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Diocese of Durham

Quinquennial Inspection Report 2023

All Saints Church

Girsby

Parish of Sockburn

Inspection of Churches Measure 1955

(Current Version)

Inspected February 2023

Archdeaconry of Auckland

Deanery of Auckland

Priest in Charge: Anthony Smith

Inspection Architect

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

Inspection of Churches Measure 1955 (Current Version).

Index

20.0 Toilet and Kitchen

21.0 Bats

Curtilage

22.0 Churchyard and Environs

23.0 Security

24.0 Log Book

25.0 Memorials

26.0 Previous quinquennial reports

Recommendations

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

1 Urgent works requiring immediate attention.

2 Work recommended to be carried out during the next 12 months.

3 Work recommended to be carried out during the Quinquennial period.

4 Work needing consideration beyond the Quinquennial period.

5 Work required improving energy efficiency of the structures and services.

6 Work required improving disabled access.

Photos

Appendix

1.0 Background and General

1.1 The Church is situated on an elevated site on the edge of Girsby Village, overlooking the River Tees. Despite being surrounded by a number of dwellings these are derelict and/or unoccupied, making the Church and its approach relatively secluded.

There is a small area of informal and unsurfaced land, approximately 60 metres away from the Church, which is designated as Church carpark. The route from the carpark to the Church is through a timber field gate and along a grassed and/or concrete pathway.

The Church is set in a consecrated and open Churchyard and bounded on all sides by an adhoc arrangement of iron estate fence, timber fence and hedge.

1.2 The Church was built in the mid 19th century but has origins from an earlier (Saxon) 'All Saints' Church whose Grade I Listed ruins can still be found in the grounds of nearby Sockburn Hall. It is reported that the bells came from the old Church, "one inscribed with *Sancta Maria ora pro nobis*, the other dated 1770".

1.3 The area is steeped in history with tales of 'ferocious riverbank worms' and possible links with Lewis Carroll's 'Jabberwocky'; Girsby is reported to be mentioned in the Domesday Book. The controversy related to the 19th century Blackett family of Sockburn Hall, the Girsby footbridge and access to the Church are all well documented.

1.4 Since the local government changes of 1974, when the river became the boundary between Durham and North Yorkshire, All Saints Church is in the unique position of being a Church of the Diocese of Durham but geographically in Yorkshire.

1.5 The Church is a Grade II Listed Building.

1.6 Ordnance Survey Map Reference NZ3539308329.

General Description of Church

1.7 Parish church. 1838. Tooled, dressed sandstone; concrete-tiled roof. Continuous, aisle-less Nave and Chancel with south porch. Preaching box with round-arched windows. 3-bay Nave and 1-bay Chancel. Diagonally-buttressed west end. Flat-buttressed bay divisions. Round-arched south doorway with chamfered reveals in west bay within porch. Windows have chamfered reveals, projecting sills and latticed glazing. Chancel windows on north and south sides are blocked; 2 windows at east end. Steeply-pitched roof has coped gables and shaped kneelers. Gabled west bellcote with 2 round-arched openings. Gabled porch has chamfered round-headed archway, coped front gable

and shaped kneelers. Plain, plastered interior. 1788 wall monument to Jane Reed by Jopling of Gateshead at west end of nave. Contemporary box pews flanking central aisle. Similar reading desk, choir stalls and altar rail. Late C19 octagonal stone font. Repainted Pater and Decalogue boards in Chancel.

2.0 Scope of Report

2.1 This is based on findings of an inspection made from grounded level with the aid of binoculars. Parts of the structure which were inaccessible, enclosed or covered were not opened up, or any loose floor coverings lifted.

2.2 No manhole covers were lifted or drains checked.

2.3 The following inaccessible parts are not included in this inspection:

1. Any roof voids.
2. The underside of roofs and roof structure were examined from floor level only.

2.4 The weather on the day of inspection was dry, mild, and sunny.

2.5 See Appendix 'c' of this report for a full description of the limitations of the inspection.

3.0 Works Carried out Since Previous Report

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

4.0 General Condition of Church

4.1 On the day of inspection, the Church was pleasant and provided an inviting and comfortable atmosphere.

4.2 The Church is principally only open for a single monthly service; the exception being other special services during the year. The Churchwarden said the current congregation is small but active and committed.

4.3 The main observation of the inspection was the obvious signs of structural movement and water ingress. These issues will be discussed in more depth throughout the report.

External Inspection

5.0 Roof Coverings

5.1 The roof of the Church is a simple dual-pitched tiled roof with water tabling at each gable end.

5.2 The porch on the south side intersects at eaves height and is also a dual-pitched tiled roof with water tabling at the gable end.

5.3 Roof tiles are plain concrete tiles and although they are weathered, they appear to be in good order. A view of the south side was possible, but the constraints of the site restricted a comprehensive view of the north side. Ridge tiles appear to be angled stone.

5.4 Water tables are chamfered stone with a flat top, which terminate to simple stone kneelers at eaves level. The stone water tables appear in satisfactory condition, and it is evident that some may have been replaced and/or re-bedded more recently. Some of the stone kneelers have deteriorated significantly. photo

5.5 There are 2no. stone cruciform finials, one to the east end and one to the porch; although weathered, they appear in satisfactory condition.

5.6 It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken, on a twice-yearly basis. 3

5.7 There are some minor areas of mortar pointing loss that should be repaired. Any repointing must be with NHL lime:sand mortar. 2

5.8 It would appear that the mortar repairs already executed have been done with a cement based material. Cementitious mortar should not be used going forward and it is recommended, when funds permit, that the cementitious material be raked out/removed and replaced with NHL lime:sand mortar. 3

5.9 The porch abutment flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. The 2017 quinquennial report describes them as “temporary repair quality only”. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect. 4 photo

5.10 When funds permit, the deteriorated stone kneelers should be replaced. 4

5.11 **Bellcote:** On the west gable there is a stone bellcote which extends beyond the ridge height circa 1.5 metres and comprises 2no. arched openings housing 2no. bells. It is reported that the bells came from the old Church, “one inscribed with *Sancta Maria ora pro nobis*, the other dated 1770”.

5.12 The Churchwarden reported that water ingress internally via the bell cote and bell pulls has been an issue. The bells are no longer in use.

It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up for the water ingress via the bellcote/bell pulls. This would include the need for closer inspection of the bellcote and the surrounding roofing/flashings. 1

6.0 Rainwater Goods and Drainage

6.1 It would appear that the gutters to the main roof (north and south sides) are lined boxed gutters, supported by a stone eaves cornice. These were viewed from ground level only, but it appears from the overhanging material that the lining is a bitumous-type felt with perhaps an over layer of lead or lead replacement-type material. Notes in the 2017 quinquennial report are not clear, but would corroborate the observation of a hybrid approach. photo

6.2 The gutters discharge to cast iron downpipes through openings in the stone cornice.

6.3 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis. 3

6.4 It is recommended that the Church Architect be consulted so that the lined boxed gutters can be inspected, and the specification understood. The detailing is questionable, and it cannot be guaranteed that the materials/detailing have rectified the water ingress issue internally. The water ingress problem (albeit it may be historical) is most evident in the condition of the internal finishes on the north side, at eaves level. 1

6.5 Some of the downpipe joints and brackets may be defective and should be monitored in wet weather to assess whether they are leaking, so that they can be repaired and/or replaced as necessary. 2

6.6 The downpipes would benefit from a rub-down and redecorate. 3

6.7 The gullies are currently congested and should be cleared immediately. The surface water drainage strategy at the site is unknown. 1

7.0 External Walls and Structure

7.1 The walls of the Church are square-cut coursed stone which, although weathered, is in satisfactory condition generally. The mortar pointing, however, is in a poor state and in many locations remedial pointing appears to have been executed in a cement based material. Also, there are some locations where the stonework has been parged in what appears to be cement based material.

7.2 The use of cementitious mortars in stonework is detrimental to the health of the stone as it does not allow the material to breathe and traps moisture within, thus increasing the rate of stone decay.

7.3 The main observation regarding the external walls in the concern of structural movement and structural stability. It is evident from the 2017 quinquennial report that movement has been witnessed over a number of years and can be tracked back to at least 2002 in the information I have available.

In the first instance a structural survey is required, so the cause and extents of the structural movement can be understood. The results of this survey must be actioned first and will determine any subsequent required action. 1

7.4 The east and west gables have a restraint strap at high level, which presumably support lateral restraint bars at ceiling level. This is another indication that structural movement has been an ongoing issue. There is no information as to when these were implemented.

The restraint straps would benefit from redecoration. 3

7.5 The porch appears to have settled away from the main body of the Church and is referenced in the 2017 quinquennial report. The abutment gaps have been filled with a cementitious mortar. photo

7.6 Vertical cracking along the mortar joints on the east gable is evident and is referenced in the 2017 quinquennial report. This has been filled with a cementitious mortar. photo

7.7 The north façade is of particular concern as this is where stone displacement or lack of mortar is most prevalent. Again, there are evidence of repairs with a cementitious mortar. photo

The 2017 quinquennial reports that this elevation was “inaccessible and partly obscured by the adjacent hedge/vegetation”. This elevation is very close to the boundary, but the vegetation has now been cleared to enable access.

Observations would suggest that the density of the vegetation (ivy in particular) has been a significant contributing factor in the degradation of this façade. It may also have been a contributing factor to the structural movement/displacement. Going forward, the vegetation and ivy should be cleared/cut back annually and not be allowed to touch the façade.

7.8 Any cementitious mortar should be raked out/removed and replaced with NHL lime:sand mortar. All repointing must be with NHL lime:sand mortar. 3

7.9 **Lean to:** To the east side of the entrance porch is a small lean-to storage building that is rendered. This is not particularly well constructed; the timber door is rotten, and it does not appear to store anything of significance. Consideration should be given as to whether this should be repaired or just removed. 3 photo

8.0 Exterior Doors

8.1 **Main Entrance:** Via a porch on the south side. Timber panelled door with arched head. The porch is secured by a metal gate.

Both are in satisfactory condition but would benefit from a rub-down and redecoration.

9.0 Exterior Windows

9.1 9no. arched headed openings in total.

9.2 South side: 3no. (but 1no. blocked at east end). Panes are clear and leaded in a diamond pattern. Integral opening light in upper half.

9.3 East side: 2no. Panes are coloured pictorial glass. Polycarbonate protection externally. photo

It is remarkable that the panes are in such good condition owing to the extent of structural movement in the façade.

9.4 North side: 4no. (but 1no. blocked at east end). Panes are clear and leaded in a diamond pattern. Integral opening light in upper half to 1no. window.

9.5 **Generally:** The windows are in a fair condition but would benefit from some minor repair work. Particularly those to the north façade which may have been effected by vegetation growth. photo

Advice from an accredited glazing conservator is recommended so suitable repairs can be made and to ensure the condition of the windows does not continue to decline. 3

Internal Inspection

10.0 Roof Structure and Ceilings

10.1 There are 3no. exposed roof trusses to the pitched roof, supported from stone corbels at eaves level. The trusses are simple examples, with vertical supports more akin to an attic-type truss. The peak of the roof structure is underdrawn to form a flat ceiling. photo

	The roof trusses and corbels appear sound but would benefit from a clean and redecoration, as part of any future redecoration works.	3
10.2	The ceilings are plastered and painted. The finishes have widespread cracking which doesn't appear to be significant and is probably attributed to moisture and movement elsewhere. The recommended structural survey will confirm this.	photo
	Subject to any more significant findings from the structural survey, the ceilings would benefit from a clean, the filling of all cracking and redecoration, as part of any future redecoration works.	3
10.3	At the rear of the Church (west façade) there is a small hatch in the underdrawn ceiling to the void above. This hatch is penetrated by the 2no. bell pulls. There are no ropes attached and the bells are no longer in use. The Churchwarden reported that water ingress via the bell cote and bell pulls has been an issue and more significant blistering and cracking in the ceiling finishes around this area would confirm that.	photo
	It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up for the water ingress via the bellcote/bell pulls.	1

11.0 Internal Panelling

11.1	**Nave/Pew Panelling:** Timber wall panelling to window cill height, adjacent to box pew stalls. Simple joinery of vertical boarding and typical panelling. No decorative carvings. Timber is stained a mahogany brown colour. Appears in satisfactory condition.	
	Panelling would benefit from a rub-down and redecorate. All woodwork should be checked regularly for insect infestation.	3

12.0 Ground Floor Structure

12.1	**Porch:** The external porch is stone flagged. The condition is fair, with some evidence of repointing repair. The mortar pointing, however, appears to have been executed in a cement based material.	photo
12.2	**Nave:** The rear and aisle of the Nave is stone flagged. Again, the condition is fair, but the majority is covered by carpet; the carpet aids in smoothing out the variations in level. There is some evidence of repointing repair in what appears to be a cement based material.	
12.3	The flooring to the pew banks is timber; this appears in sound condition. The timber floors would benefit from a rub-down and redecorate.	3

12.4 **Chancel:** The Chancel is stone flagged with carpet. Again, the condition is fair.

The Altar is on a raised stone platform; 2no. small, steep steps up. The 2017 quinquennial reports that the steps were repointed sometime prior.

12.5 **Generally:** The carpets were not lifted to inspect the stone flags beneath. All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of any infestation. 2

12.6 The condition of the stone flags should be monitored over the next quinquennium to ensure the level of degradation does not become a trip hazard. 3

12.7 It is recommended that when funds permit the stone flags should be lifted and re-bedded and/or replaced where necessary. All cementitious mortar should be raked out/removed and replaced with NHL lime:sand mortar. Any new mortar should be of a NHL lime:sand specification. 4

13.0 Internal Finishes

13.1 The Church is plastered and painted throughout. Generally, the condition and finish is poor with widespread staining, salting, blistering and cracking. This is all attributed to the aforementioned water ingress, condensation and structural movement issues, particularly to the north and east facades. photo

13.2 It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up for the internal finishes. In short, the areas of damaged plaster are probably beyond the extents of reasonable repair and thus there is little point in redecorating. In the first instance a structural survey is required, so the cause and extents of the structural movement can be understood. 1

13.3 Once the structural status of the Church is understood, it is anticipated that the aforementioned external works (particularly those to the north façade) be executed first, to ensure water ingress is no longer an issue; then there needs to be a period of drying out.

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

14.0 Fitting, Fixtures and Furniture

14.1 **Organ:** There is a free standing electrically operated organ located on the south side of the Church in the largest pew stall.

There was no information available regarding this organ but the previous quinquennial reports this to be a Hammond model with sound box. The sound box is located to the rear of the Church adjacent to the entrance door and the Churchwarden remarked that it wasn't in use.

Any information relating to the organ and its maintenance should be kept in the Church log for reference. 3

14.2 **Font:** A simple sculptured octagonal stone font is located to the rear of the Church, on the south side. Appears in sound condition. photo

14.3 **Pulpit:** A simple timber raised platform at the front of the pew stalls, on the north side. The platform has a timber book rest and is defined by carved end panels, with simple poppyheads featuring a crucifix. Appears in sound condition.

The pulpit would benefit from a rub-down and redecorate. 3

14.4 **Pews:** Traditional narrow box pew stalls to north and south sides. Simple joinery with vertical boarding to adjacent walls and panelled enclosures. No decorative carvings. Timber is stained a mahogany brown colour. Basic ironmongery to stall doors. Appear in satisfactory condition. photo

To the front, on the south side of the Church, is a large pew stall; likely to have been assigned to a wealthy family of the village.

Box pew stalls would benefit from a rub-down and redecorate. All woodwork should be checked regularly for insect infestation. 3

14.5 Choir pews flank the Altar to both sides. Carved, individual seats. 3no. to each side. Timber is stained a mahogany brown colour. Appear in satisfactory condition. photo

Choir pews would benefit from a rub-down and redecorate. All woodwork should be checked regularly for insect infestation. 3

14.6 **Wall Plaques:** There are a number of wall plaques in the Chancel depicting biblical text. Despite the condition of the adjacent walls, owing to the aforementioned cracking, the plaques are in sound condition. photo

14.7 **Altar Rail:** Timber balustrade and spindles, mounted on stone Altar platform. Central opening gate. Timber is stained a mahogany brown colour. Appears in satisfactory condition.

Altar rail would benefit from a rub-down and redecorate. 3

15.0 Vestry:

15.1 There is no typical Vestry. Vestments kept on site are minimal, principally for security reasons, and are kept in small storage units throughout the Church. photo

There is a small, partitioned area, with a curtained doorway, to the rear of the Church (north side) which appears to serve as a Vestry. It accommodates a bench, table and sideboard and offers the Church a tea-making facility.

16.0 Heating Installation

16.1 Heating is provided by high level, wall mounted, radiant heaters. 2no. to the north side, 2no. to the south side. These are electrically operated and controlled by wall mounted switches in the Vestry area. photo

16.2 The 2017 quinquennial reports that the Church had "a complete electrical rewire of the lighting and power installations, including 4no. new wall mounted radiant heaters, prior to the 2007 inspection". Exact details were not available.

16.3 Discussions did not include the effectiveness of the heating installation, but the method/distribution seemed satisfactory for the size and uses of the Church.

17.0 Electrical Installation

17.1 It would appear that the electricity supply enters the Church underground. Metering and distribution equipment is found internally, wall mounted at high-level, on the north wall at the west end (in the Vestry).

17.2 The 2017 quinquennial reports that the Church had "a complete electrical rewire of the lighting and power installations, including 4no. new wall mounted radiant heaters, prior to the 2007 inspection". Exact details were not available.

17.3 Church lighting internally generally consists of a series of pendant fittings that are suspended from the roof trusses with some directional spotlights. photo

The inspection was conducted in daytime, but the light quality/distribution seemed satisfactory for the size and uses of the Church.

17.4 All heating is electrically provided – see 16.0.

17.5 A dehumidifier is in regular use to address condensation and/or water ingress problems. Whilst this does serve as an effective method to mitigate associated issues, it should not be left on for extended and unoccupied periods as it may present as a fire hazard. 1

17.6 The electrical systems should be tested every 5 years. There was no definitive evidence available to confirm the date of the last electrical test; this should be addressed, and a test scheduled if one is due. Servicing and maintenance should be recorded in the Church log. 1

17.7 PAT testing should be carried out annually. There was no evidence available to confirm the date of the last PAT test; this should be addressed, and a test scheduled if one is due. Servicing and maintenance should be recorded in the Church log. 1

18.0 Fire Precautions

18.1 There is a carbon dioxide fire extinguisher fixed to the west wall of the Nave, adjacent to the main entrance. Tested by H.E. Woolley in June 2022. Next test due June 2023; it would appear that this has not been executed.

18.2 There is a foam fire extinguisher fixed to the west wall of the Nave, adjacent to the main entrance. Tested by H.E. Woolley in June 2022. Next test due June 2023; it would appear that this has not been executed.

18.3 Fire extinguishers should be tested annually, and the evidence recorded in the Church log. 1

19.0 Disabled Provision

19.1 The Equality Act requires that places of worship should comply. That said, the site location and historic composition of the Church does not lend itself well to being adapted to fully accommodate disabled users in line with today's standards.

19.2 The main hindrance is the approach to the Church. The carpark is uneven and unsurfaced, and the route from the carpark to the Church is approximately 60 metres of grassed and/or concrete pathway. This would all require levelling/grading/surfacing to facilitate any means of disabled access. photo

The Church itself is on one level, with some small upstands (at door threshes, for example). These could easily be addressed to improve the level of accessibility. That said, the box pew arrangement would not accommodate a wheelchair user and an area would need to be modified, or assigned to the rear, for wheelchair users only.

When funds permit, it would be worth considering improving the approach to the Church and its level of accessibility. 6

20.0 Toilet/Kitchen

20.1 There are no wc facilities.

20.2 There are no typical kitchen facilities. The small partitioned-off area to the rear of the Church (north side) appears to serve as a tea point, but there is no running water/drainage connection.

21.0 Bats

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

Curtilage

22.0 Churchyard and Environs

22.1 There is a small area of informal and unsurfaced land, approximately 60 metres away from the Church, which is designated as Church carpark. The route from the carpark to the Church is through a timber field gate and along a grassed and/or concrete pathway.

22.2 The concrete pathway is showing significant signs of degradation and is cracking. The concern is that this presents as a trip hazard. The extent of cracking and movement is beyond reasonable repair so the safety concern should be monitored and managed in the short term. 2 photo

When funds permit, the pathway should be replaced and the overall approach to the Church reconsidered; to improve its level of accessibility (as discussed in 19.0). 6

22.3 The boundary of the Churchyard is defined by an adhoc arrangement of iron estate fence, timber fence and hedge. This all appears to be satisfactorily maintained.

22.4 The vegetation which forms the boundary to the north façade of the Church should receive regular maintenance to prevent further damage to the Church façade (as discussed in 7.7). 2

22.5 The Churchyard is predominantly grassed and includes a number of gravestones and monuments. Again, this all appears to be satisfactorily maintained although the gravestones and monuments were not individually inspected. An appraisal of their condition should be subject of the Churches ongoing schedule of maintenance. 3

22.6 There is a large conifer-type tree in the centre of the Churchyard. This is particularly imposing and would benefit from a significant cut-back. 2

23.0 Security

23.1 Owing to the secluded location of the Church, with none of the surrounding dwellings being occupied, it is always going to be at an increased risk of theft and vandalism. The Churchwardens actively keep items left within the Church to a minimum.

23.2 External lighting is limited, and this is understandable given the sensitivities of the rural location. Additional external lighting may be beneficial to security, but whether this is appropriate should be further assessed. 3

23.3 There is no security alarm installed.

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

24.0 Log Book

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

25.0 Memorials

25.1 Wall mounted marble crucifix to south wall. Cracked.

25.2 Wall mounted marble tablet to west wall; in memory of members of the Reed Family. Good condition.

25.3 Stained glass windows to east wall; dedicated to John Parrington, who was the agent for the Sockburn estate – 1875.

26.0 Previous Quinquennial Reports

26.1

- Malcolm R Cundick Dip. Arch.(Oxford) RIBA – October 2017

Recommendations

	Urgent Works Requiring Immediate Attention: Category 1	**Item**
i)	It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up for the water ingress via the bellcote/bell pulls. This would include the need for closer inspection of the bellcote and the surrounding roofing/flashings.	5.12

ii)	It is recommended that the Church Architect be consulted so that the lined boxed gutters can be inspected, and the specification understood. The detailing is questionable, and it cannot be guaranteed that the materials/detailing have rectified the water ingress issue internally. The water ingress problem (albeit it may be historical) is most evident in the condition of the internal finishes on the north side, at eaves level.	6.4
iii)	The gullies are currently congested and should be cleared immediately. The surface water drainage strategy at the site is unknown.	6.7
iv)	In the first instance a structural survey is required, so the cause and extents of the structural movement can be understood. The results of this survey must be actioned first and will determine any subsequent required action.	7.3
v)	It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up for the water ingress via the bellcote/bell pulls.	10.3
vi)	It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up for the internal finishes. In short, the areas of damaged plaster are probably beyond the extents of reasonable repair and thus there is little point in redecorating. In the first instance a structural survey is required, so the cause and extents of the structural movement can be understood.	13.2
vii)	A dehumidifier is in regular use to address condensation and/or water ingress problems. Whilst this does serve as an effective method to mitigate associated issues, it should not be left on for extended and unoccupied periods as it may present as a fire hazard.	17.5
viii)	The electrical systems should be tested every 5 years. There was no definitive evidence available to confirm the date of the last electrical test; this should be addressed, and a test scheduled if one is due. Servicing and maintenance should be recorded in the Church log.	17.6
ix)	PAT testing should be carried out annually. There was no evidence available to confirm the date of the last PAT test; this should be addressed, and a test scheduled if one is due. Servicing and maintenance should be recorded in the Church log.	17.7
x)	Fire extinguishers should be tested annually, and the evidence recorded in the Church log.	18.3
xi)	The vegetation which forms the boundary to the north façade of the Church should receive regular maintenance to prevent further damage to the Church façade (as discussed in 7.7).	22.4

xii)	It is recommended to check with the Church insurers regarding their current minimum requirements, to ensure that the Church is compliant.	23.4
	<u>Indicative cost for the works in Category 1 would be £2500 excluding VAT</u> **Note: this does not include a value for the physical works related to the various structural and water ingress issues as these are unknown at this stage.**	
	Work Recommended to be Carried Out During Next 12 Months: Category 2	**Item**
xiii)	There are some minor areas of mortar pointing loss that should be repaired. Any repointing must be with NHL lime:sand mortar.	5.7
xiv)	Some of the downpipe joints and brackets may be defective and should be monitored in wet weather to assess whether they are leaking, so that they can be repaired and/or replaced as necessary.	6.5
xv)	The carpets were not lifted to inspect the stone flags beneath. All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of any infestation.	12.5
xvi)	The concrete pathway is showing significant signs of degradation and is cracking. The concern is that this presents as a trip hazard. The extent of cracking and movement is beyond reasonable repair so the safety concern should be monitored and managed in the short term.	22.2
xvii)	There is a large conifer-type tree in the centre of the Churchyard. This is particularly imposing and would benefit from a significant cut-back.	22.6
	<u>Indicative cost for the works in Category 2 would be £1500 excluding VAT and fees.</u>	
	Work Recommended to be Carried Out During Next 5 Years: Category 3	**Item**
xviii)	The Church Log was not available at the time of inspection. The Churchwardens should ensure that over the next quinquennium a log is kept and that a more accurate account of the necessary servicing and maintenance is available.	3.1
xix)	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken, on a twice-yearly basis.	5.6

xx)	It would appear that the mortar repairs already executed have been done with a cement based material. Cementitious mortar should not be used going forward and it is recommended, when funds permit, that the cementitious material be raked out/removed and replaced with NHL lime:sand mortar.	5.8
xxi)	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	6.3
xxii)	The downpipes would benefit from a rub-down and redecorate.	6.6
xxiii)	The restraint straps would benefit from redecoration.	7.4
xxiv)	Any cementitious mortar should be raked out/removed and replaced with NHL lime:sand mortar. All repointing must be with NHL lime:sand mortar.	7.8
xxv)	To the east side of the entrance porch is a small lean-to storage building that is rendered. This is not particularly well constructed; the timber door is rotten, and it does not appear to store anything of significance. Consideration should be given as to whether this should be repaired or just removed.	7.9
xxvi)	Advice from an accredited glazing conservator is recommended so suitable repairs can be made and to ensure the condition of the windows does not continue to decline.	9.5
xxvii)	The roof trusses and corbels appear sound but would benefit from a clean and redecoration, as part of any future redecoration works.	10.1
xxviii)	Subject to any more significant findings from the structural survey, the ceilings would benefit from a clean, the filling of all cracking and redecoration, as part of any future redecoration works.	10.2
xxix)	Panelling would benefit from a rub-down and redecorate. All woodwork should be checked regularly for insect infestation.	11.1
xxx)	The flooring to the pew banks is timber; this appears in sound condition. The timber floors would benefit from a rub-down and redecorate.	12.3
xxxi)	The condition of the stone flags should be monitored over the next quinquennium to ensure the level of degradation does not become a trip hazard.	12.6
xxxii)	The pulpit would benefit from a rub-down and redecorate.	14.3

xxxiii)	Box pew stalls would benefit from a rub-down and redecorate. All woodwork should be checked regularly for insect infestation.	14.4
xxxiv)	Choir pews would benefit from a rub-down and redecorate. All woodwork should be checked regularly for insect infestation.	14.5
xxxv)	Altar rail would benefit from a rub-down and redecorate.	14.7
xxxvi)	The Churchyard is predominantly grassed and includes a number of gravestones and monuments. Again, this all appears to be satisfactorily maintained although the gravestones and monuments were not individually inspected. An appraisal of their condition should be subject of the Churches ongoing schedule of maintenance.	22.5
xxxvii)	External lighting is limited, and this is understandable given the sensitivities of the rural location. Additional external lighting may be beneficial to security, but whether this is appropriate should be further assessed.	23.2
xxxviii)	The Church Log was not available at the time of inspection. The Churchwardens should ensure that over the next quinquennium a log is kept and that a more accurate account of the necessary servicing and maintenance is available.	24.1
	<u>Indicative cost for the works in Category 3 would be £15,000 excluding VAT and fees.</u>	
	Work to be Considered Beyond 5 Years: Category 4	**Item**
xxxix)	The porch abutment flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. The 2017 quinquennial report describes them as "temporary repair quality only". When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect.	5.9
xL)	When funds permit, the deteriorated stone kneelers should be replaced.	5.10
xLi)	It is recommended that when funds permit the stone flags should be lifted and re-bedded and/or replaced where necessary. All cementitious mortar should be raked out/removed and replaced with NHL lime:sand mortar. Any new mortar should be of a NHL lime:sand specification.	12.7

xLii)	Any information relating to the organ and its maintenance should be kept in the Church log for reference.	14.1
	Indicative cost for the works in Category 4 would be £8,000 excluding VAT and fees.	
	Works Recommended Improving Energy Efficiency: Category 5	**Item**
	NONE	
	Work Recommended Improving Access: Category 6	**Item**
xLiii)	When funds permit, it would be worth considering improving the approach to the Church and its level of accessibility.	19.2
xLiv)	When funds permit, the pathway should be replaced and the overall approach to the Church reconsidered; to improve its level of accessibility (as discussed in 19.0).	22.2
	Indicative cost for the works in Category 6 would be £25,000 excluding VAT and fees.	

Photos

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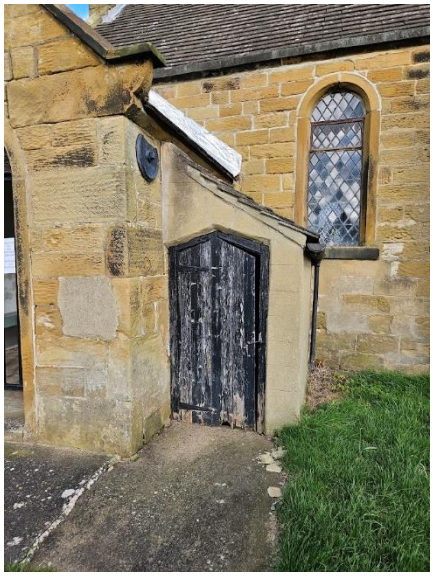

9.3

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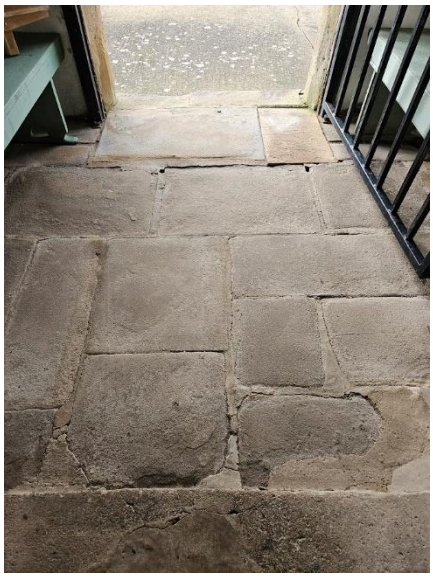

13.1
16.1

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15.1

19.2

22.2

Appendix

a) General

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

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

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

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

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

b) Priorities

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

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

c) Scope of Report

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

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

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

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

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

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

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

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

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

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

h) Lightning Conductors
As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice

(current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

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

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

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

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam of CO_2 (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.