CROSBY GRANGER ARCHITECTS

Church of St Cuthbert, Benfieldside

QUINQUENNIAL INSPECTION REPORT 2022

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1.0 General Information

1.01 Name of Church and Archdeaconry

Saint Cuthbert, Benfieldside
Diocese of Durham
Archdeaconry of Durham
Conservation Area: Shotley Bridge

1.02 Name and contact of Adviser with qualifications

CHLOE GRANGER BArch, AABC, SPAB Scholar
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1.03 Form of the Report

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

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

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

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

1.04 Specific limitations of the report

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

1.05 Dates of Inspection and previous inspection

The inspection for this report was carried out on 9th May 2022. The previous quinquennial inspection was carried out by Chloe Granger in 2014.

1.06 Weather on day of inspection

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

1.07 Brief Description of the Building and Designation

The church's orientation is unconventional - the building runs on a north south axis, with the Chancel unusually towards the north. Presumably this orientation was chosen to make best use of the hillside site which slopes from east down to west.

For ease of description this document will hereafter describe the building using conventional ecclesiastical orientation, with the Chancel indicative of the east.

The majority of the church was designed by John Dobson, erected in 1849-50 comprising the Nave, Chancel, Clergy Vestry and Tower. In 1881-6 the church was extended to the ecclesiastical south side by John W. Walton with alterations to the Chancel and Clergy Vestry including the addition of the South Aisle, Choir Vestry and Organ Chamber.

The Nave to this substantial church is flanked by wide aisles but has no clerestory. The base to the Tower forms the main Entrance Porch at the ecclesiastical north west corner of the building, rising above to a broached spire.

The main body of the church is a buff sandstone with rough-tooled, squared coursed stonework. This contrasts with fine dressings to the architectural features.

The main roofs are covered with true grey slates laid in random widths and to diminishing courses. The more recent extension is covered with Welsh Slates.

The roof structure is open to the church, with the internal walls plastered and painted and the stone dressings to the arcades, columns exposed.

1.08 General condition of the Building

Generally, the structure appears sound, with very few visible defects of great concern. The condition of individual elements such as the roof, water discharge and some areas of stonework are less sound, questionable condition of valley, parapet and eaves gutters, poor gully arrangements, and the friable stonework externally and peeling paint internally clearly indicate damp issues. These issues are specific and should be further investigated, however, the general overview is that of a well cared for church.

Of the most important issues found the management of rainwater at gutter and ground level must be seen as the most significant. Without adequate protection against water ingress the structure is left vulnerable.

Structural Issues:
There are minor cracks evident, but none of great concern at present. There has previously been works to the bell frame which indicates past movement in the bell chamber,

but nothing of concern was noted in this inspection. The following areas should be monitored on a regular basis and any advancement of cracks or movement noticeable should be brought to the attention of the architect immediately.

- Crack to east end of south aisle
- Large crack in clock chamber south wall
- Continuation of crack up into bell chamber
- Bell chamber and bell frame generally
- Crack above and below vesica window, choir vestry
- Opening of joints in area of vesica window
- Opening of joints west gable

1.09 Safety aspects of the Building

There are a few considerations to be made with regards to handrails for ease and assistance with access. There is potential for asbestos, but none is suspected.

1.10 Schedule of Works completed since the previous report

- Replacement of DB main RCD switch
- Roof repairs - replacement slates to Nave roof & ridge pointing
- Cross finial to West gable repointed
- Various tree works
- Repair to heating circulation pipes
- Repair to Tower hatch
- Overhaul of clock & weight drive
- Gutters cleaned & gullies flushed
- Organ blower room roof covering renewed (2018)
- New convector radiators & heating circulation pipes
- Rebuilding of damaged boundary wall
- Repair of audio system
- Electrical test & inspection to fixed wiring
- Lightning conductor testing
- Boiler repairs & servicing

1.11 Work outstanding from the previous report [items listed are those that are still considered necessary]

- Re-opening of air bricks
- Re-pointing - see recommendations below.
- Coping repairs - see recommendations below.
- Re-sealing and painting of rainwater goods - see below.
- Repair glazing in north windows of organ chamber.
- Painting of iron/steel supports in former heating chamber.
- Cover to sump in heating chamber.
- Repair access hatch to bell chamber
- Painting of iron/steel bell frame
- Re-painting choir vestry and organ blower chamber doors.
- Painting bars to ringing chamber window.
- Re-pointing and consolidation of churchyard walls.
- Handrail to steps down to meadow.
- Paint handrails to heating chamber steps.

1.12 Records and Health and Safety file

Records are held in the vestry of all building works and certificates of inspections. The log is well kept and is a very useful record.

2.0 |Recommendations for Repair/Renovation

All outstanding works from the last report (as noted above) that are deemed relevant have been included within the recommendations of this report. Please note; all works must be specified, overseen and approved by the inspecting Architect or other conservation accredited professional to ensure quality and appropriateness of workmanship. Costs can be found in Appendix A - Schedule of costs for recommendations.

ITEM	PAGE NO.	RECOMMENDED WORKS AND URGENCY	APPROX. £s
2.01		**A: Urgent works requiring immediate attention**	
a)	15	Clean gutters and hoppers thoroughly and reseal joints of cast iron rainwater goods.	£1,500
b)	15	Architect to further inspect north parapet gutter and other inaccessible valleys (access required).	£1000
c)	16	Clear out gullies and drainage runs, ensuring all free flowing	DIY
2.02		**B: Works recommended to be carried out during the next 12 months**	
a)	11	All roofs slopes should be inspected annually and any loose, missing or damaged slates replaced with carefully matched slates.	£2000
b)	11	Ridge stones should be repointed with lime mortar when access allows.	£2000
c)	11	All flashings should be inspected annually and repairs made as necessary	£1500
d)	20	Clear and clean floor to clock chamber and bell chamber to allow proper inspection of timber flooring and to allow the monitoring falling masonry/mortar. Clean hinge to access hatch so can open properly.	£300
e)	20	Fix the top of the ladder with stainless steel brackets and install grab rails in the Bell Chamber.	£400
f)	Prev QI	Monitor Choir Vestry for water ingress	DIY
g)	Prev QI	Ensure waste from kitchen sink is properly fed into gully	DIY

2.03		**C: Works recommended to be carried out during the next 2 years**	
a)	14	Remove cement fillet/render below projecting north parapet gutter & replace with lime render if appropriate	£1500
b)	29	Sand back, fully prepare and repaint existing doors into organ blower room and heating chamber, and handrail down to heating chamber	£1500
c)	17	Remove and repair the Chancel cross finial, remove iron dowel and replace with stainless steel on re-fitting.	£5,000
d)	25	Recommended that all open joints to windows and around glazing be re-pointed in a soft lime mortar.	£1500
e)	Prev QI, 16	Clean out south alleyway, remove hard-standing against wall of church to allow ground to breathe and dry out. Install concrete channels & gully to collect water draining from bank.	£8,000
2.04		**D: Works required to be carried out within the next five years**	
a)	18	Commence programme of removing cement pointing and re-pointing in lime mortar - budget allocation per year	£5,000
b)	18	Brush off friable loose stone from tops of hoodmoulds and add mortar fillets to shed water.	£2,500
c)	21	Wire brush metal bell framing and steelwork in both bell chamber and heating chamber, and paint in anti-corrosive paint system to protect.	£600
d)	15 & prev. QI	Refurbish & paint cast iron gutters, brackets, and downpipes. Paint and refix brackets into lead pockets to protect stonework. Re-fix downpipes with stainless steel fixings.	£5,000
e)	28	Remove blown plaster to external wall in choir vestry and re-plaster wall and door reveal with lime plaster.	£750
f)	20	Re-fix the glazing to the west clock face when access allows, repair and treat the timber surrounds, re-seal to masonry.	£500

2.05		**E: Works required to be carried out in the longer term**	
a)	15	Re-roof Nave, Chancel and Organ Loft including re-bedding copings on lead dpc.	£30,000
b)	24	Consider the replacement of the revolving door with a more readily accessible conventional door.	£5,000
c)	27	Remove vinyl based paint throughout and re-paint in a breathable paint system - lime, clay or mineral based paint. Professional advice should be taken on the method of removal of the paint, and the selection of any replacement finish.	£7,500
d)	26	Remove paint from concrete steps to Sanctuary and remove varnish from floor tiles in Chancel & Sanctuary and treat with beeswax.	£750
e)	21	Inspect ironwork fixed into masonry within spire (bell frame and spire tree), and check for iron jacking.	£500
f)	32	Repair west retaining wall to bank.	£5,000

|3.0 |External Elements

3.01 Roof Coverings

Dislodged slates at abutment of south transept

Misaligned copings to east end of Nave

All the roofs are laid with grey natural slate and all ridges have the original stone rolled top ridge stones.

The south roof pitches can be seen from the raised bank on the south side of the Church.

The main nave roof and the main chancel roof are laid with large sized slates that are becoming a rare sight, all laid to diminishing courses. Generally the covering appears in reasonable condition. Some replacement slates have been inserted which, although sound, are a poor visual match.

There are a number of dislodged slates around the abutment with the South Transept roof, and there are also at the abutment of the Vestry.
Recommendation: all roofs slopes should be inspected annually and any loose, missing or damaged slates replaced with carefully matched slates. B

The stone ridges have occasional open joints and several places where the hard cement bedding pointing is becoming displaced or has fallen away. There is are open joints to the base of the cross finial at the west end of the Nave ridge.
Recommendation: ridges should be repointed with lime mortar when access allows B

The Nave slates are laid with lead soakers to the gables and a lead cover flashing up and onto the west end coping. To the east, there is a mortar fillet to the coping in what appears to be a cementitious mortar. Some upper coping stones have become vertically displaced, forming a water trap at the joint above.
Recommendation: lift and re-bed displaced coping stones to original alignment using lime mortar throughout. C

The south aisle roof has been laid with smaller grey natural slates that are not to diminishing courses, but to regular courses. This would imply that this roof has been more recently slated and that these are not original.

The slates are in good condition with a few small chipped slates, but nothing of consequence. There is lead flashing against the south transept abutment, covering over soakers and similarly lead flashing over soakers to the west gable below the coping level. A small part of the chimney cover flashing is missing to the Nave south aisle.
Recommendation: all flashings should be inspected annually and repairs made as necessary B

The apron flashing at the top of the south aisle pitch runs underneath the overhang of the main nave roof. There appears to be a timber batten to the underside of the large bottom slates of the nave roof, which appears to be holding the lead cover flashing in place. This timber batten is tanalised and in fair condition.

The west pitch of the south transept is again in regular coursed

South roof pitches of nave, south aisle and south transept

Lost pointing to south transept ridge

smaller slates with a mottled colour effect, possibly due to the use of reclaimed slates of a mixture of colours. The vast majority of these slates appear in good condition apart from a few at low level near the valley with the south aisle.

The rolled stone ridge of the south transept has been repointed at some stage in a cementitious mortar which at present is holding and has covered the open joints from above. The lower edge pointing is now starting to crack away.

The lead work to the valley between the south transept and the nave and the south aisle appears in acceptable condition, but the lead cover flashing to the south gable cannot be seen.

The east pitch of the south transept is slated in even grey slates and all appear to be in good condition. There is some loss of pointing from the ridge stones.

The south pitch of the organ loft is laid in even natural slate and generally appears to be in good condition apart from several slates that have been repaired in situ using a silicone gun. A poor quality slate repair near the ridge east end in now slipping.

The rolled ridge stones of the organ loft have open vertical joints and the bedding joint is crumbling in various locations. There is a small area of repair to the base joint in what appears to be neat cement, as elsewhere, which is not appropriate and should be removed at some point in the future when the ridges are re-bedded.

The bedding to the ridge tiles appears to be in a cementitious mortar, and particularly over the valley is cracking and appears loose.

The lead work to the valley itself, between the organ loft and the south transept appears in reasonable condition.

The lead cover flashing to the east gable of the organ loft appears in reasonable condition and is satisfactory.

The chancel roof is laid with diminishing coursed grey slates with large slates at the base, similar to the nave, implying these are still original.

The south pitch to the chancel can only partially be seen. From what can be seen there is one large broken slate and a couple of dislodged slates, a number of tabbed slates and a number of replacements in a differing variety of slate which appear unmatched. There are also numerous slates have been repaired with silicone, and at the low level on the bottom course, there is a replacement slate that is patched at the edge with some bitumen flash band.

There is a dislodged slate at the open eastern end of the valley gutter adjoining the organ loft roof. Felt has been applied over the lead, or possibly the entire back gutter has been replaced in bitumen felt.

At the abutment of the east gable of the nave, there is a mortar fillet dressed down to the tops of the slates. It is

Displaced ridge pointing to Organ Loft

Displaced slates on Vestry roof - an inadequate repair

unknown whether there are lead soakers or a lead flashing below this mortar fillet. This area potentially could be vulnerable to allowing water ingress along this line.

The ridge tiles to the chancel are pointed with a cementitious mortar to their bed, which is now cracking in many places. There is an area of patch repair in what appears to be neat cement as elsewhere which, as mentioned previously, is not the correct solution. One ridge tile is splitting along its length. At the abutment to the nave the mortar fillet is cracked.
Recommendation: Ridge stones to the Chancel should be lifted, re-beded, and replaced where broken. C

There is no lead cover flashing over the soakers to the east chancel gable, but a mortar fillet below the copings which appears in reasonable condition.

The north pitch of the organ loft unfortunately cannot be seen to inspect, nor can the valley gutter.

The north pitch of the chancel is laid with grey slates to diminishing courses and appears in fairly reasonable condition. There are a number of tags and a number of visible broken or chipped slates, but not a great deal considering its age.

As previous, the stone ridges have open joints and the bedding mortar is breaking away more substantially on this north elevation. There is a split in the Chancel cross-finial, probably due to a rusting iron dowel.
Recommendation: remove and repair the cross finial, remove iron dowel and replace with stainless steel on re-fitting. C

The pitches of the north east porch and the vestry are again laid with diminishing coursed grey natural slate, which all appear in good condition.

There is a flat portion of roof on top of the north east porch which has recently had issues with lead theft and is now roofed with stainless steel. A timber leaded roll has been retained along the hip, but the lead has been painted black to deter thieves. The lead abutment against the chancel has also been painted black to deter thieves, but still appears in reasonable condition.

The valley gutters appear to be lead, in position and in sound condition from what can be seen from the ground.

To the north gable of the vestry there is no cover flashing but a mortar fillet from slates to top of copings. This mortar fillet appears to be in cementitious mortar and is cracking in various places but appears reasonably sound.

The vestry has a stone rolled ridge which has been base bedded or pointed in cementitious mortar and is showing signs of cracking.

There is an awkward junction at the abutment of the stone ridge of the vestry, where it hits the flat roof of the porch - this junction has been made good in cement which is not an ideal waterproofing solution, and should be monitored to make sure that water is not getting in.

Parapet gutter of north pitch of nave, with cement mortar fillet/ render, now deteriorating

Mortar fillet to top of coping flashing cracked - a poor detail

The west pitch of the vestry is laid with even sized slates. There are slightly more chips and broken slates on this pitch, and an area that has been relaid when modifications were made to the valley gutter - this repair is not aligned with the adjacent slate coursing and several of the slates have slipped.

Recommendation: open up the repaired area and re-lay correctly. *C*

The north aisle roof is laid with diminishing courses of grey slate implying that this is still the original roof covering. There are a few chipped and broken slates, and a few tabbed slates, but generally the roof appears in acceptable condition.

At the abutment to the tower there is lead cover flashing which appears in reasonable condition.

To the head of the pitch there is a stone parapet gutter picking up the nave's north pitch. Below this gutter is a cementitious render/fillet between the base of the stone parapet and the top of the aisle slates. This mortar fillet is cracking in numerous areas and will not be protecting the head of the aisle from moisture ingress, but more like holding any moisture within the head of the pitch.

It is suspected that this cement render is pasted over lead flashings - this will be restricting the lead's natural movement, and hiding any issues.

Recommendation: Remove the cement render and replace with lime render *C*

From what can be seen of the north pitch of the nave, the slating is in diminishing courses, so is probably the original covering. There are a few broken slates and wide joints in slates, but generally the covering appears in reasonable condition. On this elevation it is clear to see gaps below the slates where mortar bedding visible, but more noticeably where the mortar bedding has fallen away. To the far east end of the pitch this seems to be much more noticeable.

As mentioned previously, the stone ridges to the nave have open joints and on this north pitch the bedding is breaking away. In some areas it has been very poorly patched, with neat cement mortar which may be causing more damage than good.

To the east abutment with the east gable, there is no cover flashing, but what appears to be a mortar fillet below the copings. There is some bituminous coating on the edge of the slate and on the upstand of the coping, implying there has previously been some form of flashing strip which has since been removed. It is unknown why this would have been removed, or why indeed it was there in the first place.

At the abutment of the east finial base and the ridge stone there appears to be an open bed joint below the ridge stone, which is displaced vertically.
Recommendation: lift apex stone and adjacent ridge, make

Gutters require frequent cleaning to prevent vegetation taking hold

Gully at south west corner, collecting water from roofs, kitchen sink and bank. Surface water drainage in this area is poor.

good below, re-bed stones on lime mortar and point up. C

Unfortunately the length of pitch behind the tower cannot be seen, nor can the valley gutter between the tower and the main nave roof, nor the parapet gutter to the north pitch of the main nave roof. These gutters would benefit from inspection, particularly the parapet gutter. A hired cherry-picker would provide good access for a high-level inspection of the roofs and tower, allowing a number of inaccessible areas to be inspected at close quarters.

Recommendation: in the longer term prepare for complete re-roofing of the Nave, Chancel & Organ Loft, including re-bedding copings E

3.02 Rainwater goods and disposal systems

There are various lead valley gutters as previously described, and a parapet gutter along the north the main nave roof.

Apart from the pitched valleys between the south transept and organ loft and south aisle, all of the other valley gutters and parapets were unable to be inspected.

Recommendation: arrange high level access (e.g. cherry picker) to allow Architect to inspect north parapet gutter and other inaccessible areas A

All the rest of the guttering system is perimeter eaves cast iron guttering, held on brackets from rafter feet, some with brackets below into stonework. All of the cast iron guttering appears original and most of it is now showing signs of wear and tear, is rusting in various places, particularly at joints, and in some areas is dislodged and uneven.

Recommendation: all gutters are fully cleared out and flushed out to reveal any leaks and/or re-sealing required. A

De-rust, prepare, and repaint all gutters and downpipes & re-fix with stainless steel fixings. D

The gutter outlets discharge into hoppers, most of which have repaired and taped joints. The hoppers are again showing signs of rusting through age.

All downpipes are also cast iron original, and again showing signs of rusting, particularly at the joints. All downpipes either continue directly into the ground or discharge into ground gullies. The gullies would benefit from being cleared out and tested for free flow. It is assumed that the gullies and the downpipes which continue directly into the ground are connected into a proper system of rainwater disposal and are not just soakaways.

To the south of the Church there is a narrow alleyway with a large retaining wall to its south side which has pipes to discharge water through the wall, preventing the build-up of water pressure within the earth bank behind. These pipes allow water to freely escape down the face of the retaining wall and into the alleyway where the water is vaguely directed into gullies. Whether this is happening or not is questionable

Some rainwater goods need re-fixing and re-painting

West end cross finial has bee re-bedded, but the mortar is cracking away in the joints again. Other open joints in coping.

as the area certainly to the west end of the alley is extremely damp underfoot. If this area is damp, it will also be affecting the base of the wall of the building.

Recommendation: install an open concrete dished channel in the alley paving to collect the water discharged from the bank and direct it into surface gullies. D

3.03 Drainage below ground

None of the underground drainage systems were inspected, but gullies were reviewed and many appeared to be blocked or silted up. There is a damp area to the south west corner where moisture is landing on the ground from the retaining wall and is fed into gullies against the wall of the church. The westernmost gully also takes the waste from the sink in the choir vestry. Water appears to be constantly dripping into these two gullies and the ground around is damp.

Recommendation: all gullies to be cleaned out annually and left free flowing. A

In the longer term it would be helpful to trace the pipework runs from gullies and carry out a CCTV survey to check condition. E

3.04 Bellcotes, parapets, chimneys and upstand verges

There is no bellcote.

There is a parapet wall to the northern gutter of the main nave roof which appears to be heavily deteriorated and spalling, most probably due to prolonged moisture being held within the masonry. Unfortunately the condition of the inside of the parapet could not be inspected, but from the condition of the stonework from the outside it would seem likely that water is being held within the gutter and is being absorbed into the stonework.

The copings to the head of the parapet are open and some stones have been dislodged. These open joints would be allowing water into the wall head and thus allowing moisture to sit in the parapet wall itself contributing to the spalling of stone and the deteriorated appearance that one can see from the north elevation.

To the north elevation of the vestry, the copings to the gable are of an interlocking style meaning that the joint itself is not fully responsible for keeping moisture out of the wall head.

There are a few chips to the overlapping nib and one section broken off on the western side, and a section broken off on the eastern side, but due to their design this will not cause too much of an issue.

The coping stones to the western and eastern gable of the nave, to the eastern gable of the chancel, and the organ loft, south gable of the south transept and western copings to the south aisle are all regular coping stones with no overlapping joints. From what could be seen from the ground, almost all gables and pitches have open coping joints which will be

Split shaft to cross finial, and open joints in wall masonry

Open joints in vicinity of redundant chimney to west gable

allowing water through the joints into the wall head.

Recommendation: All coping joints should be repointed in lime mortar. Ideally all copings need to be re-bedded rather than simply repointed, as bedding water will have been washed out over time. C
Lime mortar must be used as this absorbs moisture and then releases it, whereas cement will trap the moisture within the stonework.

There is a small chimney on the north gable of the vestry, which is no longer in use. It appears in good and stable order.

There is a redundant chimney next to the choir vestry which would have originally taken the flue for the boiler house below. The chimney is fitted with a vented cap, and the masonry appears to be in fair condition.
The cross finial to the apex of the west Nave gable appears to be in good condition. It appears to have been re-set to correct misalignment, but the joints to the copings and masonry below are in need of repointing again.

The cross finial to the east nave gable is missing. A rusting iron dowel remains embedded in the base stone. The joints between the base and the adjacent copings and ridge all require repointing.

The cross finial to the Chancel east gable has a split in the shaft, probably due to a rusting internal dowel.

Recommendation: The Chancel cross finial should be taken down, repaired, and reinstated. The other finials and bases should be checked for security and their junctions repointed. C

3.05 Walling

The wall construction is solid stone in a soft local sandstone, tooled to the main walling stone with ashlar dressed stone to window reveals, buttresses and other architectural features. Overall the masonry is generally good condition with no severe signs of structural issue.

There are various areas of cracking in joints, namely over the oval window of the choir vestry and to the corners above the buttresses either side of the same window. There is minor movement below window level to the south elevation of the transept, (to the left hand side of the left window externally), and minor signs of movement to the gable of the organ loft. There is also some stepped cracking below the north pitch of the chancel gable. On the Vestry, there is some historic movement beside the chimney, resulting in open joints. There is also evidence of historic movement to the north side of the main nave's west gable where it abuts the tower - some joints appear to have previously opened and have been since pointed in cement.

All of these slight openings of joints are minor and none are considered a major structural issue.

The general walling masonry itself is in reasonable

Spalling stonework on top of hood-moulding, cementitious pointing to the walling masonry adjacent

Tower masonry generally appears in good condition when inspected from ground level

structural condition, although the faces of the stones are fairly deteriorated due to water/frost damage caused by cementitious mortar pointing. Cement based mortars should never be used on natural stone as they cause accelerated decay; only lime mortars should be used on natural stone.

There is evidence of stone delamination to undersides of string courses and to the tops of some coping stones and buttress shoulders. This is a natural process caused by water weathering. There is however signs of significant weathering of the walling stone at the tops of gables, indicating water run off or penetrating from above over/through the coping stones.

There is some splitting of stonework and signs of iron damage where the gutter brackets are fixed into the masonry dentils.

The tower has stepped stages, with general walling stone in the mail, and dressed ashlar shoulders, quoins and other features as elsewhere. There are clock faces on the north, east and west sides. The south elevation of the tower abuts the nave roof. The tower and spire all appears from the ground to be in good condition. It is understood that the spire was repointed in 2001.

The clock faces are set within protruding stone roundels - the tops of these should be checked for signs of delamination.

To the tower and all other mouldings that could not be inspected across the rest of the church, it is suspected that the tops of the mouldings (clock roundels, string courses and hood-moulds etc) will be spalling, so any signs of friable, loose or falling stonework should be reported immediately.

Recommendation: across all elevations any open joints should be patch pointed with lime mortar and carefully finished to reduce visual impact. C
In the longer term it would be beneficial to the masonry to repoint entire elevations in a rolling programme of work. E

3.06 Timber porches, doors and canopies

There are no timber porches or canopies. The external doors are good quality softwood, with some evidence of original staining and graining to some, to make them look like hardwood, but this has now mostly disappeared. All doors are in reasonable condition.

3.07 Windows

The dressed window reveals are flush with the walling stone to the south elevation, and with hoodmoulds to the east, north and west elevations. From the ground, most of the hoodmoulds and reveals appear in good condition, but from inspection above of some hoodmoulds, there is signs of spalling, particularly on their top edge. This may be being exacerbated by the cementitious mortar on the walling adjacent.

Recommendation: Brush off friable loose stone from hoodmoulds, add mortar fillets to protect edges. D

|4.0 |Internal Elements

Right:
Glazed internal windows in bell ringing chamber

Stonework with rough render to clock chamber

4.01 Towers, spires

There is an offset tower at the north west corner. The tower is accessed from the north porch up some stone steps and into the bell ringing chamber. At the landing with the bell ringing chamber there is a small door out onto an internal balcony which overlooks the font and is positioned directly above the internal entrance of the north porch.

At this level the balcony and the landing floor is timber and appears in good condition. The balustrade to the balcony is heavy timber fenestrated with lancet openings. The timberwork is in good condition although the varnish which is dark in colour is looking rather worn. The door out on to the balcony appears to be softwood but stained with a wood grain stain in a dark colour to make it look like oak. It is in good condition.

The stone staircase up to the bell ringing chamber has dressed ashlar stonework to the walls in good condition, and stone steps also in good condition, although deeply pitted from footfall. This shows age and character and should not be seen as a defect.

Stepping into the ringing chamber from the landing, the floor of the ringing chamber is timber and carpeted. The carpet appears fairly old and worn but in serviceable condition.

The walls are plastered and painted in a vinyl based paint which, if the masonry was damp, would be trapping moisture within the walls. Fortunately there does not appear to be any major issues with damp, but note should be taken in case of any issues in the future. There are however some areas of peeling paint (possible signs of damp or condensation) and in these locations it is recommended that the paint is left to fall or it is removed - the next paint system should be a properly specified breathable paint system.

The plaster appears to be a mildly cementitious or lime fuel-ash render so is fairly hard. At low level on the eastern wall of the bell ringing chamber the render has broken up slightly, indicating historic movement.

The ceiling to the ringing chamber is timber, framed and boarded out for the floor above, and all in reasonable condition.

There is a solid timber ladder giving access through a hatch in the ceiling up to the clock chamber.

The floor of the clock chamber is timber boarding as can be seen from the room below. The floor condition cannot be fully inspected because of the layer of dust and debris, but appears sound.

The walls are rough masonry with rough render applied across the surface in a full flush pointing manner but not as finished plaster finish. The render appears to be a haired lime render

Glazing to clock face displaced, surround deteriorating

Stonework of spire seen through bell frame

with fuel ash within the mix making the render a fairly hard and a cementitious- like render.

There is a crack in the masonry on the south wall visible at low level to a height of approximately 1.5 metres. There is also an area of patch repair that has been carried out in a cement based render. Although the timbers and underside of the floorboards in this location appear white which can be an indication of rot or mould - this area appears to be dry and in sound condition.

The roundels in the west, north and east walls of the tower have the clock faces on their outside edge. The clock faces all appear in reasonable condition from the inside. The clock faces are cast iron frames glazed with what appears to be polycarbonate rather than glass panes. The external outer glazing panel to the west clock face is displaced inwards, and the timber frame is deteriorating.

Recommendation: re-fix the glazing when access allows, repair and treat the timber surround, re-seal to masonry.
D

All the walls appear dry and in good condition.

There is a sturdy timber ladder which gives access through another hatch up into the bell chamber, although this is not adequately fixed at the top. Fitting additional grab rails would increase safety at the transition to the bell chamber. The structure of the bell chamber floor is timber joists with timber floorboards that can be seen from below. All appear in good condition.
Recommendation: fix the top of the ladder with stainless steel brackets and install grab rails in the Bell Chamber.
B

The floor of the bell chamber is covered with debris and loose mortar has fallen from the inside of the spire over the years and has built up on the floor around the perimeter. This debris has fallen within the hinges of the access hatch, fouling it.

R*ecommendation: Clear and clean floor to clock chamber and bell chamber to allow proper inspection of timber flooring and to allow the monitoring falling masonry/mortar. Clean hinge to access hatch so can open properly.*

The walls of the bell chamber are masonry coursed rubble and are fully exposed, unlike the clock chamber below which has had a cursory rough render applied over the stonework. The exposed stonework all appears in excellent condition and is all dry.

The louvred openings at the bell frame level have timber louvres inset within the openings which appear in good condition and stable. Inside the timber louvres are metal grills to prevent birds nesting within the bell frame, all in good condition.

The bell frame is primarily steel, sat on steel beams that span east to west and which are embedded within the walls of the tower. The steelwork appears original and is showing signs of

Spire beyond bell frame

Clock mechanism generally in good condition

rusting but otherwise appears in very good condition. The cast iron frame itself holding the six bells is again in good condition but a little rusty.

Recommendation: De-rust all steelwork and re-paint. D

There are two large tenor bells on the lower level of the frame with four sat above on the upper level of the frame. All appear in excellent working order and in very good condition.

The bells are rung on a weekly basis and the clock chime uses one of the tenors at the base of the frame to toll the hour.

Above the bell frame rises a spire of which one can see all the way up to the top. Approximately a third and two thirds of the way up the spire are more openings (lucarnes) with timber shutters, pierced with holes, to allow ventilation across the spire.

The spire internally is rough stonework, all exposed and appears in good condition from what could be seen from the bell frame level.

The base of the spire tree can be seen approximately a third of the way up the spire, with four arms fixed into the stonework. One cannot see from the level of the bell frame whether there is any iron jacking within or around the stonework.

Recommendation: Inspect the structure of the spire more closely when access allows, including structural metalwork. E

The conditions within the spire appear dry and the spaces are well ventilated.

4.02 Clocks and their enclosures

The clock mechanism sits within the clock enclosure glazed box within the clock chamber above the ringing chamber. The clock glazed enclosure is founded on on two timber beams that span east to west, embedded into the masonry walls. The timber and bearings all appear sound from what could be seen. The clock mechanism itself is in very good working order and is serviced regularly. In the longer term automatic winding could be considered.

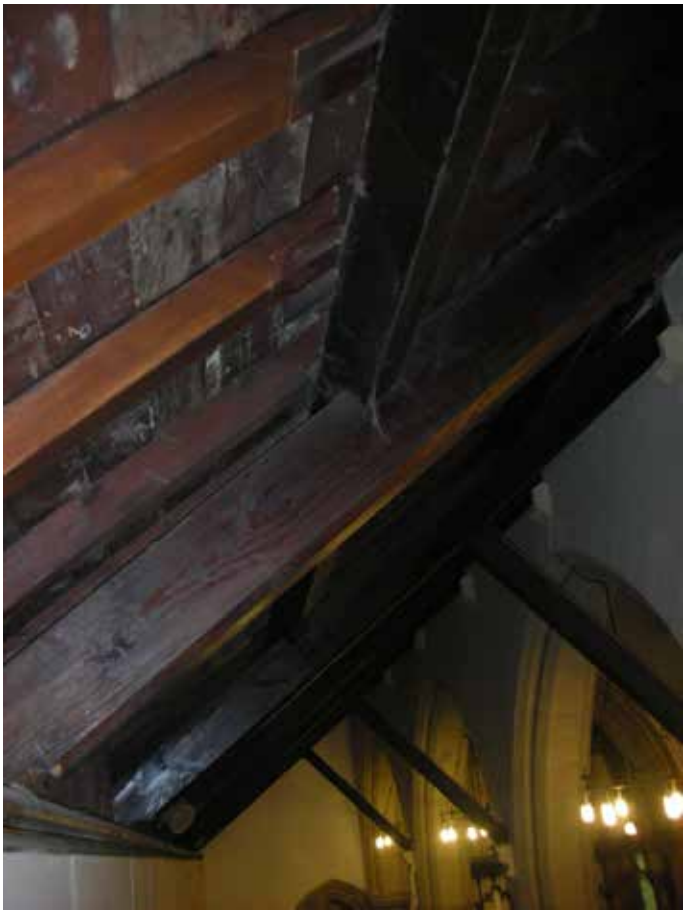
4.03 Roof and ceiling voids

There are no accessible roof and ceiling voids. All roof structures are exposed to the underside in both the main Church, the vestry and in the kitchen to the rear.

4.04 Roof structures and ceilings.

All roof structures are visible and exposed from the underside.

The main nave roof structure is built up of arched braced trusses set on corbels of the arcade with the full height of the structure exposed. On these are timber purlins, timber rafters and soffit boards, all visible from the ground. All timber



Former repairs to north aisle roof, west end

work is stained dark and structurally appears in reasonable condition from the ground. The timber trusses have been made in several sections with bolt fixings to secure.

There are a large number of cobwebs along the joints of the soffit boarding which indicates draughts. There are noticeably more cobwebs and therefore more draughts at the liturgical east end in the last two bays by the chancel arch. Draughts at high level are not necessarily an issue as they imply good ventilation, however, a noticeable draught also indicates an opening or hole in the external fabric covering. There are a few areas where there are signs of water staining and salts, and a few areas where there appears to be daylight shining through the roof of the nave. These holes are very small but nonetheless are present and will be allowing water ingress in through the slates and the timber.

There appears to be two at ridge level in the first and second bays from the chancel arch and then at lower level towards the eaves in bay 4 from the chancel arch. There is also another hole in the next bay, the fifth bay from the chancel arch, approximately four boards up from the eaves. These gaps are at joints of soffit boards where perhaps there has been water ingress and the edges of the boards are slightly rotted away. Most of the visible holes appear to be on the north pitch of the main nave roof, roughly corresponding to the areas where the lime bedding has fallen away.

The aisle roof structures are again timber with principal rafters braced on corbels to the external wall. There are two cross bracings along the length of the aisle across to the arcade. All braces sit on stone corbels. The braces are bolted to the principal rafters and to the tie beam with metal bolts. All structure appears to be in good condition.

On the principal rafters sit the purlins, the common rafters and then soffit boarding, all exposed to the underside, all stained in dark timber and all appears in good condition. There are minor water stains and signs of salts, but these appear minimal.

From what can be seen of the roof structure above the organ there is one principal arched truss in the centre of the organ loft roof supporting purlins, common rafters and soffit boards, as elsewhere. All appears in very good condition from what can be seen over the organ.

Between the organ loft and the south aisle is the south transept, the roof structure of which is built up of two simple tied trusses supporting purlins, common rafters and soffit boards as elsewhere. All the structure seems to be in sound condition.

The chancel roof structure is again exposed from the underside with two faceted arch trusses with diagonal braces in the top aperture supporting purlins, common rafters and soffit boards as elsewhere. The two trusses are supported on stone corbels and as within the nave have been built up in sections of timber bolted together. Structurally, all appears sound. All timberwork is stained dark.

Roof over north stalls - lead theft caused major water ingress, now repaired

Damp staining over chancel arch, from nave

As within the nave there is a high level of cobwebs at the joints of the soffit boards, indicating draughts through the roof covering and through the boards. There are also signs of water ingress as many of the soffit board joints have salt deposits along their lengths. The level of salt staining and the level of draughtiness will hopefully balance itself out ensuring that no timber is damp for too long. Again the north pitch appears much more stained, with many more cobwebs, than the south.

To the north of the chancel, the stalls are set behind their own small little arcade with their own pitched roof. This roof is only approximately one metre wide, supported on exposed purlins, rafters and soffit boards as elsewhere. The west pitch of this roof is showing fairly significant signs of water damage. It is understood that this area has suffered from water ingress due to lead coverings being stolen that has now been rectified and made good.

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

The structure of the Church is solid masonry walls all plastered internally with round arcade columns between the north and south aisles and the nave. The round columns between the aisle and nave are ashlar sandstone with a tooled dressing and are left unpainted.

The plaster appears to be a rather hard render type plaster which is probably of a similar mix that can be seen exposed in the clock chamber. This mix is a haired lime plaster but with ash or soot within the mix, which adds pozzolanic properties making it much harder and less breathable than a traditional lime plaster and more like a cementitious plaster or render. The recently applied paint is peeling badly throughout most of the church, suggestive of an incompatibility of the paint and substrate, or a contamination issue.

Structurally the masonry seems absolutely sound with only minor cracking evident above the window heads on the north aisle and a hairline crack to the east end of the south aisle. The visible stonework to the arcading appears all in good condition with no movement or no cracking evident.

Within the chancel the external walls are again plastered and painted with exposed carved stone arcading between the choir stalls and the organ on the south and the stalls and pews on the north.

To the east elevation there is again significant signs of paint peeling, but also detached plasterwork in the northernmost window of the main east window openings. There is staining and discolouration to the south east corner of the sanctuary indicating a damp issue. There is also evidence of damp discolouration at both eaves on the east gable. There is peeling paint and plasterwork within the window reveal behind the organ, as well as stained paintwork in the window reveal to the north chancel stalls. The plaster on this wall above the stalls is cracked and crazed but most probably just due to subtle movement.

Damp staining to Nave walls at high level

Main east window - all glazing in good condition

There is damp staining at high level in a number of areas, particularly to the north side of the Nave. It is not possible to say if this is historic damage or active, but it may well be associated with the parapet gutter. The peeling paint throughout (see notes on internal finishes) is a separate issue which gives the impression of more widespread damp problems than is likely to be the case. Generally, the structure is absolutely sound with only minor hairline cracking, most probably due to the hard plaster trying to flex.
There are no upper floors or balconies within this Church, all accommodation is on the same one level.

4.06 Partitions, Screens, Panelling, Doors and Ironmongery, Glazing

The rood screen is of lightweight elegant construction, carved in oak, stained in a darker colour to match the other altar furniture, also in oak. The screen is dated 1913 and is dedicated to Canon George Harrison Ross-Lewin. It is of good quality and in good condition.

The screens to the organ loft which also hold the pipework facing the south aisle is again in oak, carved with fenestration to give visibility for the organist. The structure is in oak, stained dark as elsewhere, of good quality and in good condition.

There is curved partitioning at the north west corner of the Church which contains the revolving doors. This intervention appears to be relatively modern, but fits in well as is of good quality and in good condition. The structure is softwood but stained in a dark coloured stain to match elsewhere.
Revolving doors present problems for wheelchair users and others with impaired mobility. Use of the bypass door requires the intervention of an able-bodied person.

Recommendation: In the longer term the replacement of the revolving door with a more readily accessible door should be considered. *E*

Apart from the revolving door system, all other doors appear original and are of very good quality softwood.

The original finish of the softwood doors appears to have been a grained effect to make the timber look and appear like oak. This is still visible on some of the internal doors and on the inside of the main north door, but unfortunately cleaning and also weathering has meant this original painted graining has disappeared from the external face.

All original doors retain their original ironmongery.

There is no wall panelling within the Church as all external walls are plastered and painted down to ground.

There are signs of damp at low level on the west gable where paint and plaster is peeling and blistering. There is evidence of cracking in the plaster and some detaching of plasterwork

Revolving door is an unusual addition to a church, and presents difficulties for those with impaired mobility

Tiles to quire and sanctuary

below the southern light of the main west window.

The glazing throughout the Church is a mixture of stained glass, which is present to the main east, the main west and the transept window, as well as the smaller windows of the south aisle, with plain glazing with coloured ribbon band to the north aisle.

The glazing lancets take the form of very tall slim lancets; the main east, west and south transept windows are divided with individual stone reveals, giving the impression of three separate windows.

The glazing in general is in very good condition, with no noticeable broken panes or major warping.

There are some open joints in the masonry of the windows and areas of poor pointing to the glazing.

There are several glazing bars at the height of each lancet, tying the tall panels together in a very effective manner. There is only one noticeable panel which appears to have become detached from its glazing bar and has bowed slightly on the southern lancet of the east window, on the panel of Jesus sharing out the bread.

The northern lancet of the main east window also appears to have bowed slightly at high level, but not significant to cause issue.

Recommendation: All open joints to windows and around glazing should be re-pointed with soft lime mortar. C

4.07 Ground floor structure, timber platforms and underfloor ventilation

The floors to the main aisle, outer aisles and in front of the pews are all laid with stone flags. The pews are raised on pew plinths which are boarded in softwood. The main aisle now has a length of carpet running down the centre covering the stone flags and the metal heating grills below.

The raised pew stalls all appear to be in very good condition although the edge strip has worn away from footfall.

The stone flagged floor also seems in good condition, although worn and showing its age. It is not breaking up and is still fully serviceable. It is important that the stone flags are not cleaned with a wet mop, but are just brushed or hoovered.

There are a number of open joints in the flagging and some cracking through the joints below the chancel arch, but these are relatively insignificant.

There is what appears to be a concrete step up into the chancel which is then laid to polychromatic tiles through the quire and then on to the sanctuary. The steps up to the sanctuary also appear to be concrete, these of which are painted.

The steps up to the sanctuary appear somewhat worn and the

Screed over stone flags to west revolving door

Peeling paintwork is widespread

paint that has been applied does not make them particularly attractive.

The choir stalls are also sat on a timber plinth, as are the main pews. The timber choir stall plinths all appear to be sound and in good condition.

The polychromatic flooring within the main chancel appears to be original, has been looked after well, although appears to have a varnish finish which is not recommended. There seems to be areas of repair that have been carried out in cement, scored in line with the tiles and then painted to tie in with the tiles. It is unknown why these particular tiles had to be removed as they seem to be in rather a regular pattern, but not of a fashion that could be attributed to movement cracks. One may surmise that the varnish or lacquer that has been applied over the tiles is preventing any moisture from the ground to evaporate, and is therefore stuck beneath the varnish coating, damaging the top of the tile and causing it to become damaged and friable.

Recommendation: in the longer term consider removing the paint from the Sanctuary steps & remove floor varnish.
E

There is a noticeable bulge and slumping away of the floor to the south eastern end of the chancel.

The polychromatic tiling of the sanctuary appears to be of a different design and probably a later installation, dedicated to Henry Arthur McKenzie, Vicar of this Parish, who died in 1936, and to his wife.

The flooring to the north west porch is stone flagged which has been screeded over in a localised area of the new revolving door installation. Flags at this west end appear slightly uneven and worn but are still serviceable.

It is assumed that there are underfloor voids beneath the pew stalls, however access was not obtained.

There are cast iron trench grilles throughout the Church with traditional cast iron pipework running below. The trench grilles appear of good quality and of very good condition, although the main grille running down the south edge of the centre nave is mostly covered with carpet.

The heating system has recently been upgraded with the addition of new fanned convector emitters to the existing wet heating system. These are reported to be effective, but rather noisy.

4.08 Internal finishes

As mentioned previously, all internal plastered walls to the external envelope are painted with what appears to be impermeable vinyl paint. This paint is peeling rather dramatically throughout the whole Church, making the general appearance of the Church feel rather untidy and visually unattractive. Sadly the type of paint used is not a suitable paint for the substrate which is why it is peeling in such a

Oak rood screen against Purbeck marble(or possibly scaglioli plaster) column

Ventilation of the Vestry chimney should be considered

dramatic fashion. Unfortunately the only way to rectify this is to remove the existing paint and repaint in a more appropriate paint system - this is clearly a considerable task, but one that could be considered if it was carried out in manageable stages.

Recommendation: Professional advice should be taken on the method of removal of the paint, and the selection of any replacement finish. *E*

The finished faces to all the exposed stonework to the arcading, the chancel arch and various other mouldings, is all in very good condition and is sound.

The softwood timber pews, which have been stained in a dark timber colour to appear like oak, have become worn and are showing through their light coloured origins on all roll tops and backs. Although this is clearly noticeable, it only shows wear and character and is not particularly an issue.

The pews to the south aisle appear more modern and are of a different style and different colour to the originals in the nave and the north aisle.

4.09 Fittings, fixtures, furniture and movable articles

Within the chancel all fittings and fixtures are carved oak, of very good quality and in very good condition. This includes all choir stalls, the altar rail, the organ enclosure and the rood screen at the chancel arch. This also includes the pulpits and the clerics chairs sat below, all of which are contemporary with the build of the Church.

The lectern is of a lighter coloured hardwood, possibly more modern oak, in a more modern contemporary design. It traditionally displays the eagle and is of good quality and in good condition.

As mentioned previously the main pews to the nave are all softwood, stained in a dark stain to try and emulate the darker, richer hardwood. The pews are, however, still in good condition, if not appearing slightly worn

4.10 Toilets, kitchens, vestries, etc.

There is a vestry to the north east end of the chancel with an external door to the east. The vestry is of solid wall construction, plastered and painted with a suspended timber floor which is now carpeted. The roof structure is exposed, as elsewhere, with large cross braced rafters with soffit boarding above, all exposed to the underside and stained dark.

There is a high level window with plain quarry glazed leaded light with a coloured ribbon around the perimeter, as matching the rest of the north aisle.

The original chimney is boarded to the front, but it is unknown whether it is blocked inside as well.

Although the timber floor boarding cannot be seen, it appears sound and there does not appear to be any soft spots.

Failure of plasterwork around external door to choir vestry

Paint directly onto stonework in choir vestry is peeling. This should be allowed to fall away and not over-painted.

The roof structure appears fine, although there is some daylight shining through one of the soffit boards in the central bay, between the second and third board. There does not appear to be any water staining at this point, indicating it is more of a draught than a water ingress problem.

The plastered walls appear sound, although the paint appears to have peeled and been painted back over numerous times. This is particularly noticeable on the eastern wall. The door appears to be the original door, softwood that has been painted with the grain pattern as was common to make softwood appear to be more expensive hardwood.

The choir vestry is to the south west, opposite the north west entrance porch. The choir vestry has a stone flagged floor, plastered and painted walls and an exposed timber ceiling which runs in with the south aisle.

The roof structure is built up of two purlins, rafters and then soffit boarding. There is clear evidence of substantial water staining across the roof and to the purlins and rafters, and there is an area in the centre where the soffit boarding is relatively new where an old roof light was removed. It is assumed that this water ingress is historic, but observations should be maintained.

The plastered walls are painted, as elsewhere, although the paint and possibly the plaster below is crazing on most of the walls. There is major detachment of the plaster around the external west door opening. This detachment of plaster reveals that the original plaster has been over-skimmed, possibly in an attempt to control damp. It is unknown whether this over-skim has been applied everywhere within the Church, or whether it is localised to the choir vestry. The failed plasterwork to the head of the external door reveal has been removed.

The northern wall of the choir vestry is exposed stone that has been painted. It has been painted in an impermeable paint and is therefore now peeling, most noticeably in the corner with the western external wall. As elsewhere, in an ideal world this paint should be removed and either left as stonework, or painted in a more appropriate paint system.

There is an oval shaped window on the south elevation which has a hairline crack through its arched soffit. There is crazing in the plasterwork above it and at wall plate level.

There are tall cupboards on the east and the south walls, restricting views of the walls behind.

This choir vestry appears generally dry, but there are obvious issues, particularly on the west wall and historic issues to the ceiling/roof.

Recommendation: monitor the Choir Vestry for evidence of active water ingress *B*

Replaster areas of damage with lime plaster *D*

Recent new roof covering to redundant organ blower room

The former boiler room is mostly empty of equipment apart from a pressure vessel for the heating system, which is now served from the boilers above in the choir vestry. The visible pipework is well lagged. There is a quantity of miscellaneous items, including pews and carpets stored in the space.

The walls of the boiler room are stone, deteriorating slightly with salt damage, but this is to be expected from an underground room. The ceiling joists are steel, supporting stone flags of the floor above. The steel beams are rusting. These should be brushed down and painted in anti-corrosive paint to arrest the decay. The timber door and handrail should also be painted to maintain the timber and prevent decay.

4.11 Organs and other instruments

The organ loft is located in the south east end of the south aisle, behind the choir. It is screened by oak panelling and carved oak screens with the pipes on show facing the south aisle. The organ chamber is neat and tidy and clean, all appearing in good order.

The organ itself is in very good condition and is regularly serviced.

The old organ blower room sits externally to the south of the organ loft. It still contains the original equipment but is now redundant and somewhat damp against the higher ground level to the south. The main wall to the organ chamber appears reasonably dry, although at high level, just below the concrete slab roof, there is sign of damp.

Recommendation: The door should be painted to prevent timber decay. *C*

4.12 Monuments, tombs, plaques etc

There are two stone memorial plaques mounted at the west end of the Church, one on the north wall and one on the south wall, dedicated to the soldiers of the second and the first world war respectively. There are various other dedication plaques around the Church dedicating stained glass windows, cabinets, chairs, and the polychromatic flooring of the sanctuary to various loved members of the congregation or former vicars. All appear from the ground to be secure and stable.

The font is positioned at the west end in front of the north west entrance door. It is stone, carved with quatrefoil motifs and mounted by an oak font cover, again dedicated to a former vicar, all in good condition.

5.0 |Services

5.01 Services installations generally
The church is lit by a mixture of ironwork chandeliers hanging at the arches of the arcade, floodlights positioned above the arcade and in the chancel, and a few pendants elsewhere. The chandeliers are attractive and create a nice atmosphere, although do not shed enough light alone. The floodlights are rather crude and unattractive but shed a good amount of light. At present the lighting installation appears to be working well.

5.02 Gas installation
The gas boilers (2006) were fully overhauled in 2020. Servicing of gas appliances should take place annually - this is particularly important in a public building due to the safety implications of any fault.

5.03 Electrical installation
The electrical system was tested in 2019, and remedial works carried out. Portable appliance testing is regularly carried out.

5.04 Water system
There is incoming mains water into the choir vestry. All appears to be in satisfactory order. The waste from the vestry sink should however be properly routed into a gully which should be maintained and kept free from debris, as mentioned previously.

5.05 Oil installation
There is no oil supply.

5.06 Sound installation
There is a straightforward sound installation which is believed to be in satisfactory order, and which is serviced as required.

5.07 Lightning conductor
The lightning conductor was inspected in August 2019.

5.08 Fire precautions
The fire extinguishers are inspected and serviced yearly, the last being dated February 2022.

5.09 Heating and Ventilation
The heating is generated by two gas boilers, positioned on the wall in the Choir Vestry. The earlier cast iron pipework and radiators have been replaced with fan-assisted convectors with new circulation pipework (2019). These function well, although it is noted that they are rather noisy in operation.

Ceiling de-stratification fans that aim to push warm air back down into the Nave - it is not known how effective these are in operation.

5.10 Asbestos
There has been no specialist asbestos inspection carried out. If there are any dubious materials, or suspicions of asbestos, a specialist asbestos survey should be commissioned.

|6.0 |Curtliage

Liturgical south side of church, on top of retaining wall

North side of church with tended borders and grass overlooking meadow below

Looking east towards entrance gates, memorial garden to the south

6.01 Churchyard

The church is set in land to all sides, most of it now meadow or wild. To the liturgical south there is a steep bank, banking upwards, where there are many gravestones hidden among the shrubbery and brambles. There is a strip of grass along the length of the church (on top of the retaining wall), that is cut back and tended, while beyond the landscape has been left to take over as a sanctuary for flora and fauna. The alleyway that is formed between the retaining wall and south wall of the church is damp and unpleasant -this should be regularly cleaned/swept and cleared of debris to help maintain water flow.

There is a memorial garden to the liturgical south east which is well tended.

Gravestones are also found to the north east, where there is a garden area and steps down to the lower meadow area.

Along the north side of the church is a retaining wall with a flight of stone steps down to the meadow. All of the north side of the church, between church wall and retaining wall is well tended with planted beds along the church wall. This may possibly cause root damage if the shrubs get too large, and the walls should be monitored for any sign of displacement.

To the liturgical west there is another large retaining wall, holding back the land behind the wall. A section of this wall is in need of some repair to the stonework and pointing.

Recommendation: take down and rebuild the wall locally in lime mortar.

The churchyard is generally kept in good condition.

6.02 Ruins

There are no ruins within the curtilage.

6.03 Monuments, tombs and vaults

There are no tombs or vaults visible for inspection.

6.04 Boundaries and gates

The boundary walls are listed in their own right, and are impressive structures. All appear to be in sound condition although would benefit from some re-pointing in lime mortar, as well as the gates to the main entrance way.

6.05 Trees and shrubs

There are many trees and shrubs, most of which is left to grow wild giving a rather romantic appeal. The down side of this is that the vast majority of headstones are now submerged under a cover of shrubbery and brambles. This is not an issue, until stones begin to become unstable, or if anyone actually

Alleyway between retaining wall to south and south wall of church - hardstanding against main church wall will be holding water

wanted to gain access.

6.06 Hardstanding areas

The paths are mainly laid to tarmac and are in good condition to the main routes. There is an area of flagged stone paving to the north west that is in good condition. The alleyways to the west and south are in less good condition, with broken tarmac laid up to stone abutting the main church walls, and in some areas, old tarmac or concrete directly up to the church structure. These areas of hardstanding that are laid directly up against the wall masonry will be trapping damp and moisture within the base of the walls. Ideally, French drains should be dug around the perimeter, particularly to the south where there is clearly a water discharge issue.

6.07 Buildings within the curtilage

There are no other buildings within the curtilage.

6.08 Notice boards

There is a notice board next to the main entrance gateway that is in good condition.

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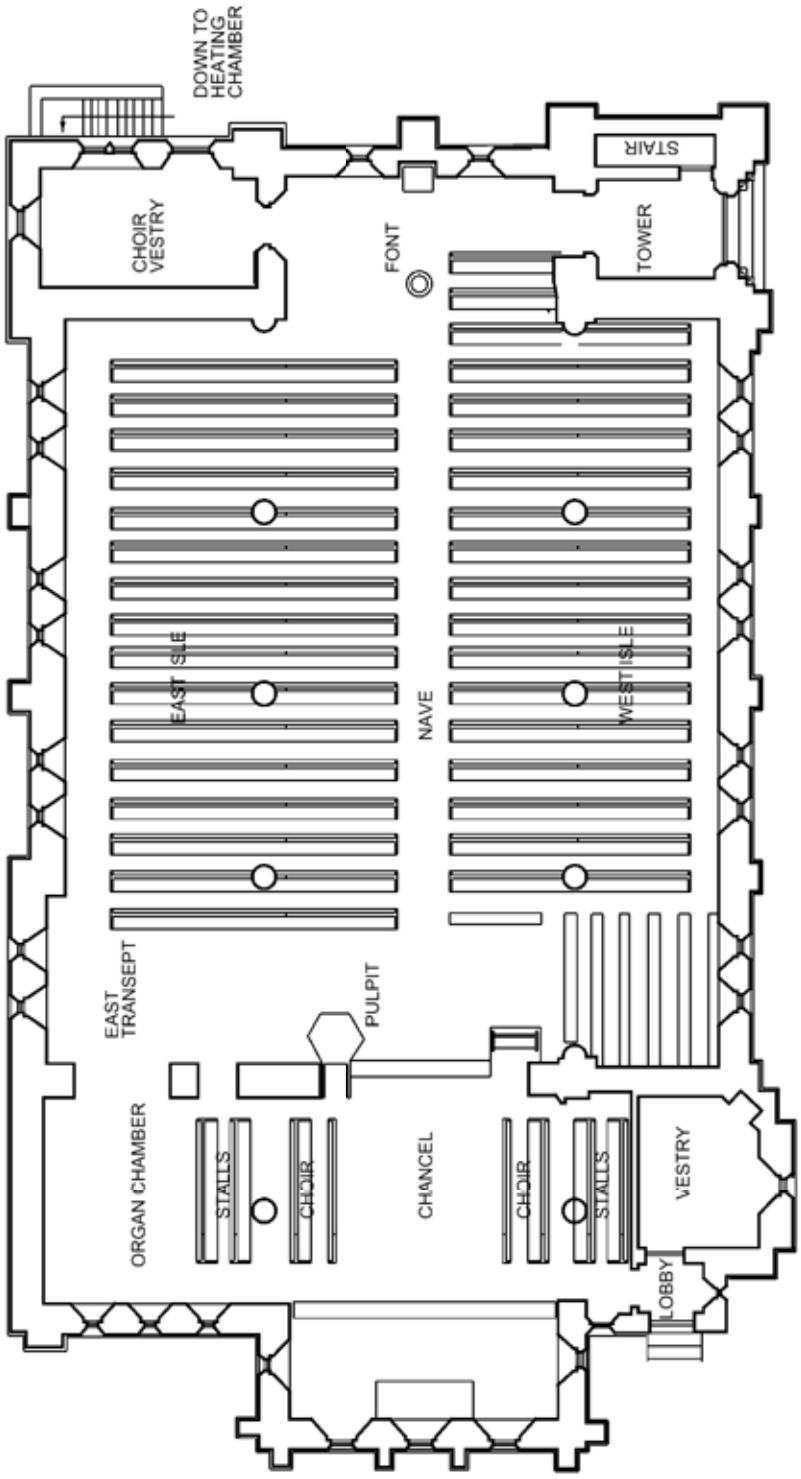
|Appendix A |Floor Plan



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Appendix B

Maintenance Plan

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ARCHITECTS

Appendix C

Listing Text

Grade: II
Date Listed: 6 June 1951
English Heritage Building ID: 438635

Parish church. 1849-50 by John Dobson; addition of south aisle, choir vestry and organ 1881-6 by J.W. Walton Wilson; site and £450 given by Thomas Wilson of Shotley Hall, remainder by public subscription. Coursed squared sandstone with plinth, quoins and ashlar dressings; roofs of graduated thick purple slate and Welsh slate, with stone gable copings.

Aligned north-south. Aisled nave with ritual north-west porch tower and south-west choir vestry; chancel with north vestry and south organ chamber. Early English style. Tower has drip-string over boarded double doors with elaborate hinges in double-shafted, many-moulded 2-centred arch; slit window and clock above; set-back belfry with high 2-light openings; full-height clasping buttresses with offsets; broach spire on nail- head corbel table has lucarnes and wrought-iron finial. Lancet windows, paired in north aisle under corbel table, triple in east and paired in west fronts, with vesica over central west buttress; large vesica also in south-west vestry; buttresses, 4 on east front; north vestry has projecting stack with offsets and around chimney. Steeply-pitched roof with gable copings on roll-moulded kneelers. Boot-scrapers flank tower door.

Interior: painted plaster with ashlar dressings; arch-braced nave roof on alternate corbels and shafted corbels; scissor-truss chancel roof on corbelled wall-posts. 4-bay arcades have double-chamfered arches on round piers with octagonal plinths and capitals; continuous drip moulds. Many-moulded chancel arch on half-octagonal pilasters and corbelled Frosterley marble shafts, with capitals recording dates of building and enlargement; head-stopped drip mould over.

2-bay chancel arcade has carved brackets and corbels. West bay has high lancet to choir vestry, and balconied doorway to first tower floor. Glass in south aisle signed by Percy and Bacon bros., ll, Newman Street, London; one medallioned window in memory of Thomas Siddell, veterinary surgeon died 1855 in the Crimean War. Tiled chancel floor, flagged nave floor. Brass foundation plaque dated 1849 names John Dobson architect. Roll-moulded square-ended pews with Roman numerals.