Line of earlier steeply-pitched roof marked by strings. Chancel has thin, wide 2-centred arch uncomfortably set on impost string, damaged moulded capitals and pilasters with fillets, the west face with fleur-de-lys finial on dog-tooth drip mould. 2-centred vestry door has 2 hollow chamfers under drip mould; small cusped triple lights and squint with re-used grave cover high above to upper vestry, possibly priest's chamber.

Triple sedilia with moulded shafts and cusped heads, all with fillets, on south, has vigorous foliage capitals and one corbel, and one head corbel;- small blocked 2-light north opening possibly aumbry. Some windows have rere arches; lancets have trefoil inner heads.

North transept has 2 aumbries and 2 piscinae, one cusped and one cusped and pierced; blocked and mutilated 2-centred opening to north pier of chancel arch. Aumbry in north wall of north aisle below large blocked square. South aisle has cusped east piscina; possible site of aumbry obscured by fittings. 2-centred-arched entrance to south-east room, with stone vault on 2 closely-set ribs; triple sedilia. Monuments include tomb recess in south aisle; C13 lady and young boy; C14 of Euphemia de Clavering under large elaborate crocketed gable. C19 iron railings at west enclosing 1. large wooden chest, much decorated, with effigies of Henry Neville, died 1560, and second and third wives: by John Tarbotons; 2. large alabaster chest, much traceried, with effigies of Ralph Neville, died 1425, and his 2 wives. At north-west, effigy of Henry Vane, died 1792, on low relief showing Raby Castle as restored by him; his wife Margaret, in Gothic surround, and his daughter-in-law Katharine, died 1800 and 1807, all 3 by Robert Cocke in white marble; over south door, marble bust to John Lee, Attorney General, died 1793, and his wife Mary, died 1813, by Nollekens.

Much C19 glass; small medieval roundel in vestry. Furnishings include Jacobean altar table; C15 collegiate choir stalls with poppyheads, Tudor roses on arms and on misericords, and blind traceried backs; pre-Reformation screen with slender moulded uprights, and cusped depressed ogee arches. Octagonal C14 font with slightly concave faces; each side of bowl with shield, blank except for shield on east which quarters arms of Neville, with Clifford and another.

Listing NGR: NZ1309720636

1.3 Previous Inspections

This is the author's first inspection; however, the previous 2021 report has been obtained and was by Donald Insall Associates, who carried out the previous seven inspections. Only the 2021 report was available for reference.

1.4 Recent recorded works

The Log Book was available but had not been updated since 2021 and no other records were available at the time of inspection, the importance of maintaining accurate records cannot be stressed enough. These need to be made available to the QI at each inspection. The previous QI reports some notable works since 2016:

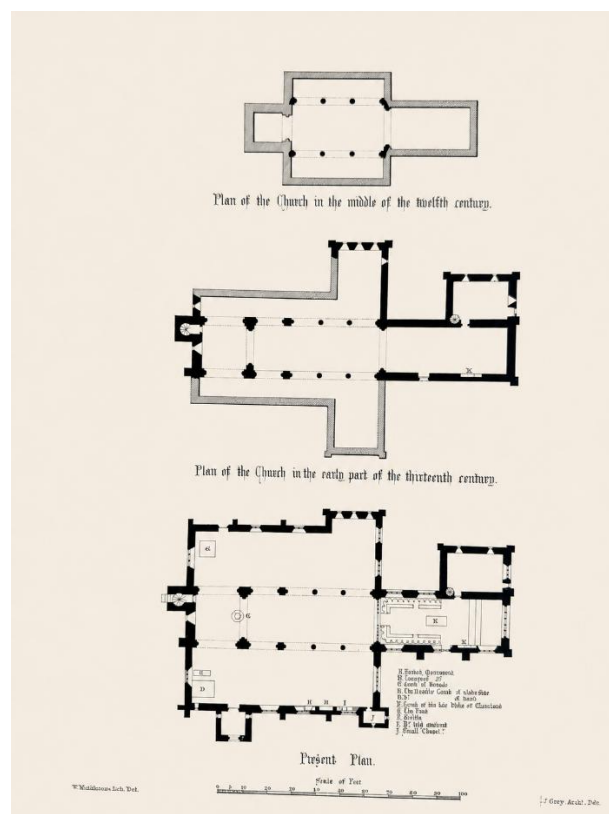
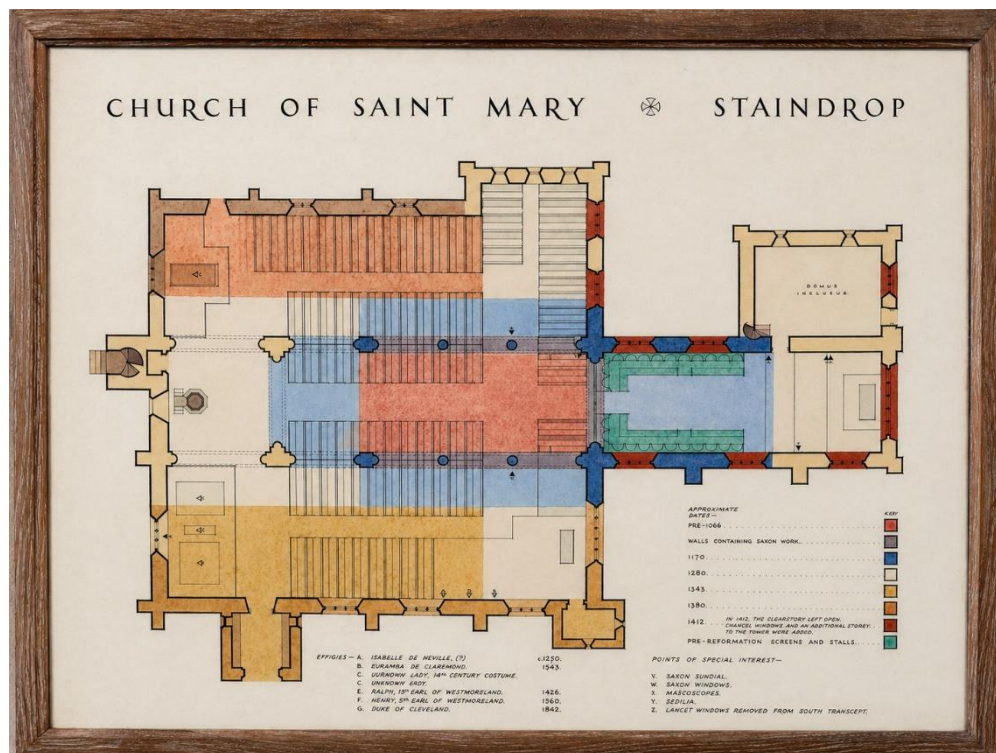
Chancel - Glass to Duchess Caroline window repaired following vandal damage

Church, vestry and churchyards –

- Boiler flue re-lined
- Clock chimes repaired
- Nave, chancel, aisle and vestry lighting renewed with LED fittings
- Chancel roof apex by chancel arch: deck under lead coverings renewed.
- The vestry north-east corner buttress and adjoining walling have been repointed.

Additionally, in 2025, the floor to the vestry collapsed near the east door due to rotten timbers, the area was renewed, and ventilation added.

1.5 Plans of the church (displayed within the church - NTS)



PART TWO

This report will be split into two sections, the Chancel, then the remainder of the church. Recommendations will also be split into these areas.

1. CHANCEL

1.1 Roof coverings –

- 1.1.1 A shallow double-pitched lead-covered roof, formed with hollow rolls and a broad lead gutter to the south side, with outlet boxes discharging to downpipes and overflow chutes. There is also a smaller section of gutter to the north side, between the north vestry and north transept, the remainder runs onto the vestry roof.
- 1.1.2 The leadwork generally appears to be in good order. No defects were noted, however to the end of the gutters, there was a large build-up of vegetation.
- 1.1.3 The parapets have several gaps in the pointing, there is one parapet stone to the southeast corner which is physically loose and needs to be re-bedded. All stones would benefit from being thoroughly checked for stability, this was not possible to carry out safely.
- 1.1.4 There is inadequate cover to the flashing immediately south of the steps to the south aisle. This may be contributing to the damp staining noted internally at the south-west corner of the chancel.



Figure 1 - loose parapet SE

1.2 Rainwater Goods –

- 1.2.1 North side: There is a decorative lead hopper head with overflow chute, with two upper sections of lead downpipe and two lower sections of cast iron rainwater pipe. These are all in good order, however this discharges into the boiler room gutter, which requires attention – see section 4.6.
- 1.2.2 South side: Two ornamented large box-section hopper heads in lead, which were renewed in 1997, supported on new projecting stone corbels, awkwardly spaced to the east. Painted cast iron rainwater pipes straight down to salt glazed gullies. The remaining lead hopper on this side discharges directly into a cast iron rainwater pipe. One section of the westernmost pipe is cracked and should be renewed. Lead overflows, replacing what appear to be redundant stone overflow chutes, now heavily eroded and may originally have been carved as gargoyles.



Figure 2 - South Chancel

1.3 External Walls –

- 1.3.1 North wall: Random coursed sandstone walling with wide mortar joints. There are open joints and some erosion at low level and just above window cill level, with more open jointing above the western of the two windows. The stonework is generally in fair condition, although erosion is noted to the western jamb and arch of the eastern window, and to the eastern jamb of the western window. There is also a hole above the eastern label stop to the western window.
- 1.3.2 East wall: Double-pitched parapet dated 1615, with later window masonry, generally in fair condition. Some joints require repointing. There is slight open jointing to the upper

south side of the window tracery and to the upper south side of the parapet, where is was reported in section 2.1 that there was a stone loose.

- 1.3.3 South wall: The parapet coping is weathered, with some open joints. The decorative stone string course below is slightly eroded, although less so than on the other elevations. The random coursed sandstone walling shows considerable erosion, which is reportedly historic but ongoing. This will require attention in due course, although it appears likely to remain serviceable for the time being. The main areas affected are at mid-height, at the abutments to the buttresses, and below the cill to the west. There is a low-level vent, presumed to ventilate the floor void, but it has very little clearance above external ground level and may allow water to enter.

1.4 Window and Door openings

- 1.4.1 North side: There are two three-light traceried windows with stained glass. The main panels are protected externally by black mesh which is in good condition. There is also a small three-light internal window to the vestry stairs, with some cracked panes, but not in immediate need of repair given its internal location.
- 1.4.2 East side: Five-light traceried window with stained glass and external protective mesh. This was restored in 2008/09 and remains in good condition.
- 1.4.3 South side: The eastern window is a three-light obscured, patterned and leaded window, with an inset stained glass medallion and protective mesh externally, all in good condition. The centre and western windows are both three-light traceried windows with stained glass behind similar external mesh, also in good condition.

INTERNAL

1.5 Roof timbers and ceilings

- 1.5.1 The main roof structure comprises six beams, purlins, decorated ridge piece, braces and wall posts, with decorated panelling, eaves and frieze. These generally appear to be in good condition.
- 1.5.2 There is slight peeling paintwork at the extreme north-west and south-west corners, which was reportedly caused by heat from the tungsten halogen fittings immediately below. Paint loss was also noted closer to the apex at the chancel arch, reportedly following previous water leaks above. It is not known whether the leaks have been fully resolved, or whether they have simply ceased for the time being. The area did not appear excessively damp at the time of inspection, although it should be noted that the inspection was carried out on a very dry and warm day. There is a little staining at the southeast corner, which could be linked to the parapet damage above.



Figure 3 - SE ceiling

1.6 Chancel Arch

- 1.6.1 There is a hairline crack above the west chancel arch. Blistering was also noted to the limewash north of the apex of the chancel arch. At the junction of the south wall and the west chancel arch, the damp stain remains, running vertically down from beneath the decorated wall plate. This was reportedly present in 2001 and appears unchanged.

1.7 Plaster, decoration

- 1.7.1 All walls are plastered, with exposed stonework to the window reveals and quoins. These have generally been limewashed, except to the window mullions and tracery. The limewash is generally in fair condition, although there is a vertical crack south of the east window and a vertical crack between the two upper-storey windows to the vestry, both as previously reported. In this area, the limewash is peeling away over what is reportedly an old cement mortar repair. There is also slight blistering of the limewash behind the funerary helm on an iron bracket in the centre of the south wall.

These issues have reportedly been noted since 2006, their repair would allow for closer monitoring.

- 1.7.2 There is old distortion to the surface finishes on the south side, beneath and around the projecting corbel supporting the easternmost truss. As previously noted, this corbel bears entirely onto the stone adjacent to the keystone of the eastern window on the south side. This stone has reportedly moved downwards by approximately 10 to 15mm, this appears to be the current condition, suggesting no further movement.
- 1.7.3 Dust staining is still visible on the wall below the south side cornice, where a gap has opened between the cornice and the wall face.
- 1.7.4 The sedilia show damp and algae at low level, and the limewash to the rear of the adjoining damaged piscina is failing. Efflorescence crystals are also appearing on the stonework.

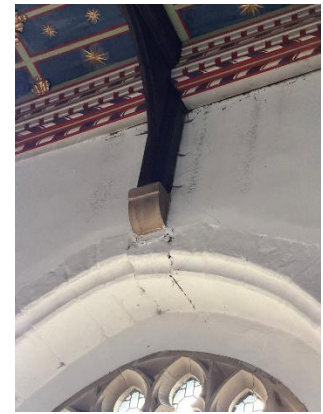


Figure 4 - Item 2.7.2

1.8 Partitions, doors paneling, screens

- 1.8.1 Chancel arch screen: The screen contains substantial remnants of the medieval rood screen, although with later mouldings. The doors are understood to be largely original and reportedly received conservation treatment in 2005, when they were re-hung on their original hinges. However, the doors do not close well and the castors are scraping on the marble floor. This should be reviewed by a suitably experienced joiner/conservator to avoid damage to the doors or the floor finish.
- 1.8.2 The low-level panelling remains generally in good condition throughout.
- 1.8.3 The sanctuary is lined with tall oak dado panelling incorporating the reredos with linen fold panelling and gilded enrichment to mouldings all in good condition.
- 1.8.4 Later oak panelling at the east end of the south choir stalls is bowed and split, possibly as a result of heat from the radiator positioned immediately in front.



Figure 5 - Sedilia algae growth

1.9 Ventilation

- 1.9.1 There is no ventilation within the chancel, nor hoppers within the glazing.



Figure 6 - Sloping floor

1.10 Floors, rails, galleries, stairs

1.11 The chancel is floored with black and white stone checkerboard tiles, laid diagonally in the sanctuary and orthogonally to the remainder of the chancel. The black squares are Frosterley marble. A few tiles remain cracked and there is some intermittent unevenness. At the chancel step there is a slight change in level within the floor finishes, which would be better levelled, although this is not urgent given that it is not a high-traffic area.

1.12 Some of the white squares have been renewed and have not yet fully blended in with the surrounding floor. The floor should not be allowed to become wet, as water seeping through the joints can reactivate the lime bedding and cause the tiles to become loose again.

1.13 The floor below the choir stalls is softwood boarding, stained dark to match the adjoining oak. The boards slope significantly down towards the outer walls, particularly near the south-west corner. This should be monitored, in case the supporting timbers have become damp and are decaying. There are boards cut to provide access below the floor, and these should be carefully lifted, without causing damage, to allow the architect to inspect the void below.

1.14 Monuments, brasses, furnishings

- 1.15 The altar is a Jacobean openwork piece, with the frontal now removed. The sanctuary also contains a priest's chair, prayer desk and small oak table, all of which are in good condition.
- 1.16 The fine oak choir stalls and benches, including misericords, have several areas of woodworm infestation which requires action to be taken to prevent further deterioration.
- 1.17 Monuments: On the south side there is one hatchment, slightly distorted at the upper right-hand side, together with three marble wall plaques to members of the Vane family. Above the choir stalls on the north side there is a brass plaque mounted on an oak board, recording that the adjoining window is in memory of Caroline, Duchess of Cleveland, who died in 1883. This remains in good condition.



Figure 7 - Woodworm in stalls

1.18 Heating

- 1.18.1 The chancel is heated as part of the wider church low-pressure hot water system, with cast iron column radiators to the north and south sides of the chancel. A Honeywell thermostat and frost-stat are located on the north wall. Although elderly, the system appears to be just about holding up. The boiler installation should be tested annually.
- 1.18.2 There is also an old electric heater serving Lord Barnard's seat, and another serving Lady Barnard's seat.

1.19 Electrical

- 1.19.1 LED light fittings were installed in the chancel as part of the wider church lighting scheme in 2017 and remain in good condition.
- 1.19.2 The sound amplification system has been neatly extended into the chancel and now includes the hearing loop, although this is currently not working. The system was last certificated on 13 October 2021.

1.20 Accessibility

- 1.20.1 A carpeted ramp is provided to enable wheelchairs to gain access from the nave, which has level access throughout. The step before the altar rail has hazard tape applied to make it more visible, though it does draw attention.

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Re-bed the loose parapet stone at the south-east corner of the Chancel and check all Chancel parapet stones for stability from safe access.	2.1.3	
1	Check and extend the inadequate flashing immediately south of the steps to the south aisle roof, and repoint loose mortar securing the flashing on the north side parapet.	2.1.4	
1	Renew the cracked section of the westernmost cast iron downpipe to the south side of the Chancel.	2.2.2	
1	Clear heavy vegetation and debris from the Chancel gutters, sumps, outlets and parapet areas to reduce immediate water ingress risk.	2.1.2	
1	Treat active woodworm affecting the Chancel choir stalls and benches, using a suitably experienced specialist and avoiding inappropriate treatment to historic timber.	2.17	
Category 2- Requires attention within 12 months			
2	Review and adjust the medieval Chancel screen doors and castors so that they close properly and do not scrape the marble floor.	2.8.1	
2	Carefully lift the access boards below the Chancel choir stalls and inspect the void/supporting timbers, particularly where the boards slope towards the outer walls.	2.14	
2	Investigate damp, algae and efflorescence to the sedilia and adjoining piscina; repair limewash/plaster only once the moisture source has been addressed.	2.7.4	
Category 3- Requires attention within the next 12-24 months.			
3	Remove loose mortar and repoint open joints to Chancel stonework, including parapets, north wall, east wall, upper south side of the east window and south wall coping/string course areas.	2.3.1-2.3.3	
3	Review local stone erosion to the north wall window jambs/arches and ongoing erosion to the south wall; carry out local stone repair or replacement where necessary.	2.3.1, 2.3.3	
3	Repair cracked and peeling limewash around the east window and upper vestry-window area, removing/avoiding inappropriate cementitious repairs so future movement can be monitored.	2.7.1	
3	Review the low-level vent to the south wall, which has very little clearance above external ground level and may allow water to enter.	2.3.3	
Category 4 – Requires attention within the quinquennial period			
4	Review bowed and split later oak panelling at the east end of the south choir stalls, including possible heat damage from the adjacent radiator.	2.8.4	
4	Repair cracked and uneven Chancel floor tiles as part of future floor works; consider levelling the slight change in level at the Chancel step.	2.12-2.13	
4	Consider means of improving or managing ventilation to the Chancel, noting the absence of ventilation and window hoppers.	2.9.1	
Category 5 – A desirable improvement with no timescale			
5	Internal redecoration of limewash will be required once external defects and damp sources have been addressed.	2.5-2.7	
5	Monitor the south side misericord/plinth and the displaced stone adjacent to the eastern south window corbel for any further movement.	2.7.2	
5	Monitor the distorted hatchment on the south side wall.	2.18	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Remove accumulating debris from the roof and parapet gutters; ensure that sumps, outfalls and downpipes are clear of blockages.	2.1.2	
	Ensure that mesh over gutter outfalls is securely fixed and remains clear.	2.1.2	
	Test the boiler and heating apparatus annually and retain certification with the log book.	2.19.1	

PART 2 B
Remainder of the church

2. ROOF COVERINGS

2.1 **The tower:** Lead roof in 12 offset bays with rolls. The roof coverings were renewed in lead in 2003 and remain in sound condition. As previously reported, four flashings to the north side and north-east corner require refixing. This was reported as requiring repointing in 2016, which demonstrates the rate of deterioration that can occur in this exposed location and the importance of getting the flashings re-fixed.

2.1.1 Many of the parapet coping stones are secured with stainless steel cramps bedded in mortar, there are several areas which require re-pointing and the stability of each of the copings to the merlons should be checked.

2.1.2 The steel bracket supporting the GRP flagpole is rusting. The access hatch is covered with stainless steel and the hinges to the roof hatch are very rusty.

2.1.3 Lead lined gutters fall to outlets on the north and south sides. The gutter has a little build-up of silt to the northeast corner. The southern outlet is completely blocked, this has been the case for some time and requires unblocking, cast iron pipes run down through the belfry and have several 90° bends with rodding eyes.

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



Figure 8- View from SE corner



Figure 9- Blocked outlet



Figure 10 – Lead flashing failure



Figure 11 – lead flashing failure

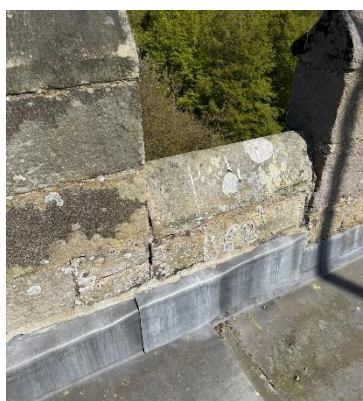


Figure 12 – Open joints to parapet

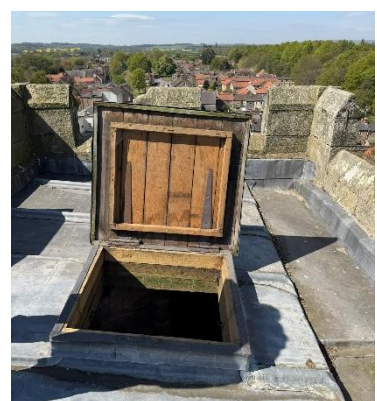


Figure 13 – Hatch

2.2 South Aisle Roof: The roof is shallow pitched stainless steel, with separate cappings over solid rolls and some areas of patching. This roof is reportedly causing fewer problems than previously, although intermittent leaks have been reported below the downpipes from the nave roof. No active leaks were visible at the time of inspection, which took place on a very dry day, but staining remains visible internally, including to the south aisle floor below the central downpipe.

2.2.1 Some lifting was also noted at the joints over the seams in a couple of locations, and sections of silicone mastic pointing or sealant between the stainless steel sections are loose, these may provide a route for water ingress. There is also a small section of loose lead flashing at the north-west corner, and a hole in the adjacent upper abutment flashing.

2.2.2 The gutter along the south side is also stainless steel, with lead flashings dressed into the south parapet. The gutter is partly filled with debris, this appears to be an ongoing issue and regular clearance is advised. A similar lead cover flashing is used at the upper end of the roof, against the south clerestory.

2.2.3 The handrail beside the step giving access from the chancel roof is rusting and should be redecorated. There is also a roll-top from a coping stone in this area which is completely detached. It was taken off at the time of the inspection for safety and placed on the chancel roof. This should be repaired.

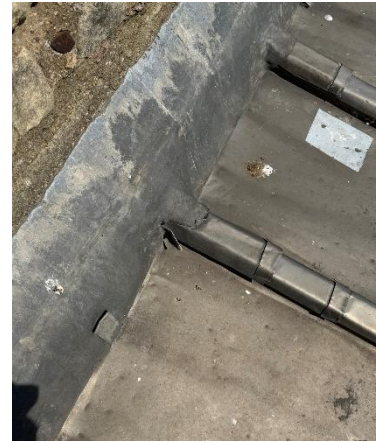


Figure 14 - South roof, item 3.2.1

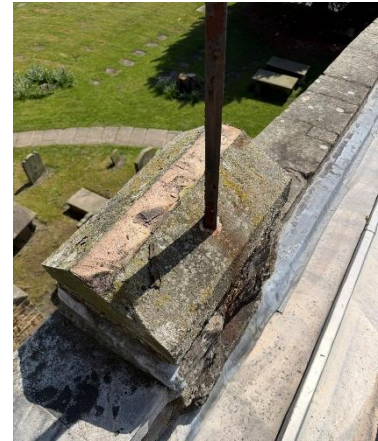


Figure 15 - Roll removed, item 3.2.3



Figure 16 - South Porch roof, East

2.3 South Porch Roof: The south porch has a steeply pitched sandstone slab roof, formed with large, coursed stone slabs. Vegetation is becoming established in some of the open joints, and the joints should be cleared and repointed, the east side is much worse than the west, requiring urgent attention.

2.3.1 Capped with stone ridge pieces, generally in good condition. The mortar joints between these are in places now eroded to the full depth.

2.4 Flower store roof: constructed as the south porch and experiencing the same issues to a lesser extent.

2.5 Nave Roof: The nave has a shallow double-pitched roof, which was completely re-laid in sheet lead between 1991 and 1996. It is formed with hollow rolls, with lead gutters to the north and south sides, and lead flashings to both parapet gutters and abutments.

2.5.1 The leadwork remains in good condition, although the parapet gutters urgently require clearing. Vegetation is now becoming established, predominantly in the north gutter.

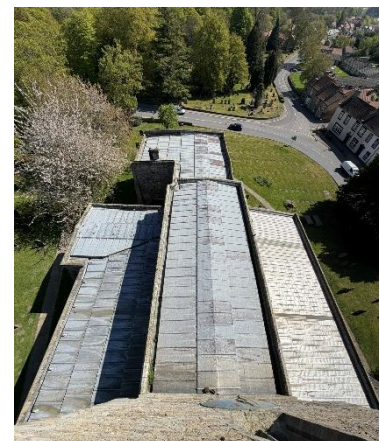


Figure 17 - Roofs from tower



Figure 18 – N Nave vegetation



Figure 19 – N Aisle w/ Nave outlet

2.5.2 The parapets have open joints and one coping stone to the south-east corner may be loose and require re-bedding, all other joints require the vegetation to be removed and all open joints re-pointed.

2.6 **North Aisle Roof:** This roof has been renewed in lead, although the date of renewal is not known. It is formed with solid-cored rolls and laid in four stepped levels, with lead flashings to the nave clerestory, a lead gutter along the north parapet, a lead flashing at the west end, and a lead-lined valley gutter running diagonally at the junction with the north transept.

2.6.1 The previously noted defects remain. The flashings to the north parapet do not appear to have been repaired since they were noted in 2021. One section of flashing is entirely loose, and further mortar has become loose in this area. There are also a couple of tears in the lead at the ends of the rolls.

2.6.2 As with the south aisle roof, the Nave rainwater outlets discharge directly onto this roof. This places additional pressure on the leadwork, particularly at the junction with the north transept, where staining and algae growth are evident. Extending the downpipe to discharge directly into the box valley may help to reduce water flow across the roof surface.

2.6.3 The laps to the stepped leadwork do not extend as far as would ideally be expected and are lifting in places. This should be reviewed and repaired by a suitably experienced lead worker, together with the loose flashings and local tears in the lead.

2.7 North Transept Roof:

Similarly to the North Aisle roof, lead with solid rolls, reportedly renewed at the same time. The flashing into the parapets is coming away in several locations, on the north side there are several open areas where the pointing has fallen away. Additionally, the flashing at the base of the steps to the chancel roof is loose and requires re-pointing.

2.8 **North Vestry roof:** This is a continuation of the shallow pitched lead roof of the chancel, running towards a box gutter on the north side. The lead is in fair condition; no defects were noted.

2.8.1 To the northeast corner, there is a large gap in the parapet, with loose stones which requires consolidation and re-pointing to the areas adjacent.

2.9 **Boiler House Roof:** This is a single-pitched roof covered in large stone slates. The roof is very mossy, with ferns now becoming established, but remains in reasonable condition overall. Two of the stone slates are broken and should be replaced.

2.9.1 The flashband to the top abutment has failed in two locations and requires repair. The flashing to the chancel side appears satisfactory. The flashband should only be regarded as a temporary repair and is now beyond its useful lifespan. It is likely to continue to deteriorate and should be replaced with lead, or, if theft is a concern, a suitable lead alternative. Any change of material or replacement flashing detail will require faculty approval.

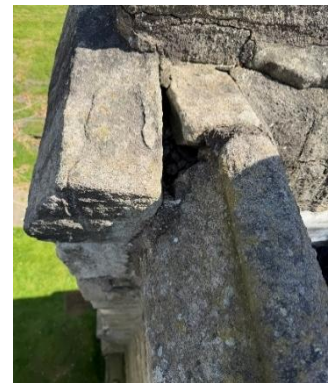


Figure 20 - Open joint to northeast corner

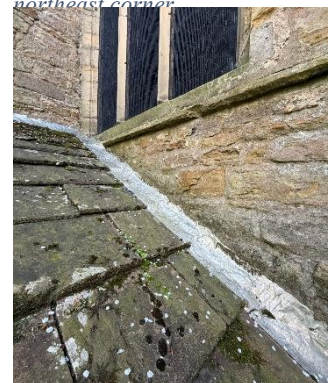


Figure 21 - Boiler roof failing flashband

2.10 **Oil Store roof:** This is a very shallow pitched concrete roof, at approximately 4 degrees. It is very mossy but otherwise appears to remain in fair condition. Lead flashing appears to be dressed into the transept abutment, with parging beneath the string course at the rear abutment to the chancel. There is no evident drip detail or gutter at the eaves, so rainwater is likely to run back over the edge and down the wall face, which may cause progressive deterioration to the masonry below. The condition appears unchanged from the previous inspection.

3. Rainwater Goods – Generally, the cast iron rainwater goods require redecoration, and all hopper heads should be checked and cleared of blockages, including any bird nesting material once the breeding season has ended. The lead sumps, with integral overflow weirs through the parapets, should be cleared of debris and sludge. All rainwater pipes should also be checked for leaks and blockages, and the ground level gullies should be kept clear and free-flowing into the below-ground drainage system.

3.1 **Nave clerestory (N&S):** lead hopper heads with overflow chutes discharge via cast iron downpipes onto the aisle roofs. On the south side, the western downpipe is cracked along its full length, which appears to be a casting flaw. On the north side, the eastern downpipe is also badly cracked. This pipe has had an additional section of lead pipe fixed to the shoe, allowing it to discharge onto the east-facing slope of the north transept roof.

3.2 **Vestry:** The lead hopper head and cast iron downpipe discharge into a ground level gulley, which also serves the vestry sink. The rainwater goods are generally in fair condition, however the gulley is blocked and overflowing.



Figure 22 – N Aisle hopper

3.3 **South Aisle:** There are three lead hopper heads and downpipes, all with cast iron to the lowest section. Minor rust to the cast iron sections, the central downpipe has a large split to the lower section. The gargoyles have lost most of their ornamentation, the central is almost entirely eroded.

3.4 **North aisle:** There are two lead hopper heads with lead downpipes, connecting to cast iron lower sections with cast iron shoes discharging into gullies at ground level. Both lead hoppers are deformed. The western hopper has come away from the wall and should be refixed urgently; it also does not align properly with the rainwater pipe it serves. The lowest two sections of the eastern downpipe have been renewed, but are now rusting and require redecoration.

3.5 **North transept:** The lead hopper head, upper section of lead downpipe and lead overflow chute discharge into the lower three sections of cast iron downpipe, with a cast iron shoe at the base. The cast iron sections require redecoration.

3.6 **Boiler house:** Has a shallow cast iron gutter which continues to rust, with a short cast iron downpipe discharging to a gulley. This gutter is particularly important as it receives all of the water from the north side of the chancel roof. If it overflows, water can discharge down into the boiler house basement. The gutter now requires urgent attention. Given the extent of corrosion and its section, renewal may be more appropriate than redecoration.

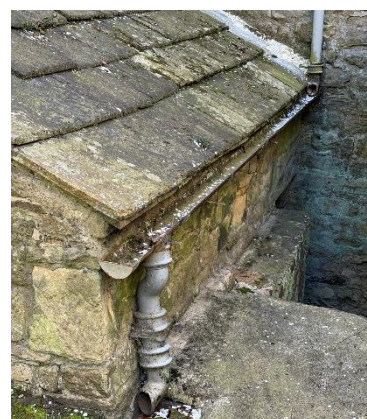


Figure 23 – Boiler house gutter

3.7 As noted in previous quinquennial inspection reports, concrete aprons extend around much of the church, except to the south side of the chancel. These are cracked in places and are likely to be encouraging, rather than preventing damp. When the opportunity arises, they should be progressively removed and replaced with a more permeable solution.

3.8 The external concrete apron also contains a blocked gulley to the north, which should be cleared and checked to ensure it discharges freely. It is unknown where these drain to.

3.9 **Tower:** Rainwater disposal from the tower is via cast iron pipes running internally from lead-lined outlet boxes on the north and south sides. These connect to a single pipe at the north-east corner, within the belfry, which then discharges through the wall into a hopper and onto the north aisle roof.

3.9.1 The system appears to have inherent defects. It is difficult to access and clear blockages, meaning that both outlets frequently appear to rely on the overflows, causing staining to the masonry below. The pipe from the south side remains blocked. The roof-level sump on the south side is also blocked and full of water. The north side has reportedly blocked in the past, although this is understood to be easier to clear. The rodding eyes should be checked if they can be eased and accessed for clearance of blockages.

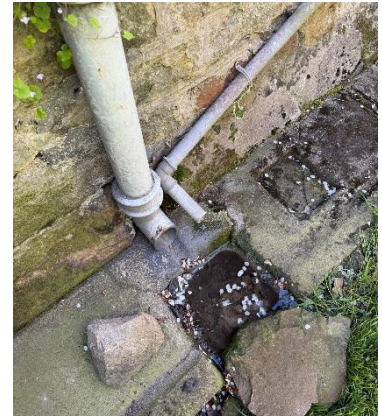


Figure 24 - Concrete apron w/ blocked gulley at N Transept

4. EXTERNAL WALLS & BUTTRESSES

4.1 South aisle

4.1.1 **East wall:** The east wall is of coursed ashlar and is generally in good condition. There are, however, some open joints and localised spalling of the stonework, particularly to the spandrel on the north side, which is formed in random rubble, and to the south side of the window at tracery level and below the hood mould. Some vegetation was also noted at the joint with the buttress.

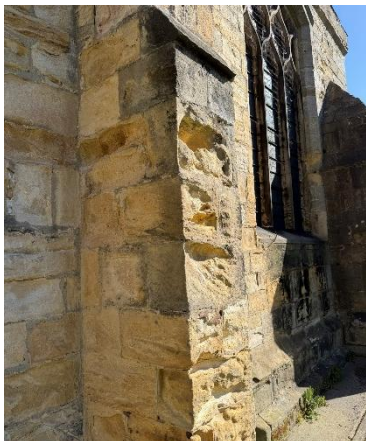


Figure 25 - South Buttress erosion

4.1.2 **South wall:** encompasses the projecting flower room at the south-east corner, which shows old but apparently stable erosion, with a small amount of vegetation becoming established in some of the joints. It may benefit from repointing at plinth level.

4.1.3 The coursed ashlar walling is otherwise mostly in sound condition, although there is some surface erosion and spalling at low level, particularly to the east of the porch. This may have worsened, as fragments of stone were noted on the ground adjacent. Further erosion and spalling were also noted at high level near the south-east corner. Many of the joints in the walling above both the east and west slopes of the porch roof are open and will require repointing.

4.1.4 The projecting buttresses show varying degrees of stone erosion, with the exposed stone surface powdering in many places. One stone on the easternmost buttress has lost almost its full depth and replacement will be required soon. There is erosion to the eastern jamb of the easternmost window, surface spalling to the east jamb of the third window from the east end, and open joints to the tracery elsewhere and at the base. These items will require attention shortly, as they were previously noted in 2021. The plinth stones also have open joints.

4.1.5 **West wall:** The west wall is of sandstone ashlar, similar to the east wall, except for the northern spandrel panel, which is formed in randomly coursed rubble and requires



Figure 26 - W end S Aisle open joint

repointing, particularly adjacent to the overflow. Further repointing is required at high level above the window head. Loose mortar repairs to the window itself should be renewed, and the bed joints in the mullions should be repointed. Open joints at ground level above the cement gutter should also be repointed.

4.1.6 The apex of the window arch is eroding, generally as previously noted since 2011. Around the south-west corner buttress, and in isolated locations elsewhere, there are small remnants of a lime-based external render. If this finish was once more extensive, it appears to have been deliberately removed. Above the south buttress there is a large open joint, and the joints at and just below the water table are open, these require re-pointing urgently.

4.2 **South Porch** - The coursed stone construction continues to erode slowly at the surface, although no immediate action is required other than careful but thorough repointing.

4.2.1 The south arch is more deeply eroded, particularly to the east side, as noted in previous reports. The remnants of existing and former gate pintles continue to rust and may cause further splitting of the stone. The stone surface to the arch is very soft and friable, and some conservation work is required.

4.2.2 Internally, the vault stones are spalling. This has been exacerbated by hard cement mortar pointing, which in some areas projects more than 25mm beyond the face of the parent stone. There are open joints and sections of stone actively spalling away. A full de-frassing exercise should be undertaken to remove loose masonry fragments, and vegetation taking hold in open joints should be carefully removed.

4.2.3 There is a sundial to the south face, which appears to be in good condition.

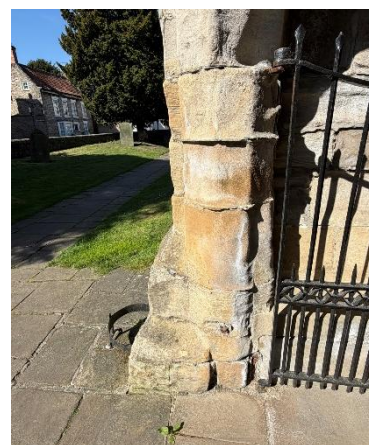


Figure 27 - S Porch erosion

4.3 **North Aisle** -

4.3.1 **West wall:** The west wall is of random coursed sandstone, with heavy over-pointing below window sill level. The stonework shows some erosion, although the area above window head level has been repointed and is in better condition. At ground level, some stones are very open-jointed. This generally appears unchanged from the previous inspection.

4.3.2 A slight crack was noted below the sill, emanating downwards from the southernmost mullion. This does not appear to have been noted previously and should be monitored. There is also a historic opening on this elevation, which has been stoned up.

4.3.3 **North wall:** The stonework to the westernmost bay is generally in good condition, with some open joints at the base of the buttress. Elsewhere, the stonework is more open-jointed, particularly above the western of the two windows. There is significant stone erosion below sill level and at the upper eastern end of the wall, against the north transept.

4.3.4 The window masonry is in adequate condition overall. One stone forming the western jamb of the west window is showing increased erosion and will require attention soon, although at present the condition appears to show only minor change from the previous inspection.

4.3.5 The parapet has a good stone coping, but there is some erosion below it near the centre of the wall, together with some larger open joints.

4.4 North transept

- 4.4.1 **West wall:** The west wall is of similar construction to the adjoining elevations and is generally in good condition.
- 4.4.2 **North wall:** The north wall is of random coursed sandstone, with slight erosion and some loose pointing. At high level, above window head level, the stonework has open joints and should be repointed. Some joints to the buttresses also require repointing.
- 4.4.3 The window masonry is generally in fair condition, although the centre window has open joints at the head and sill which should be repointed. To the west window, the west jamb is eroding at low level. A hairline crack extends downwards from the sill of the centre window and should be monitored for any continuing movement.
- 4.4.4 **East wall:** The east wall is generally of similar construction to the north wall, with some loss of pointing towards the junction with the chancel. This will require repointing in due course.
- 4.4.5 The window stonework is generally in fair condition, although there is spalling to the arch moulding of the northern window, slight decay to the base of the south mullion of the south window, and some decay to the tracery on the north side. These areas may require attention within the next five years or so.

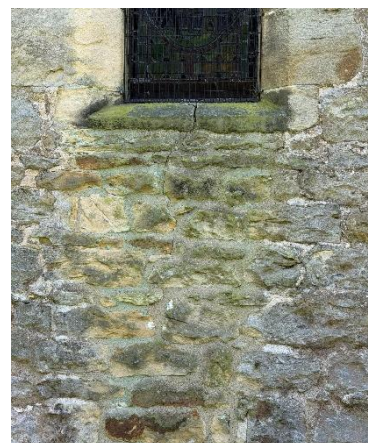


Figure 28 - N transept N crack

- 4.5 **Boiler house and adjoining oil store:** The random coursed stonework remains in fair condition, although the oil store wall is becoming very mossy as a result of run-off from the concrete roof slabs. There is no eaves gutter and no formed drip detail to the edge of the concrete slab, so water is not being thrown clear of the wall face.
- 4.5.1 Vegetation is growing from open joints to the oil store and should be carefully removed. On the return wall, adjacent to the chancel, there are large open joints and eroded stones, which will require repointing and local repair.
- 4.5.2 To the boiler house, the west wall is green stained, even in dry conditions. This appears to be associated with inadequate rainwater disposal from the gutter above, as noted earlier in this report, alongside a concrete plinth below.



Figure 29 - W Vesty chimney

4.6 North vestry

- 4.6.1 **West wall:** The west wall is of roughly coursed sandstone and is increasingly eroded, both at ground level, where there has been poor over-pointing in cement-rich mortar, and along the line of the internal flue rising to the chimney stack.
- 4.6.2 A hairline crack runs through the chimney masonry, with holes in several places. Repointing of the chimney and the full wall should be carried out at an early date.
- 4.6.3 The north-west corner buttress stonework shows some erosion, with numerous scattered open joints. The parapet below the chimney is badly eroded, with open joints, and the decorative supporting string course below is also eroded.

4.6.4 **North wall:** The north wall is of random rubble masonry and is generally in sound condition, although there are open joints at high level. The hood mouldings to the two upper-storey windows should be renewed where sections are missing though this is not a urgent matter.

4.6.5 There are also open joints at plinth level, as noted in earlier sections. The concrete apron in this area is likely to be exacerbating the problem, by holding moisture against the base of the wall rather than allowing it to drain away.

4.6.6 **East wall:** The east wall is of random stonework, similar to the north wall, but with more erosion at low level. Erosion of the sandstone is continuing, particularly to the northern reveal, where some stone replacement may be necessary within the next five to ten years. This area appears to have been patched in the past.

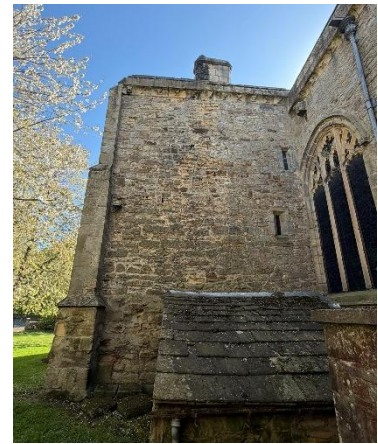


Figure 30 - Vestry W wall erosion

4.7 Nave clerestory

4.7.1 **North wall:** The north wall is of random rubble sandstone, with sandstone coping to the plain parapet and sandstone dressings to the clerestory windows. The stonework is generally in good condition.

4.7.2 There are some traces of a former render finish to this wall. Green staining, algae and moss were noted behind the downpipes, suggesting local issues with drainage. There is continuing minor erosion to the window masonry. An open joint was noted at the head of the second window from the east, which should be repointed.

4.7.3 **East wall:** The tabling stones remain, with some open joints, marking the line of the earlier steeply pitched chancel roof. There is a crack to the upper south corner, where the parapet stone is loose. This stone should be reset and the joint repointed, so that any future movement can be monitored. Movement in this area may be indicative of eaves spread and should therefore be kept under review.

4.7.4 **South wall:** The south wall is of similar construction to the north wall. There is erosion to the upper reveal stones of the central opening, although this is not yet sufficient to warrant replacement.

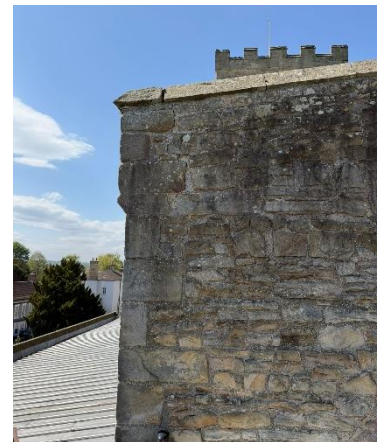


Figure 31 - Clerestory E wall

- 5. TOWER BELLS, FRAMES & CLOCK** - The tower rises through four principal stages: the ground floor, which is open to the nave, the ringing chamber, clock chamber, belfry and parapet. It is set within the west ends of the north and south aisles, with the east wall carried above the nave and only the west wall continuing down to ground level. It is constructed of random coursed sandstone, with sandstone quoins and dressings, including the later, slightly projecting upper stage and crenellated parapet. The stair tower is attached to the west side and is also included within this section.

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

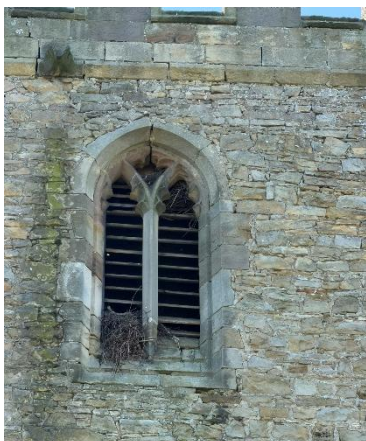


Figure 32 - N Belfry opening



Figure 33 - N erosion at corbel

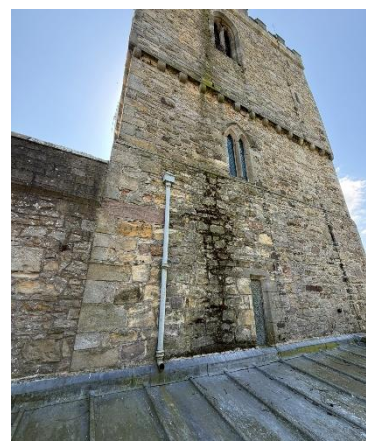


Figure 34 - Staining from overflow

5.1.1 North Elevation:

- The lightning conductor runs down this elevation. The uppermost stage has many open joints, which have been noted for some time, particularly around the belfry window. The masonry is also affected by water run-off from the gargoyle, and the reason for this frequent overflow should be investigated, as noted in the rainwater disposal section.
- The head and sill of the belfry opening have very open joints and require urgent repointing. However, there is a large active bird's nest established on the sill, so any works in this area will need to be delayed until the end of the nesting season.
- Below the corbels there is further erosion, now severe in places, particularly to the east. This requires urgent consolidation and repointing.
- Moss continues to build up on the stage below the ringing chamber. There is also erosion behind the downpipe, together with delamination to the reveal of the small window.

5.1.2 East Elevation *(limited view from ground level, also viewed from Nave roof)*

- The east wall is of similar construction to the other elevations. The crenellations are eroded, particularly to the north, and the ashlar masonry forming the parapet would benefit from repointing.
- There is stone erosion to the south side of the belfry window. A bird's nest was noted within the trefoil opening.
- There is significant voiding in the masonry around the projection below the clock face, where a piece of stone has now fallen out. This has been noted in previous reports and now requires urgent intervention.
- The clock face requires redecoration, as previously reported in 2016 and 2021.
- At the opening to the ringing chamber, there are open joints to the hood mould and to the top of the central mullion.

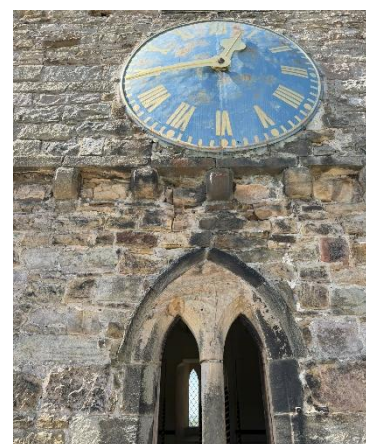


Figure 35 - E voiding under clock

5.1.3 South Elevation

- The south wall is of similar construction to the north wall. There is increasing erosion at open joints, with some loose pointing, particularly at parapet level. Open joints were also noted below the corbels, although this is less severe than on the other elevations. Elsewhere, the masonry appears to be in reasonable condition.
- The clock face is starting to rust and will require redecoration. The spandrel to the ringing chamber window is eroding and will require some attention soon.

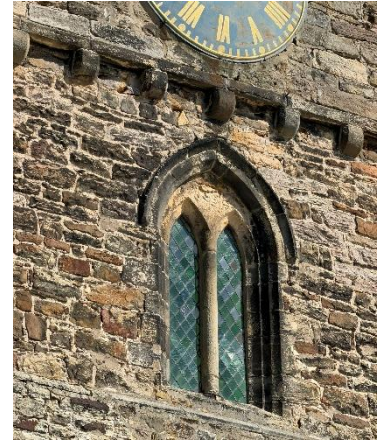


Figure 36 – S erosion over lacets

5.1.4 West Elevation:

- West wall: The projecting stair turret sits to the north side of this elevation. The turret shows increasing erosion to both the west and south sides, particularly above nave roof level, and will require repointing in due course.
- The tops of the crenellations are eroded and there are numerous open joints at parapet level. Elsewhere, the masonry is generally in fair condition. Open joints also continue below the corbels.
- The overflow chute is heavily eroded and would benefit from closer inspection from safe access, to confirm that no sections are loose or liable to break away.
- The belfry window has open joints at the head, sill and tracery. The clock face is becoming rusty and will require redecoration.
- At ground level, the stone steps leading up to the turret door are coming away from the main stair tower and are no longer level.

6. INTERNAL TOWER

6.1 **Bells and belfry:** The roof comprises two large section cross beams, with rafters above and wide boarding. The roof timbers were inspected closely and many show evidence of active woodworm infestation. Treatment of the woodworm is advised.

- 6.1.1 One of the principal beams has split and there is some softening of the timber, although this does not appear to extend to more than one third of its depth. Several of the beams have damp ends where they bear into the wall, particularly below the box gutters. These areas should be monitored closely, particularly following repointing and repairs to the roof drainage. It is hoped that resolving the water ingress will improve the condition and reduce the ongoing risk to the timber ends.



Figure 37 - Split beam

- 6.1.2 The eight bells, cast in 1925, hang in a low-sided cast iron frame on steel foundation beams. The bells are reportedly due to be inspected soon. The metalwork is showing slight surface rusting.

- 6.1.3 Mesh has been fitted to the belfry louvres and appears to be effective in preventing birds from entering the belfry. However, birds continue to nest externally amongst the louvres. The louvres themselves are in varying condition, although the south side was not accessible for close inspection.

- 6.1.4 The exposed random rubble stone walls at bell chamber level appear to be in reasonable condition.



Figure 38 - damp and woodworm



Figure 39 - Intermediate chamber



Figure 40 - woodworm damage



Figure 41 - salts on wall

6.2 Intermediate Chamber:

- 6.2.1 A hatch in the north-east corner of the bell chamber gives access to a ladder leading down to the intermediate chamber. This chamber has timber beams and cross-beams forming the ceiling above, with a concrete floor. The room has reportedly not been accessed for some time and was not included in the previous inspection report.
- 6.2.2 Some of the large timbers also show evidence of significant woodworm infestation, and the boards above appear to have historic staining. Heavy salt crystallisation and friable plaster/mortar decay were noted to the internal wall face, with areas of loose and delaminating surface material. This appears consistent with prolonged moisture ingress or trapped moisture within the wall, with salts migrating to the surface as the masonry dries. The lack of ventilation to this area is also likely to be contributing to the condition.

6.3 Clock chamber and ringing room: The flat-bed clock by Potts & Sons of Leeds is in working condition, with electric winding by Smith of Derby.

- 6.3.1 The ringing room walls and ceilings are plastered and are generally in fair condition. The timber floor is in reasonable condition, following the recent removal of carpet.
- 6.3.2 The leaded light windows to the north and south are only in fair condition, with some distortion, perished lead at the perimeter and some cracked quarries. One quarry to the south window is partly missing. The north window is concealed by the clock casing and is very dirty.
- 6.3.3 To the west side, the imitation lead comes are falling away from the single sheets of glass which have been fixed within each of the two lancets.
- 6.3.4 The east door gives access onto the nave roof. The door itself is worn and water is evidently entering at the base, causing the adjacent plaster to come away from the wall. A drip mould to the door may help to throw water clear and reduce further ingress.

6.4 Stone Staircase at Tower

- 6.4.1 The stair rises within the separate projecting turret in a clockwise direction. Some of the stone treads are very worn and a few have been made up in concrete, but they remain adequate.
- 6.4.2 The walls are of exposed stonework, limewashed up to bell chamber level. Above this, the wall surfaces have a rough over-pointed finish, now broken up in many places and falling away. Hair or fibrous reinforcement is visible within



Figure 42 - Plaster to stair

the failing lime finish in places, likely representing original animal hair reinforcement exposed as the lime matrix decays. This should be treated carefully as part of any future conservation repair.

- 6.4.3 There is no handrail or rope provided to the stair, and this would be beneficial and is recommended, particularly as the treads are eroded.
- 6.4.4 The single-pane windows, formed of fixed sheet glass, are often cracked but do not appear to be allowing water ingress.

6.5 Ground level tower is covered under the internal fabric - section 11.1

7. EXTERNAL WINDOWS & DOORS

7.1 South aisle

- 7.1.1 The east window is a five-light stained glass window with tracery, protected externally by mesh, and is in good condition.



Figure 43 - Flower roof window

7.1.2 In the flower room at the south-east corner, the east window has an oak frame which is badly decayed, with obscured glass behind iron cross bars. The south window is an older obscured leaded light, with remnants of mesh and a single iron bar externally, which is rusting slightly. One glass quarry is broken and should be renewed.

7.1.3 The easternmost window on the south side contains stained glass. The external saddle bars are rusting and the remains of the protective mesh are also rusting and falling away. The glazing itself is in fair condition, although dirty.

7.1.4 The next window westwards is also stained glass and remains in good condition, but one panel of protective mesh has broken away at low level. This has reportedly been the case since 2011 and repair is overdue.

- 7.1.5 The next window westwards, immediately east of the south porch, is again stained glass with rusting remnants of external mesh, which now require renewal. The glazing is in satisfactory condition. There are open masonry joints at the head and sills.
- 7.1.6 The small single-light window west of the south porch has one pane of obscured glass, which is in satisfactory condition. There is a hole in the sill and the mortar is breaking away at the head.
- 7.1.7 The west window has a central stained glass panel protected by modern mesh. The side lights are obscured diamond leaded glass, increasingly undulating, with copper wire mesh remaining only to the central light and the upper part of the north light. Disturbed fixings suggest previous theft or attempted theft. Renewal has been advised since 2016, and a specialist glass consultant should be appointed.

7.2 North aisle

- 7.2.1 The west window is a three-light window with obscured diamond leaded glazing. There are a few non-matching renewals, but it is otherwise in fair condition. The glass is becoming dirty and there is no external mesh. The leadwork is becoming distorted and is breaking in places, with a few broken quarries.

- 7.2.2 The western window on the north side is a two-light clear diamond leaded window, with rusting internal saddle bars. Broken panes to the west light require renewal at high level. There are no external mesh guards and their installation should be considered.
- 7.2.3 The next window eastwards is a two-light stained glass window. The glazing is in reasonable condition, although the lead is slightly disrupted between the lowermost pairs of panels. External mesh has been installed.
- 7.2.4 The three single lights to the north transept are all stained glass. Much of the painted detail has faded badly. There is a broken pane in the middle of the western light. Mesh has been fitted but requires cleaning. The lead is disturbed at the junctions between panels.
- 7.2.5 The northern east window is a three-light traceried stained glass window, with modern mesh to the main panels and older mesh to some of the tracery lights. Four lights have no protection. The window is dirty.
- 7.2.6 The southern east window is a three-light stained glass window, with traceried stained glass panels protected by modern mesh, generally in good condition except for a missing section to one small light.

7.3 Vestry

- 7.3.1 On the west side, there are two small single-light windows with single panels of obscured glass, generally in fair condition, although the lower pane is cracked.
- 7.3.2 On the north side, there are four single-light windows with clear diamond leaded glazing. The internal saddle bars are rusting slightly, as is the opening casement light at first floor level. The glazing to one ground floor light has been remade in recent years. The other light has older leading, but remains satisfactory for the present. There are no mesh guards.
- 7.3.3 To the east side at ground floor level, the three-light traceried window has clear diamond leaded glazing, modern brass saddle bars internally, and a metal opening pivoted window, all in good condition. At first floor level, the central window has a single large panel of clear diamond leaded glazing. The older leadwork is becoming distorted, but remains satisfactory for the present. It has internal saddle bars. There are no mesh guards.

7.4 Nave clerestory

- 7.4.1 To both the north and south sides there are four three-light windows, all glazed with clear diamond leaded glazing. These incorporate opening hoppers to all windows except one on the north side. The windows are generally in good condition, although the iron hoppers require redecoration. The opening mechanism has reportedly not been used for many years. The glass is becoming increasingly dirty, particularly on the north side.

DOORS

- 7.5 **Tower:** The external door to the turret stair is of varnished oak, vertically boarded, with decorative iron studs and a slightly rusting handle, but otherwise in good condition. The stone door jamb has been badly split by rusting iron door gear, and pieces of stone have broken away.

7.6 Main entrance:

- 7.6.1 South double doors: The south entrance doors are a pair of arched oak doors, formed with vertical boards and decorative Gothic-style applied tracery to the outer face. The lower panels also include carved blind tracery, with iron studs and a ring handle to the right-hand leaf. The doors are set within a heavy arched

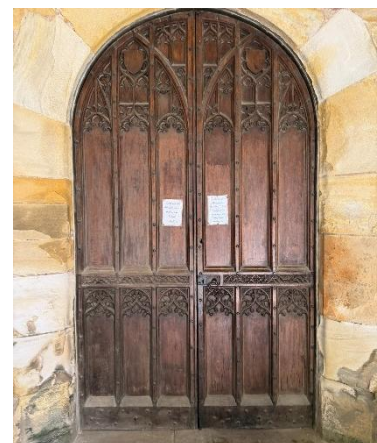


Figure 44 - Entrance doors

frame and appear to be in good condition overall, although the lower sections are more weathered.

7.6.2 Internally, the doors are simpler in appearance, being boarded and framed, with plain wrought iron hinges. The external wrought iron gates require de-rusting and redecoration. The stonework around the upper hinge fixings is heavily eroded, and the gates may need to be reset as part of the masonry repairs.

7.7 **North door:** The north door is an oak boarded and cross-framed door, generally in fair condition. The external face appears to have been recently refinished. The internal wrought iron hinges are attractive and may be older than the door itself.

7.8 **Vestry Door:** The outer east door is vertically boarded with applied Gothic-style blind tracery to the upper panels, iron studs and a ring handle. It is set within a small arched stone opening and appears to be in good condition. The external face looks recently finished. Internally, it has an oak frame and plain wrought iron hinges.

7.8.1 Water previously tracked in beneath this door, but the external stone threshold/paving has now been re-levelled to provide a fall away from the building.

7.9 **Tank room doors:** The upper oil tank room doors are softwood boarded and painted. They are in poor condition, with decay to the base of the boards and frame, and the hinges are failing. The head also shows decay. These doors require replacement or a full overhaul, this has been due for some time.

7.10 **Store below oil tank room:** The store below the oil tank room has a softwood boarded door, painted green. The door is in fair condition overall, but the base of the frame is decaying and the ironmongery is rusting. It requires redecoration and local repairs to the frame.

7.11 **Boiler room door:** The boiler room door is similar in construction, being a softwood boarded door within a painted timber frame. The base of the frame, particularly to the north jamb, is decaying. The door and frame require repair and redecoration, the locks have been unscrewed due to loss of keys and these should also be replaced.



Figure 45 - Boiler room door

8. BOILER ROOM



Figure 46 - Erosion to W wall boiler

8.1 The boiler room is a subterranean space located between the vestry and chancel. It is accessed externally via steps on the north side.

8.2 The roof structure is formed in relatively new softwood and appears sound at present.

8.3 The walls are of random rubble construction and are damp below ground level. The west side is badly eroded at low level, as noted in the previous inspection report, and will require re-building or consolidation soon.

8.4 The floor is unmade ground and was damp at the time of inspection, although surprisingly there was no standing water, despite the inspection being carried out on a dry day. The boiler stands on a concrete slab.

9. OIL STORE AND ROOM BELOW

- 9.1 The roof is formed by a concrete slab. This was difficult to inspect fully due to the position of the oil tank, but the concrete floor forming the ceiling of the store room below appears to be in reasonable condition.
- 9.2 The walls are of random stone and brick construction, with slight erosion, as might be expected given the subterranean position.
- 9.3 The oil pipe feed to the boiler runs adjacent to the door and is rusted. Replacement should be considered, particularly given its vulnerable position.
- 9.4 The oil tank installation should be inspected by an OFTEC-registered engineer, including the condition of the tank, pipework and any requirement for secondary containment/bunding. Given the location and potential consequences of leakage, this should be treated as a priority.
- 9.5 **Steps and access:** The steps down to the boiler room and store have stone treads which are cracked and becoming displaced. The edge of the upper concrete slab is also damaged and should be repaired.



Figure 47 - oil tank

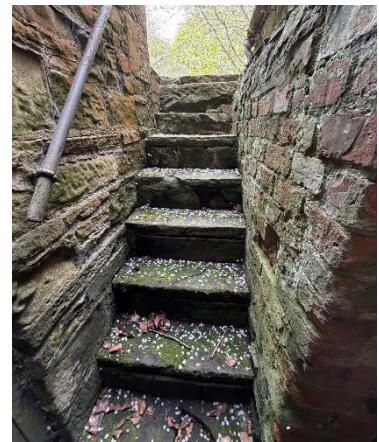


Figure 48 - stepped access

10. ROOFS and CEILINGS

10.1 Tower ground floor level: The ceiling to this space forms the floor structure to the ringing room and clock chamber above. This appears sound at present. The two primary east-west beams are supported on brackets and corbels. The six secondary north-south beams, however, are built directly into the external masonry wall, and their bearing ends may be vulnerable to wet or dry rot as a result.



Figure 49 - Nave roof overall

10.2 Nave

10.2.1 The roof has not been closely inspected for some time and the present condition of the timbers is therefore unclear. The visible timbers bear dried-out water staining, particularly to the boarding in the eastern part of the nave, and there are obvious replacement boards in places, distinguishable by their different colour.

10.2.2 At the east end of the north side, the wall plate appears to be pulling slightly away from the wall, although this should be inspected more closely from safe access to confirm whether there is any movement or structural concern.

10.2.3 At the west end there also appears to be some form of iron tie, hook or restraint fixing.

10.3 North Aisle

10.3.1 The north aisle roof was inspected in selected areas in July 2024 and is now subject to a current works plan for repairs to be carried out soon. In summary, the ceiling boards and roof timbers remain stained in places, with some loss of dark decoration to the boards. The boards inspected appeared sound, but areas of woodworm infestation were noted to the rafters and other timbers, with two common rafters identified for replacement and wider timber treatment recommended.

10.3.2 Only limited areas could be closely inspected in 2024. Scaffold is therefore due to be erected to the full aisle, allowing the roof structure to be fully inspected, with the repair scope extended where required. The oak wall plate was heavily stained but not damp at the time of the July 2024 inspection, although one area of shrinkage was noted and should be monitored. The wall plate to the south side also appears to be pulling away from the arcade wall and should be closely inspected from the scaffold.

10.3.3 Rotten timber was noted to the decorative wall post/brace support shown adjacent to the arcade. This area will need careful inspection and repair, with the structural role of the timber confirmed before any cutting out or splicing is undertaken.

10.3.4 Faults in the leadwork above appeared to correspond with areas of internal staining, and repair of the leadwork was recommended to allow future monitoring. White lead dust staining remains visible near the north wall and should be treated with caution. Refer to the July 2024 site visit report for further detail.



Figure 50 - N Aisle



Figure 51 - N Aisle wallplate S

10.4 North Transept

- 10.4.1 As with the north aisle, staining is visible to the roof timbers, particularly at the valley with the north aisle. This does not appear to have been noted previously and may therefore indicate more recent or ongoing water ingress. A timber corbel detail is rotten and requires repair or replacement. Refer to the July 2024 site visit report for further detail.

10.5 South Aisle

- 10.5.1 Some damp staining is evident to the boards in the second bay from the east. This does not appear to have been previously reported. The staining looks historic, but may indicate a current or intermittent leak, and should therefore be investigated and monitored.
- 10.5.2 Additional staining was also noted in other areas, although there are no previous photographs available to confirm whether this has progressed. The condition does not appear as severe as the north aisle, but the roof would benefit from closer inspection from safe access.
- 10.5.3 In the south-west corner, a lightweight canopy has been fixed above the Neville tombs. This can be raised and lowered and is intended to catch any rainwater drips penetrating through the roof, though this is never lowered so the benefit is unclear.

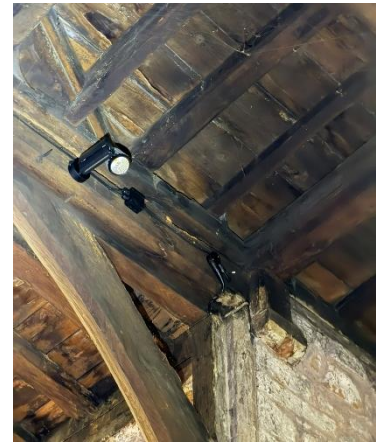


Figure 52 - Corbel at N Transept



Figure 53 - E end S Aisle

10.6 Vestry

- 10.6.1 The lean-to roof consists of oak beams, purlins and joists, with secondary boards below the present roof boarding. There are signs of staining and old dampness, particularly towards the east end and below the beam bearings into the north wall.
- 10.6.2 The roof appeared dry at the time of inspection and generally remains in reasonable condition, but it would benefit from closer inspection from safe access to confirm the condition of the timbers and establish whether the staining is historic or associated with any continuing water ingress.

11. INTERNAL WALLS, CHANCEL ARCH

- 11.1 **Tower Ground floor level: Walls:** The tower is open to the nave, north aisle and south aisle through large arched openings, giving this area a very open character. Above the arches, the walls are of exposed random squared rubble stonework and are generally in good condition. Evidence of a former opening is visible on the west wall. The high-level leaded light windows appear sound, as does the stained glass window to the west side, apart from one cracked pane.
- 11.2 The now redundant clock weight casing descends some distance below ceiling level. Below this, modern electrical trunking runs down to the electrical cupboard, which occupies the former base of the tower stair where it entered the church. The cupboard door is in fair condition.
- 11.3 **Nave:** The four-bay arcades to both north and south sides, with exposed random walling above, are all in sandstone and are generally in fair condition. The tabling from the former steeply pitched roof remains visible above the west chancel arch and above the arch into the tower. Evidence of previous openings are visible throughout.

11.3.1 There is some dusting and loose material to the window heads and reveals. The head of the easternmost window on the north side has an open joint and appears to have some local delamination. This should be repointed, although access will be difficult and the extent of any repair should be reviewed from scaffold or other safe access. It would also be useful to confirm, if records are available, exactly what was undertaken as part of the 2015 works, as the previous report refers to repointing having been carried out to some, but not all, areas.

11.3.2 Efflorescence was noted at high level to the east end, to either side of the former roof tabling. There are also patchy areas of efflorescence and staining at high level to the clerestory walling. These are likely to relate to external pointing defects or previous moisture ingress and should be considered alongside the external high-level masonry repairs. The previous QI suggested that where loose mortar or small fragments remain at high level, the areas should be carefully brushed down and repointed where necessary. Temporary sill boards or discreet catch boards may be appropriate in vulnerable locations to prevent loose fragments falling into the nave until repairs are undertaken.



Figure 54 - High level efflorescence

11.4 **North Aisle:** The walling is exposed rubble stone, with heavy lined-out pointing, probably in cement. There also appear to be traces of limewash to the north wall.



Figure 55 - W window with leak

11.5 There is extensive efflorescence within the masonry joints immediately above the level of the dado panelling on the north wall, indicating dampness. Similar efflorescence is also evident to the west wall. Hairline fractures run vertically downwards from the west window sill, as noted since 2011, although there are no previous photographs available for direct comparison. These should be monitored going forward. The mortar at the head of the window also appears to be breaking away.

11.6 The west window reportedly leaks on the north side. This is consistent with the surface efflorescence noted to the mortar on the sloping internal sill and to the adjacent masonry joints, particularly to the north jamb of the window. Damp staining is also visible to the wall below.



Figure 56 - Algae build up at N Door

11.7 Green mould was noted near the door in the north wall, again suggesting water penetration. This may lead to deterioration of the adjoining monuments, although one of the low-level monuments has been isolated from the masonry. The dado panelling is also damp stained in this area.

11.8 The external concrete apron around the perimeter is likely to be restricting drying of the wall base and may be contributing to the damp conditions internally. Damp staining was also noted at high level to the west wall and arcade. These areas should be monitored following completion of the external remedial works, to confirm whether the walls begin to dry out.

11.9 **North Transept:** The walls are similar to those in the north aisle, with surface efflorescence to the masonry above the level of the dado panelling. This again indicates damp within the wall, with moisture unable to dry out effectively.

11.10 Some of the walling joints have been repointed in an unattractive dark cement mortar.

11.11A movement crack is evident below and above the central north window. This was reported at the previous inspection and is understood not to have moved for approximately fifteen years, and is therefore assumed to be stable. The crack would normally be filled, but this is complicated by the surrounding dark cementitious repointing, which should not be replicated. A more appropriate repair would require wider internal repointing in a suitable lime mortar, rather than localised filling in a mismatched or inappropriate mortar.

11.12 **South Aisle:** The walls here are of fine ashlar, although the extensive dark pointing detracts from the appearance of the masonry. The east wall shows surface efflorescence at both high and low level, consistent with damp penetration. This continues onto the south wall, where efflorescence is extensive, particularly around the doorway through to the flower room and near the south porch, perhaps linked to the monolithic construction of these elements. To the high-level walling above and around the monuments and to the east end there is a great deal of efflorescence. The surfaces felt dry at the time of inspection, although this was on a warm day, except to the west of the door to the porch, where there is extensive algae growth.

11.13 The wall above the dado panelling at the end of the pews also shows surface efflorescence. On the west wall, some traces of ancient plasterwork remain at low level, and also to the east of the south door. Although there is some efflorescence within the joints at the base of this wall, the damp is much less significant than on the south wall. There are some open joints below the west window. It would be beneficial for the surface efflorescence to be cleared off.

11.14 There is a sedilia within this wall. It appears that a section has previously been cut out, possibly to allow a frame or fitting to be inserted, although this is no longer in place. As a result, the upper stonework is now inadequately supported. The missing dividing column/support should be reinstated to provide proper bearing and prevent further movement or damage.

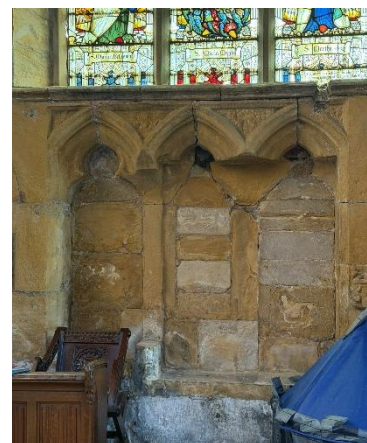


Figure 57 – S Aisle Sedilia

11.15 **Flower Room:** The exposed stone walls suffer from exfoliation and dampness, with significant damp mould evident. The room is full of items and there is no ventilation. The electrics appear to be exposed and partly removed. There is a crack to the masonry behind the door which should be re-pointed to monitor movement.

11.16 **South Porch:** The internal stonework is heavily eroded, although no areas appear to be at immediate risk. Loose and friable stone should be carefully removed, and open joints repointed in lime mortar.



Figure 58 - Flower room

11.16.1 There is a noticeboard fixed to one of the walls. The condition of the internal walling is likely to stabilise following the external masonry and roof repairs recommended elsewhere, particularly where these reduce water ingress and allow the walls to dry.



Figure 59 - Vestry Plaster

11.17 **Vestry:** At ground floor level, the walls are plastered and painted cream. Damp remains evident, particularly to the east and north walls, and the plaster surface is blowing in places. The plaster was reportedly renewed only around 15 years ago, although the materials used are not recorded.

11.18 At first floor level, the walls are similarly plastered and painted. The plaster has blistered and the paint is flaking away near ceiling level, particularly on the west side, and also at the head of the east window and to both reveals of the western window on the north side. This condition is broadly similar to that noted since 2006, although it appears to be gradually worsening.

12. PARTITIONS, DOORS, PANELLING ETC

12.1 Within the **tower** the doors are sound for the present, though the belfry door is only propped shut with a loose timber.

12.2 **Door to vestry stair:** Softwood boarded and wood grained on vestry side, ledges with clenched nails on stair side, door secured by wooden catch.

12.3 **Upper Vestry Door:** An old oak cross-boarded door with wrought iron hinges and a slide bolt to the room side. There is a sizeable hole at the bottom of the door, nearest the hinge, and the cross-boards in this area are becoming detached. These should be carefully resecured using hand-made nails.

12.4 **Chancel door:** Oak boarded with blind tracery on chancel side, heavy oak frame to rear with plain wrought iron hinges in remains good order.

13. VENTILATION

13.1 Ventilation is provided through hoppers in glazing. There are also vents to the walls externally which presumably vent underfloor voids, though this is not clear.

14. FLOORS, RAILS, GALLERIES

14.1 The **tower** floor is formed of diagonally set stone paving, which is in sound condition. There is a memorial slab to the south side, from which the brasses are missing.



Figure 60 - Nave Aisle

14.2 **Nave:** The central aisle is laid with diagonal floor tiles, mostly red and black quarry tiles, with a number of patterned encaustic tiles. There appears to be a fault line through the floor where a number of tiles are broken. As the affected tiles are mostly plain red quarry tiles, like-for-like renewal should be relatively straightforward, although the underlying cause of the cracking should ideally be investigated.

14.2.1 The flooring below the pews is raised softwood boarding. As noted in the previous inspection, there are one or two holes towards the west end, which should continue to be monitored.

14.2.2 At the east end, the nave choir stalls have oak boarding, which remains in good condition.

14.3 South aisle:

- 14.3.1 At the east end, the chapel sanctuary and the paving immediately to the west are laid in relatively new York stone, which is generally in good condition, although showing damp-related efflorescence.
- 14.3.2 The aisle is laid with diagonally set quarry tiles, with encaustic tiles, as per the nave. These are generally in good condition, apart from a few minor open joints.
- 14.3.3 The pew platforms are raised softwood boarded floors, as in the nave, and the boards here appear generally in fair condition. A damp patch was previously noted near the mid-point of the nave arcade, indicating a possible roof leak. Through, this was dry at the time of inspection, although the inspection took place on a very dry, warm day. A boarded area to the east of the pews is carpeted.
- 14.3.4 At the west end, the entrance route from the south porch doorway is formed of large black ledger slabs. These are slightly uneven, although not enough to present an obvious trip hazard, and are otherwise in fair condition.
- 14.3.5 Behind and around the Neville tombs, the floor is York stone paving, incorporating some headstones. This area is uneven, open-jointed and covered with efflorescence. Sweeping down and repointing of the joints would be beneficial. The condition has reportedly been poor since 2011.

14.4 South Porch: The stone flagged floor is slightly uneven at joints but otherwise is in fair order, as per the last QI report.

14.5 North aisle and north transept: At the east end, within the north transept, the raised boarded areas are fully carpeted. The condition of the boarding could not be confirmed, but the floor appears reasonably stable, except for a slightly springy section around the altar.

- 14.5.1 The aisles are laid with diagonally set red and black quarry tiles, with encaustic tile inserts, as elsewhere.
- 14.5.2 The raised softwood boarding below the pews is generally in fair condition, except for one or two areas towards the west end where holes have been noted, as reported in 2021. These should be monitored, as it is not known whether they are worsening. Inspection beneath the pews would also be advisable. There is also an area at the east end, near the north wall, where a hole has been left following repairs to the heating pipework. This has reportedly been present since before 2011 and should be filled.
- 14.5.3 At the west end, the floor is stone paved, with some ledger slabs. The joints are rather open and uneven, but the paving is otherwise in fair condition.

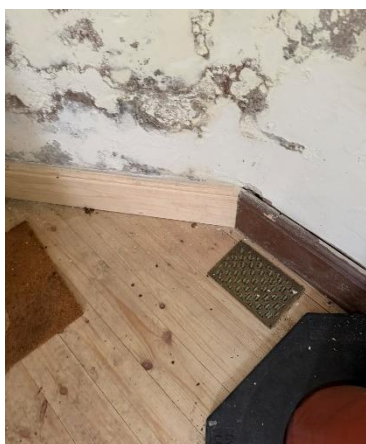


Figure 61 - Vestry floor repair

14.6 Vestry:

14.6.1 The ground floor has a timber floor, previously covered by carpet but now exposed, with cast iron heating grilles. The area adjacent to the external door had become rotten as a result of water ingress and required replacement. The timber floor joists below also required some splicing and replacement.

14.6.2 At first floor level there are some good wide oak boards, with later softwood boarding, now largely covered by carpet. The condition appears reasonable where visible

14.6.3 A newel stair connects the two floors of the vestry. The walls to the stair are limewashed and remain sound up to first floor level. Above this, leading to the roof hatch, the surfaces are undecorated. The stair treads are

becoming very worn at high level and can be seen through in places, with large gaps having formed. The treads are also uneven and sloping, and the timber step makes access difficult. Some consolidation will be required in the longer term.

15. MONUMENTS, BRASSES, FURNISHINGS, ORGAN & CLOCK

15.1 North Aisle:

15.1.1 The east wall contains three marble plaques to members of the Trotter family, the latest being to Gladys Mona Trotter, who died in 1996. These are all in good condition.

15.1.2 At a slightly higher level are two elliptical marble plaques, to Frances Davison, wife of a former Vicar, who died in 1799, and to Thomas Scarth, who died in 1835. These are nearly matching, although the former is rather stained and the stone border is rough. This plaque would benefit from careful cleaning, with the border treated to sit more comfortably alongside its companion.

15.1.3 The north wall of the north transept has two brass plaques mounted on oak boards, commemorating work to the clock in 1896 and 1996 respectively. These are in good condition.

15.1.4 Three hatchments to the north wall of the north aisle are generally in fair condition. At the west end there are also two enriched high-relief marble memorials, to Katherine Margaret, Countess of Darlington, who died in 1807, and Sophia, Duchess of Cleveland, who died in 1859. The latter was consolidated and isolated from the wall in recent years, and both are in good condition.

15.1.5 Immediately east of the north door is a plainer wall plaque to Richard Sherwood and Elizabeth his wife, who died in 1816 and 1814 respectively. This stone plaque would benefit from careful cleaning, as would the adjacent marble plaque to Alice Blackett, who died in 1722.

15.1.6 The west wall of the north aisle contains a substantial memorial to Henry, second Earl of Darlington, who died in 1792, and another to his wife Margaret, Countess of Darlington, who died in 1800. Both are in reasonable condition, although the latter would benefit from careful cleaning and repainting of the inscription.

15.1.7 Free-standing at the west end of the north aisle is the table tomb to the first Duke of Cleveland, who died in 1842. This was extensively consolidated some years ago and remains in good condition. Nearby, set into the floor, is an enriched and coloured brass to John, third Duke of Cleveland, who died in 1864. This is in fair condition. The black stone into which the brass is set would benefit from careful cleaning, although the brass itself should not be cleaned and should instead be waxed. This group is enclosed by a low screen of wrought iron railings, which remains in good condition

15.2 **Nave:** The First World War memorial, to the south side of the west window, is an enriched and gilded oak plaque. This is balanced by the Second World War stone memorial to the north side. Both are in good condition.



Figure 62 - opening joint to monument



Figure 63 - Damp in NW corner

15.3 South aisle: The east wall contains a stone plaque to Susanna Merest, wife of a former vicar, who died in 1842. This is set within a traceried surround, has been cleaned, and remains in good condition.

15.3.1 To the south wall there is a brass plaque on a marble ground to Thomas Freshfield Scarth, who died in 1872. This is slightly stained but remains in fair condition. Above the south door is a marble memorial to John Lee, who died in 1793, by Nollekens. This is generally in good condition, although the colour to the coat of arms is fading. East of the south door is a marble plaque to Mary Tabitha Lee, who died in 1851. This is generally in fair condition, although the black coloured stone ground still has some peeling colour, as noted since 2006.

15.3.2 At the west end of the south aisle is the finely enriched alabaster triple tomb to Ralph Neville, who died in 1425, and his two wives. Although much eroded in places, this monument has been consolidated in recent years and is now stable. Next to it is the free-standing horizontal effigy of Margery, wife of an earlier Lord Neville, dating from around 1343, which is also stable. Further south is another fine triple monument, this time in oak, to Henry Neville and his first two wives. Henry Neville died in 1564. This monument has been carefully consolidated, and the missing bull's head cushion below the Earl's head has been renewed. These monuments are enclosed by a low wrought iron screen, which remains in good condition.



Figure 64 - Damage to SW monument

15.3.3 To the north side, on the south arcade, there is one hatchment in a timber surround, with a marble plaque below to Mary Lee, who died in 1812. The plaque is slightly stained and would benefit from careful cleaning.

15.3.4 Within recesses in the south wall are recumbent effigies of Euphemia de Clavering, first wife of Ralph, Lord Neville, dating from the early 14th century, Lady Isabelle of the 13th century, and a child of the Neville family. All have been isolated from their surrounds and are now much more stable, as air can circulate around them. However, decay to the masonry forming the niches has accelerated in recent years and should be monitored.

15.4 Furniture and fittings

15.4.1 **Nave:** At the east end, the relatively modern oak choir stalls sit on their own raised timber platform and are in good condition. The 19th century oak pulpit, with later steps and a good iron handrail, is in fair condition. The fine brass eagle lectern, with its modern raised platform and iron balustrade, is also in fair condition.

15.4.2 The varnished softwood pews are generally in fair condition. Some bench ends and book rests are oak, as are the poppy-head western bench ends across the church.

15.4.3 At the west end there is a very fine iron-banded churchwardens' chest. There are also several modern noticeboards and a paschal candle, all set on rather fine iron stands. The large font is carved from a single stone, raised on a later plinth and reached by three steps to the west side. It is in fair condition and has an oak boarded cover.

15.4.4 Also at the west end are two small oak memorial tables, presented in 1993. The Roll of Honour is housed in a glass-topped case on an oak table in front of the First World War memorial.

15.4.5 **South aisle:** At the east end, the 20th century oak panelled altar and oak altar rail are in fair condition, together with the adjacent priest's chair and prayer desk. The varnished

softwood pews are generally in fair condition. At the west end there is a glass-fronted prayer and hymnbook case, also in fair condition.

- 15.4.6 The electronic organ console, presented in 1994, is in good condition. Large speakers are positioned at high level in the north and south aisles. The organ was reportedly rebuilt internally in 2015.
- 15.4.7 **North aisle:** At the east end there is a plain open oak altar table with prayer desk, but no altar rail. A set of three oak chairs, presented in 1996, is in good condition. There are also two upholstered chairs and an upright piano in an oak case.
- 15.4.8 The varnished softwood pews are generally in fair condition, the front bench end and parts of the book rest in this aisle, as also in the nave and south aisle, are oak. The poppy-head western bench ends across the church are also oak.
- 15.4.9 There is a display board showing three models of the church through the ages.
- 15.4.10 **Vestry:** The vestry contains various built-in cupboards of no particular merit, wall-mounted coat-hook rails to the upper room, and a modern sink unit.

16. HEATING

- 16.1 The church is heated by a low pressure hot water system powered by an oil-fired Ideal de Dietrich boiler with Riello pressure jet burner. The boiler appears in fair order and is serviced annually. Pipe work has been partly insulated. The boiler has a new stainless steel insulated flue, installed February 2021, rising into the masonry flue. Damp ingress earlier led to corrosion of iron pipe work within the boiler room. Heating outlets in the church are by large bore pipes in the nave with cast iron column radiators at the east end, large bore pipes banded in threes in the north aisle with antique but operable cast iron radiators at the west end of each aisle. The system, although elderly is operable. The boiler is controlled by a rather rudimentary 24 hour time clock in a cupboard in the north-west corner of the vestry. Heating is supplemented by a free standing portable electric heater in the vestry (although there is a modern flat-panel radiator) and an electric fan heater in the south aisle by the organ console. At vestry first floor level there is a redundant fireplace, with a Victorian cast iron grate on the west wall and a discarded radiant electric fire.
- 16.2 **Oil storage tanks:** Slender twin steel oil storage tanks stand on low plinths on the floor. These are not currently banded and do not appear to have compliant secondary containment. This has been noted in previous reports, with no action taken since at least 2011. The installation should be reviewed by an OFTEC-registered engineer and brought up to current requirements, either by forming a suitable bund/secondary containment arrangement or by replacing the tanks with a compliant banded installation. This would not be required if the oil-fired system were removed and replaced with an alternative heating system, such as gas, subject to separate approval and feasibility.

17. ELECTRICAL

- 17.1 The latest electrical installation certificate was kept in the logbook, this was dated 13/10/2021 and was satisfactory, another test is therefore due in October of this year.
- 17.2 Three phase electricity enters underground at the west end of the nave under the tower where, in a cupboard behind the tower staircase, are the main meters, switchgear and distribution board. Wiring from there is partly in trunking and partly in MICS cable to lighting and power points throughout the church. Lighting is by new LED fittings in nave aisles, vestry and chancel and 13amp socket outlets are also disposed around the building.

18. LIGHTNING CONDUCTOR

18.1 The last inspection test report in the logbook was from 2024, stating that the next inspection was due on August 2025, no further information was available.

19. WATER & SANITARY FACILITIES

19.1 There is water to the vestry sink, the waste for this discharges into a blocked gulley.

19.2 There is an external Portaloo, this detracts from the buildings importance and approach from the northern side, though is as tucked away as possible.

20. FIRE PRECAUTIONS

20.1 The church has three exit doors,

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

20.3 There is a 9 litre water extinguisher by the south door in the south aisle, a 2kg carbon dioxide extinguisher under the tower by the electricity cupboard and a 9 litre water extinguisher in the vestry. There is a 2kg dry powder fire extinguisher in the boiler chamber. All are hung on wall brackets with adjacent notices. Testing should be undertaken annually, and certificates held in the logbook, these were not available at the time of inspection.

20.4 The tower captain should adequately assess the safety of access to the tower and the egress in the event of an emergency.

21. SECURITY PROVISIONS

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

21.2 The north door was well locked at the time of inspection and is understood to be rarely used. The south doors are fitted with a five-lever mortice lock. The outer vestry door also has a five-lever mortice lock, and the inner door to the chancel has a similar lock, renewed in recent years, although this has resulted in an unfortunate hole being cut into the oak moulding. The vestry contains a modern floor-standing John Tann safe, together with two older wall safes, one dated 1813, which remain in use but may not be suitable for valuable items.

22. ACCESS

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

22.2 **Wheelchair access:** There is step free access throughout the nave and aisles. The step before the altar rail is highlighted in hazard tape for the hard-of-hearing.

22.3 A deaf-aid loop system has been fitted in the church, however is not currently working and is undergoing repairs.

23. CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

23.1 The churchyard is now entirely the responsibility of Durham County Council. The following comments are made for general purpose, however a thorough inspection should be carried out regularly by DCC. Any defects will not be carried over to the summary of repairs in part three.

- 23.2 Boundaries – The boundary walls are of local stone rubble semi-laid to courses with a bullnose stone capping. In the south-west corner is an electrical junction box dated 1999.
- 23.2.1 **North** – To the north side, the boundary wall has many open joints at low level and is tending to lean outwards around the curve. Some of the coping stones have been damaged around the fixing points of a former iron railing, which has long since been removed. The remaining sections of iron, set in lead, should be carefully cut out and the holes neatly filled.
- 23.2.2 At the west end of the iron railings fronting the mausoleum, on the north side of the churchyard, some repacking of wide open joints at low level will be required soon, as the corner pier has shifted. The mausoleum itself is not included within this report.
- 23.2.3 The remainder of the north boundary wall has several open joints which require repointing.
- 23.2.4 **East** – At the north-east corner there is a further pair of iron gates, with a simple iron overthrow, together with a single pedestrian gate. These are generally in fair condition, but would benefit from redecoration. Rusting ironwork fixings are causing significant damage to the stonework, and a section of stone has broken away from the south pier.
- 23.2.5 Along the east side, the boundary wall remains in reasonably good condition, similar to the eastern section of the north wall. There are, however, areas of loose mortar pointing and some grass growth around the mid-point, towards where the wall drops to become a retaining wall only.
- 23.2.6 Repointing will be required within the next five years, both to the roadside face and to the churchyard side at low level. The retaining wall appears generally sound and appears formerly to have supported railings, the stubs of which remain.
- 23.2.7 Some small pieces of stone coping have broken near the south-east corner and should be re-bedded. There is also a significant amount of loose pointing below the coping.
- 23.2.8 **South** – The south wall, contains an in-built structure, with a door opening onto the highway, the wall to the west of this is leaning outwards towards the road. The yew trees to either side have caused distortion to the wall, and the risk of failure is likely to increase over time. Similar distortion is also evident adjacent to the other two yew trees towards the western part of this wall.
- 23.2.9 Elsewhere, the masonry appears to be generally sound, except where mortar has been lost from joints at ground level on the churchyard side. In the longer term, sections of this wall may require rebuilding. More immediately, near the south-west corner, much of the pointing has become loose and should be attended to within the next five years. A vertical crack remains through the wall at the extreme south-west corner, where the wall is leaning outwards.
- 23.2.10 **West** – The gate piers to the south-west corner support wrought iron gates which are rusting and would benefit from careful overhaul, stripping back and redecoration. The finials to the piers remain missing, and rusting iron cramps and fixings are causing damage to the stonework. A few joints to both piers have been poorly repointed, but more careful and comprehensive repointing and stonework repair is required.
- 23.2.11 The west wall incorporates the end gable of the neighbouring house. The section of wall immediately north of this has some voiding, particularly at low level, and should be partly rebuilt where it has become unstable, with small stones reset as necessary. Further voids are evident towards the north end of the west wall, particularly within the raised section.
- 23.3 The churchyard extension was not inspected.
- 23.4 **Tombs (*from last inspection, not fully inspected*)**
- 23.4.1 There is a collection of eight table tombs south of chancel, some becoming increasingly displaced including westernmost tomb nearest to the chancel, which is leaning and with displaced plinth. The tomb south of the footpath has three side panels collapsing inwards. By the north boundary north of the chancel are two further table tombs, one leaning rather insecurely and the other having had the side panels removed, but with the plinth of former railings very broken and displaced. These plinths would be better removed altogether as one has already collapsed.
- 23.4.2 There two similar table tombs near the north-west corner of the churchyard, with plinths disrupted by former railings, but now enclosing a bramble patch. These plinths also may be better removed. To the south of these are two more table tombs; one has a collapsed

side panel and the displaced tabletop is very insecure; this is a public hazard, and remains as in 2016.

- 23.5 **Paths** - Stone paths run from the north-east to the south-west gates, passing both sides of the church, with a short path also leading to the south-west porch. These are generally in fair condition, although the joints continue to widen and will require periodic filling. Grass is now beginning to encroach onto the edges of the paving.
- 23.6 **Trees** - Four yew trees along the south boundary of the main churchyard continue to increase in size, to the detriment of the retaining wall, as noted above. There is also a smaller yew between the vestry and the north transept, now approximately 6 metres high. This is shading the north-facing area outside the boiler house, which is now very damp as a result. It may be preferable to remove this tree before it becomes larger.
- 23.7 Elsewhere, there are many other small trees, which appear to be growing healthily. By the north-east gates there are two mature lime trees.
- 23.8 A tree survey should be carried out and kept by the DCC, with any recommended actions implemented. This is particularly important where mature trees stand close to the church and boundary walls, and the DCC should be reminded of its responsibility to manage and monitor tree-related risk.
- 23.9 **Graveyard Summary** - As the Local Authority is responsible for the maintenance of closed churchyards, their attention should be drawn to any items which may present a risk to the public, particularly the tombs, boundary walls and trees.

24. ARCHAEOLOGY

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

25. ECOLOGY

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

26. SUSTAINABILITY

- 26.1 It is unknown if the PCC have carried out their assessment on the DAC's carbon footprint tool. They are encouraged to follow the recommendations provided in 'A practical guide to help your church reach net zero carbon'.
- 26.2 **Insulation:** There appears to be no thermal insulation to several of the roof areas but it is understood that when the Chancel, Aisle, Nave and Transept roofs were recovered, foam slab insulation was incorporated in the construction. The depth and composition of this insulation material is not known.

27. SUMMARY OF CONDITION

Chancel

The chancel is generally in fair condition and remains serviceable, but there are a number of localised defects requiring attention during the quinquennial period. The lead roof coverings appear to be in good order, although vegetation is accumulating in the gutters and should be cleared regularly. The parapets have open joints and one loose stone to the south-east corner, which should be re-bedded. There is also inadequate cover to the flashing near the steps to the south aisle roof, which may be contributing to damp staining internally.

The rainwater goods are mostly in reasonable condition, although one cracked section of cast iron downpipe to the south side of the chancel should be renewed. The chancel walls are generally stable, but there is localised open jointing, erosion to window surrounds and continuing weathering to the south wall, particularly around buttresses and below cill level. These areas should be monitored and repaired in due course.

Internally, the roof timbers and ceiling generally appear sound. There are areas of peeling paintwork and historic staining, probably associated with previous leaks or heat from former fittings. The internal plaster and limewash are in fair condition overall, but there are cracks, blistering and localised failure, including areas affected by old cement repairs. The sedilia and adjoining piscina show dampness, algae and efflorescence, indicating ongoing moisture/salt issues.

The chancel screen is of high significance and should be carefully reviewed, as the doors do not close properly and the castors are scraping the marble floor. The choir stalls and misericords show evidence of woodworm and require treatment by a suitably experienced specialist. The floor is generally serviceable, but there are cracked and uneven stone tiles and sloping boarding below the choir stalls, particularly towards the south-west corner. The void below the choir stalls should be inspected to confirm the condition of the supporting timbers.

Overall, the chancel does not appear to be in poor condition, but it requires a programme of targeted repairs, improved routine maintenance, and monitoring of damp, timber condition and high-level masonry.

All Other Areas of the Church

The remainder of the church is in mixed condition. The building remains in use and broadly serviceable, but there are several significant areas of concern, particularly high-level masonry, rainwater disposal, roof flashings, dampness, timber decay and churchyard safety.

The main roof coverings are generally serviceable, with several roofs having been renewed in lead or stainless steel in previous decades. However, a number of defects require attention. The tower roof has blocked outlets and standing water, with flashings requiring refixing and parapet joints/coping stones needing inspection and repair. The nave gutters urgently require clearing, with vegetation becoming established. The north aisle and north transept roofs have loose flashings, local lead defects and lifting laps, which may be contributing to damp staining internally. The south aisle roof has areas of lifting seams, loose sealant and local flashing defects. The south porch roof is in poorer condition, particularly on the east side, where vegetation and open joints require early attention.

The rainwater goods are a key concern throughout the church. Several pipes are cracked, split, deformed, rusting or misaligned. The boiler house gutter is particularly urgent, as it receives water from the north side of the chancel roof and any overflow risks water discharging into the basement boiler room. The tower drainage system is also problematic, difficult to access and prone to blockage. The concrete aprons around parts of the church are likely to be trapping moisture at the wall bases and should be progressively removed and replaced with a more appropriate drainage arrangement when opportunity allows.

The external masonry is generally standing, but many elevations show open joints, erosion, spalling and areas of failing previous repair. The south aisle buttresses and stonework require particular attention, including one stone which has lost substantial depth. The south porch has significant erosion, rusting ironwork and hard cement pointing, all of which are accelerating decay. The north vestry west wall, flue line and chimney are also in need of early repair. The tower has the most serious high-level masonry issues, including open joints, erosion below corbels, deteriorating belfry openings and significant voiding below the clock face where a piece of stone has fallen out. These areas require urgent or early intervention from safe access.

Internally, there are widespread signs of dampness and salt movement, particularly in the north aisle, north transept, south aisle, flower room and vestry. Efflorescence, green staining, mould, blown plaster and flaking finishes are evident in several areas. These conditions appear closely linked to external defects, roof drainage issues, failed or blocked rainwater goods, and poor drying conditions caused by hard materials and concrete aprons.

Timber condition is also a concern. The tower roof timbers show evidence of active woodworm, with one split and softened beam and damp beam ends. The intermediate chamber also shows woodworm and salt-related wall decay. The north aisle and north transept have known timber defects, including staining, woodworm, defective rafters, a rotten wall post/brace support and a rotten corbel detail. The nave and south aisle roofs would benefit from closer inspection from safe access, as staining is visible and the full condition of the timbers is not yet clear.

Windows and doors are generally serviceable but require ongoing repair. Several leaded windows are distorted, cracked or dirty, and some protective mesh is missing, damaged or rusting. A specialist glazing review would be beneficial, particularly for the more vulnerable aisle windows. External doors are mostly serviceable, but the oil tank room, store and boiler room doors require repair or replacement. Rusting ironwork is causing damage to stonework in some locations, including at the tower door and south entrance gates.

The boiler room, oil store and associated external access areas require attention. The boiler room west wall is badly eroded at low level and will require consolidation or underpinning. The oil tank installation should be inspected by an OFTEC-registered engineer, including any requirement for bunding or secondary containment. The steps to the boiler room and store are cracked and displaced and should be repaired.

The churchyard also contains notable safety and maintenance issues. Boundary walls, tombs, gates, paths and trees require monitoring and repair, particularly where there is potential risk to the public. The yew trees close to the south boundary wall and the smaller yew near the vestry/north transept should be considered as part of a wider tree survey and maintenance plan.

Overall, the wider church remains structurally present and usable, but its condition is vulnerable. The most pressing issues are water management, high-level masonry, timber decay, and public safety in the churchyard. A coordinated programme of roof, rainwater goods, masonry and timber repairs should be prioritised, with routine maintenance improved so that gutters, outlets and drainage are kept clear and future deterioration can be properly monitored.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Clear the blocked tower south outlet and roof-level sump, then check/clear the tower drainage system, rodding eyes, downpipes and overflows.	3.1.3, 4.9.1	
1	Undertake urgent tower masonry repairs, including north belfry head and sill, severe erosion below the north corbels, voiding below the east clock face, and open/loose parapet joints.	6.1.1-6.1.4	
1	Repair the north aisle roof leadwork: loose north parapet flashing, local tears at roll ends, lifting laps and loose mortar.	3.6.1-3.6.3	
1	Repair/repoint north transept roof flashings, including flashings into the parapets and at the base of the steps to the Chancel roof.	3.7	
1	Clear nave parapet gutters urgently, remove established vegetation and re-bed/reset the potentially loose south-east coping stone.	3.5.1-3.5.2	
1	Repair the south porch stone-slab roof, especially the east slope open joints/vegetation and eroded ridge joints; address flower store roof similarly, but as a lesser priority.	3.3-3.4	
1	Make safe and repair the detached coping roll at the south aisle/chancel roof access, and address loose flashings/hole in the adjoining upper abutment flashing.	3.2.1-3.2.3	
1	Refix and realign the western lead hopper to the north aisle; check deformed hoppers and renew cracked/split rainwater pipes where water is being discharged onto roofs or masonry.	4.1, 4.3-4.4	
1	Repair or renew the corroded boiler house gutter and ensure the gulley discharges freely, as this receives water from the north side of the Chancel roof and may discharge into the boiler room basement.	4.6	
Category 2- Requires attention within 12 months.			
2	Have the oil tank installation inspected by an OFTEC-registered engineer and address bunding/secondary containment, tank condition and vulnerable/rusted oil pipework.	10.3-10.4	
2	Progress the north aisle roof repair scheme: full scaffold inspection, replacement of defective rafters, timber treatment, repair of the rotten wall post/brace and close review of wall plate/roof beam movement.	11.3.1-11.3.4	
2	Inspect and repair north transept roof timbers, particularly staining at the valley with the north aisle and the rotten timber corbel detail.	11.4.1	
2	Consolidate or re-build the badly eroded west wall of the boiler room, and repair displaced/cracked access steps and damaged concrete slab edge.	9.3, 10.5	
2	Consolidate and repoint the north vestry north-east parapet gap and loose stones; repoint the chimney/west wall at an early date.	3.8.1, 5.6.1-5.6.3	
2	Carry out early external masonry repairs to high-risk areas: south aisle buttresses and open joints, south porch arch/vault defrassing, nave clerestory east loose parapet stone, and other unstable high-level masonry.	5.1-5.2, 5.7.3	
2	Review roof and tower access safety, including provision of a handrail or rope to the tower stair and improvements to poor roof hatch/ladder access.	7.4.3, 14	
Category 3- Requires attention within the next 12-24 months.			
3	Undertake a phased programme of repointing to external walls and buttresses, including south aisle east/south/west walls, north aisle, north transept, clerestory, vestry and oil/boiler store walls.	5.1-5.7	
3	Repair boiler house roof defects: replace broken stone slates and replace failed flashband with lead or an approved lead alternative.	3.9.1	
3	Commission specialist window/glazing repairs: flower room oak window, south aisle protective mesh/saddle bars, north aisle broken quarries/distorted lead, transept glazing and cracked vestry panes.	8.1-8.4	
3	Repair or replace decayed tank room doors; repair and redecorate store and boiler room doors/frames and replace locks where removed.	8.9-8.11	
3	Inspect nave, south aisle and vestry roof timbers from safe access, including staining, wall plate movement and possible intermittent leaks.	11.2, 11.5-11.6	
3	Reinstate the missing/dividing support to the south aisle sedilia to provide proper bearing and prevent further movement or damage.	12.14	
3	Repair the upper vestry door and prepare for future consolidation of the worn vestry stair treads.	13.2, 15	

3	Repair internal floor defects: broken nave tiles/fault line investigation, fill the long-standing north aisle heating-pipe hole, and repoint/sweep paving around the Neville tombs.	15	
Category 4- Requires attention within the quinquennial period.			
4	Progressively remove cracked concrete aprons around the church and replace with French drains or other breathable drainage detail where appropriate.	4.7	
4	Improve oil store roof edge drainage/drip/gutter detail to reduce run-off and staining to the masonry below.	3.10, 5.5	
4	Redecorate tower clock faces; repair rusting flagpole bracket, roof hatch hinges and minor bell-frame/louvre metalwork corrosion.	3.1.2, 6.1.2-6.1.4, 7.1.2	
4	Repair tower/ringing chamber glazing, including distorted leaded lights, missing south quarry and failing imitation lead comes to west lancets; consider drip mould to east door.	7.3.2-7.3.4	
4	Treat damp-affected internal masonry after external water ingress is addressed, including north aisle, north transept, south aisle, flower room and vestry plaster/finishes.	12.4-12.18	
4	Brush down and repoint high-level internal loose mortar at nave/clerestory locations; consider temporary catch boards where loose material could fall before repairs.	12.3.1-12.3.2	
4	Conserve/repair the tower stair internal lime finish and failing over-pointed areas, treating exposed hair-reinforced finish carefully.	7.4.2	
4	Renew missing sections of vestry upper window hood mouldings and plan local stone repair to the vestry east reveal within the quinquennial period.	5.6.4-5.6.6	
4	Repair rust-damaged door/gate fixings and associated stonework, including tower door jamb, south entrance gates and adjoining masonry.	8.5-8.6	
Category 5- A desirable improvement with no timescale (or following completion of the above items).			
5	Consider extending the north-side Chancel rainwater discharge so that water is taken directly to the box valley rather than across the north aisle roof surface.	3.6.2	
5	Consider ventilation improvements to the flower room, tower intermediate chamber and vestry once water ingress sources have been reduced.	7.2.2, 12.15, 12.17	
5	Consider protective mesh guards to vulnerable or unprotected glazing, including north aisle and vestry windows and unprotected lights to the northern east window.	8.2-8.3	
5	Carefully clean selected monuments and plaques where noted, and wax the brass without abrasive cleaning.	16	
5	Consider careful repainting of inscriptions/colour where noted, including selected north aisle/south aisle memorials.	16	
5	Review hearing loop repairs and wider access provisions following the access audit.	20.3	
5	Review long-term sustainability opportunities, including the DAC carbon footprint tool and net zero guidance.	24	
5	Develop a planned safe-access strategy for routine inspection of high-level gutters, roofs and parapet masonry.	14	
5	Consider whether oil-fired heating should be retained or replaced in the longer term, before committing to major oil tank works beyond safety/compliance requirements.	10.4, 19.5	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Clear gutters, gullies, hoppers, sumps and downpipes routinely, including bird nesting material once the breeding season has ended.	3-4	
	Maintain statutory/service records: electrical testing, annual heating service, lightning conductor testing, fire extinguisher servicing, fire risk assessment, asbestos assessment and access audit.	19-22, Part Three	
	Ask Durham County Council to address churchyard risks, including boundary walls, tombs, trees and paths; arrange and retain a tree survey with recommended actions implemented.	23	

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

- Under floor voids (where present)
- Covered or inaccessible timbers
- Rear of tanks and pipes where inaccessible

Advice to the PCC

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

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

- **Electrical Installation**

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

- **Heating Installation**

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

- **Lightning Protection**

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

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility>.

- **Health and Safety**

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

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>

