Quinquennial Inspection Report

St Mary and St Stephen

Wolsingham

For

St Mary and St Stephen PCC

July 2024

By Kevin Doonan

With Jenny Conroy

DOONAN
ARCHITECTS

QUINQUENNIAL REPORT 2024

Church:	St Mary and St Stephen, Wolsingham
Archdeaconry:	Auckland
Diocese:	Durham
Date of inspection:	July 2024
Weather:	Dry and cloudy

CONTENTS

A: Description of the church

St Mary and St Stephen is a typical Victorian church of 1848 with nave, side aisles, chancel, and an open south porch with a square clock and bell tower at the west end. However, it is a rebuild of a 12th/13th Century church, the remains of which are seen in the tower. The tower was heightened in 1856.

The church is built of coursed squared sandstone with ashlar plinth and dressings. The tower is formed of sandstone rubble with dressed stone quoins. The pitched roofs are Westmoreland slate laid in diminishing courses with stone ridges. The tower roof is finished in lead with some neoprene joints.

The churchyard is surrounded by a combination of post and rail fences and rubble stone walls. There are numerous headstones and trees within the grounds.

Refer to Figure 1 for a roof plan of the building and location of key spaces. Figures 2-6 show general photographs of the church.

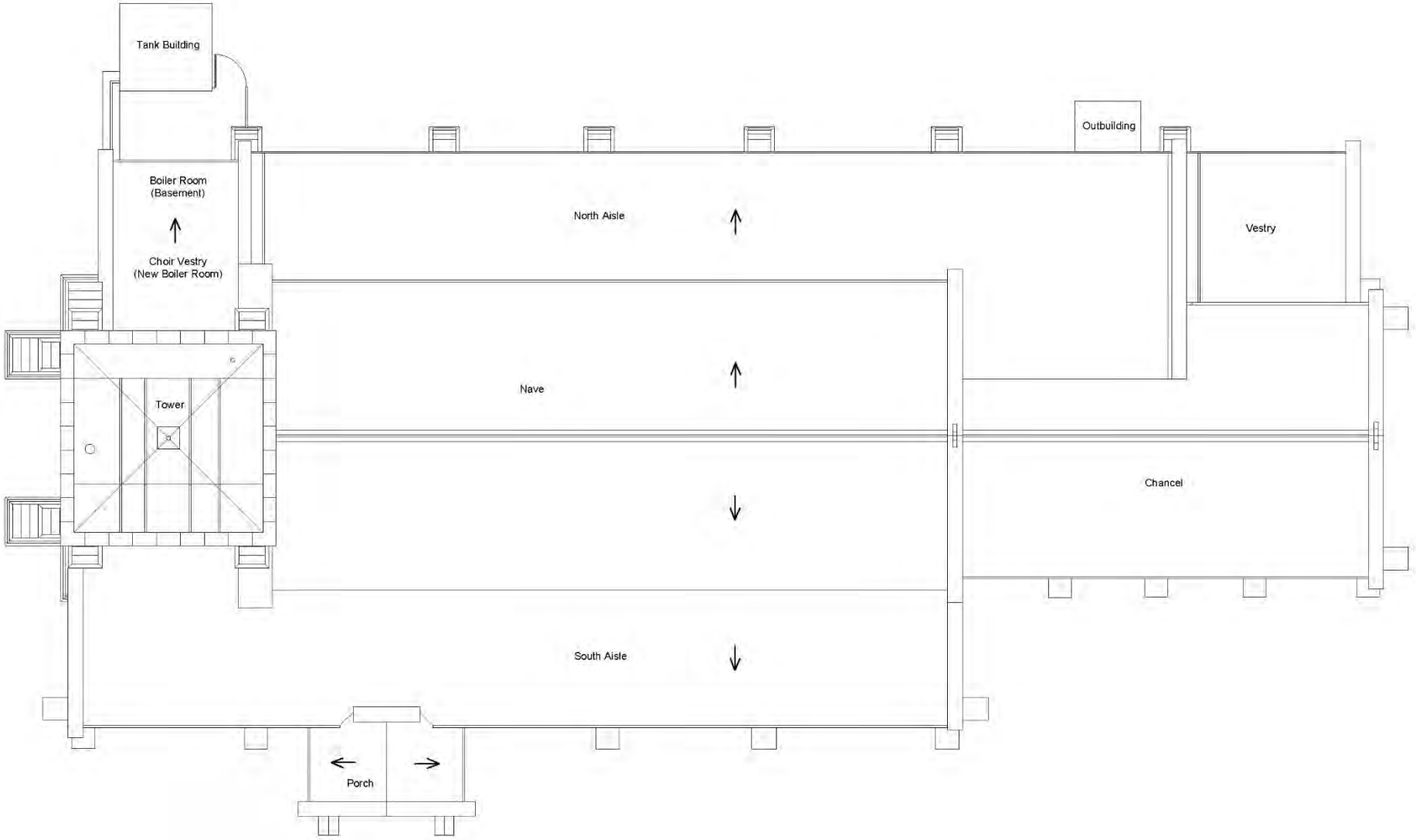


Figure 1: Roof plan of St Mary and St Stephen

Figure 2: View from west

Figure 3: View from east

Figure 4: View east from the tower roof

Figure 5: Example stone wall boundary to churchyard

Figure 6: Internal view looking east

St Mary and St Stephen is a Grade II listed building (listing reference: 1232841). The listing description is as follows:

> *Parish church; 1848 rebuilding by W. Nicholson, with changed dedication to St. Matthew, of C12 and C13 building; earlier dedication restored with 1896 reconsecration. 1856 tower heightened. Sandstone rubble tower, coursed squared sandstone C19 work, with ashlar plinth and dressings; roofs of graduated Lakeland slates with stone gable copings. Tower and 4-bay nave with clasping south aisle and south porch; north aisle and tower choir vestry; 4-bay chancel with north vestry and organ-chamber. Gabled porch has 2-centred-arched shafted surround to wrought-iron gate; flanking buttresses have setbacks and gablets; church door of studded boards with elaborate hinges; lancet windows, paired in clerestory and stepped in east end, have drip moulds with head or ballflower stops; west tower lancet through 2 stages, and proud of second stage. Tower, Norman to nave-roof level, of 3 stages with set-backs; small round-headed stair turret lights in west front; battlemented top stage has paired belfry openings under 2-centred-arched paired drip moulds. 1856 painted clock given by Miss Wilson and G.D. Wooler. Aisle and chancel buttressed; set-back buttresses to tower, angle buttresses to chancel. Overlapping gable copings with elaborate cross finials. Interior: painted plaster with ashlar arcades and dressings; scissor-truss roof on corbelled wall-posts. 4-bay C14 arcades have double- chamfered 2-centred arches on round piers; moulded capitals have band of small dog-tooth moulding; keeled responds. High 2-centred chancel arch of 2 orders on shafts and half-shafts with alternate-block jambs; east window has similar treatment, with clasping bands on shafts, and sill string. Norman west door, removed to north tower wall, has fat roll moulding on re-cut impost string and detached shafts with scallop capitals, recessed in plain round arch; inner arch chamfered. High 2-centred tower arch, with wide chamfer on quirk and half- pyramid stop, has chamfered inner arch on grotesque corbels; stopped drip mould of man's head at left and woman in headdress-at right. Memorials include classical tablet to Rev. Peter Ionn, erected by scholars: he was curate and schoolmaster; trophy of academic and priestly symbols. Classical tablet to Greenwell family by G. Green, Newcastle, c.1839; memorial tablet in tower resited from chancel, to Francis Ainsley nee Gilbert, died 1677, (in Latin). Glass includes north aisle windows by Atkinson of Newcastle; west end of south aisle to John and Jane Proud, died-1859 and 1866, Jacob's ladder by Holiday, of high quality.*

B: Works carried out since the previous inspection

The previous quinquennial inspection was carried out on 18th December 2017. The following works have since taken place (annual services and general maintenance works have been omitted):

Date	Works
2018	
January	Storm damaged tree section removed; boundary fence to glebe field repaired
September	New heating system installed in choir vestry: 2 Hovel Ultra gas boilers, all necessary pipework renewed; radiators replaced with iVector fan convection radiators
October	Roof and rainwater goods repairs: nave ridge tile repointed and loose slates refixed; baptistry mortar repaired; gutters cleared and sealed; new section of downpipe installed to porch
2019	
July	Plaster repairs to choir vestry ceiling (patch and skim)
September	Redecoration of nave and chancel
	Organ repair (broken swell)
2020	
February	Roof repairs to storm-damaged aisle and tower roofs
2021	
September	Repairs to internal porch plaster
	Redecoration of vestries, porch and externals; floor sanded and resealed
	New motor for clock
2022	
Spring	Removal of fallen tree due to storm
2023	
June	Electrical Installation Condition Report - Satisfactory
July	Installation of new earth rod; installation of fire sealant to DB1 and boiler
2024	
March	Heating programmer replaced
	South aisle gutter replaced

C: The inspection

The inspection of the church and yard was undertaken jointly on 3rd July 2024 by Kevin Doonan and Jenny Conroy of Doonan Architects Ltd. Kevin Doonan is a registered architect and an Architect Accredited in Building Conservation (AABC). Jenny Conroy is a registered architect.

The weather was cloudy, dry and mild.

Viewing was predominantly from ground level using binoculars where appropriate. Some roof inspection was also possible from the tower roof. The tower was inspected internally to all its levels including the external rooftop, using the existing access ladders. No floorboards were lifted nor construction voids opened up. No manhole covers were lifted nor drains inspected.

Each defect/item identified is followed by a brief outline of recommended repair/works. The schedule of defects and recommended repairs will assist the PCC to compile a programme of prioritised repair works. This is not intended as a specification. The PCC is urged to seek appropriate specialist advice for any issues which arise. It is recommended that the PCC should contact Doonan Architects or similarly qualified architects when ready to proceed. The architect will advise on the appropriate action/procedure in drawing up specifications, seeking quotations and inspecting work carried out on site. Some of the works outlined below may require DAC approval and a Faculty.

The recommended works are prioritised as follows:

1 – Urgent, requiring immediate attention

2 – Requires attention within 12 months

3 – Requires attention within 18-24 months

4 – Requires attention within the quinquennial period

5 – A desirable improvement with no timescale

M – Routine maintenance

The indicated costs are budget estimates provided by the architect to give a broad indication of the potential costs associated with the recommended works. The costs for each item will be dependent on the scale of work undertaken and needs to be read cumulatively per trade within each priority category. If many items are undertaken there will be savings due to economies of scale, i.e. with contractor’s preliminaries,

scaffolding, welfare facilities, etc. In some instances, the full scale of the repair will not be known until further investigations and opening-up are undertaken.

There is also scope for some of the simple and straightforward tasks to be undertaken by volunteers. However, the PCC should be mindful of health and safety issues associated with such tasks and their potential responsibilities and duties under the Construction, Design Management Regulations 2015 (CDM). The costs do not include professional fees associated with monitoring, investigations, specification, approvals, seeking tenders or contract administration. The costs do not include VAT.

This report should not be considered as a replacement for a structured maintenance plan. The latter will ensure that minor defects, e.g. slipped roofing slates, are identified and dealt with quickly to avoid serious difficulties developing.

Summary

St Mary’s and St Stephen’s Church has generally been well-maintained and is in good condition. Internally, there are signs of local damp penetration, particularly at high level and on external walls. Where the source of damp is identifiable, remedies have been proposed. This includes clearing out of blocked gutters, replacing broken or slipped slates, repairing or introducing flashings, and pointing up open joints. Elsewhere, it is assumed the dampness is historic and is continuing to dry out. There is also some evidence of movement of the church, with several dropped keystones or cracks to mortar joints. It is recommended the cracks are pointed up and monitored for movement.

No.	Description	Recommended Action	Cat.	Photograph
EXTERIOR				
1.0.0	**Roof coverings**			
Westmoreland slates in diminishing courses to pitched roofs. Stone ridges. Lead and mortar flashings. Lead finish to tower roof with some neoprene joints.				
1.1.0	**Nave**			
1.1.1	Ridge: gaps to pointing to ridge stones.	Point up ridge stones.	2	
1.1.2	North roof: there are around a dozen cracked and/or slipped slates. Slating otherwise appears sound.	Re-fix slipped and replace cracked slates.	1	

1.1.3	South roof: there are around half a dozen cracked slates and several slipped slates. Slating otherwise appears sound.	Re-fix slipped and replace cracked slates.	1	
1.2.0	**Aisles**			
1.2.1	North: a mismatched slate has been used to carry out a repair. Slating otherwise appears sound.	Replace slate with slate graded to suit coursing.	3	

1.2.2	South: there are around half a dozen cracked slates. Slating otherwise appears sound.	Replace cracked slates.	1	
1.2.3	South: the mortar fillet to the west water table abutment appears to have been partly renewed recently. It does not appear in keeping with other mortar fillets.	Replace mortar fillet with mortar to match existing.	5	
1.2.4	South: the slate coursing is mis-matched to the west of the porch. It is assumed re-slating took place at different times for these areas.	Re-slate, reinstating continuous courses.	5	
1.2.5	South: the lead flashing was stolen during recent roofing works and a non-lead replacement has been installed.	None.	N/A	

1.3.0	**Chancel**			
1.3.1	Ridge: gaps to pointing to ridge stones.	Point up ridge stones.	2	
1.3.2	North roof: Mortar fillet to water table to east has loose mortar. Slating generally appears sound. Lead flashing to nave abutment.	Renew the mortar fillet to the water table.	2	

1.3.3	South roof: there are around half a dozen cracked and/or slipped slates, including a large broken eaves slate. Slating otherwise appears sound.	Re-fix slipped and replace cracked slates.	1	
1.3.4	South roof: there is a single slate with a moss-like covering.	Investigate moss on single slate.	4	
1.3.5	South roof: the west abutment with the nave wall has a mortar fillet. The lower section has broken away. It appears lead soakers are in place but no lead flashing. This is in the location of historic dampness internally.	Investigate extent of leadwork. Repair mortar fillet. Replace mortar fillet with lead flashing, ensuring lead soakers are in place.	1 4	

1.4.0	**Vestry**			
1.4.1	North: slating appears sound. Lead-lined channel formed on western edge of roof for rainwater discharge from chancel roof. The channel has a build-up of debris and moss.	Clear the debris and moss from the gutter channel.	M	
1.4.2	Mortar fillet to water table to east has loose and missing mortar.	Renew the mortar fillet to the water table.	1	

1.5.0	**Choir Vestry (New Boiler Room)**			
1.5.1	Mortar fillet to water table to west has loose and missing mortar.	Renew the mortar fillet to the water table.	1	
1.6.0	**Porch**			
1.6.1	Slating, ridge and leadwork appear sound.	None.	N/A	

1.7.0	**Tower**			
1.7.1	Lead finish to roof generally appears sound. Perimeter lead cover flashing is loose in places with areas of loose pointing to the flashing.	Identify and rake out areas of loose pointing. Refit lead flashing. Point up.	2	
1.7.2	There is debris and vegetation collecting in the gutter channels.	Clear the debris and vegetation from the gutter channels.	M	

1.7.3	The flagpole is fixed in position with tension cables enabling no penetration of the roof covering. The pole sits in a steel cradle bedded on timber blocks on rubber matting. The steel cradle is showing signs of corrosion. The timber blocks are showing signs of decay.	The steel cradle should be rubbed down and painted to prevent further corrosion. The condition of the timber blocks should be monitored and replaced if found to no longer be sound.	4 4	
1.8.0	**Outbuilding**			
1.8.1	Slab lean-to roof is covered in thick moss, retaining moisture.	Scrape away moss.	M	
1.9.0	**Tank Building**			
1.9.1	Rendered brick walls with damaged render in places. In situ concrete roof. Extensive ivy growth.	Remove ivy. Assess condition of concrete slab. Repair slab and render as necessary.	M 5	

1.9.2	It is assumed the building is redundant, housing the oil tank for now-replaced oil-fired heating system.	Consider demolishing the building instead of repairing.	5	
2.0.0	**Rainwater goods and external pipes**			
A variety of materials: lead, cast iron, plastic and aluminium.				
2.1.0	**Nave**			
2.1.1	North: half round cast iron gutter. Signs of weeping joints. Some signs of corrosion/cracking at western end. Partially blocked with debris/vegetation at eastern end. Cast iron downpipe with swan neck to western end discharges onto south aisle roof with shoe.	Unblock gutter. Inspect gutter. Rub down and redecorate corroded areas. Seal gutter joints. Replace cracked sections of gutter.	M 2 4	

2.1.2	South: there is no gutter to the roof. Water runs directly onto the south aisle roof. The overhang of slates appears sufficient to avoid water damage to the south nave wall/windows.	None.	N/A	
2.2.0	**Aisles**			
2.2.1	North: the plastic ogee profile gutters are partially blocked with debris and vegetation. There appear to be leaking joints with evidence of dampness on the walls below in these areas.	Unblock gutters. Seal gutter joints. Replace plastic with cast iron.	M 2 5	

2.2.2	North: the western cast iron downpipe discharges into a makeshift cement channel running into an exposed clay pipe.	Consider installing a gulley to the base of the downpipe to connect into underground drainage pipework.	5	
2.2.3	North: the eastern cast iron downpipe has a square section plastic swan neck connecting to the gutter. Appear sound.	None.	N/A	

2.2.4	South: the cast iron gutter to the west of the porch by the downpipe is dripping. The gutter to the east is supported on recent galvanised steel drive-in brackets.	Inspect gutters and re-seal joints as necessary.	2	
2.3.0	**Chancel**			
2.3.1	North: cast iron ogee profile guttering with cast iron drive-in brackets. The gutter falls to the centre but the outlet is to the west. Swan-neck outlet discharging into lead-lined channel on vestry roof. There is some debris collecting in the gutter.	Unblock gutter. Re-fix gutters laying to falls to outlet.	M 4	
2.4.1	South: cast iron ogee profile guttering with cast iron drive-in brackets. Cast iron downpipe to west. All appear sound.	None.	N/A	

2.4.0	**Vestry**			
2.4.1	The plastic gutter is blocked with debris and vegetation.	Unblock gutter.	M	
2.5.0	**Choir Vestry (New Boiler Room)**			
2.5.1	The downpipe to the western end is PVC. The paint is peeling.	Re-decorate downpipe. Consider replacing downpipe with cast iron.	5	

2.5.2	There is a plastic pipe connected to the cast iron tower rainwater pipe. The 90 degree bend to the end has a temporary spout fitted to the end which discharges direct into the choir vestry gutter.	Replace the spout with new cast iron section.	4	
2.5.3	The plastic gutter is blocked with debris and vegetation.	Unblock gutter.	M	
2.6.0	**Boiler Room (Basement)**			
2.6.1	There is an exposed plastic drainage pipe at the head of the external boiler room steps.	Protect pipe from damage by either burying at a suitable depth below ground (connections allowing) or bridging over.	4	

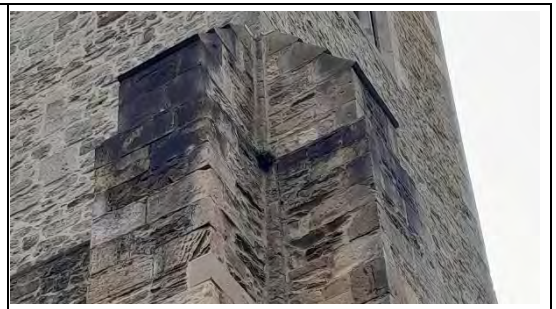
2.7.0	**Porch**			
2.7.1	Gutters and cast iron downpipes to east and west appear sound.	None.	N/A	
3.0.0	**Walls**			
Main church body of coursed squared sandstone with ashlar plinth and dressings. The tower is formed of sandstone rubble with dressed stone quoins.				
3.1.0	**Porch**			
3.1.1	The keystone above the entrance arch has dropped with minor cracking to masonry joints visible above.	Point up cracks and monitor.	2	

3.1.2	There are areas of missing pointing to the front buttresses at the joints, possibly due to movement.	Point up the open joints.	4	
3.1.3	The eastern kneeler stone has moved and the upper water table has slipped.	Re-bed the kneeler and pin. Re-bed the water table stones.	2	

3.1.4	The western kneeler stone appears to have been repointed. There is a hole in the supporting corbel stone that has been pointed up.	None.	N/A	
3.1.5	There is a hole in the top surface of the western kneeler stone. Either due to stone erosion or from previous pinning of the kneeler.	Point up the hole.	2	
3.1.6	The butt joint to the main church body on the west side has loose and missing mortar.	Point up the gap.	4	

3.2.0	**Tower**			
3.2.1	The random rubble elevations of the tower appear to have been recently repointed.	None.	N/A	
3.2.2	South: right-hand side buttress has lean pointing.	Rake out joints. Re-point buttress with lime mortar.	2	

3.2.3	West: there are small areas of missing pointing to the blocked opening.	Rake out and point up the open joints with lime mortar.	3	
3.2.4	West: there are areas of missing pointing at the wall base.	Rake out and point up the open joints with lime mortar.	2	
3.2.5	West: there is deeply eroded stone to the buttresses. The quoins are sound. The erosion does not currently appear to be causing structural instability.	Monitor.	M	

3.2.6	North-west: there is vegetation growth on the corner between buttresses.	Remove the vegetation. Investigate if open joints are behind the vegetation. Repoint the open joints if found.	M 2	
3.2.7	North: there is vegetation growth and lean pointing on the buttresses.	Remove the vegetation. Rake out and repoint the areas of lean pointing with lime mortar.	M 2	
3.3.0	**Aisles**			
3.3.1	North: the corner of the bottom water table/corbel/kneeler stone to the west has broken.	Replace water table/corbel/kneeler stone.	4	

3.3.2	North: the easternmost buttress has lean pointing.	Rake out the lean joints and point up.	2	
3.3.3	North: there are gaps/holes in the pointing adjacent to the easternmost buttress.	Rake out joints and point up the gaps.	2	

3.3.4	North: the keystone of the eastern window surround has dropped. There are open joints between the window surround and surrounding masonry.	Point up the cracks and open joints around the window.	2	
3.3.5	North: the second bay from the east has high level areas of open joints. There are open joints generally below the eaves.	Rake out areas of open joints and point up.	2	

3.3.6	South-west: the kneeler appears to have moved. There are open joints between the kneeler and surrounding masonry.	Point up the open joints.	2	
3.3.7	South: the window to the east of the porch has some shaling of the stone to the left-hand jamb. There is the potential for a leak at this location.	Carry out a stone surface mortar repair to the jamb at the window joint.	2	

3.3.8	South: the lower left stone to the buttress to the east of the porch has shifted out.	Point up stone in shifted position.	3	
3.3.9	South: the keystone to the third window to the east of the porch has shifted. There appears to be a cement mortar repair to the stone.	Remove cement and rake out joints. Repoint with lime mortar.	4	

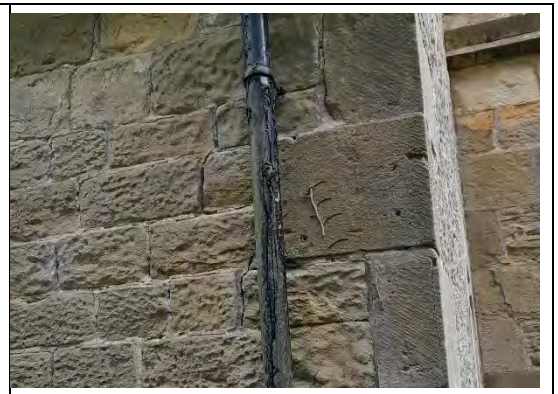
3.3.10	South: there is missing pointing to the window jambs to the third window to the east of the porch.	Rake out joints and point up.	2	
3.3.11	South-east: there is dark staining to the wall beneath the water table. It is assumed this is historic (as was raised in the previous QI report).	Monitor for drying out.	M	

3.4.0	**Vestry**			
3.4.1	North: there is an area of open joints behind the downpipe.	Rake out the area of open joints and point up.	2	
3.4.2	East: the left-hand window jamb has moved.	Point up window jamb.	2	

3.4.3	East: the window keystone has dropped slightly with open joints visible in the stonework above.	Rake out and point up open joints.	2	
3.4.4	East: the butt joint between the vestry and the chancel has opened up.	Rake out and repoint the joint.	2	

3.5.0	**Chancel**			
3.5.1	South: the hood moulds to the windows 1 and 4 from the west have disintegrated.	Monitor the erosion.	M	
3.5.2	East: there is some shaling of the stone to the north buttress.	Monitor.	M	

3.6.0	**Choir Vestry (New Boiler House)**			
3.6.1	North: there are gaps/holes in the pointing adjacent to the aisle buttress.	Rake out joints and point up the gaps.	2	
3.6.2	North: the right-hand jamb to the window has moved	Point up around the jamb.	2	

3.6.3	North: the masonry to the west of the window has minor cracking along the mortar joints.	Rake out and point up the crack.	2	
3.6.4	West: the walling to the north appears to show signs of minor movement with cracks at the upper level. There are areas of open joints to the wall more generally.	Rake out and point up the crack and areas of open joints generally.	2	
3.6.5	West: the ground level appears to be approx. 200mm above internal floor level. There is dampness internally beside the door.	Consider local reduction of the ground level or installation of a field drain.	4	

3.7.0	**Nave**			
3.7.1	East: there appears to be historic movement of the south kneeler/corbel with surrounding movement cracks to the joints which have been pointed up previously. Some joints have opened up again/anew.	Rake out and point up open joints. Monitor.	2 M	
4.0.0	**Windows**			
There is stained glass to all windows except 3 at the eastern end which are diamond leaded. They appear sound. Of particular note is the Jacob's Ladder window by Holiday to the SW corner. This was recently conserved and protected with isothermal glazing. The tower bell chamber has timber louvres protected internally with metal grilles and clear plastic sheeting fixed with timber battens. They appear sound.				
5.0.0	**External Doors**			
A variety of timber doors with various hardware. Generally painted black.				
5.1.0	**Porch**			
5.1.1	The porch door is a heavy timber door, boarded with elaborate cross bracing. The external face is studded with fine decorative bands.	None.	N/A	

5.1.2	The porch has a metal gate with lock.	None.	N/A	
5.2.0	**Boiler Room (Basement)**			
5.2.1	Timber boarded battened low door to basement with band hinges. Holes formed in door, assumed for ventilation but now rotting.	Consider replacement of door.	5	
5.2.2	Timber boarded battened hatch door with band hinges. Holes formed in door, assumed for ventilation but now rotting.	Consider replacement of hatch door.	5	

5.3.0	**Choir Vestry (New Boiler Room)**			
5.3.1	Black-painted timber door with weatherboard and vent grille. Appears sound. There is potential for driving rain to penetrate at the frame/stone junction where there is loose/missing mortar.	Point up/seal the door frame.	2	
5.4.0	**Vestry**			
5.4.1	Black-painted timber door with weatherboard. Appears sound.	None.	N/A	

5.5.0	**Outbuilding**			
5.5.1	Timber boarded battened hatch door with band hinges. Padlock to slide bolt. Appears sound.	None.	N/A	
6.0.0	**Environs**			
The church is sited within a large plot bounded by a mixture of stone walls and timber post and rail fences. The grounds are mostly used as a graveyard with a grassed finish. There are a number of trees on site.				
6.1.0	**Headstones**			
6.1.1	There are approximately 50no. headstones that are leaning in the graveyard. This is an increase on the previous QI report by ~20no.	Assess stability and safety of the headstones. Determine optimum course of action, e.g. straightening and bedding in concrete, relocating to boundary walls, etc.	1 3	

6.2.0	**Boundaries**			
6.2.1	East stone wall: there are areas of open joints and a bulge to its centre. There is ivy growth to the top and minor vegetation growth generally.	Remove vegetation. Monitor for signs of movement or loose stones. Consider repointing areas of open joints to consolidate wall.	M 4	
6.2.2	North return stone wall: there are cracks and bulged to the wall in the location of trees behind. It assumed that tree growth has led to the cracks.	Monitor for further wall movement. Consider pointing up the cracks to consolidate the wall.	M 4	

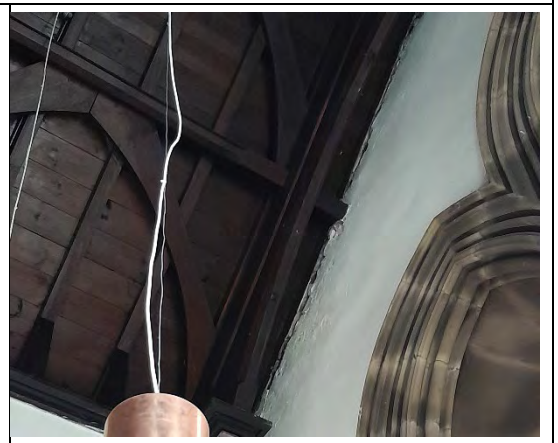
6.2.3	North wall: there are a number of capping stones which have dislodged.	Re-bed capping stones.	3	
6.2.4	East stone wall to new graveyard: the capping stones are loose and poorly laid.	Re-bed capping stones.	3	
6.2.5	North post and wire fence: the graveyard is extended to the north with the fence forming the boundary to the original graveyard. The posts are rotten but upright. The wire is sagging and corroded but intact.	Consider removing the fence or repairing if the boundary needs to be maintained.	4	

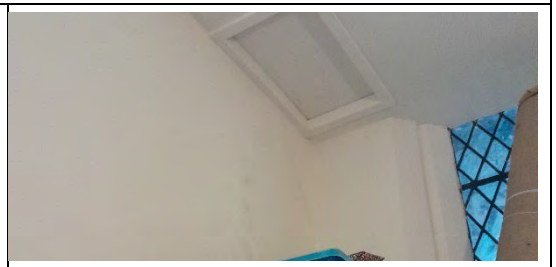
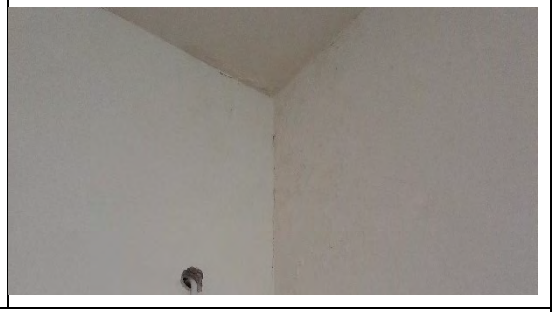
6.2.6	Other stone walls to east in field, west, north return, and south: some gaps and missing pointing but appear sound.	None.	N/A	
6.3.0	**Trees**			
6.3.1	Storm damage to trees has been noted since the last QI.	The parish advise the trees are checked periodically by the local authority.	M	
INTERIOR				
7.0.0	**Roof Structures & Ceilings**			
The roof structure to the nave is formed of scissor roof trusses with corbelled wall posts. The north and south aisles are formed with exposed trusses. Timber sarking boards form the internal ceiling finish to the nave and aisles. There is a plastered ceiling to the vestry. The basement boiler room has an in situ concrete ceiling. The tower has an exposed timber roof structure with sarking boards.				
7.0.2	The roof structures and ceilings generally appear sound.	None.	N/A	

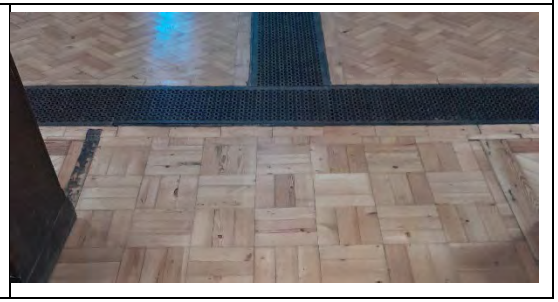
8.0.0	Walls			
The main church walls are plastered and generally sound, except where identified below. The tower walls from first floor level upwards are stone. The accessible WC outer wall is oak-paneled.				
8.1.0	**Nave**			
8.1.1	South-west: damp area with plaster broken away at high level. This appears to be in better condition than recorded in the previous QI report so could be historic.	Continue monitoring for drying out. Redecorate with appropriate breathable paint when dry.	4	
8.1.2	North-west: damp and bubbling plaster at high level.	Monitor for drying out. Redecorate with appropriate breathable paint when dry.	4	

8.2.0	**Aisles**			
8.2.1	South: there is dampness to the eastern wall at high level. The damaged plasterwork noted in the previous QI report has been repaired. The dampness does not appear to be causing damage to the plasterwork currently.	Monitor.	M	
8.2.2	South: there is a damp patch to the south wall. There is no obvious sign of the source although there are areas of open joints around the windows and at low level on the south wall.	Monitor for drying out. Redecorate with appropriate breathable paint when dry.	4	

8.2.3	North: north-western corner has an area of rough plasterwork. This area was noted in the previous QI report. It is probable that this is a painted repair of previous dampness which has dried out, rather than a full plaster repair.	Monitor for new signs of dampness.	M	
8.2.4	North: flaking paint which is taking a thin layer of plaster with it. Blocked gutters to the north may be causing dampness to the walls. It is possible non-breathable emulsion paint on lime plaster or application at an unsuitable temperature has exacerbated the problem. As this section is above a new radiator, the improved heating system may have contributed to the peeling paint.	Rub down flaking paint and redecorate with appropriate paint in suitable conditions.	4	

8.3.0	**Chancel**			
8.3.1	There is a gap to the wall heads above the altar.	None.	N/A	
8.3.2	There is water staining on the stone arch adjoining the nave. This is possibly a historic leak that has been fixed although is in the location of the damaged mortar fillet (item 1.3.5).	None.	N/A	

8.3.0	**Vestry**			
8.3.1	There is a damp patch below the loft hatch in the south-east corner. The damaged mortar flashing to the water table may be the source of the moisture (item 1.4.2).	Monitor for drying out and redecorate.	4	
8.3.2	There are signs of dampness to the north-west corner with areas of rough plaster. This was identified as a possible earlier leak in the previous QI report. It appears to have been treated appropriately.	Monitor for continuing drying out. Redecorate when plaster ready to do so.	4	
8.4.0	**Tower**			
8.4.1	Ground floor (kitchen area): there is peeling paintwork to the walls in this area. Some of the walls are internal with no obvious water source. It has been identified in the previous QI report as potentially being due to condensation with incompatible emulsion paint on lime plaster. The conditions the paint was applied in and/or the improved heating system may have exacerbated the issue.	Rub down flaking paint and redecorate with appropriate paint in suitable conditions following investigation.	3	

8.5.0	**Choir Vestry (New Boiler Room)**			
8.5.1	Choir Vestry (New Boiler Room): there is dampness to the left-hand door jamb.	Hack off/rub down plaster/paint in area of dampness. Address damp source (refer to items 3.6.5 and 5.3.1). Re-plaster with lime plaster and decorate. Consider relocating furniture to allow ventilation and drying out of wall.	4	
9.0.0	**Floors & Stairs**			
The main body of the church has a wood block floor in varied laying patterns (herringbone and brick) to different areas. There is ducted underfloor heating pipework beneath with floor grilles. The chancel floor is solid with a tiled finish of terrazzo tiles, Frosterley marble and white marble. There is timber flooring beneath the choir stalls. The western end of the south aisle (former baptistry) is tiles with a terrazzo tile finish. The upper tower floors are timber boards on timber joists. The flooring is generally in good condition, except where noted below. The tower is accessed from a stone mural stair to the first level. The second level and roof level of the tower are accessed from timber ladders. The stairs and ladders are serviceable.			
9.1.0	**Nave & Aisles**			
9.1.1	Wood block in varied laying patterns. In good condition. Has been sanded recently.	None.	N/A	

9.2.0	**Chancel**			
9.2.1	The raised area and steps are laid with a pattern of Frosterley marble and white marble. Some slabs are loose and there are areas of missing grouting.	Re-bed and grout loose stones.	2	
9.3.0	**Vestry**			
9.3.1	The organ door threshold has a gripper rod with no carpet exposing the sharp spiked surface.	Remove or cover gripper rod.	1	

9.4.0	**Tower**			
9.4.1	Bell chamber floor: the floorboards are worn but serviceable. There is a damp patch between the pipe and flue. The water source is not immediately apparent.	Investigate source of dampness and monitor.	M	
9.4.2	Bell chamber floor: there is a hole for the clock wires which is a potential hazard.	Fit a piece of timber around the large hole with a small hole for the wires.	2	
10.0.0	**Doors**			
The few internal doors are painted timber and in reasonable condition. The accessible WC has a panelled finish to match the WC wall casing and is in good condition.				
11.0.0	**Furniture, Fittings & Monuments**			
There are oak pews, pulit, chancel rail, altar rail, and altar. All in reasonable condition except where noted below. The organ is a 2 manual pipe instrument with 23 stops. A broken swell was repaired in September 2019. It undergoes annual services. The stone font and its plinth are located to the rear of the nave and are in good condition. There are a number of marble, slate and oak memorials throughout the church which appear to be sound. The kitchen fittings are modern and appear in good condition/working order. The Accessible WC is a modern installation and appears in good working order. The bell chamber in the tower has three bells on a sound bell frame. The first tower level has the clock mechanism with an automatic winding system which all seems to be operating well.				

11.0.1	Pews: oak and generally in good condition. A number of pews are missing legs, feet or book rests.	Assess whether missing elements of pews affect their strength or stability. Repair as necessary.	4	
11.0.2	Chancel: the communion rail survives but the gates are missing.	None.	N/A	

11.0.3	Recent in-built cupboards in former baptistry: one door does not close fully.	Reset hinge to cupboard door.	4	
12.0.0	**Electrical Installation**			
The electrical installation was tested in June 2023 and required remedial actions carried out. Regular maintenance checks are documented.				
12.0.1	There is a taped-up socket in the kitchen.	Consult electrician to ascertain if a safety hazard. Replace/repair socket based on recommendations.	1	
13.0.0	**Mechanical Installation**			
The heating system is a new gas-fired system with 2no. Hoval boilers located in the choir vestry. This links to new iVector fan convector radiators throughout the church. The previous oil boiler, associated pipework and oil storage tank are now redundant. The new system is considered effective. Regular maintenance checks are documented.				

13.1.0	**Boiler Room (Basement)**			
13.1.1	This houses the oil boiler which is now redundant following the installation of the new gas heating system.	Strip out boiler and associated pipework.	5	
13.2.0	**Tower**			
13.2.1	There is a redundant flue pipe at the bell level.	Consider removal.	5	
14.0.1	**Lightning Conductor**			
No lightning conductor is installed. The inspecting architect was previously advised by the parish a lightning conductor was not required.				
15.0.0	**Asbestos**			
The parish have previously advised that an asbestos survey has been carried out and any recommended actions have been implemented.				

16.0.0	Fire Insurance & Equipment
The church is serviced with extinguishers located in the choir vestry (new boiler room) and adjacent to the main entrance. All seem to be in good condition. Continue regular maintenance checks. The PCC is advised to ensure that fire insurance is reviewed periodically to reflect repair costs.	

D: Summary of repairs and budget costs

SUMMARY OF COSTS		
Item	**Description**	**Cost Estimate**
1: Urgent, requiring immediate attention		
1.1.2	Re-fix slipped and replace cracked slates to north pitch of nave roof.	£900
1.1.3	Re-fix slipped and replace cracked slates to south pitch of nave roof.	£450
1.2.2	Replace cracked slates to south aisle roof.	£300
1.3.3	Re-fix slipped and replace cracked slates to south chancel roof.	£300
1.3.5	Investigate extent of leadwork to south chancel roof at the nave abutment. Repair mortar fillet.	£150
1.4.2	Renew the mortar fillet to the water table to the east of the vestry roof.	£300
6.1.1	Assess stability and safety of the leaning headstones in the graveyard.	More info needed
9.3.1	Remove or cover gripper rod to vestry door.	£25
12.0.1	Consult electrician to ascertain if taped-up socket in the kitchen is a safety hazard. Replace/repair socket based on recommendations.	£50
	Sub-total	**£2,475**

2: Requires attention within 12 months		
1.1.1	Point up ridge stones to nave roof.	£1,000
1.3.1	Point up ridge stones to chancel roof.	£500
1.3.2	Renew the mortar fillet to the east water table of the north chancel roof.	£500
1.5.1	Renew the mortar fillet to the water table to the west of the choir vestry roof.	£300
1.7.1	Identify and rake out areas of loose pointing to tower roof lead flashing. Refit lead flashing. Point up.	£250
2.1.1	Inspect north nave gutter. Rub down and redecorate corroded areas. Seal gutter joints.	£500
2.2.1	Seal gutter joints to north aisle gutter.	£200
2.2.4	Inspect south aisle gutters and re-seal joints as necessary.	£200
3.1.1	Point up cracks above dropped keystone and monitor.	£100
3.1.3	Re-bed the eastern kneeler stone to the porch and pin. Re-bed the water table stones.	£2,000
3.1.5	Point up the hole to the western kneeler stone to the porch.	£50
3.2.2	Rake out joints to right-hand side buttress of tower to the south. Re-point buttress with lime mortar.	£100
3.2.4	Rake out and point up the open joints to the western wall base to the tower with lime mortar.	£100
3.2.6	Investigate if open joints are behind the vegetation to the north-west corner of the tower between buttresses. Repoint the open joints if found.	£50
3.2.7	Rake out and repoint the areas of lean pointing to the north tower buttresses with lime mortar.	£100

3.3.2	Rake out the lean joints to the easternmost buttress to the north aisle and point up.	£100
3.3.3	Rake out joints and point up the gaps adjacent to the easternmost buttress to the north aisle.	£100
3.3.4	Point up the cracks and open joints around the eastern window of the north aisle.	£100
3.3.5	Rake out areas of open joints at high level to the northern aisle and point up.	£500
3.3.6	Point up the open joints to the kneeler to the west end of the south aisle.	£100
3.3.7	Carry out a stone surface mortar repair to the jamb at the window joint to the window to the east of the porch in the south aisle.	£350
3.3.10	Rake out joints to the third window to the east of the porch in the south aisle and point up.	£100
3.4.1	Rake out the area of open joints behind the downpipe to the north vestry wall and point up.	£200
3.4.2	Point up window jamb to east of vestry.	£50
3.4.3	Rake out and point up open joints above east vestry window.	£100
3.4.4	Rake out and repoint the joint between the east vestry wall and chancel.	£100
3.6.1	Rake out joints and point up the gaps to the north wall of the choir vestry beside the buttress.	£100
3.6.2	Point up around the jamb of the north window to the choir vestry.	£50
3.6.3	Rake out and point up the crack to the north wall of the choir vestry west of the window.	£100
3.6.4	Rake out and point up the crack and areas of open joints generally to the west wall of the choir vestry.	£150
3.7.1	Rake out and point up open joints to nave east wall at the south kneeler/corbel.	£200

5.3.1	Point up/seal the external door frame to the choir vestry.	£100
9.2.1	Re-bed and grout loose stones to chancel floor.	£200
9.4.2	Fit a piece of timber around the large hole to the bell chamber floor clock wires with a small hole for the wires.	£75
	Sub-total	**£8,725**
3: **Requires attention within 18-24 months**		
1.2.1	Replace mismatched slate to north aisle roof with slate graded to suit coursing.	£75
3.2.3	Rake out and point up the open joints to the western blocked opening to the tower with lime mortar.	£100
3.3.8	Point up lower buttress stone to the buttress east of the porch in the south aisle in shifted position.	£50
6.1.1	Determine optimum course of action, e.g. straightening and bedding in concrete, relocating to boundary walls, etc., for leaning headstones in graveyard.	More info needed
6.2.3	Re-bed dislodged capping stones to north stone boundary wall.	£500
6.2.4	Re-bed dislodged capping stones to east stone boundary wall to new graveyard.	£2,500
8.4.1	Rub down flaking paint to ground floor tower (kitchen area) and redecorate with appropriate paint in suitable conditions following investigation.	£1,000
	Sub-total	**£4,225**
4: Requires attention within the quinquennial period		
1.3.4	Investigate moss on single slate to south chancel roof.	£50

1.3.5	Replace mortar fillet to the south chancel roof at the nave abutment with lead flashing, ensuring lead soakers are in place.	£600
1.7.3	The steel cradle to the tower flagpole should be rubbed down and painted to prevent further corrosion.	£50
	The condition of the timber blocks should be monitored and replaced if found to no longer be sound.	£200
2.1.1	Replace cracked sections of north nave gutter.	£750
2.3.1	Re-fix north chancel gutters, laying to falls to outlet.	£200
2.5.2	Replace the spout with new cast iron section.	£75
2.6.1	Protect exposed pipe outside boiler room from damage by either burying at a suitable depth below ground (connections allowing) or bridging over.	More info needed
3.1.2	Point up the open joints to the porch buttresses.	£200
3.1.6	Point up the gap to the butt joint between the porch and main church body.	£100
3.3.1	Replace water table/corbel/kneeler stone to the west water table of the north aisle.	£750
3.3.9	Remove cement to dropped keystone to south aisle window (third to east of porch) and rake out joints. Repoint with lime mortar.	£150
3.6.5	Consider local reduction of the ground level or installation of a field drain to the west wall of the choir vestry.	More info needed
6.2.1	Consider repointing areas of open joints to consolidate east stone boundary wall.	£2,000
6.2.2	Consider pointing up the cracks to consolidate the north return stone boundary wall.	£600

6.2.5	Consider removing the fence or repairing if the boundary needs to be maintained to the extended graveyard.	More info needed
8.1.1	Continue monitoring damp plaster to south-west nave for drying out. Redecorate with appropriate breathable paint when dry.	£150
8.1.2	Monitor damp plaster to north-west nave for drying out. Redecorate with appropriate breathable paint when dry.	£150
8.2.2	Monitor damp plaster to south aisle for drying out. Redecorate with appropriate breathable paint when dry.	£150
8.2.4	Rub down flaking paint to north aisle and redecorate with appropriate paint in suitable conditions.	£250
8.3.1	Monitor damp patch below loft hatch in vestry for drying out and redecorate.	£75
8.3.2	Monitor damp plaster to north-west corner of vestry for continuing drying out. Redecorate when plaster ready to do so.	£75
8.5.1	Hack off/rub down plaster/paint in area of dampness to choir vestry left-hand door jamb. Address damp source (refer to items 3.6.5 and 5.3.1). Re-plaster with lime plaster and decorate. Consider relocating furniture to allow ventilation and drying out of wall.	£250
11.0.1	Assess whether missing elements of pews affect their strength or stability. Repair as necessary.	More info needed
11.0.3	Reset hinge to built-in cupboard door to former baptistry.	£50
	Sub-total	**£6,875**
5: **A desirable improvement with no timescale**		
1.2.3	Replace mortar fillet to south aisle roof at western water table abutment with mortar to match existing.	£300
1.2.4	Re-slate western end of south aisle roof, reinstating continuous courses.	£4,000

1.9.1	Repair tank building roof slab and render as necessary.	£500
1.9.2	Consider demolishing the tank building instead of repairing.	More info needed
2.2.1	Replace plastic gutter to north aisle roof with cast iron.	£350
2.2.2	Consider installing a gulley to the base of the downpipe to the western end of the north aisle roof. To connect into underground drainage pipework.	£300
2.5.1	Re-decorate plastic downpipe to choir vestry. Consider replacing downpipe with cast iron.	£50
5.2.1	Consider replacement of door to boiler room (basement).	£800
5.2.2	Consider replacement of hatch door to boiler room (basement).	£400
13.1.1	Strip out redundant oil boiler and associated pipework.	£400
13.2.1	Consider removal of redundant flue pipe in the tower.	£250
	Sub-total	**£7,350**
M: Routine maintenance		
1.4.1	Clear the debris and moss from the gutter channel to the north vestry roof.	£50
1.7.2	Clear the debris and vegetation from the tower gutter channels.	£25
1.8.1	Scrape away moss from outbuilding roof.	£100
1.9.1	Remove ivy to tank building. Assess condition of concrete slab roof.	£150
2.1.1	Unblock nave north gutter.	£250

2.2.1	Unblock north aisle gutter.	£75
2.3.1	Unblock north chancel gutter.	£100
2.4.1	Unblock vestry gutter.	£25
2.5.3	Unblock choir vestry gutter.	£25
3.2.5	Monitor the eroded stone to the western tower buttresses.	N/A
3.2.6	Remove the vegetation to the north-west corner of the tower between buttresses.	£25
3.2.7	Remove the vegetation to the north tower buttresses.	£25
3.3.11	Monitor dark staining beneath the water table to the eastern end of the south aisle for drying out.	N/A
3.5.1	Monitor the erosion to the hood moulds to the south chancel windows.	N/A
3.5.2	Monitor the stone shaling to the north buttress to the east chancel wall.	N/A
3.7.1	Monitor the joints to nave east wall at the south kneeler/corbel.	N/A
6.2.1	Remove vegetation to east stone boundary wall. Monitor for signs of movement or loose stones.	£100
6.2.2	Monitor north return stone boundary wall for further movement.	N/A
6.3.1	Continue to monitor trees in the grounds for damage.	N/A
8.2.1	Monitor damp wall internally to eastern end of south aisle.	N/A
8.2.3	Monitor area of rough plasterwork to north-western corner of north aisle for new signs of dampness.	N/A

9.4.1	Investigate source of dampness to tower bell chamber floor and monitor.	N/A
	Sub-total	**£950**
	TOTAL	**£30,600**

NOTE: Church wardens should be aware of their responsibilities under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, which includes guidance on routine maintenance and inspection of churches. This report should not be considered as a replacement for a structured maintenance plan. The latter will ensure that minor defects, e.g. slipped roofing slates, are identified and dealt with quickly to avoid serious issues developing.