

INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 1991

QUINQUENNIAL REPORT on

**ST JAMES CHURCH
BURNOPFIELD
Co. DURHAM**



Diocese: Durham

Archdeaconry: Durham

Deanery: Lanchester

Job no : M525

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Date of inspection and weather conditions: 16th July 2020 Sunny, and dry but cool

Date of report: 22nd October 2020

Date of previous report: 23rd April 2014

Executive Summary.

The church is generally in good condition with a number of maintenance tasks and repair works undertaken since the last Quinquennial Inspection. The recording of works carried out by the church maintenance team and external contractors for routine tasks, cyclical testing and one-off repairs is to be commended and the number of tasks undertaken shows that the church is well cared for.

There are a number of issues which would benefit from fairly urgent attention, some of which are noted below. Roof repairs are the most urgent of the repairs noted with some issues with bedding and open joints to ridges, failure of mortar fillets and slipping or cracking of slates needing to be rectified ideally before winter. The other areas of concern are where there are signs of water ingress – these may now be historic in a few areas where external repairs have been carried out, but this should be monitored in case more work is required, and ideally the areas repainted (with any required plaster repairs carried out in advance). This will improve the aesthetics internally and also ensure that the concerns are not repeated raised in future reports. The areas of concern include monitoring of rainwater goods on the North Elevation of the Nave to ascertain whether there are issues causing wetting of walls, or monitoring works carried out in the South East end of the South Aisle, organ chamber and around window W2 in the Chancel. The boiler house steps are slippery and should be cleaned of algae and other debris cleaned up at the same time. Internally the condition of the underlay in the Nave aisle is poor and starting to deteriorate and crack where it has become brittle. In a few areas there have been temporary repairs, but other areas should be checked regularly as other cracks have, and no doubt will, continue to form, some of which could become trip hazards depending on location. The loose mortar over the organ should be removed in case it falls on anyone playing the organ. Ideally this should be repointed at the same time, but initially removal of the loose mortar is a priority.

Due to the proximity of mature trees a larger number of saplings were noted in locations that may harm the building fabric or stability of built features in the churchyard if left to flourish. These should ideally be removed including roots before next Spring

Issues that should be looked at within a year include works to the main porch – ascertaining any ongoing cause for the staining noted to the timber internally, and repainting peeling and failing timber to the South gable. Repointing of open joints to the water table are also required and inspection and urgent works discovered to areas which were concealed or could not be inspected at close quarters including the concealed faces of chimneys, gutter behind the organ chamber and associated roof slopes and the bellcote including bell mechanism.

Internally a few areas need further work or investigation. The coating applied to the stonework of internal window surround is failing and stonework behind the failed areas is in variable condition. Loose/failing areas of coating should be carefully removed and salts/sanding stone behind brushed to remove loose material and leave the stonework exposed. The repair to the western arch of the nave/South aisle would be checked. There is cracking in this area including through a previous repair and there are unfortunately no clear photos of this area from 2014 that can be used as a comparison to see if there are ongoing issues. The cracking is not severe, but the depth of the mortar repair is not known,

and this is over the main circulation area at the rear of the church. The cracking may be due to shrinkage, but an engineer familiar with historic buildings may be best placed to provide some advice and any recommended remedial works should be carried out. If there are no immediate structural concerns it would be sensible to reform the repairs in this area in a more sympathetic way and in a way that will allow any future movement to be more readily identified. The demarcation between the raised area of the font and South Aisle is not clear, and would benefit from making more obvious, but in a sympathetic way. As noted before the electrics are in an exposed location and the distribution board is not in its first flush of youth. Although it has been tested, it might be wise to consider a more modern version in due course. Salt deposits in the rear vestry corridor would benefit from brushing off and this repeated as required if they reappear.

The paving in the porch has been altered to provide a level entrance into the main body of the church, although the double doors may prove problematic to some. The choir vestry and associated facilities are less accessible due to the nature of the entrance (location, width and presence of a small step) and therefore would not provide accessible facilities for all. The WC is also not accessible, but given access issues this is less relevant at this particular time, and it is not clear if this was installed for congregation use. However, it would be preferable if these facilities were fully accessible to all, but it may be that there are alternatives available nearby that could be made available in the short-term.

The church clearly has a competent and willing team of volunteers who tackle a number of maintenance and repair tasks. Putting a general value on the total cost of repairs is never simple due to the various factors that influence this, and clearly at St James, many are carried out for minimal cost. It is unlikely that the costs of repairs would exceed £10 – 29,000.00, but costs will of course depend on access costs to any high level areas, the level of repair needed to concealed elements that still require inspection, how many of the other repairs are carried out 'in-house' and which of the external churchyard related tasks are paid for by the local Authority. If the situation is favourable, costs should be at the lower end of this scale, and may even be lower.

Previous repairs undertaken since the previous report.

2014

May	Lightning Conductor check Fire Equipment checks Testing of electrical DB's and new switch in cellar
July	Repair to vestry floor Boiler maintenance New steps and handrail to memorial garden
August	Light replacement
September	Repairs to Nave roof
October	Boiler repairs

2015

April	Fire extinguishers checked
August	Deep clean of Church Churchyard and garden maintenance Gutter cleaning and minor repairs Boiler maintenance Repairs to external notice board
September	Removal of debris from around walls
October	Dry rot repair to vestry and asbestos removal Maintenance to boiler house

	Maintenance to organ pump collar
2016	
January	Dry rot in vestry Organ maintenance
March	Deep clean of Church Checks to kitchen and repainting
April	PAT testing Fire Equipment checks
May	Roof repairs to gutter Work to boiler house – new grilles, pipes insulated and new lock Organ maintenance Boiler maintenance Lightning Conductor tested
July	Repairs to wall of vestry entrance
August	Churchyard and garden maintenance Boiler house cleaned and shelving added Maintenance to organ pump collar Hole in vestry wall filled Repairs to side doors Wooden cross repaired
September	Repairs to holes between pews and aisles Carpet re-laid to remove raised underfelt New lock to vestry WC Garden maintenance
October	heater filters replaced
December	Stone cross checked – found to be soundly fixed Gutters cleared
2017	
March	PAT testing Boiler serviced Repairs to heaters Fire Equipment checks Deep clean of Church
May	Lightning Conductor tested
June	Piano tuned Repairs to vestry door
Summer	Churchyard maintenance
July	Vestry roof repairs Hole repaired in ceiling of vicar's vestry Repairs to corridor in vestry
September	Chancel handrail cracks sealed New locks to boiler house Woodworm treatment to main and inner doors
October	Boiler repairs Smart water applied and signs erected
November	Vestry WC pipework repainted Step in memorial garden repaired Tiles in front of altar rail rebedded Pipes in children's areas insulated

2018

March Ongoing works in churchyard
Underlay replacement
Repair to memorial garden stapes
Smart water license
PAT testing

April Boiler serviced
Fire extinguishers serviced

May Lightning Conductor tested

June Works to external wiring to vestry

September Boiler repairs
Piano tuned

October New vestry door fitted
Deep clean of church
Vestry porch walls filled and painted

2019

February Ongoing works in churchyard
5 year full electrical testing
Engraving of incumbent's details

March PAT testing
Boiler service
Smart water license

April Filling of sunken grave with soil
Gutters and drains cleared.
Repairs to main path
Replacement external light
Heaters serviced
Fire extinguishers checked (2 new extinguishers)

June Repairs to vestry door lock

July Repairs to ceiling panels

September Deep clean of church

October Cleaning and varnishing of handrail to memorial garden
Repairs to porch

2020

February Smart water license

March Boiler serviced and LTC stat replaced to heater

June Lightning Conductor tested
Repainting to area around organ loft and works to fix lead flashings
Fire extinguishers checked (1 new extinguisher)

Brief description of the building

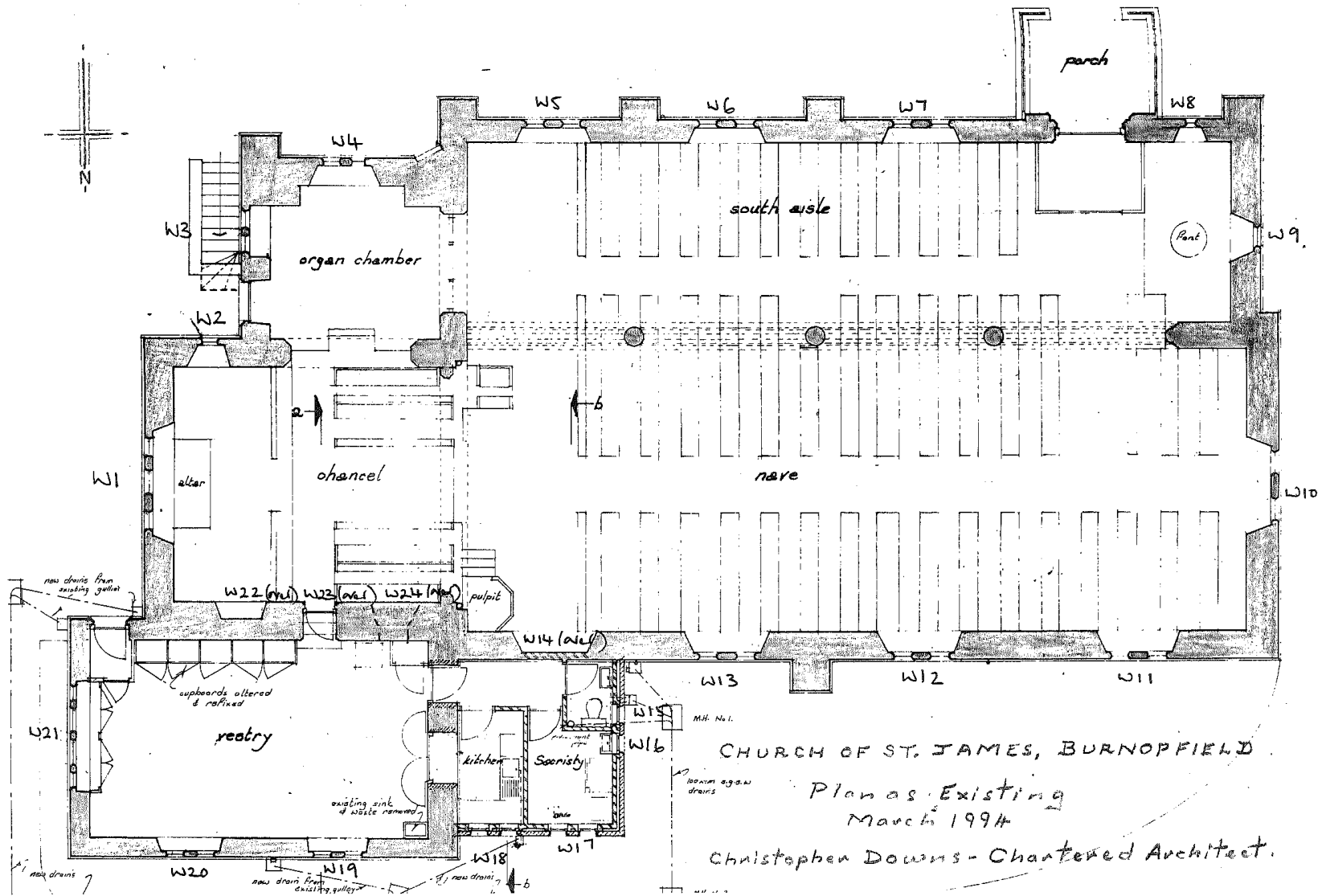
The church is unlisted and comprises Chancel, Nave and South Aisle, Organ Chamber, Choir Vestry and Porch. A small extension (built 1977) in the angle between the Choir Vestry and the Nave houses the tea kitchen, Clergy Vestry and W.C. The Boiler Room is located in a small basement area below the Organ. A stone bellcote housing a single bell is located on the East gable of the Nave.

The church was built in the mid-nineteenth century in a simple re-interpretation of the medieval Early English style. The external walling is of local buff-coloured sandstone with green Lake District slates.

A plan of the Church drawn by Christopher Downs is included at the end of the report with a selection of photographs.

The church is unlisted

Plan of Church



CHURCH OF ST. JAMES, BURNOPFIELD
Plan as Existing
March 1994
Christopher Downs - Chartered Architect.

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 ladders to access the gutter between the Chancel and vestry 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.

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->

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 includes 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 is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority. The responsibility for upkeep of the boundaries is unknown in some areas.

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 survey started with the internal areas and areas requiring ladder access, followed by external elevation and concluded with a brief inspection of the external environs of the church, although responsibility for the maintenance of these areas is understood to be that of the Local Authority. The report starts with the external areas including roof, rainwater goods and windows followed with internal areas and concluding with the external areas around the church.

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. Porch	Glazed half-timber porch, on low stone walls.	Very minor/open joints to stonework. Paint to gable timber is starting to fail with peeling paintwork visible in a few places with some exposed areas of bare wood.	Prepare and repaint timber to porch Repoint open joints to porch using lime mortar when similar work is done elsewhere	2 5
2. South Elevation of South Aisle	Coursed rock face sandstone with ashlar dressings.	Establish planting is concealing much of the lower sections of the wall for survey purposes, although it is mainly planted a reasonable distance from the wall. There are some areas of minor open and hungry joints mainly to buttresses, lower sections of the wall and projecting eaves. A small number of the open joints are visibly deeper, but these are in the minority. Some weathering to stonework including to window surrounds, with one larger area on Window 6 delaminating which was noted in the previous report.	Repoint open joints using lime mortar	3
3. East Wall of South Aisle	Coursed rock face sandstone with ashlar dressings.	A crack which has been previously repointed at the junction of the buttress and wall has reopened.	Repoint crack using lime mortar and visually monitor to ascertain whether movement is ongoing	3
4. West and South Elevations of Organ Chamber	Coursed rock face sandstone with ashlar dressings.	West Elevation – open joints to water table South Elevation - Part of the wall was obscured by the tree, but the condition of the wall appeared generally sound	Repoint open joints to water table	2

5. East Elevation of Organ Chamber	Coursed rock face sandstone with ashlar dressings.	Open joints noted to hood mouldings with very minor open joints elsewhere. Some weathering to stone on the chimney. Three faces of the chimney could not be viewed from ground level and a closer inspection should be carried out when the gutter behind is cleared	Inspect condition of concealed faces of chimney when gutters are next cleared and carry out any repairs required	2
			Repoint open joints including to chimney using lime mortar.	3
6. South Elevation of Chancel	Coursed rock face sandstone with ashlar dressings.	Vent is becoming slightly choked with debris and the vent would benefit from being cleared (this may need the vent to be removed to clear behind and reset). Joints to window surround are becoming hungry and may need repointing in due course	Clear debris from vent to ensure adequate air flow to under floor void	2
7. North Elevation of the Chancel (high level) and rear of the wall to West	Coursed rock face sandstone with ashlar dressings.	Western wall - vegetation growth and cracking of the mortar fillet at the junction between the roof and wall. Hungry joints with one area of possibly loose mortar North Elevation of Chancel – slight cracking noted above the Eastern window with one small section of loose mortar. Contour scaling to one quoin to the central window, with the top edge peeling away. Isolated open joints were visible to the projecting eaves	Remove vegetation to West wall	2
			Replace cracked and damaged section of mortar fillet	2
			Carefully remove loose section of stone to central window quoin to prevent trapping of water	2
			Repoint cracks and open joints using lime mortar	3
8. East Elevation of Chancel	Coursed rock face sandstone with ashlar dressings. Painted pargett plates to tie beam.	Possible hungry joints to the water table at higher level including the apex stone which would benefit from closer inspection to ascertain exact condition and possible repointing. Very minor open joints elsewhere and slight weathering of stones, although this is not a concern at present.	Inspect condition of water table and repoint any open or hungry joints	2

9. South Elevation of Vestry/meeting room	Coursed rock face sandstone with ashlar dressings.	Minor open joints at low level	Repoint open joints using lime mortar when similar work is done elsewhere	5
10. East Elevation of Vestry/meeting room	Coursed rock face sandstone with ashlar dressings.	Minor open joints to plinth	Repoint open joints using lime mortar when similar work is done elsewhere	5
11. North Elevation of Choir Vestry, Kitchen, Clergy Vestry.	Coursed rock face sandstone with ashlar dressings. Vents in wall at low level.	Very minor open/hungry joints to window surround Some weathering to stone on the chimney and hungry/open joints to visible sides, although not all faces could be viewed from ground level. The bedding to the capping of the chimney could not be viewed properly so the security of this could not be ascertained. Where the water table meets the chimney there appears to be a small mortar fillet which seems to be cracked and not well adhered	Inspect concealed faces of chimney, security of capping and mortar fillets and carry out all necessary repairs Repoint open joints to window surround using lime mortar when similar work is done elsewhere	2 5
12. West Elevation of Clergy Vestry and WC	Coursed rock face sandstone with ashlar dressings.	Generally sound		

13. North Elevation of Nave	Coursed rock face sandstone with ashlar dressings.	<p>Slight weathering noted to a number of the window cills and surrounds. Possible dampness and algae noted to the Eastern end of the wall which may indicate possible issues with rainwater goods, although this may be a factor of location but should be checked during or after significant rain. Slight cracking of pointing to projecting eaves</p> <p>The trees are encroaching on the Western end of the church and it would be sensible to ask the council to inspect the mature trees generally in the churchyard including those close to the church and trim any branches that come too close to the building</p>	<p>Monitor rainwater goods during or after heavy rain to see if there are any leaks or overflowing occurring that is causing rain to spill down the walls</p> <p>Trees – see external areas</p>	1
14. West Elevation of Nave and South Aisle	Coursed rock face sandstone with ashlar dressings. Painted pattress plates to tie beam.	<p>As noted above the trees are growing close to the walls of the church at the West end and need some targeted trimming.</p> <p>A few stones are starting to weather including to the window surround, but the condition is satisfactory at present. Minor open joints to plinth.</p> <p>To the South Aisle dampness is visible where water runs off the water table and is not collected by a gutter due to location. Whether this could be improved by fitting a small piece of lead to the water table to divert the flow of the water to a more appropriate route is not clear but should be investigated. Isolated weathered stones including to the top of the plinth</p>	<p>Repoint open joints using lime mortar when similar work is done elsewhere</p> <p>Investigate options for diverting the water running down the water table so it doesn't run down the west wall</p>	5 5

15. Bellcote	Ashar	<p>This was only inspected from the ground with limited access to view some sides. The bedding/fixings of the cross should be inspected. The cross is metal and is badly rusted and unpainted and the metalwork supporting the bell also appears rusty. Some stonework appears to be weathered with one possible section on the upper face starting to lift, although this could not be fully inspected from ground level. Isolate hungry/open joints</p> <p>The lightning conductor is fixed to the bellcote.</p>	<p>Provide access and inspect bellcote and bell mechanism on all sides and carry out any urgent repairs</p> <p>Check fixings and condition of cross</p>	<p>2</p> <p>2</p>
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<p>16. Roof and Rainwater Goods</p>	<p>Green Lake District slates to the majority of pitched roof. New grey Burlington (south Lake District and Lancashire) slate roof to South Aisle roof. Felted Flat roof to part of new extension over part of WC/lobby and valley gutters</p>	<p>Porch – one open joint was noted between the ridge tiles with one or two chipped slates. Sunken area of slates visible at gutter level</p> <p>Nave roof – a number of cracked slates were visible, at least one of which requires immediate replacement and possibly a slipped slate. A previous repair over the porch needs closer inspection and possible replacement. The mortar bedding to ridge has failed in a few areas.</p> <p>North Slope – the flashings has lifted slightly to the East end off the roof and need refixing and one slate is starting to slip.</p> <p>South Aisle Roof – One slate appears to be slipping. Western end of the roof difficult to inspect due to proximity of trees</p> <p>Organ Chamber roof – the rear Northern slope could not be inspected and should be inspected when gutters are cleared. One missing slate near the ridge and the fillet to the Eastern end of the roof is cracked and pulling away from the water table. Repairs to the mortar bedding of the ridge tiles has failed in places where the preparation has not been sufficient, and mortar has been applied too thinly on top of older mortar.</p> <p>Chancel roof – open joints noted between ridge tiles and some loose bedding to ridge tiles. Mortar fillets to the East side of the north slope are coming away from the water table, most significantly near eaves level where they are no longer functional</p>	<p>Repoint ridges where open joints or missing mortar bedding was noted. Ensure that sufficient key and depth is achieved to reduce likelihood of failure</p> <p>Replace mortar fillets to the junctions between roofs and water tables where noted</p> <p>Refix loose and slipped slates and replace damaged slates where the condition warrants immediate attention</p> <p>Refix flashings to North slope of Nave</p> <p>Inspect concealed slopes and gutters, clear any leaves and debris and carry out any essential repairs</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>
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		<p>Choir vestry/meeting room roof – some build-up of moss on the roof and in the gutter. Isolated cracked and slipped slates. One slate has been repaired with a mortar repair which is now cracked and loose and needs to be replaced with a new slate. Mortar bedding to the ridge is missing in a few places and slight cracking/open joints are visible between some of the ridge tiles. Eastern mortar fillet between the roof and water table is cracked and coming away from the water table with one section already missing.</p> <p>Vestry/kitchen roof – glazing is failing to a small number of ridge tiles – the condition appears satisfactory for now, but these will need replacing in due course. The felt gutter should be inspected when cleared of leaves and debris to check that the covering is still sound – this should occur annually.</p>	<p>Periodically monitor ridge tiles on kitchen/Vestry roof where glazing is failing and replace when condition deteriorates</p> <p>Check condition of felt gutter to rear of WC/Vestry/Kitchen roof annually</p>	<p>Ongoing</p> <p>B then annually</p>
17. Rainwater Goods	Cast iron rainwater goods. Gutters in many areas seated on corbelled wall head.	<p>Shoe to downpipe from the North side of the chancel roof has slipped and is not resting in the gutter over the choir vestry/meeting room so partially impeding the free draining of the gutter. A small section of additional downpipe would make the disposal of rainwater from the Chancel eaves gutter into the hopper below more reliable as at present there is quite a gap between the two.</p> <p>Rust is showing through the gutters and downpipes in a few areas including to the organ chamber roof and North Nave roof where some joints look rusty which may indicate possible leaks</p>	<p>Refix shoe to North Chancel downpipe</p> <p>Check gutters during rain to see if there are leaks in particular to those on the North side of the Nave and carry out any repairs required</p> <p>Repaint gutters and downpipes checking all joints for possible leaks</p> <p>Consider fitting an additional short section of downpipe to the eaves gutter in the North Chancel roof</p>	<p>2</p> <p>2</p> <p>3</p> <p>4</p>

18. Windows		<p>Window protection to window W4 has become discoloured but appears satisfactory at present. The protection to the Western light of window W7 is similarly affected.</p> <p>Cobwebs behind window protection to windows to the vestry/kitchen and WC and one of the warning signs has slipped</p>	<p>Clear debris from behind window protection where this is easily reached (advice from a specialist may be required before embarking on this)</p>	4
Internal				
1. South Porch	<p>Glazed half-timber porch, on low stone walls. Ramped stone paving leading to main entrance door</p>	<p>The floor is ramped up to the door providing level access. The low walls to the porch are generally sound although some stones are slightly weathered with some minor shrinkage between mortar and stone/ open joints. Mortar to one perpend joint is loose and there is slight cracking at the junction of the porch with the main body of the church. To the north wall there are open joints mainly at higher level and slight cracking with some loss of mortar to the junction between the reveal and main door frame.</p> <p>Vegetation growing at the outer edge of the porch.</p> <p>Staining to the timbers at higher level on the South gable needs further investigation and redecoration with any cause of water ingress put right</p>	<p>Remove vegetation between the porch floor and path and repoint joint</p> <p>Investigate cause of staining to gable timbers and repaint timbers once rectified</p> <p>Repoint junction between the main door frame and reveal using lime mortar or burnt sand mastic</p> <p>Repoint open joints and cracking to stonework</p>	<p>2 - 3</p> <p>2</p> <p>3</p> <p>4</p>

<p>2. South Aisle</p>	<p>Plastered walls with stained timber dado boarding. Stone arcade to North. Exposed, stained timber roof structure and boarding. Level timber pew platforms with stone aisles covered by carpet. Raised paved area to West end by font. Timber pews.</p>	<p>East wall – Water damage as noted to Eastern end of South wall. It is understood that the issue that has caused water damage has been resolved, but this should be monitored, and further investigation and repair carried out if the situation does not improve. Loss of paint and cracking to the right-hand side of the arch. This area may need further inspection to ascertain the condition of the plaster and possible replacement (using lime plaster).</p> <p>South wall – the condition of the electrical equipment is not known, but the distribution board and other electrical control gear is exposed to view to the West of the entrance lobby and appears, as noted previously to be dated. To the east end of this wall there is damage to the plaster with blistering paintwork and loss of paint in the same area which extends into the reveal of window w5. Plaster in this area may need partial replacement (using lime plaster) before the church is next redecorated. There is also cracking near the Eastern corbel with some plaster potentially loose.</p> <p>Window 5 – damage to plaster as noted above and loose paint to cill. Applied paint/render finish to the stonework of the window surround is causing damage to the stonework behind</p> <p>Window 6 – as noted to window 5, there has been some form of paint/render system applied to the stonework of the window surrounds. This has caused more significant issues to this window than others with some sections lifting and some already lost with sanding stone visible behind. It</p>	<p>Carefully remove damaged sections of applied paint/render finish to the stonework of all the window surrounds taking care to avoid damaging the stone. Brush down the sanding stonework behind and leave stonework exposed</p> <p>Brush off blistering paintwork</p> <p>Check condition of plaster to Eastern end of the South Aisle on the South and East walls and carry out repairs using lime plaster</p> <p>Repoint open joints using lime mortar</p> <p>Consider renewing the distribution board having taken advice from a qualified electrician and potentially protect the electrics</p>	<p>2</p> <p>3</p> <p>3</p> <p>4 – 5</p> <p>2 for advice</p>
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<p>2. South Aisle cont</p>		<p>behind</p> <p>Window 7 – again the stone is coated in an applied finish and there is slight failure of this at cill level and an issue at higher level</p> <p>Window 8 – one area of open joints and slight damage to corner of right-hand reveal. Blistering and slight cracking under window which could be reviewed the next time the church is decorated</p> <p>West wall – slight step to rear could be a trip hazard if not expecting it. Damage to plinth of font with slight loss of stonework, although this seems stable at present.</p> <p>North wall – in the last report it was noted that the South arcade stonework has been mentioned in previous reports and issues were assumed to be historic. It was also noted that some historic shrinkage has occurred to the Western arch which had been repointed and does not appear to have reopened. However, there is hairline cracking through the mortar repair, and this extends through one stone. It is difficult to tell the exact nature of the repair, but there is cracking also visible on the nave side of the arch which extend up to roof level and it would be sensible to have this inspected at closer quarters by a structural engineer used to working with historic buildings and potentially a stonemason especially if any opening up is required. To the Eastern arch there is cracking and loss of mortar to one joint (right hand side). One stone has dropped historically but it would be worth looking</p>	<p>Further inspection and advice regarding the repair and cracking to the Western arch of the South arcade (and look at the same to the east when on site) would be advisable to ascertain if there has been recent movement in this area. Unfortunately, there are no photos of this area from the previous inspection to compare with the current condition and although the cracking is still relatively minor, it is through an area that appears heavily reliant on mortar of unknown depth is and difficult to tell if this is shrinkage cracking or the result of ongoing movement. The location is also over the main access into the Nave so it would be prudent to seek the advice of a structural engineer used to working with historic buildings - If they feel that structural repairs are not required it would be preferable to try and carry out more sympathetic repairs to the damaged stonework (to both the aisle and Nave side) than those currently in place. This would have the advantage of making it easier to spot any potential movement in the future.</p>	<p>2 for inspection – visually monitor area in the meantime . For repairs if no structural intervention required.</p>
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		<p>To the second arch from the West there are open and hungry joints and to painted areas generally, paint loss noted in a few areas</p> <p>Some staining to ceiling in places</p> <p>As noted in the previous report, the step between the raised font area and main floor would benefit from clear marking in some way as it forms a slight trip hazard. Open joints are visible in the paving around the font including at the edges</p> <p>Damaged visible to the floor to the right-hand side of the door which has created a depression, however, it is protected by the step so is not an immediate issue for church users</p>	<p>Consider options to provide more noticeable marking/differentiation to the edge of the font step to ensure that it is visible to all church users</p> <p>Repoint open joints to floor using lime mortar and repair depression by the main door</p>	<p>2</p> <p>3</p>
3. Lobby to main door within South aisle	<p>Panelled timber to three sides.</p> <p>Plastered external wall with arched door opening.</p> <p>Double timber doors to main entrance door and door into the South Aisle.</p>	<p>Open hungry joints to South wall. One cracked section of stone is currently held in place but would benefit from pinning and pointing. There are possible signs of water ingress although these appear historic. Lower stones to the door jamb are in poorer condition and sanding with isolated areas in similar condition in the same locality</p> <p>Weather stripping to door is loose on one leaf and missing on the other</p> <p>Stone floor is worn in the centre of the lobby covered by the mat, but exposed areas are weathered in places with some open joints</p>	<p>Refix loose weather strip to door and consider replacing missing section or remove if redundant</p> <p>Brush down sanding areas of stonework with a soft brush</p> <p>Pin and point cracked stone</p> <p>Repoint open joints to floor using lime mortar</p>	<p>2</p> <p>2</p> <p>3</p> <p>3</p>

<p>4. Nave</p>	<p>Plastered walls with stained timber dado boarding. Stone arcade to South. Plastered ceiling following roof slopes between exposed, stained, timber roof structure. Level timber pew platforms with stone aisles covered by carpet. Fixed timber pews.</p>	<p>North wall – Some loss of paint and hairline cracking noted in a few areas which should be exposed and fixed/filled before the church is next redecorated. Cracking visible over window W11</p> <p>Window 11 – Loose render/coating to cill (with resultant issues as noted in the South Aisle</p> <p>Window 12 - Loose render/coating to cill and to jambs</p> <p>Window 13- right hand reveal and the wall to the side and above this reveal has been damaged by water ingress/dampness. There has been loss of paint finish, but whether this is an ongoing issue is hard to ascertain. Loose render/coating to cill</p> <p>Window 14 – loss of render finish/coating), but at higher level so access is more problematic. Cracking visible between window stonework and reveals.</p> <p>East wall – water staining visible at high level and damage to plaster noted near eaves to right hand side</p> <p>South wall – Eastern arch is as noted in the. To the Western arch there is cracking which extends into the wall over and cracking to the right-hand side of the same arch. Marks noted in the panelling at low level South Aisle where fittings have been removed</p>	<p>Investigate whether the dampness to the reveal and wall adjacent to window 13 is as a result of ongoing or historic issues. Rectify any current issues and before the church is next redecorated repair damaged plaster using lime plaster.</p> <p>Carefully remove damaged sections of applied paint/render finish to the stonework of all the window surrounds taking care to avoid damaging the stone. Brush down the sanding stonework behind and leave stonework exposed</p> <p>South arcade cracking – see South Aisle.</p>	<p>1-2 for investigation and urgent repairs if required</p> <p>2</p>
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4. Nave (cont'd)		<p>West wall – slight damage to plaster noted including to upper left-hand side of wall. This is not significant, but it would be beneficial to investigate this before the church is next redecorated</p> <p>One section of panelling to ceiling has been repaired at the Eastern end, but not painted. Water staining is also visible, but a similar issue was noted in the previous report, so it is assumed to be historic damage. One or two panels appear to have shifted slightly – as there have been issues in the past this should be monitored and any starting to become loose or appearing to do so should be fixed more securely.</p> <p>The underlay to the aisle carpet is impervious and becoming brittle and damaged at the edges. Some has been stuck down. In the short term this should be monitored and repaired as required, but in the medium term a more suitable breathable alternative should be considered</p>	<p>Carry out any plaster repairs required using lime plaster before the church is next redecorated</p> <p>Visually monitor condition of ceiling panels and fix back any that appear to be becoming loose</p> <p>Check condition of underlay and repair any sections that pose a trip hazard. Continue to monitor and ideally replace with a breathable underlay</p> <p>Replace underlay with a material that will allow the floor to breathe</p>	<p>5</p> <p>Ongoing</p> <p>1 then ongoing Replacement ideally 3</p> <p>3</p>
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<p>5. Chancel</p>	<p>Plastered walls with faceted boarded barrel-vaulted ceiling, painted, subdivided by moulded ribs. Tiled floor mainly covered with carpet. Timber parquet flooring to altar dais with stone step.</p>	<p>North wall – minor hairline cracking and slight crack to the head of the door, although this is not a major concern at the present time</p> <p>East wall – slight loss of paint to northern side of the wall</p> <p>Window 1 – the window surround is coated in render/paint in common with other surrounds and areas are blistering, peeling and cracking with some open joints higher level. Possible salt efflorescence and staining adjacent to the window</p> <p>South wall – water staining is visible to window 2 with blistering and salts deposits to reveals. Any possible causes of ongoing water ingress should be investigated to ensure the issue is not ongoing and the area left to dry out is required. Damage plaster may need to be removed and repaired with new lime plaster. Radiator in this location is encased by paneling with a grille. Open joints to head of arch over the organ and one section of loose mortar over the console that needs removing before it falls</p> <p>Window 2 – as with other windows the render/paint coating is failing in places with damage/sanding stonework visible behind with possible salt effervescence</p> <p>West wall – cracking to the head of the arch – this appears to be an area that has previously been repointed and has opened up again.</p>	<p>Investigate whether there are any ongoing issues that might be causing water penetration near window W2 and carry out remedial works</p> <p>Remove loose section of mortar over the organ</p> <p>Carefully remove damaged sections of applied paint/render finish to the stonework of all the window surrounds taking care to avoid damaging the stone. Brush down any sanding stonework/salt efflorescence behind and leave stonework exposed</p> <p>Brush down reveals to window 2 to remove salt deposits and loose paint</p> <p>Replace damaged plaster with lime plaster</p>	<p>1</p> <p>1</p> <p>2</p> <p>2</p> <p>3</p>
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		Open joints to rear of steps and slight loss of material/previous mortar repair to the top face of the step with other areas looking a little loose. Minor open joints between tiles	Gently deshale step to remove loose material and inspect further. Carry out suitable repairs if required. Repoint open joints to step and grout/point tiles	2 3
6. Organ Chamber	Plastered walls with hardboard ceiling. Concrete floor.	Access limited to this area and the area is used for storage. Some damage to plaster and paint around the bricked-up fireplace to East wall. Damaged plaster also visible at lower level and to the right-hand side of window W4. Signs of water damage to walls including on West wall and signs of water damage on hardboard.	Monitor area to check that water ingress is now a historic issue (likely to be connected to issues in the South Aisle) Repair areas of damaged plaster with lime plaster	2 4

7. Choir Vestry	Plastered walls and ceilings, partly following roof slope.	<p>Repairs to the vestry porch following the outbreak of dry rot appear sound and there are only a few cosmetic repairs with slight scuffing of the skirting and minor damage to plaster.</p> <p>The area was being used to store items cleared from the main body of the church due to COVID-19, so the Northern part of the room was difficult to survey.</p> <p>East wall – minor open joints to window cill of window 21. Slight cracking and possible dampness at high level.</p> <p>South wall – the steps up to the Chancel are steep but the doorway is too narrow to allow a handrail to be fitted.</p> <p>West Wall – very slight crack visible above the vent.</p> <p>North wall – Rougher plaster in part.</p> <p>Window 19 – Open joints to window surround. Loss of paint to head of reveal. The open joint to the cill noted previous was not visible due to stored items</p> <p>Window 20 – open joints noted to window head and paint loss noted similar to that on window 19</p> <p>Slight unevenness in plaster finish to ceiling in places and very slight loss of paint. Slight cracking to ceiling near the door to the kitchen</p>	Repoint open joints in stonework using lime mortar	3
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8. Kitchen Lobby	Stone wall to South, plastered walls elsewhere. Plastered ceiling. Vinyl tiles to floor. Flush doors.	Mould/damp patch visible on ceiling as noted previously, probably as a result of environmental conditions with little heating and ventilation. Some salt efflorescence noted to the South wall and isolated damage to the painted finish.	Gently brush off salt deposits and repeat if they reform	2
9. Tea Kitchen	Plastered walls and ceiling. Vinyl tiles to floor. Hatch to Choir vestry.	Blistering noted to paintwork with slight loss of paint finish near the boiler which may be as a result of the steam generated by the appliance. Mould visible on ceiling perhaps due to there being no mechanical extract fan in this area. Slight crack visible at junction between the wall and ceiling and there is also slight cracking around the hatch. Units functional but dated and as noted previously one door appears not to close properly.	Fix door to kitchen unit Consider introduction of an extract fan Fill cracks when the area is next redecorated.	2 5 but ideally 3 5
10. Clergy Vestry	Plastered walls and ceiling. Vinyl tiles to floor.	Damaged ceiling in one area over the sink. Crack under cill to window 16 with plaster in this area possibly not being as well bonded as might be desired. Cracking also visible on the North wall at higher level and again plaster should be inspected before the area is next redecorated as one area may be slightly loose	Repair hole, repoint cracks and make good areas of loose plaster before the area is next redecorated	4 if redecoration has not occurred before
11. WC	Plastered walls and ceiling. Vinyl tiles to floor.	Salt damage and some blistering noted at the base of the West wall. Cracking between the walls and ceiling noted	Replaster areas of damaged plaster and fill cracks before the area is next redecorated	4 if redecoration has not occurred before

<p>12. Boiler Room including external steps</p>	<p>Exposed stone walls. Concrete ceiling supported on steel beams. Paving slabs covered partly in sheeting.</p>	<p>Restricted headroom. Room is used for storage. Steel beams installed in 2008 are painted. Some open joints and stone at lower level is blistering. The floor was damp, covered where required for storage to prevent stored items touching the damp floor. The boiler is located on a plinth so above the area of dampness.</p> <p>Rust showing through paintwork to door. Upper grille damaged and badly rusted. Rather flimsy padlock. New boiler.</p> <p>Some debris has collected at the base of the steps, with lower steps which are in shadow being slippery. As noted in the previous report there is no handrail to the side of the steps.</p>	<p>Remove debris from the base of the steps and clean algae to</p> <p>Replace rusty ironmongery where required and repaint door</p> <p>Consider installation of a handrail to the side of the steps to improve access</p>	<p>1 then M</p> <p>2</p> <p>5</p>
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External Areas				
External Areas	Tarmaced paths. Graveyard now closed and maintained by the Council, including all boundary walls.	<p>The graveyard and boundary walls were not inspected as the church does not maintain the graveyard. This is now a closed churchyard maintained by the Council.</p> <p>It was noted that the main entrance gates cannot be closed and the gates and railing generally are rusting. Saplings are taking hold near the railings and to the foot of the North elevation of the Nave and should be removed before they become too established. The tarmac to the main path is in poor condition in places, with tree roots lifting the tarmac making the surface uneven. The surface is starting to break down on the path to the South of the church. Cracks are visible in other places and grass has established itself in a few areas. To the West the gravel path needs to be weeded</p> <p>The stone walls to boundaries, retaining walls and other features such as gate pillars, and the stonework alongside the main path are in need of attention. The latter, just to the East of the Vestry contains loose stones that need fixing back into place.</p> <p>The free-standing vent with manhole cover to the South of the Organ Chamber is rusting and rather unsightly.</p> <p>Lastly as noted on the West elevation the branches of the mature trees are too close to the building. A survey of all the mature trees is recommended to establish condition and any maintenance required including trimming branches near the church itself</p>	<p>Remove saplings in the vicinity of the church walls and near railings etc</p> <p>Discuss the condition of features within the graveyard with the council including paths, walls and railings and encourage them to programme in the works in order of priority. If they receive no attention, then condition will deteriorate further over time and paths in particular will become hazardous.</p> <p>A tree survey should be undertaken of all mature trees and branches trimmed where these are close to the building – it is assumed this is also the councils responsibility, but again it would be prudent to bring this to their attention.</p>	<p>1</p> <p>2</p> <p>2</p>

Photographs



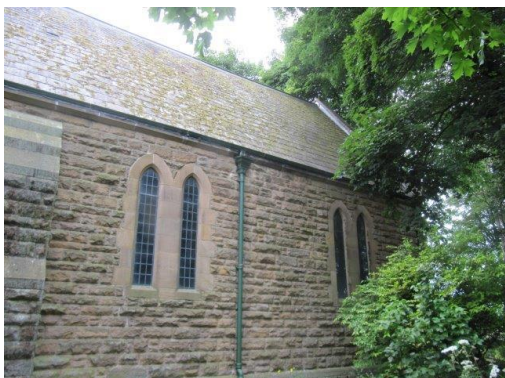
Bare wood and peeling paintwork to porch



Open joints to South Aisle buttress



Cracking above windows on North elevation of Chancel and damage to quoin in the same area



Overhanging branches from mature trees at the West end of the church need trimming where these are too close to the building fabric



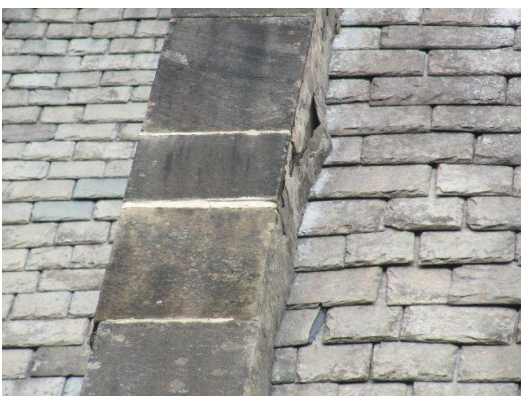
Dampness to the West Elevation from water flowing off of the water table



Cracked slate to South slope of the Nave roof (this was noted in the previous report)



Failing mortar bedding and failing mortar fillet to roof over organ chamber



Cracking or mortar fillet to North slope of Chancel roof



Failed mortar repair to slate over choir vestry/meeting room and missing mortar bedding to the same roof



Loss of mortar fillet to roof over choir vestry/meeting room of the Nave

Slipped slate to the North slope



Lifted flashings to North slope of the Nave side



Slipped show to downpipe on North of the Chancel



General view of the Nave looking East towards the Chancel



Chancel looking East



General view of the Nave looking West



Cracking to North wall of porch over door surround



Failing weather / draught strip to base of lobby door



Poor demarcation to change of level near the font



Exposed distribution board which is also fairly old



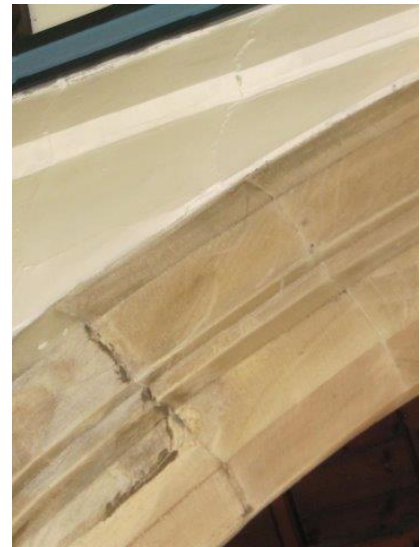
Typical damage to coating to the window surrounds



Typical damage to coating to the window surrounds



Damage to plaster in the South East corner of the South Aisle



Cracking to mortar repair to Western arch of South Aisle and cracking to the same area in the Nave



Damage to plaster to the North wall of the Nave by window W13



Repaired split to underlay of Nave carpet



Further splits visible to underlay of Nave Aisle carpet