

INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 1991

**QUINQUENNIAL REPORT on the
THE CHURCH OF ST JOHN the EVANGELIST
BURNHOPE**



Diocese: Durham

Archdeaconry: Durham

Deanery: Lanchester

Job no: M688

Inspected by Bryony Roff BSc. BArch. MA, RIBA, AABC

**SPENCE & DOWER LLP
Chartered Architects and Historic Buildings Consultants
Arch 6
Stepney Bank
Newcastle upon Tyne
NE1 2NP**

Telephone: 01661 820071

Email: architects@spenceanddower.co.uk

Date of inspection and weather conditions: 16th February 2021. Dry but cold and windy, brightening towards the end of the survey. Some snow on the ground. The inspection followed a month or so of cold weather during which time the church has been closed due to lockdown.

Date of report: 14th May 2021

Date of previous report: 10th September 2015

Executive Summary.

The church is generally in a sound condition but had been closed for a while due to Covid – 19 at the time of the inspection. There are, however, a number of issues which would benefit from fairly urgent attention, some of which are listed here.

There are a number of defects to roofs including slipped slates, an issue with a cracked ridge tile that need attending to fairly urgently and there is also a need to inspect the angled structure between the Nave and Vestry and ascertain the repairs required to prevent water dripping onto the wall below and remove and discourage vegetation growth. Works to rainwater goods including clearing vegetation and debris from gutters and gullies need to be attended to and there are two areas where brackets may have deflected allowing gutters to sag. There is no record of the lightning conductor being inspected and this should be carried out if it has not been checked recently. Works are needed to the main path to replace damaged paving slabs that are breaking down to sandy material.

Internally two of the tower ladders should be secured at the top to make access safer and if this has not already been completed (it was underway at the time of the inspection) then the remaining pigeon debris to the top of the tower should be removed. Options to fully secure and mesh over the louvres should be considered and implemented to prevent future ingress.

In many of the areas within the church areas there are issues with dampness – from mould growth to damaged plaster. Some causes may be historic, but others appear to be an ongoing issue, no doubt not helped by the lack of ventilation and heating whilst the church has been closed. Mould should be cleaned and the causes of ongoing issues of dampness should be ascertained and the issues rectified. Areas where work has already occurred to rectify known issues, should be monitored during the drying out period to check that there are no ongoing issues. Plaster in these areas will need to be inspected to see if it is damaged and in need of replacement with lime mortar before walls are repainted. In the vestry the damaged wall plate and any other affected roof timbers will need renewal. In the Nave the upper walls appeared slightly darker than the lower areas – this should be inspected to ascertain if this is due to dirt (the lower areas are understood to have been cleaned more recently) or potential mould growth, or indeed a mixture of the two.

Works that should ideally be carried out within a year include investigating of the cause of cracking noted to the mullions and a programme of repair put in place. So many have cracked (some already repaired) that this indicates that there may be an underlying issue that needs to be understood before repairs are carried out.

Other works in this category include repairs to the West tower door, repainting the vestry door, repointing open joints to water tabling and checking of the Chancel cross and ascertaining why the vestry vents are blocked and understanding if this present potential future issues. It would be advisable to clear around the old boiler room steps as this has become overgrown, soil levels have risen, and the fencing needs attention and possible extension.

In a number of areas, the mortar bedding to the ridge tiles needs repair as do some of the mortar fillets between slate roofs and water tabling. Rainwater goods are in mixed condition, but due to some sections being in poorer repair redecoration would be advisable before too long.

Although the glazing appears secure at present, options for the repair of the clock face should be considered so that the PCC are aware of likely costs and timescales – this will make it easier to take advantage of high-level access if it becomes available

Internally the steps to the font should be marked so it is clearly visible, and works are

needed to the chancel step – the pain used appears to be causing damage to the stone so removing the paint (by hand avoiding chemicals) and brushing off sanding areas may help the condition of the step but would also provide a contrast to the carpet making that step more visible as well.

In the churchyard there are a number of issues that need to be factored into the repair requirements in the next 5 years including a programme of repairs to the boundaries – prioritised according to urgency and location. A tree survey should be commissioned periodically to identify any problem trees, but also give you peace of mind of the overall condition of mature trees.

The church maintains a logbook, but it would be worth recording cyclical maintenance tasks in the logbook as well as more significant works. The gravestones should be surveyed periodically to check for condition and again a summary entered into the logbook. There is no record of the fire extinguishers having been serviced recently and again entered into the logbook - and if this hasn't been organised recently the extinguishers should be serviced fairly soon.

Access to the main entrance is level, although the condition of a few paving slabs on the main path will cause issues to those with limited mobility as their condition deteriorates. A step will prevent some reaching the Chancel or Vestry. Externally steps down to the churchyard are steep and without handrail which may assist some to reach this area more easily – although not essential it would be something to consider to make the churchyard more accessible.

Lastly, although repairs are recommended in this quinquennial period, the condition of the tower roof and evidence of previous repairs indicates that during the next inspection consideration will be needed to be given as to whether the time has come, or is approaching the time to consider replacement. It would be useful to ask the roofer carrying out repairs of their opinion on this (assuming they are knowledgeable about mastic asphalt roofs).

Previous repairs undertaken since the previous report.

The previous report was carried out by Ian Ness

2015
Survey of graves to see if churchyard is full

2017
Feb Room thermostat and controller
June Repairs to water table
August Anti-theft marking added

2018
April Tree removed from the churchyard

Works since 2018
Works carried out to flashings
Limewash brushed down (intention to recoat in the future)

Brief description of the building

Built in the 1860's, the Church consists of a rectangular Nave and Chancel, subdivided by a craved screen, tower (built 1923) to the West with a Vestry/meeting room and WC projecting to the North to the East and West ends of the church respectively. Sandstone walls with small paired triple lancet windows and a Welsh Slate roof. The WC was added in 2009 and the basement boiler room was abandoned in the 1980's

Listing Grade

St John's Church is not listed and is not in a conservation area

Plan of the Church- no plan was available

Limitations of the report.

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with access to the tower and tower roof. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspection by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to Safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or churchyard consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present, and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant, and signs of failure should be reported to the Church Architect.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Before starting any works, the PCC should make contact with the insurance company to

ensure that cover is adequate and whether any conditions apply.

Advice to the PCC

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management>

Electrical Installation

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

Heating Installation

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

Lightning Protection

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

Asbestos

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this include subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches> and from Natural England.

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Church care website. One link is <https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

Maintenance

Maintenance of the Church and churchyard is the responsibility of the PCC. The responsibility for upkeep of all the boundaries is unknown, with some abutting residential properties.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

Report main section

The external elevations and roofs were surveyed first, followed by the churchyard. The Tower and roof were surveyed when access became available with internal areas being surveyed last. In this report, the areas are covered externally including roofs, rainwater goods and windows, followed by internal areas and concluding with a brief summary of areas of concern to external churchyard areas and boundaries. There was no access into the old boiler room.

Where works are required, these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

- 1 - Urgent, requiring immediate attention
- 2 - Requires attention within 12 months
- 3 - Requires attention within the next 18 – 24 months
- 4 - Requires attention within the quinquennial period
- 5 - A desirable improvement with no timescale
- M - routine maintenance (i.e., clearing leaves from a gutter). This can generally be done without professional advice or a faculty.

Summary of report

Location	Description	Condition	Repair needs	Category
External				
1. Tower	Semi coursed sandstone with ashlar parapets	<p>West Elevation - The timber cill is starting to rot and there is a loss of finish to the weather board. The mortar fill between the door frame and reveal is coming loose in places and needs to be reformed.</p> <p>South Elevation – missing louvre to top of the left hand louvred opening</p> <p>Stonework and pointing is generally sound, although there are fairly minor open or hungry joints at parapet level and to string course and surrounds to louvred openings in isolated areas. This should be reinspected during the next quinquennial inspection (unless there is a need for high level access in the meantime for other purposes)</p>	<p>Replace rotten cill</p> <p>Recoat weatherboard</p> <p>Replace missing louvre</p> <p>Repoint junction between door frame and reveal</p>	<p>2</p> <p>2</p> <p>2</p> <p>3</p>
2. West Elevation of Nave	Semi coursed sandstone	Minor open joints noted to the base of the wall with some minor hairline cracking around quoins which should ideally be inspected again during the next survey	Repoint open joints using lime mortar when other similar work is carried out elsewhere	5

3. South Elevation of Nave and Chancel	Semi coursed sandstone	<p>A couple of the low-level vents were rusting and would benefit from painting.</p> <p>Isolated open or hungry joints were visible to the base of the wall, to central buttress particularly at higher level, and to some of the window surrounds and mullion (base). One of the mullions is cracked with the cracked section coming loose – this same issue was noted to a number of windows and it is assumed that there may be metal fixings in the mullions that have rusted and are expanding causing the stone to fracture.</p> <p>There is a strip of gravel at the base of the wall between the church and concrete path which is good to see.</p>	Investigate the cause of the cracking to the mullion (potentially rusting fixings) and repair before the cracked section of stonework is lost	2
			Repoint open and hungry joints using lime mortar	3
			Repaint rusting vents	3
4. East Elevation of Chancel	Semi coursed sandstone	<p>Open joints visible to the water table and around the apex stone/cross. Hairline cracking was visible around the kneeler to the water table up into the gable over</p> <p>Open/hungry joints noted to the window surround including the hood moulding. Cracked sections of stonework were noted on both mullions in the vicinity of joints (similar to one window on the West elevation), one of which has been previously repaired. It would be prudent to check the previous repair at the same time as inspecting the other cracked areas. As before this is possibly due to rusting metal fixings. Slight weathering of the cill was also noted which would benefit from a mortar repair.</p>	Repoint open joints to water table and check the cross/apex is securely fixed	2
			Investigate the cause of the cracking to the mullions (potentially rusting fixings) and repair before the cracked sections of stonework are lost. Inspect previously repaired mullion at the same time to ensure the repair is sound	2
			Form mortar repair to cill	3
			Repoint cracking to the gable – although a lower priority this might sensibly be combined with work to the water table as high-level access will be needed for both repairs	4

<p>5. North Elevation of Nave and Cancel</p>	<p>Semi coursed sandstone</p>	<p>Eastern section (to the East of the vestry) - there is possibly slight run off of water down the water table and top of the buttress onto the walls below. If this is an issue and causes the wall to become damp after rainfall options to divert water across the water table could be considered – this would need visual monitoring after significant rain. Slight loss of mortar under wall plate, but the location is sheltered.</p> <p>Main wall – isolated open joints to the base of the wall. To the West end the buttress appears to potentially be getting damp after rainfall due to water coming from the water table over.</p> <p>To the Western end there is a section of the lightning conductor which is exposed as the cover has become loose and should ideally be refixed</p> <p>Eastern window – cracking noted to the top of the lintel Second window from the East – possible fissure needs further checking and repointing Second window from West – crack to the top of the mullion Western window – crack to mullion with section starting to come loose – as with the Eastern window, a similar issue to the problems noted on the South and East elevation possibly associated with rusting metal fixings</p>	<p>Investigate the cause of the cracking to the mullions (potentially rusting fixings) and repair before the cracked sections of stonework are lost. Inspect and repoint possible fissure at the same time</p> <p>Refix cover to lightning conductor</p> <p>Repoint open joints using lime mortar</p> <p>Visually monitor Eastern and Western ends of the church (periodically when convenient) after rainfall to assess whether the wall/buttresses are becoming wet after rainfall and if measures to reduce the degree of wetting are needed</p>	<p>2</p> <p>2</p> <p>3-4</p> <p>On-going over say 12 months</p>
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6. East Elevation of Vestry	Semi coursed sandstone	<p>Isolated open joints are visible around the window lintels and around both windows generally with areas of loose mortar. Mortar generally is buttered over the face of the stonework and it appears that in many areas the joints have not been raked out to sufficient depth resulting in some areas of mortar being loose to the touch. In areas fallen mortar is exposing joints that are fairly full of mortar, but the wall will require significant repointing, ideally as one phase of works, or if funds don't permit this as part of a phase programme of repointing.</p> <p>One stone near the base of the wall at the Southern end has a void behind – this needs repointing but the void should be checked before this occurs.</p> <p>Vents are rusting and appear to have been purposefully blocked in the past – the reason for this should be checked and the vents reopened if these are ventilating the underfloor void below a timber floor or other area where ventilation is required.</p>	<p>Repoint open joints lime mortar</p> <p>Investigate why the external vents were blocked and what they were designed to vent and reopen these if it is found that ventilation is still required to the area concerned.</p> <p>Paint rusting vents</p>	<p>3</p> <p>1-2</p> <p>3</p>
7. North Elevation of Vestry	Semi coursed sandstone	<p>Open joints were visible to the water table. Some of more significant with than others. There are also open joints and cracking to the wall under the water table especially to the Eastern side and also around the windows. Elsewhere isolated open joints were noted and vegetation</p>	<p>Repoint open joints to the water table</p> <p>Repoint areas of open joints and cracking elsewhere using lime mortar</p>	<p>1 -2 (summer)</p> <p>2 - 3</p>

8. West Elevation of Vestry	Semi coursed sandstone	<p>The angled stonework to the Southern corner needs inspection (also covered in the roof section) and repair if required. A sapling is visible in this area which needs to be removed. This was dripping at the time of the inspection and the wall below was damp – the cause of this needs to be checked and appropriate improvements considered if such are feasible to prevent the wall below becoming wet, as there are issues noted internally in this area. Isolated open and hungry joints to chimney and mortar to area under the angled corner structure has harder mortar – some has fallen, and other areas appear cracked and would benefit from repointing. Isolated areas of open joints to the base of the wall, round lintels and near the gas pipe and some general issues with mortar as noted on the East elevation. Paintwork to the door is flaking and needs to be repainted</p> <p><u>Area to the West of the Vestry</u></p> <p>The steps down to the disused boiler room are not fully sealed off and this would be prudent to prevent unauthorised access/accidental falls. There is a gap at the South end between the fence and wall at the place with the biggest drop and the far end could do with some additional fencing. One section of fence rail is loose. The section of wall above ground level and to the side of the steps needs repointing in places. The soil level is creeping up at the top of the steps and it would be prudent to low this lightly and brambles and invasive vegetation cleared from the steps even if they are not used.</p> <p>The stored stones are attracting other clutter (broken ornaments, bottles)</p>	<p>Inspect angled stonework to the Southern corner and carry out any repairs or maintenance required. Remove sapling. (see also roof section)</p> <p>Consider whether any sensitive improvements could be made to this construction to prevent water dripping onto the stonework below</p> <p>Repoint defective areas of pointing and open joints using lime mortar including to chimney</p> <p>Repaint door</p> <p>Attend to fencing repairs and consider extending the fencing to provide an effective barrier to prevent unauthorized access or falls to the step area.</p> <p>Remove invasive vegetation from the steps area</p> <p>Carry out repairs/repointing to stone walls associated with the steps</p> <p>Consider lowering soil levels near the top of the steps</p> <p>Consider options to store stonework in a way that discourages others to</p>	<p>1</p> <p>2</p> <p>2 (to area in corner) – 3</p> <p>2</p> <p>2</p> <p>2</p> <p>3</p> <p>3</p> <p>5</p>
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9. W.C.	Semi coursed sandstone (a relatively new extension)	<p>North – a large section of wall is obscured by the cabinet and algal growth over indicated possible splashing of water from the top of the cabinet onto the wall, but it is assumed that the cabinet location is now fixed. If the wall is becoming very wet after rain it might be worth considering whether there are any remedial measures that could be put in place to shield the wall from splashing or minimis splashing.</p> <p>West – minor loss of mortar to the base of the wall, with cracking visible to the junction with the tower. Low level vent is rusting</p>	<p>Repoint crack to junction with tower using lime mortar (carry out work to minor open joints at the same time is possible)</p> <p>Paint rusty vent</p>	<p>3</p> <p>4</p>
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10. Roofs	Welsh slate to pitched roofs with asphalt to the tower roof	<p><u>Nave and Chancel</u> South Slope - Isolated states are starting to slip and a few slates are cracked at the edges but are sound at present. There are small sections of ridge bedding missing and some open joints visible between ridge tiles. Some replacement slates have discoloured which may indicate that they are a cheaper foreign slate – some of these can be of lower quality and should be visually checked during the next quinquennial survey to ensure they are still sound. North slope – missing mortar bedding in common with the Southern slope. One slipped slate was noted and a few others that could potentially slip in the near future. One cracked ridge tile.</p> <p><u>Vestry</u> East slope – mortar bedding to ridge is cracked in places with moss growth elsewhere hampering full inspection. The mortar fillet to the Northern end of the roof is also cracked and would benefit from being replaced West slope – mortar bedding is similar in condition to that on the East side. The roof appears to be undulating and the covering to the angled structure in the Southern corner needs closer inspection to ascertain condition and repair needs as these could not be ascertained from the ground. Water was dripping from the structure indicating there may be a need for works/clearance. The modern felt type covering appears damaged and flashings to the chimney may not be continuous. There are also open joints to the section of wall</p>	<p>Refix slipped slates</p> <p>Insect angled structure and coverings in the corner between the Western Elevation of the Vestry and Nave and carry out any required maintenance and repairs to covering and wall</p> <p>Replace cracked ridge tile</p> <p>Repoint open joints to ridge and replace missing mortar bed to Nave, Chancel and vestry roofs. Check areas covered in moss on the vestry roof to ensure that moss is not hiding defects.</p> <p>Replace cracked areas of mortar fillets</p>	<p>1</p> <p>1 then M</p> <p>1</p> <p>2</p> <p>2</p>
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Roofs cont'd		<p><u>WC</u> - Lower section of mortar fillet to LHS loose. Vegetation growing in secret gutter</p> <p><u>Tower</u> Cracking is visible to the upstand in some locations and patching of the main roof area using felt indicates previous issues with leaks. Some moss and other debris have collected on the roof which needs to be cleared as it is holding moisture longer than other areas. The hatch is heavy but serviceable, although difficult to open but the upstand associated with it is starting to fail. In another area the upstand appears to be coming away from the wall as there is a slight crack between it and the parapet. Slight cracking was visible around at least one of the metal discs on the roof which needs attention before the area starts to leak. The patching and the addition of lead flashings to the North indicate at least one if not more phases of repair. It is not known when the tower roof was covered with asphalt, but such roofs have a certain life expectancy. Repairs to the defects can be made but it would be worth asking the roofer, when they carry out the repairs, for their view on likely timescales for replacement - it is suggested that the roof is monitored when periodic clearance of leaves and debris occurs to check condition. Depending on the view of the roofer, during the next inspection, a decision may need to be made regarding the need for replacement. To the parapet walls some cracking and open/hungry joints were noted, along with failed mortar repairs that need replacement</p>	<p>Remove vegetation to secret gutter</p> <p>Reform mortar fillet where loose to WC roof</p> <p>Carry out repairs to tower roof and ask the advice of a roofer on likely life expectancy of the roof</p> <p>Repoint open joints and areas of cracking to tower parapet using lime mortar. Reform failed mortar repair</p> <p>Consider option to make the hatch easier to open</p> <p>There is no record of the lightning conductor being inspected – if this has not been carried out recently an inspection should be booked in fairly urgently. Record any inspections in the logbook.</p>	<p>1</p> <p>2</p> <p>1</p> <p>2 – 3</p> <p>2</p> <p>1</p>
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11. Rainwater Goods	Cast Iron	<p>Rainwater goods in a number of areas are rusting and are in need of redecoration.</p> <p>The brackets to the gutters on the South Nave roof need checking to ensure they are not causing the gutter to sag slightly particularly near the Western end of the roof. There is another potentially sagging gutter to the West end of the North Nave roof which is in an area where dampness is noted internally</p> <p>One section of gutter to the North side of the Nave appears to be dripping (between the Eastern window and the next window to the West.</p> <p>Vegetation growing in vestry gutter</p> <p>Blocked gully to North side of Nave</p>	<p>Clear vegetation from vestry gutter</p> <p>Clear debris from gullies</p> <p>Check brackets to gutter on South Nave and West end of North Nave roofs to ensure gutters are not sagging</p> <p>Repaint rainwater goods</p>	<p>1</p> <p>1</p> <p>1-2</p> <p>2</p>
12. Windows		<p>There was no external window protection to church windows – although there were no obvious signs of vandalism, this obviously leaves them open to damage whether accidental or deliberate.</p> <p>North elevation of Nave - Second window from the East – right hand light bowing</p> <p>Rust saddle bars to porch window and nave windows</p>	<p>Consider the merits of adding window protection to any vulnerable windows</p> <p>Repaint rust saddlebars</p>	<p>5</p> <p>5</p>

Internal				
1. Tower		Upper level – Bell chamber - pigeon ingress was due to be cleared up, so the floor was covered with detritus, but appeared to have a felt covering. There is some mesh to louvres but it is not a full covering and not stopping bird ingress so it would be advisable to consider fully covering the louvred openings with mesh, possibly within a frame. Walls were rough but sound. The upper two ladders would benefit from being secured at the top to make their use safer especially if people are accessing the tower on their own.	Clear pigeon debris/droppings if not already completed	1
			Consider options to fully mesh the openings to prevent future bird access	1-2
			Fix two of the ladders at the top	1
			Check the ceiling of the clock chamber for signs of ongoing water penetration and remedy the source if it is an ongoing issue	1 but ongoing
		Clock Chamber – stone walls with rougher hard mortar and boarded floor. Access ladder flexes and as mentioned above is unsecured at the top. White staining is visible to the underside of the ceiling - this should be checked after heavy rain to ascertain whether this is new or historic staining and any remedial works carried out if there is an ongoing issue. Significant crack to clock face (west) and hole possible the result of being hit by a gun shot of some kind, but it is assumed this has happened a while ago and the glazing is held securely. Rusty metalwork.	Consider options for repair of the clock face	2 to investigate condition 5 for repair assuming this is historic damage
		Cracked glazing to window into chamber. Polycarbonate loosely propped covering window looking into Nave – as this is at ground level it would be worth fixing this or finding another way to provide a secure cover to the	Provide a more secure method of guarding the window into the Nave	2

4. Nave	Plastered painted walls, exposed timber roof structure. Tiled floor with timber pews on level timber pew platform. Carpeted aisles. Screen between Nave and Chancel	<p><u>West wall</u> – loss of paint and in some cases plaster to both the base of the wall and at high level. Plaster is possibly not lime and goes to dust when touched. It is understood that the cause of the issues has been rectified but plaster in the affected areas may need renewal before the area is decorated. There is staining to the North side at both high and low level and the wall feels damp – the roof and water tables would benefit from closer inspection and consideration should be given to prevent water running down the water table onto the buttress that abuts this wall – see external elevations.</p> <p><u>South wall</u> – potential mould or damp staining to upper section of the wall. This should be checked when high level access is available to check the darker areas are not the result of dust (it is understood that lower areas have been cleaned). Slight damage to paintwork to the base of the wall. Open joints to window surround of Western window and associated reveal. Second window from West – slight cracking to window head. The adjacent window also has cracking to the window head and cracking to the top of the mullion.</p> <p>Eastern window – cracking noted to the window surround</p> <p><u>North wall</u> – similar issues with darkened colouring to wall tops as noted on the South wall. Western window – crack to window head and open joints/cracking to window surround. Failing mortar repair to the base of the mullion.</p> <p>Window second from West and second from East – cracking to window head and slight open joints</p>	<p>Investigate further and rectify defects causing the damp issues internally at both high and low level (see also external elevations)</p>	1
		<p>Investigate the cause of the cracking to the mullions (potentially rusting fixings) and repair before the cracked sections of stonework are lost. Inspect and repoint possible fissure at the same time. Replace failed mortar repair to the Northern mullion and base of Northern window at the same time.</p>	2	
		<p>Investigate whether the darker heads of walls relate to damp issues or dust. If damp is the cause, then consider ways to improve environmental conditions within the church</p>	2	
		<p>Inspect and potentially renew areas of defective plaster using lime plaster once walls have dried out</p>	2 – 3	
		<p>Repoint open joints and areas of cracking using lime mortar</p>	4	

4. Nave cont'd		<p>Eastern window – crack to top of mullion. Mortar to the base of the window is not properly adhered</p> <p>Finish to the tiles by the door is worn. The step by the font would benefit from marking more clearly as it is carpeted to match the aisles</p>	<p>Mullion – see above</p> <p>Mark step to font</p>	2
5. Chancel	<p>Plastered painted walls, exposed timber roof structure.</p> <p>Carpeted floor with stone step.</p> <p>Screen between Nave and Chancel</p>	<p>Paint is peeling off the stone step and exposed stone is sanding – consider cleaning of the loose paint and leaving the stone exposed so it can breathe – this will also have the advantage of being a contrasting colour to the carpet and thus marking the change in level</p> <p><u>South wall</u> – Loss of paint over radiator and flaking paint to cill. Cracking to cill of Western window.</p> <p><u>East wall</u> – paint is peeling off the walls and reveal and plaster behind appears damages – the cause of the damp penetration should be investigated, and issues rectified, allowing the wall to dry out further before inspecting the plaster. Plaster may need replacing with lime mortar if too badly damaged. Open joints to window surround.</p> <p><u>North Wall</u> – some cracking and loss of paint to Eastern side of wall. There also appears to be dampness near the organ and some cracking in this area too</p>	<p>Clean off failing paint to Chancel step and leave as exposed stone</p> <p>Investigate cause of any ongoing water penetration to East wall, rectify and allow the wall to dry before inspecting the condition of the plaster. If plaster is defective replace with lime mortar</p> <p>Repoint open joints and areas of cracking using lime mortar</p> <p>Investigate and fill areas of cracking when the church is next redecorated</p>	<p>2</p> <p>1 for investigation and rectification of ongoing issues</p> <p>3</p> <p>4</p>

6. Vestry Lobby	Plastered walls exposed boarded ceiling. Carpeted floor	No access to rear of organ. Some dampness by the door was noted and looser sections of paint/plaster at lower level. Cracking was visible over the vestry door	Investigate cause of any ongoing water penetration to East wall, rectify and allow the wall to dry before inspecting the condition of the plaster. If plaster is defective replace with lime mortar Investigate and fill areas of cracking when the church is next redecorated	2 4
7. Vestry	Plastered walls exposed boarded ceiling. Carpeted floor on timber	Cupboards and other furniture conceal much of the base of the walls. Rusty vent near boiler appears not to be used but should be replaced. Boiler is located at high level on the West wall in the area where the external angled corner is causing the wall below to become damp. As a result, dampness is causing issues internally including blistering of paint in this area. There are also issues at high level and the wall plate and possibly rafter ends appear to have been badly affected by water ingress and is decayed in on area Condensation to the Northern window, possibly inside the glazing unit. Issues with damp ingress noted to reveals with blistering and peeling paintwork. Cracking over Southern door corresponding with cracking noted in the lobby	Check roof by area affected by water ingress and carry out repairs including to damaged timbers Works to walls as a result of damp ingress -see external entries Allow walls to dry in the affected areas and then replaster any areas of defective plaster using lime plaster Replace rusting vent Investigate and fill areas of cracking when the church is next redecorated	1 2 3 – 4 3 4

External areas including graveyard				
1. Churchyard	The graveyard consists of an older area around the church, with a modern graveyard beyond this to the East which leads into a parish cemetery. The wall between the churchyard and parish cemetery has been taken down.	<p>Southern Boundary - a stone wall forms this boundary adjacent to the road and footpath. Open joints and some loose sections of pointing were noted along the length of the wall. To the side of the gate by the Holly, cracking was noted - this area should be monitored until more permanent repairs can be affected. As you progress Eastwards there is loose mortar to the copings and vegetation growth in the coping zone as well. The paint finish to the tips of the gate is wearing away and there is some wear to the paint finish generally</p> <p>East boundary – hedge between older and new graveyards, foundation for wall between the latter and the parish cemetery.</p> <p>Northern Boundary – wall to new graveyard has collapsed in one area close to a grave with stone surrounding the gravestone and this needs clearing and rebuilding. In the older churchyard there is significant vegetation and overhanging trees obscuring the boundary. Visible sections indicate the wall is not in great condition. Some of the brambles etc are starting to engulf older gravestones and should be cut back a bit. It is nice to have wilder edges to churchyards for wildlife etc – but ideally these need to be kept just far enough back from gravestones to prevent damage.</p> <p>West Boundary – the brick section of wall is in poor condition with loose bricks and mortar in a number of areas and vegetation/sapling growth</p>	<p>Carry out repairs to boundary walls – a programme should be drawn up dealing with higher priority issues first (based on safety concerns due to condition/ location, likelihood of collapse etc), but continuing until all the major defects are rectified. Some of the work might be suitable for a willing working party, others may need external contractors. It would be worth checking whose responsibility it is to repair some of the walls where these adjoin neighbouring properties in case the responsibility lies elsewhere.</p> <p>Repaint gate</p>	<p>2 for programming repairs 2-4 for worst repairs</p> <p>3</p>

		<p>The condition of the mature trees should be checked, and a survey carried out periodically to ensure that these do not pose a threat to people or property. If one has not been done recently it would be advisable to get one done fairly soon for peace of mind.</p> <p>Old information has been taped over on the noticeboard – this is effective short-term, but ideally the noticeboard should be updated properly in due course</p> <p>Main path – a number of the slabs are breaking down back to sandy material, some of these which are located in the middle of the path form, or will soon form, trip hazards. There is also some loss of pointing between slabs which is probably more of an issue near the door and steps. The steps down off the main path to the East are steep and there are no handrails. The addition of sympathetic handrails would enhance the access to the churchyard for those with limited mobility. The steps to the West also have no handrail and there are some open joints and vegetation growth.</p> <p>Path to South of church – the concrete is breaking up in a few locations and some vegetation growth is becoming established in joints</p> <p>The graves should be inspected periodically, and pertinent notes recorded regarding concerns (and general condition of graves as a whole). If works are required to any to stabilise them, it would be preferable if they are not laid flat, although it is recognized that the funds are</p>	<p>Replace weathered slabs to main path to match existing or with a suitable alternative if existing slabs can't be matched. A warning sign might be sensible until this work is carried out. Repoint open joints to path whilst other work in the area is being carried out</p> <p>Carry out an inspection of graves to check condition if this is not already carried out periodically and include in logbook</p> <p>Remove vegetation from Southern path and carry out repairs to the concrete.</p> <p>Commission a tree survey of mature trees if a current one is not in place</p> <p>Update information on noticeboard more permanently</p> <p>Consider forming suitable handrails to steps off of the main path to improve accessibility of the churchyard (whilst using the paths)</p>	<p>1 for worst areas, 2 for the remainder</p> <p>2 then annually</p> <p>2-3</p> <p>2-3</p> <p>5 but ideally 3</p> <p>5</p>
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Photographs



Missing louvre to South Elevation of tower



Cracking to East gable of Chancel



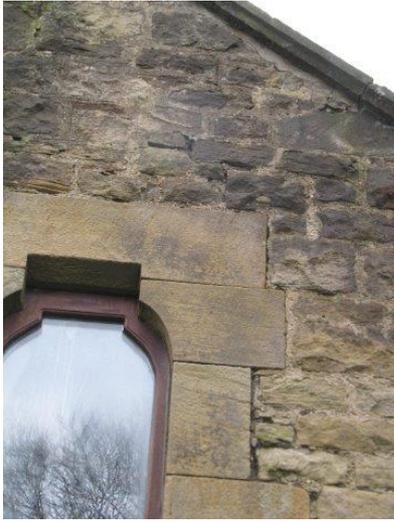
Missing mortar to North Elevation of Vestry



Rusting and filled vents to Vestry



Open joints to North Elevation of Vestry



Open joints to side of North vestry window



Damper wall and poor pointing to South end of West Vestry wall



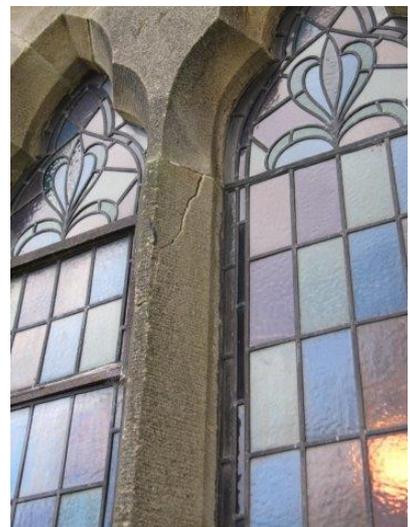
Gap in barrier to side of stairs and collection Of discarded and broken objects



Vegetation ad debris to boiler room steps



Crack to mullion East window of Chancel



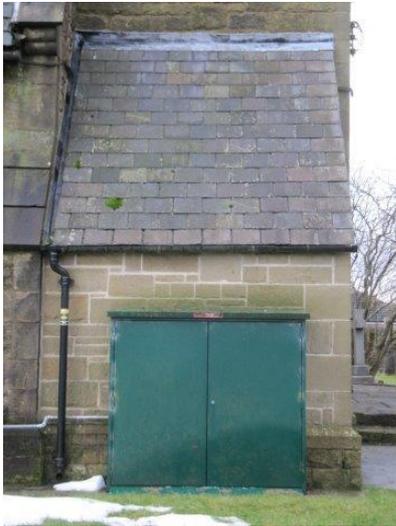
Crack to mullion North Nave window



Crack to mullion North Nave window



Buttress to West of Nave



Algal growth to North WC around services cabinet



Missing mortar to South Nave/Chancel roof and cracked ridge to North Nave roof



Splits in Tower asphalt around metal pin



Asphalt upstand coming away from tower parapet



Failing mortar repair to tower parapet



General view of main roof looking East



Close up of area over angled stonework between Nave and Vestry



Blocked Gulley to North nave



Rusting gutter and slightly sloping section of gutter to North Nave



Pigeon droppings to tower



Louvred openings are only partially covered in mesh



Crack and shot hole to clock face



General view of Nave and Cancel looking East



General view of Nave looking West



Loss of paint o porch wall and door into Nave



Failing plaster to base of porch wall



Damp/mould to base of WC wall



Damp staining and flaking paint to WC ceiling

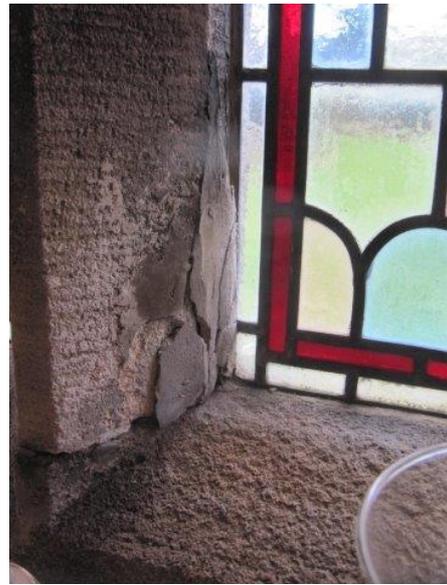


Failing plaster to West wall of Nave





Exposed plaster at high level to West wall of Nave Failing mortar to North Nave window



Failing paint to Chancel step revealing sanding stone behind



Exposed and potentially damaged plaster to East wall of Chancel



Damaged plaster behind boiler



Damaged wall plate in vestry



Noticeboard with taped corrections



Damaged paving slabs to main path



Fallen section of wall to North side of newer graveyard



Brambles encroaching upon older graves



Damaged section of Western boundary with sapling, vegetation growth, open joints and lifted copings