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**PW:a**  
ARCHITECTS



Diocese of Durham  
Quinquennial Inspection  
St Peter's Church, Byers Green

Inspection of Churches Measure 1955

(current version)

Architects Report

inspected March 2024

Archdeaconry of Auckland

Deanery of Auckland

Incumbent: Rev. Barbara Hilton

Inspection Architect

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

Inspection of Churches measure 1955 (current version).

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Appendix A – General Information

*Appendix B – Details of Window Conservation Work (Added)*

### Recommendations

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

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

## **1.0 Background and General**

- 1.1 The Church of St Peter's, Byers Green, is located at the south end of the village on the east side of Church Street to the south of the junction with Hagg Lane.
- 1.2 The Church stands in a medium sized rectangular walled graveyard (which is still open) at the south end of a small rural village. The modern vicarage lies adjacent on the north side and the older, original stone vicarage, lies within landscaped gardens to the east. The outlook on the other two sides is open to the surrounding countryside and overall, the situation is very attractive.
- 1.3 The building, which is constructed in local sandstone with a natural slate roof, consists of an aisle-less Nave, 'open' Chancel, small west entrance porch and projecting Vestry and lean-to boiler house on the north side. It is constructed in the neo gothic style and dates from the mid nineteenth century. It is Listed Grade II in the DCM's schedule of buildings of architectural and historic interest, as are the west boundary walls, gate pillars and gates (see appendices II and III and the National Grid Reference NZ 22557433724).
- 1.4 Heating is by means of a gas fired condensing boiler serving low pressure hot water pipework and radiators.
- 1.5 Lighting is almost entirely by means of LED electrical lighting.
- 1.6 General Description of Church: In December 2018 the Church Warden 1 reported the presence of vertical cracks in the north and south walls of the Chancel. Clive Oliphant Structural Engineer has advised only to monitor movement as it may be seasonal shrinkage caused by the trees to the north. It would appear at the time of this inspection that a small amount of further movement has occurred during the last quinquennium. It is advised therefore to install physical monitoring to measure further movement.

## **2.0 Scope of Report**

- 2.1 This report is based on finding of an inspection made on the 20<sup>th</sup> and 22<sup>nd</sup> May. Viewing was generally from ground level and roofs were viewed with binoculars and from ground level.
- 2.2 The weather on the 20<sup>th</sup> March was overcast and wet whilst surveying the interior. The weather on the 22<sup>nd</sup> March was bright and breezy while surveying the exterior.

## **3.0 Works Carried out Since Previous Report**

From enquiry of the incumbent, the parish treasurer and Church wardens' inspection of the Church log book and observation the following works have been carried out during the quinquennial.

- 3.1
- August 2020 – Roof repairs – James Rhodes £90.00.
  - February 2021 – Boiler Servicing – Fred Stoddart £198.00.
  - January 2022 – Removing of cobwebs, cleaning of gutters – James Rhodes £120.00.
  - January 2022 – Pointing of porch roof. Replace 2 slates and pointing outside boiler house – James Rhodes £60.00.
  - October 2022 - Light bulbs replaced; rafters cleaned – James Rhodes £259.12.
  - November 2022 - Survey of Hall - Gibsons £336.00.
  - November 2022 – Cleaning leaves from gutters – James Rhodes £80.00.
  - 2022 – Removal of 6 pews (stored in Spennymoor Town Council Storage building) – no charge.
  - 2022 – New carpet to Childrens area – Franks Flooring – Donated.
  - November 2023 – Roof repairs – Neil Pharoah £780.00.
  - November 2023 – New wiring to microphones – Damascus Road Technical Services £75.00.
  - December 2023 – Service of boiler – Fred Stoddart £210.00.

#### **4.0 General Condition of Church**

4.1 The Church continues to be maintained in good manner and, subject to one very significant issue and the other comments in the body of this report, the interior is in good condition.

4.2 The exterior of the Church is generally sound but there is a problem, referred to in the 3no. previous QI reports, with some earlier repointing that needs to be addressed, urgently. Gutters and downpipes should be inspected annually and cleaned or maintained as necessary as well as an inspection of the fabric generally with particular reference to the cracks or structural movement identified in the report. If any change is noticed it should be reported to the inspecting Architect. This will help to prevent minor maintenance items develop into serious defects.

#### **External Inspection**

##### **5.0 Roof Coverings**

5.1 Porch - North Elevation Roof: The roof to the entrance porch is clad in blue black natural slate and is generally sound with the following defects noted:- 2

- a) A broken slate under the ridge centrally.
- b) One slipped slate in the second course above the eaves.

- 5.2 Nave – North Elevation Roof: This roof is also clad in natural slate and contains two glazed roof lights with lead clad frames. The mortar pointing and fillet to the eastern water tabling had been replaced within the previous quinquennium. There is some moss growth on the joints between the slates. The roof appears generally sound.
- 5.3 Vestry - West Elevation Roof: The roof is blue black slate as before and appears sound. The mortar fillet to the water tables has been recently renewed. Pointing to the ridge has been repaired.
- 5.4 Vestry – East Elevation Roof: This is clad in blue black slate as before the mortar fillet to the water tables has been renewed recently and is sound.
- 5.5 Boiler House Roof: This is a lean-to roof clad in blue black fibre cement slates which contains two small diameter penetrations for the exhaust and inlet pipes for the new boiler. The junctions to the adjacent walls are flashed with sand and cement fillets. The roof is well covered in moss and fallen leaves but generally appears sound.
- 5.6 Chancel - North Elevation Roof: The roof which is clad in natural blue black slate has a single roof light however the lead clad upstand abutments appear to have been removed and replaced with flashband. This should be removed and traditional lead flashings re-installed. There is some moss growth but there are no evident defects. 3
- 5.7 Chancel - South Elevation Roof: This elevation is similar to the Chancel north elevation but without the lean-to structure of the boiler house. The roof is a similar pitched roof clad in blue black natural slates with a sandstone ridge and mortar fillet to water tables at the east end and a stepped lead flashing at its abutment with the part-gable to the Nave. The roof contains a roof light with a lead clad upstand which has been repaired with flashband adhesive flashing material. This should be removed and traditional lead flashings re-instated. The roof appears sound with the exception of the roof light which has clearly been the source of problems in the past, consider replacement. Pointing to ridge starting to become loose. 3
- 5.8 Nave - South Elevation Roof: The roof is clad in natural blue black slate with a sandstone ridge bedded on mortar with two roof lights with lead clad frames. The gables are terminated by mortar fillets against carved stone water tables. The roof appears sound with 1 missing slate 4 course below ridge towards east end. However, there is evidence of some earlier movement around the corbel stone and carved kneeler at the base of the eastern water tabling. The line of the water tabling is uneven and there the joints have been recently repointed. This disturbance was previously reflected in the signs of damp penetration on the east and 2

south walls of the Nave. However, the repointing would appear to have resolved the damp penetration, which should be monitored. However, pointing to the ridge had become loose and/or detached in part this has been repaired.

- 5.9 Porch - South Elevation Roof: The roof to the entrance porch is clad in blue black natural slate, however the pointing to the ridge has started to fail and become detached in part this has been repaired. 2

## **6.0 Exterior Doors**

- 6.1 Main Entrance – West Elevation: Has a projecting porch with a double timber boarded door with decorative wrought iron bands. The paintwork on the doors is in good order.
- 6.2 Vestry - West Elevation: This contains a single timber boarded door with decorative wrought iron bands. The paintwork on the door is in good order.
- 6.3 Boiler House - North Elevation: This contains a single timber boarded door with decorative wrought iron ironmongery the door also contains a rudimentary air transfer grill. The paintwork on the door could do with redecorating. 3

## **7.0 Exterior Windows**

- 7.1 Nave - West Elevation: There are tall lancet windows to each side of the porch and a circular glazed opening on the wall above the porch with a quatrefoil moulding. The main window openings all have hood moulds.
- 7.2 Nave - North Elevation: The wall contains two pairs of lancet windows, substantially projecting piers at each end of the main wall, two intermediate buttresses and a projecting string course about 450mm below the eaves.
- 7.3 Vestry - North Elevation: This elevation has two small lancet windows under a continuous hood mould.
- 7.4 Chancel - North Elevation: The external wall has a single lancet window.
- 7.5 Chancel - East Elevation: This wall is a single gable with a group of three lancet windows with a continuous hood mould linking the three.
- 7.6 Chancel - South Elevation: The wall is similar to the north wall of the Chancel except that there are two lancet windows in the left hand (western bay).



7.7 Nave - South Elevation: Each bay contains two lancet windows with individual hood moulds.

## **8.0 Rainwater Goods and Drainage**

8.1 Porch - North Elevation Roof: The cast iron gutters and downpipes and are generally sound. Although decoration would extend lifespan. 3

8.2 Nave - North Elevation Roof: The cast iron gutters and downpipes and are generally sound. Central hopper appears cracked and should be repaired or replaced. Decoration generally would extend lifespan. 2 3

8.3 Vestry - West Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 3

8.4 Vestry – East Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 3

8.5 Boiler House Roof: A rainwater pipe from the Chancel eaves gutter runs down the roof over the slates and discharges into the gutter of the boiler house. The gutter is half round cast iron mounted on a soft wood fascia. The gutter is sound but the paintwork on the fascia is eroded. Decoration generally would extend lifespan. 3

8.6 Chancel - North Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 3

8.7 Chancel - South Elevation Roof: The rainwater gutters are cast iron half round which are sound save for a missing bracket and consequent sag in the centre section, a new bracket is required. Decoration generally would extend lifespan. 2 3

There is a dark stain on stonework adjacent to eastern lancet window which could be a sign of a leaking gutter this should be monitored. 2

8.8 Nave - South Elevation Roof: The rainwater goods are cast iron and appear in good order; some repair and replacement has been carried out at the western end. Decoration generally would extend lifespan. 3

The hopper and downpipe at west end should be investigated for leaks as the wall appears damp. 1

8.9 Porch - South Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 3

## **9.0 External Walls and Structure**

- 9.1 Nave - West Elevation: The west elevation is constructed in squared sandstone blocks built to courses with moulded or chamfered stones to all jambs, arches and cills. The main window and door openings all have hood moulds. The elevation is surmounted by a stone bell-cope with a single bell mounted in a semi-circular arch. There is a gas meter housing at ground level to the left of the porch and an electric lantern over the porch door. The elevation is generally sound with the following defects noted:- 2
- a) Mortar pointing is eroded in a number of places including around the right hand window, under the circular window above the porch, above the left hand window, above the entrance door and in the arch above the bell cope.
  - b) There is a hole in the stone at low level to the right hand side of the porch.
- 9.2 Nave - North Elevation: The walls of this elevation are similar to those described above and there are carved stone water tables at the abutments with the roofs. The wall contains substantially projecting piers at each end of the main wall, two intermediate buttresses and a projecting string course about 450mm below the eaves. The Vestry is housed in a projection from the main building which is a similar construction to the porch on the west elevation. This wall has one significant defect which is that at some point in the past the stonework has been repointed using a hard cement-sand mortar; this is causing the premature and accelerated erosion of the wall stone. In addition, there is erosion of joints and stone at high level above the Vestry roof to the east end of the wall. 2
- 9.3 Vestry - West Elevation: The wall is sound with the following defects noted:- 2
- a) Some of the mortar joints on the pillar are eroded.
  - b) Mortar issue as 9.2 above.
- 9.4 Vestry - North Elevation: This elevation has a pillar at each side. The water tables are surmounted with a carved finial stone. The wall is in generally sound with the proviso of the comment as 9.2 above on inappropriate pointing. This has further eroded the stonework since the last QI inspection/report. 2
- 9.5 Vestry - East Elevation: This wall has a projecting pillar at the north east corner and is otherwise plain. It is sound with the exception of the proviso of the comment as 9.2 above on inappropriate pointing. The pillar has vegetation growing from mortar joints. 2
- 9.6 Chancel - North Elevation: The external wall has a lean-to structure which forms the boiler house (see below), a central buttress support and 2

a substantial stone pier at the north east corner. There is a projecting string course about 450mm below the eaves. The wall is sound with the exception of the proviso of the comment as 9.2 above on inappropriate pointing. In addition, there are areas of particular erosion in the stonework adjacent to the buttress at the east end and between the string course and eaves in the area between the central pillar and the window. There is also an open vertical mortar joint at low level to the east of the central pillar.

- 9.7 Boiler House - North Elevation: This wall has a door in an opening 2 formed by chamfered stone quoins; the head is formed by carved stone corbels at each side supporting a stone lintel with a stopped chamfer mould. The wall appears generally sound with the exception of stones at the base of the left hand door jamb which show signs of earlier settlement movement and are also have badly eroded joints. This has developed within the last quinquennium and now requires repair/replacement.
- 9.8 Boiler House - East Elevation: The east wall is constructed in random 2 rubble sandstone with some heating control gear mounted in the centre. In the centre is a stone with an oval hole which was intended to provide ventilation and some light this has been crudely covered with timber and expanded metal mesh. The top of the wall is formed by a mortar fillet on which the verge slates are bedded. The junction between this wall and the main wall of the Chancel appears to be a straight mortar joint. Ivy is growing up the wall from the northern corner. The wall appears generally sound but suffers from the same inadequate pointing referred to previously and some signs of minor movement at the junction with the Chancel wall.
- 9.9 Partial Gable above the Chancel Roof: This is a plain stone gable 2 surmounted with carved stone water tables. The abutment with the Chancel roof is waterproofed by stepped lead flashings. The stonework suffers from the same pointing problem as the rest of the north elevations 1m length of water table should be replaced where damaged by the previous boiler flue.
- 9.10 Chancel - East Elevation: This wall is a single gable, there is a heavy pier at each side of the elevation and the wall is surmounted by carved stone water tables supporting by carved finial stone at the apex. The wall was not subjected to the repointing seen elsewhere and is generally sound.
- 9.11 Chancel - South Elevation: The wall is sound with the proviso that it 2 suffers from the same poor quality pointing work referred to previously and there is an open joint below the plinth at the western end. Since the last QI report a vertical crack has appeared at the left-hand side of the central buttress – see 1.6 above and now right-hand side.

- 9.12 The Partial Gable above the Chancel Roof: This is a plain stone gable surmounted with carved stone water tables. The abutment with the Chancel roof is waterproofed by stepped lead flashings. There are signs of earlier movement in the kneeler stone at the eaves and in the two water tables above. This had been repointed it is likely that this disturbance contributed to the damp evident on the internal face of this wall, no further movement is evident.
- 9.13 Nave - South Elevation: The wall is squared sandstone laid to courses as before, in three bays with a heavy projecting pier at each outer corner and two projecting buttresses dividing the wall into bays. There is a projecting string course about 500mm below the eaves, linking the top of the buttresses and a plinth course at the base of the wall. Each bay contains two lancet windows with individual hood moulds. The wall is generally sound and has not suffered from the erosion evident on the north side of the building. The only defects evident are eroded pointing to the right hand side of the right hand window in the centre bay and around the quoin stones of the right hand window in the eastern bay. The lower levels of the wall suffer the same poor quality pointing as before, but the stone has not suffered to the same extent. 2
- 9.14 The Bellcote and Frame: The bell was not inspected or swung. However, the bell and its mountings were inspected in 2014 and the chain was replaced.

### **Internal Inspection**

#### **10.0 Roof Structure and Ceilings**

- 10.1 Outer Porch: The outer porch has a purlin and rafter roof structure, with a timber boarded ceiling.
- 10.2 Inner porch: The ceiling of this room is plastered.
- 10.3 Nave: The Nave has a purlin and rafter roof supported on trusses in 6 bays. The trusses are a queen post pattern with decoratively moulded members supported on gallows brackets fixed to the upper part of the walls and in turn supported on moulded stone corbels. The purlins and rafters are also decorated with stopped chamfers on their lower arises. There are roof lights situated in the third and fifth bays of the roof. The ceiling is formed by timber boarding, and all of the timber elements are finished in a dark stain or varnish. The roof appears sound with the exception of signs of moisture in the timber boarding on the north slope particularly towards the eaves.
- 10.4 Chancel: The Chancel has a purlin and rafter roof in four bays supported on unusual portalised scissor trusses. These are much plainer than those

in the Nave. The ceiling is boarded, and the purlins and rafters have the same stopped chamfer decoration as those in the Nave, the dark stained or varnished finish is also repeated here. There are roof lights in both slopes of the second bay. The truss feet extend down the face of the side walls and rest on projecting carved corbel stones.

10.5 Vestry: The Vestry has a purlin and rafter roof with a timber boarded ceiling in the same fashion as the Nave and Chancel; finish is the same dark stain or varnish. There are signs of water ingress or condensation in the boards under the western roof slope.

10.6 Boiler House: The slate roof is supported on timber rafters and there is no ceiling so that the underside of the sarking felt is visible.

### **11.0 Internal Doors and Panelling**

11.1 Inner porch: The inner doors are relatively new hardwood framed panelled and glazed double doors with a glazed fan light above. All the elements appear sound.

11.2 Vestry: There is a timber boarded sliding door which does not appear to be used. The boarding is painted white at low level and finished in dark varnish above door head level.

### **12.0 Ground Floor Structure**

12.1 Outer Porch: The outer porch has a stone flagged floor, in good condition.

12.2 Inner Porch: The inner porch has a stone flagged floor, in good condition.

12.3 Nave: The floor comprises a stone central aisle which is carpeted and the areas to each side under the pews are slightly raised and timber boarded. A number of pews 3no. either side of the Nave have been removed to provide more flexible space at the west end of the Nave. The space is being used for meetings, coffee mornings and young Church members. The raised boarded floor in this area has been carpeted. Carpet steps have a tape applied to visually highlight their presence. If the carpeted areas are to remain as a permanent feature consideration should be given to installing preparatory contrasting nosings in lieu of the tape. 3

12.4 Chancel: The floor which is raised above the Nave floor by a single step, this is finished in carpet on timber boards except the central section which is stone, and there is a further step up to the altar. 3  
All elements are sound with the exceptions of the defects noted below:-

- a) The floor under the choir pews (north side): previously an inspection of this area revealed an attack of rot although not as advanced or severe as was previously the case on the south side; this should be monitored
  
- 12.5 Vestry: The floor is carpeted on timber boards. All of the elements appear sound with the exception of the following items. 3
  - a) The floor demonstrates an excessive amount of 'give' or spring in the central area, since there is rot in parts of the adjacent Chancel floor this gives rise to some concern.
  
- 13.0 Internal Finishes**
  
- 13.1 Outer Porch: The outer porch has fair faced stone walls. There is a moulded stone arch to the door opening leading to the inner porch and a glass fronted case containing a noticeboard fixed to the north wall. The outer doors are timber framed and boarded doors with decorative wrought iron bands. All elements appear sound. There are areas where existing pointing has either failed or is of incorrect/unsympathetic material. Consideration should be given to raking out and repointing. 3
  
- 13.2 Inner Porch: The inner porch has plastered walls, all in generally sound condition, although re-decoration would improve their appearance. 3
  
- 13.3 Nave: The walls are plastered stone, and the east wall contains the Chancel arch which is framed by exposed chamfered stone voussoirs. Generally, all in good condition. However, the following areas require consideration: -
  - a) There is an area at high level at the north of the east wall above the organ which shows signs of moisture ingress which should be investigated. 1
  - b) Nave north and south walls consideration should be given to improving finish and decoration silhouettes where former pews removed. 3
  - c) South end of west wall and west end of south wall show significant signs of moisture ingress which should be investigated. 1
  
- 13.4 Chancel: The walls are plastered stone with hardwood panelling on the lower level of the east wall. All elements are sound with the exceptions of the defects noted below:- 1
  - a) North Wall: There is a crack evident in the third bay having checked photographs taken in December 2018 against this inspection it is clear that movement has continued during the last quinquennium. It is advised

therefore to consult a structural engineer for further advice – see item 1.6 above.

- b) South Wall: There is a crack evident under the second truss from the east end, having checked photographs taken in December 2018 against this inspection it is clear that movement has continued during the last quinquennium. It is advised therefore to consult a structural engineer for further advice – see item 1.6 above.

13.5 Vestry: The walls are plaster on stone. There is a former fireplace set on a splayed chimney breast in the north east corner. The east wall has a rail for vestments. The south wall is timber V joint boarding and is also the rear of the organ. The west wall also contains a door to the exterior which is set in a pointed arch and is a framed and boarded soft wood door finished in a dark varnish and hung on external bands. The north wall contains two lancet windows in plain openings and a panel radiator is mounted at lower level. The north wall of the organ chamber/access to the Vestry shows significant signs of water ingress. More than likely linked to 13.3 a) above this should be investigated. 1

13.6 Boiler House: The boiler house is a lean-to structure located on the north elevation of the Church between the east wall of the Vestry and the north wall of the Chancel, it is only accessed from outside the Church. The walls are undecorated stone with occasional areas of brickwork. The room is generally sound but there are open mortar joints on the west wall, also north wall is poorly constructed and is not well connected. 2

#### **14.0 Fitting, Fixtures and Furniture**

14.1 Nave: The Nave contains a pulpit in the south east corner which is supported on a central pillar. It is six sided with one side open and the other sides framed and panelled in clear finished oak. The framing is decoratively moulded, and the panels are plain with a coloured and carved coat of arms in each panel. The centre panel also carries a brass plaque recording the name and tenure of all the Rectors since 1940. The north east panel of the pulpit is engraved directly onto the timber of the panel with the names of all the rectors from 1845 to 1940. At the north east corner is the organ. At the south west corner of the Nave is the font which is a square sandstone pedestal font which was installed in 1950 after being in two previous Churches. The pews are original in varnished deal with fleur-de-lis finials at both ends in fair condition, 6no. have been removed during the last quinquennium. There is a brass lectern in the north east corner in the form of an eagle on a turned pedestal.

14.2 The organ is a two manual pipe organ built by Nicholson and Son of Newcastle. It is understood the organ has been cleaned during this

quinquennium; tuning is awaited. The Architect is not an expert on organs and makes no comment on its condition.

- 14.3 Chancel: There is an oak communion rail on the line of the upper step. The east wall contains three lancet windows which are linked by attached Romanesque columns with gilded capitals supporting heavy mouldings to the inward edge of the pointed arches over the windows. The altar has a carved front, and the reredos is carved in a matching style and a wooden lectern with an octagonal moulded shaft surmounted by a carved bird.
- 14.4 Boiler House: There is a new boiler, mounted on a purpose made rig on the rear (south) wall, with small diameter flue and inlet pipes rising to the roof. There is new pipework connecting the boiler to the heating system in the Church.
- 14.5 Glazing: All of the windows in the Church are glazed in stained glass leaded lights which are protected externally by clear polycarbonate sheet let into each of the window recesses. These protective sheets had previously been sealed to the masonry; however, during the last Quinquennium the sealant has been removed and ventilation is now therefore in accordance with current recommended practice. Furthermore, the fixings have been replaced with stainless steel. The listing schedule describes the windows as a remarkable set of mid C19 glass. The condition of the leaded lights is variable and is listed below (see sketch plan of Church for window numbering).

Window W1

- a) The leaded light is bowing between the glazing bars. 3
- b) There is movement between the glass and the lead comes in places sufficient to allow daylight between them restoration is required. N.B. This window previously had a thin metal plate set into the splayed cill stone with an inscription which was partially illegible. The metal was corroded around the edges and near the centre, it has been confirmed that the plate was zinc. This has now been replaced with a replica zinc plate with matching paint finish and lettering.

Window W2 was restored by Jonathan and Ruth Cooke between October and December 2016 see appendix B for the detailed description of the repair and post repair image. Further detailed information of the repair/conservation work undertaken is detailed in their report.

Window W3 is sound.

Window W4 is sound.

Window W5 is sound.



#### Window W6

- a) This has a stained glass panel mounted in the splayed jambs and screwed into the jambs. The panel is in sound condition but prevents sight of what is in the glazing rebates.

#### Window W7

- a) This has a stained glass panel mounted in the splayed jambs and screwed into the jambs. The panel is in sound condition but prevents sight of what is in the glazing rebates.

Window W8 was restored by Jonathan and Ruth Cooke between September and November 2017 see appendix B for the detailed description of the repair and post repair image. Further detailed information of the repair/conservation work undertaken is detailed in their report. However, the making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster / paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

Window W9 is sound.

Window W10 is sound.

Window W11 is sound.

Window W12 was restored by Jonathan and Ruth Cooke between September and November 2017 see appendix B for the detailed description of the repair and post repair image. Further detailed information of the repair/conservation work undertaken is detailed in their report. However, the making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster / paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

Window W13 was restored by Jonathan and Ruth Cooke between December 2016 and January 2017 see appendix B for the detailed description of the repair and post repair image. Further detailed information of the repair/conservation work undertaken is detailed in their report. However, the making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster / paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

Window W14 was restored by Jonathan and Ruth Cooke between December 2016 and January 2017 see appendix B for the detailed

description of the repair and post repair image. Further detailed information of the repair/conservation work undertaken is detailed in their report. However, the making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster / paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

Window W15 is sound.

Window W16

- a) Shows significant distortion, broken pane top right, 2<sup>nd</sup> panel from base and daylight visible. Restoration required.

Window W17

3

- a) Has a broken pane at the bottom of the light and stone missing from the rebate at the base of the right hand jamb. Shows some movement but not excessive.

Window W18

4

- a) The leaded light is bowing slightly between the glazing bars.

Window W19

- a) There is a broken pane at the base of the leaded light, window also shows signs of distortion and daylight. Restoration required.

Window W20

3

- a) There is a broken pane at the base of the leaded light. Some distortion but not excessive.

Window W21 is sound.

4

## **15.0 Toilets**

15.1 Sanitary Facilities: There are none within the Church but there were previously toilets available when required in the nearby Church Hall. However, this has now been sold so the PCC are considering installing a wc in Church. There is a water supply and tap outside of the boiler house for use in the Churchyard. 6

## **16.0 Heating Installation**

16.1 Heating System: During the last quinquennium the previous heating system has been removed and replaced by a new Vokera condensing gas boiler located on a rig in the existing boiler house. The boiler has a modern balanced flue and air inlet system in small diameter uPVC pipe which penetrate the roof above. The boiler serves a small bore pipe installation with convection radiators in the body of the Nave, Chancel and Vestry. The system should be checked annually by a registered 'Gas Safe' engineer. His report should be kept with the Church log book.

- 17.0 Electrical Installation**
- 17.1 Vestry: There is an electrical distribution board at high level on the west wall which was last tested on 21<sup>st</sup> July 2018. This should be tested and certified every 5 years and is therefore overdue. 1
- 17.2 Electrical System: There is a two phase 240v supply with mainly MICC cable distribution protected by miniature circuit breakers and current operated earth leakage circuit breakers. The installation was renewed in 1997 and appears in good order with both RCB's operational at the time of this inspection. It was last checked in July 2013 the next inspection is due on 29<sup>th</sup> July 2023. The electrical engineer's certificate should be kept with the Church log book. This should be tested and certified every 5 years and is therefore overdue. 1
- 17.3 Lightning Conductor: There is no lightning conductor present.
- 18.0 Fire Precautions**
- 18.1 Inner Porch: The porch also contains a six litre aqueous foam forming foam fire extinguisher which was last tested in November 2019. Extinguishers should be inspected and recertified every year; this is overdue. 1
- 18.2 Vestry: The Vestry also contains a 2kg carbon dioxide fire extinguisher which was last tested in November 2019. Extinguishers should be inspected and recertified every year; this is overdue. 1
- 19.0 Disabled Provision**
- 19.1 Access: Access to the building is level externally but there is one step at the entrance, and one step to the pew seating areas. There is therefore no convenient location for a wheelchair to be parked except at the front of the Nave. Wheelchair access is not possible into the Vestry from the Nave as the doorway is very narrow. 6
- 19.2 Sound: A full reinforcement installation with an indication loop facility has been installed.
- 20.0 Security**
- 20.1 Security Situation: There are two external doors. A security dead lock has been fitted to the main entrance with two bolts to the external Vestry door. There are two free standing safes. The smaller one could be fairly easily removed. A wireless security alarm has been installed which covers the Vestry door and the Chancel but is not in use.

**21.0 Bats**

21.1 Not known.

**Curtilage**

**22.0 Churchyard and Environs**

22.1 The Churchyard is 'open' but is now maintained by the Local Town Council on a voluntary basis. A number of headstones are leaning or are laid flat, but all stones are regularly checked by the parish and appropriate action taken.

22.2 Churchyard – West Side: The boundary wall to this side is a low (1.2m 3 high) stone wall 500m thick in sandstone rubble with large half round and angled carved stone copings beyond which is Church Street. There is a gate opening with substantial carved chamfered stone gate pillars with carved pyramidal cappings supporting a pair of wrought iron gates. The wall is in need of pointing on the inner face and several metres of the wall is covered by ivy. The wall has suffered movement towards its southern end presumably caused by the proximity of a large mature tree which has now been felled. This area also contains a new metal notice board which replaces the previous painted timber notice board mounted on steel posts, a gas governor housing, and a number of mature and semi mature trees, mostly lime trees some with epicormics growth at the base. There are stone flagged paths from the Church entrance porch to the gates and to the eastern boundary. During the last quinquennium the path has been replaced with Indian sandstone. However, bedding and pointing has failed in areas which should be replaced.

22.3 Churchyard – South Side: The boundary on the southern side abuts an 3 unmade access to land to the east and south of the Church. The boundary is formed by a random rubble sandstone wall with roughly shaped half round copings many of which are moss covered. The wall is in fair condition with area of eroded pointing particularly near the base. At a point midway along the boundary there is a gate opening which has a decorative steel gate hung on a steel post with another similar post at the closing side. The gateway is connected to the Church porch by a flagged path in a mixture of concrete and stone pavings with very wide joints. To the east of the opening the level of the ground rises up against the wall. It also contains a small number of shrubs and a mature tree.

22.4 There is a further area of the Churchyard to the south of the unmade access, this was not inspected.

22.5 Churchyard – East Side: The eastern boundary is in three parts, the southern section is formed by a low stone wall with heavy, roughly cut, square, and moss covered copings, which is in fair condition. Outside of the boundary is an open field, however a laurel hedge has been planted on the outside of the wall beyond these the wall comes to an end and the boundary seems to be defined by an earth bank which is covered in shrubs, mostly holly, hawthorn and elder. To the northern end of the wall there is an area of very loose stone presumably caused by now removed holy trees. The final, northern section of the boundary is formed by a close boarded softwood fence, beyond which is a large Victorian house which was the original vicarage. There are further shrubs growing in front of the fence. 3

22.6 Churchyard – North Side: The northern boundary is formed by a low stone wall in sandstone random rubble with roughly shaped half round copings. The wall is in fair condition with areas of eroded mortar joints. The land beyond the boundary is occupied by the present vicarage. There are a number of mature lime trees and large shrubs along this boundary on both sides of the wall. There is also ivy growing up some stretches of the wall. The Churchyard here has a concrete flagged path running down the side of the Church, and the remainder is covered in thin grass, in common with the other sides. A large wheelie bin is kept adjacent to the north wall of the Church at its west end. 3

### **23.0 Log Book**

23.1 The Church log book was available for inspection but unfortunately it was not up to date. The PCC Treasurer has however, confirmed works carried out as recorded in section 3.0 and provided assurances that the log will be completed retrospectively. It is important that this should then be maintained by the Church wardens. 2

### **24.0 Previous Quinquennial Reports**

24.1

- Padgett White Architects Ltd – C. Padgett May 2014
- Padgett White Architects Ltd – J. White May 2019

<b>Recommendations</b>		<b>item</b>
<b>Urgent Works Requiring Immediate Attention: Category 1</b>		
i)	General Description of Church: In December 2018 the Church Warden reported the presence of vertical cracks in the north and south walls of the Chancel. It is advised therefore to consult a structural engineer for further advice	1.6 / 13.4
ii)	Nave - South Elevation Roof: The hopper and downpipe at west end should be investigated for leaks as the wall appears damp.	8.8
iii)	Nave: a) There is an area at high level at the north of the east wall above the organ which shows signs of moisture ingress which should be investigated.  b) South end of west wall and west end of south wall show significant signs of moisture ingress which should be investigated.	13.3
iv)	Vestry: The north wall of the organ chamber/access to the Vestry shows significant signs of water ingress. More than likely linked to 13.3 a) above this should be investigated.	13.5
v)	Vestry: There is an electrical distribution board at high level on the west wall which was last tested on 21 <sup>st</sup> July 2018. This should be tested and certified every 5 years and is therefore overdue.	17.1
vi)	Electrical System: There is a two phase 240v supply with mainly MICC cable distribution protected by miniature circuit breakers and current operated earth leakage circuit breakers. The installation was renewed in 1997 and appears in good order with both RCB's operational at the time of this inspection. It was last checked in July 2013 the next inspection is due on 29 <sup>th</sup> July 2023. The electrical engineer's certificate should be kept with the Church log book. This should be rested and certified every 5 years and is therefore overdue.	17.2
vii)	Inner Porch: The porch also contains a six litre aqueous foam forming foam fire extinguisher which was last tested in November 2019. Extinguishers should be inspected and recertified every year; this is overdue.	18.1
viii)	Vestry: The Vestry also contains a 2kg carbon dioxide fire extinguisher which was last tested in November 2019. Extinguishers should be inspected and recertified every year; this is overdue.	18.2

**Indicative cost for the works in Category 1 may be up to £ 5,000.00  
excluding VAT and fees.**

**Work Recommended to be Carried Out During Next 12 Months:  
Category 2**

- ix) Porch - North Elevation Roof: The roof to the entrance porch is clad in blue black natural slate and is generally sound with the following defects noted:- 5.1
- a) A broken slate under the ridge centrally.
  - b) One slipped slate in the second course above the eaves.
- x) Nave - South Elevation Roof: The roof is clad in natural blue black slate with a sandstone ridge bedded on mortar with two roof lights with lead clad frames. The gables are terminated by mortar fillets against carved stone water tables. The roof appears sound with 1 missing slate 4 course below ridge towards east end. 5.8
- xi) Porch - South Elevation Roof: The roof to the entrance porch is clad in blue black natural slate, however the pointing to the ridge has started to fail and become detached in part this has been repaired. Ridge should be lifted, re-bedded and pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. 5.9
- xii) Nave - North Elevation Roof: Central hopper appears cracked and should be repaired or replaced. 8.2
- xiii) Chancel - South Elevation Roof: The rainwater gutters are cast iron half round which are sound save for a missing bracket and consequent sag in the centre section, a new bracket is required. There is a dark stain on stonework adjacent to eastern lancet window which could be a sign of a leaking gutter this should be monitored. 8.7
- xiv) Nave - West Elevation: The west elevation is constructed in squared sandstone blocks built to courses with moulded or chamfered stones to all jambs, arches and cills. The main window and door openings all have hood moulds. The elevation is surmounted by a stone bell-cope with a single bell mounted in a semi-circular arch. There is a gas meter housing at ground level to the left of the porch and an electric lantern over the porch door. The elevation is generally sound with the following defects noted:- 9.1

Mortar pointing is eroded in a number of places including around the right hand window, under the circular window above the porch, above

the left hand window, above the entrance door and in the arch above the bell cope.

There is a hole in the stone at low level to the right hand side of the porch.

Re-pointing is advised using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar.

- xv) Nave - North Elevation: The walls of this elevation are similar to those described above and there are carved stone water tables at the abutments with the roofs. The wall contains substantially projecting piers at each end of the main wall, two intermediate buttresses and a projecting string course about 450mm below the eaves. The Vestry is housed in a projection from the main building which is a similar construction to the porch on the west elevation. This wall has one significant defect which is that at some point in the past the stonework has been repointed using a hard cement-sand mortar; this is causing the premature and accelerated erosion of the wall stone. In addition, there is erosion of joints and stone at high level above the Vestry roof to the east end of the wall. 9.2

Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.

- xvi) Vestry - West Elevation: The wall is sound with the following defects noted:- 9.3

c) Some of the mortar joints on the pillar are eroded.  
Mortar issue as 9.2 above.

Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.

- xvii) Vestry - North Elevation: This elevation has a pillar at each side. The water tables are surmounted with a carved finial stone. The wall is in generally sound with the proviso of the comment as 9.2 above on 9.4



inappropriate pointing. This has further eroded the stonework since the last QI inspection/report.

Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.

- xviii) Vestry - East Elevation: This wall has a projecting pillar at the north east corner and is otherwise plain. It is sound with the exception of the proviso of the comment as 9.2 above on inappropriate pointing. The pillar has vegetation growing from mortar joints. 9.5

Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.

- xix) Chancel - North Elevation: The external wall has a lean-to structure which forms the boiler house (see below), a central buttress support and a substantial stone pier at the north east corner. There is a projecting string course about 450mm below the eaves. The wall is sound with the exception of the proviso of the comment as 9.2 above on inappropriate pointing. In addition, there are areas of particular erosion in the stonework adjacent to the buttress at the east end and between the string course and eaves in the area between the central pillar and the window. There is also an open vertical mortar joint at low level to the east of the central pillar. 9.6

Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.

- xx) Boiler House - North Elevation: This wall has a door in an opening formed by chamfered stone quoins; the head is formed by carved stone corbels at each side supporting a stone lintel with a stopped chamfer mould. The wall appears generally sound with the exception of stones at the base of the left hand door jamb which show signs of earlier 9.7

settlement movement and are also have badly eroded joints. This has developed within the last quinquennium and now requires repair/replacement.

- xxi) Boiler House - East Elevation: The east wall is constructed in random rubble sandstone with some heating control gear mounted in the centre. In the centre is a stone with an oval hole which was intended to provide ventilation and some light this has been crudely covered with timber and expanded metal mesh. The top of the wall is formed by a mortar fillet on which the verge slates are bedded. The junction between this wall and the main wall of the Chancel appears to be a straight mortar joint. Ivy is growing up the wall from the northern corner. The wall appears generally sound but suffers from the same inadequate pointing referred to previously and some signs of minor movement at the junction with the Chancel wall. 9.8
- xxii) Partial Gable above the Chancel Roof: This is a plain stone gable surmounted with carved stone water tables. The abutment with the Chancel roof is waterproofed by stepped lead flashings. The stonework suffers from the same pointing problem as the rest of the north elevations 1m length of water table should be replaced where damaged by the previous boiler flue. 9.9
- Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.
- xxiii) Chancel - South Elevation: The wall is sound with the proviso that it suffers from the same poor quality pointing work referred to previously and there is an open joint below the plinth at the western end. 9.11
- Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.
- xxiv) Nave - South Elevation: The wall is squared sandstone laid to courses as before, in three bays with a heavy projecting pier at each outer corner and two projecting buttresses dividing the wall into bays. There is a projecting string course about 500mm below the eaves, linking the top 9.13

of the buttresses and a plinth course at the base of the wall. Each bay contains two lancet windows with individual hood moulds. The wall is generally sound and has not suffered from the erosion evident on the north side of the building. The only defects evident are eroded pointing to the right hand side of the right hand window in the centre bay and around the quoin stones of the right hand window in the eastern bay. The lower levels of the wall suffer the same poor quality pointing as before, but the stone has not suffered to the same extent.

Re-pointing, the hard cement-sand mortar shall be carefully removed, so as not to damage the stonework further. Any loose stone should be carefully brushed back to a sound face. The wall should then be re-pointed using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar. Sample mortar to be approved by Architect.

- xxv) Boiler House: 13.6  
The room has open mortar joints on the west wall, also north wall is poorly constructed and is not well connected.

The walls would benefit from the insertion of stainless steel ties, insertion of additional masonry to complete/repair the wall construction and then re-pointing using a basic regular Naturally Hydraulic Lime mortar; NHL 3.5 with a local sand. Samples of and mixtures of sand should be tested to ensure a match in colour and texture to the original mortar.

- xxvi) The Church log book was available for inspection but unfortunately it was not up to date. Th PCC Treasurer has however, confirmed works carried out as recorded in section 3.0 and provided assurances that the log will be completed retrospectively. It is important that this should then be maintained by the Church wardens. 23.1

**Indicative cost for the works in Category 2 would be £60,000 excluding VAT and fees.**

**Work Recommended to be Carried Out During Next 5 Years:  
Category 3**

Chancel - North Elevation Roof: The roof which is clad in natural blue black slate has a single roof light however the lead clad upstand abutments appear to have been removed and replaced with flashband. This should be removed and traditional lead flashings re-installed. There is some moss growth but there are no evident defects. 5.6

- xxvii) Chancel - South Elevation Roof: This elevation is similar to the Chancel north elevation but without the lean-to structure of the boiler house. The roof is a similar pitched roof clad in blue black natural slates with a sandstone ridge and mortar fillet to water tables at the east end and a stepped lead flashing at its abutment with the part-gable to the Nave. The roof contains a roof light with a lead clad upstand which has been repaired with flashband adhesive flashing material. This should be removed and traditional lead flashings re-instated. The roof appears sound with the exception of the roof light which has clearly been the source of problems in the past, consider replacement. Pointing to ridge starting to become loose. 5.7
- xxviii) Boiler House - North Elevation: This contains a single timber boarded door with decorative wrought iron ironmongery the door also contains a rudimentary air transfer grill. The paintwork on the door could do with redecorating. 6.3
- xxix) Porch - North Elevation Roof: The cast iron gutters and downpipes and are generally sound. Although decoration would extend lifespan. 8.1
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxx) Nave - North Elevation Roof: The cast iron gutters and downpipes and are generally sound. Central hopper appears cracked and should be repaired or replaced. Decoration generally would extend lifespan. 8.2
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxii) Vestry - West Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 8.3
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxii) Vestry – East Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 8.4
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of

- bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxiii) Boiler House Roof: 8.5  
The gutter is sound but the paintwork on the fascia is eroded; and should be redecorated.
- xxxiv) Chancel - North Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 8.6
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxv) Chancel - South Elevation Roof: The rainwater gutters are cast iron half round which are sound save for a missing bracket and consequent sag in the centre section, a new bracket is required. Decoration generally would extend lifespan. 8.7
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxvi) Nave - South Elevation Roof: The rainwater goods are cast iron and appear in good order; some repair and replacement has been carried out at the western end. Decoration generally would extend lifespan. 8.8
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxvii) Porch - South Elevation Roof: The cast iron gutters and downpipes and are generally sound. Decoration generally would extend lifespan. 8.9
- Brush down internal and external faces of gutters and external faces of rainwater downpipes. Coat internal faces of gutters with 2 full coats of bitumen based paint. Coat external faces of gutters and down pipes etc with 2 full coats of smoot black "Hammerite" type paint.
- xxxviii) Nave: The floor comprises a stone central aisle which is carpeted and the areas to each side under the pews are slightly raised and timber boarded. A number of pews 3no. either side of the Nave have been removed to provide more flexible space at the west end of the Nave. The space is being used for meetings, coffee mornings and young Church 12.3

members. The raised boarded floor in this area has been carpeted. Carpet steps have a tape applied to visually highlight their presence. If the carpeted areas are to remain as a permanent feature consideration should be given to installing preparatory contrasting nosings in lieu of the tape.

- xxxix) Chancel: The floor which is raised above the Nave floor by a single step, this is finished in carpet on timber boards except the central section which is stone, and there is a further step up to the altar. 12.4  
All elements are sound with the exceptions of the defects noted below:-

The floor under the choir pews (north side): previously an inspection of this area revealed an attack of rot although not as advanced or severe as was previously the case on the south side; this should be monitored

- xL) Vestry: 12.5  
The floor demonstrates an excessive amount of 'give' or spring in the central area, since there is rot in parts of the adjacent Chancel floor this gives rise to some concern; and should be monitored/inspected.

- xLi) Outer Porch: The outer porch has fair faced stone walls. There is a moulded stone arch to the door opening leading to the inner porch and a glass fronted case containing a noticeboard fixed to the north wall. 13.1  
The outer doors are timber framed and boarded doors with decorative wrought iron bands. All elements appear sound. There are areas where existing pointing has either failed or is of incorrect/unsympathetic material. Consideration should be given to raking out and repointing.

- xLii) Inner Porch: The inner porch has plastered walls, all in generally sound condition, although re-decoration would improve their appearance. 13.2

- xLiii) Nave: The walls are plastered stone, and the east wall contains the Chancel arch which is framed by exposed chamfered stone voussoirs. Generally, all in good condition. However, the following areas require consideration: - 13.3

Nave north and south walls consideration should be given to improving finish and decoration silhouettes where former pews removed.

- xLiv) Glazing: 14.5  
Stained Glass Repairs  
Window W1  
The leaded light is bowing between the glazing bars.

There is movement between the glass and the lead comes in places sufficient to allow daylight between them restoration is required.

#### Window W8

The making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster/paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

#### Window W12

The making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster/paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

#### Window W13

The making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster/paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

#### Window W14

The making good of plaster finishes and internal decoration work undertaken post conservation work has left deposits of plaster/paint on the surface of the window. Specialist advice should be sought regarding the removal of the deposits such to minimise the potential for damage.

#### Window W16

Shows significant distortion, broken pane top right, 2<sup>nd</sup> panel from base and daylight visible. Restoration required.

#### Window W19

There is a broken pane at the base of the leaded light, window also shows signs of distortion and daylight. Restoration required.

- xLv) Churchyard – West Side: The boundary wall to this side is a low (1.2m high) stone wall 500m thick in sandstone rubble with large half round and angled carved stone copings beyond which is Church Street. There is a gate opening with substantial carved chamfered stone gate pillars with carved pyramidal cappings supporting a pair of wrought iron gates. The wall is in need of pointing on the inner face and several metres of the wall is covered by ivy. The wall has suffered movement towards its southern end presumably caused by the proximity of a large mature tree which has now been felled. This area also contains a new metal notice board which replaces the previous painted timber notice board mounted on steel posts, a gas governor housing and a number of mature and semi mature trees, mostly lime trees some with epicormics growth at the base. There are stone flagged paths from the Church entrance porch to the gates and to the eastern boundary. During the last quinquennium the path has been replaced with Indian sandstone. 22.2

However, bedding and pointing has failed in areas which should be replaced.

- xLvi) Churchyard – South Side: The boundary on the southern side abuts an unmade access to land to the east and south of the Church. The boundary is formed by a random rubble sandstone wall with roughly shaped half round copings many of which are moss covered. The wall is in fair condition with area of eroded pointing particularly near the base. At a point midway along the boundary there is a gate opening which has a decorative steel gate hung on a steel post with another similar post at the closing side. The gateway is connected to the Church porch by a flagged path in a mixture of concrete and stone pavings with very wide joints. To the east of the opening the level of the ground rises up against the wall. It also contains a small number of shrubs and a mature tree. 22.3
- xLvii) Churchyard – East Side: The eastern boundary is in three parts, the southern section is formed by a low stone wall with heavy, roughly, cut, square, and moss covered copings, which is in fair condition. Outside of the boundary is an open field, however a laurel hedge has been planted on the outside of the wall beyond these the wall comes to an end and the boundary seems to be defined by an earth bank which is covered in shrubs, mostly holly, hawthorn and elder. To the northern end of the wall there is an area of very loose stone presumably caused by now removed holy trees. The final, northern section of the boundary is formed by a close boarded softwood fence, beyond which is a large Victorian house which was the original vicarage. There are further shrubs growing in front of the fence. 22.5
- xLviii) Churchyard – North Side: The northern boundary is formed by a low stone wall in sandstone random rubble with roughly shaped half round copings. The wall is in fair condition with areas of eroded mortar joints. The land beyond the boundary is occupied by the present vicarage. There are a number of mature lime trees and large shrubs along this boundary on both sides of the wall. There is also ivy growing up some stretches of the wall. The Churchyard here has a concrete flagged path running down the side of the Church, and the remainder is covered in thin grass, in common with the other sides. A large wheelie bin is kept adjacent to the north wall of the Church at its west end. 22.6

**Indicative cost for the works in Category 3 would be £15,000 excluding VAT and fees.**

**Work to be Considered Beyond 5 Years: Category 4**

- xLix) Window W17 14.5



- b) Has a broken pane at the bottom of the light and stone missing from the rebate at the base of the right hand jamb. Shows some movement but not excessive.

Window W20

- a) There is a broken pane at the base of the leaded light. Some distortion but not excessive.

**Works Recommended Improving Energy Efficiency: Category 5**

None

**Work Recommended Improving Access: Category 6**

- L) Sanitary Facilities: There are none within the Church but there were previously toilets available when required in the nearby Church Hall. However, this has now been sold so the PCC are considering installing a wc in Church. There is a water supply and tap outside of the boiler house for use in the Churchyard. 15.1
  
- Li) Access: Access to the building is level externally but there is one step at the entrance, and one step to the pew seating areas. There is therefore no convenient location for a wheelchair to be parked except at the front of the Nave. Wheelchair access is not possible into the Vestry from the Nave as the doorway is very narrow. Consideration should be given as and when funds permit to improve accessibility generally. 19.1

## Appendix A

### a) General

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

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

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

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

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

### b) Priorities

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

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

### c) Scope of Report

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

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

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

e) Pointing and Masonry

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

f) Heating Installation

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

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

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

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

g) Electrical Installation

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

editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

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

i) Maintenance Between Inspections

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

j) Fire Insurance

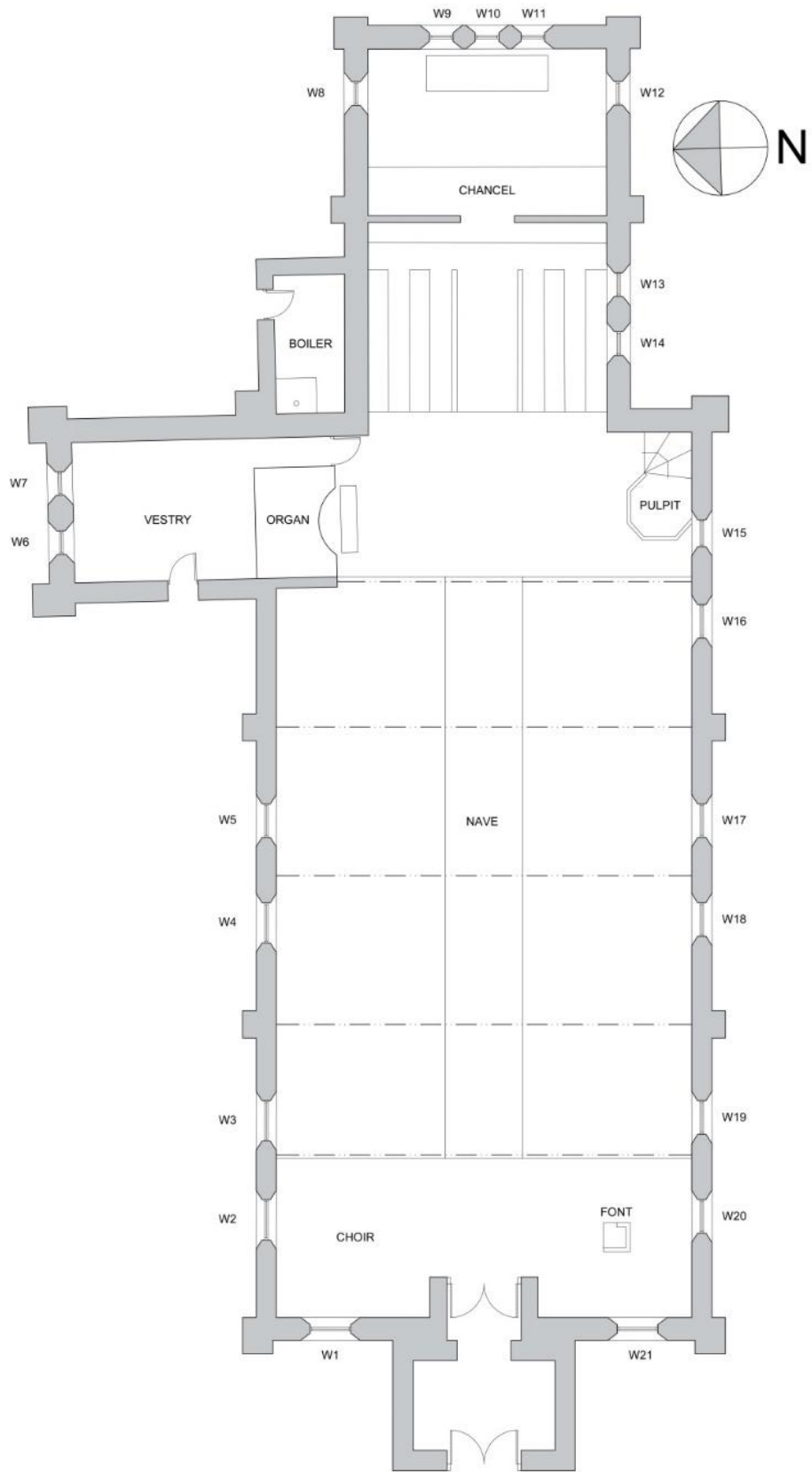
The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sup>2</sup> (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.

Images to show mortar defects.







## Appendix B

### Stained Glass Conservation Work undertaken by Jonathan & Ruth Cooke During 2016-17

#### **Byers Green St Peter nll:**

##### **Conservation work carried out September - November 2017**

Substantial releading. A section of original lead work has been retained in panel 1a. No maker's mark was found in the channel of the leads. A sample has been retained for comparison with that of sll, with which it is a pair, currently awaiting assessment on the bench.

A preliminary rubbing was taken: on dismantling. As with windows nV and nVII, previously conserved and substantially released, it was found that the shape of some of the pieces of glass did not correspond well with the lead matrix; the holes were filled with fragments of lead, solder, leaded light cement. In releading, we have retained the original peculiarities, wherever practicable.

Once removed from the leads, the individual pieces of glass were cleaned using squirrel hair brushes, followed by controlled use of deionized water on cotton wool swabs. There was a significant number of reversed border pieces - all were retained as found.

New leads replicated the originals in size and profile: Stillemans ¼", 5/16" and 3/16"

Fractured pieces were bonded using Silcoset 152

See conservation diagram for one replacement: one painted piece of unpainted replacement in 1a (amber border) replacing, one holed piece.

Replacement glasses

Amber pot metal: Tatra

Conservation diagram: legend

Ea = edge joined with adhesive

M = modern glass newly inserted

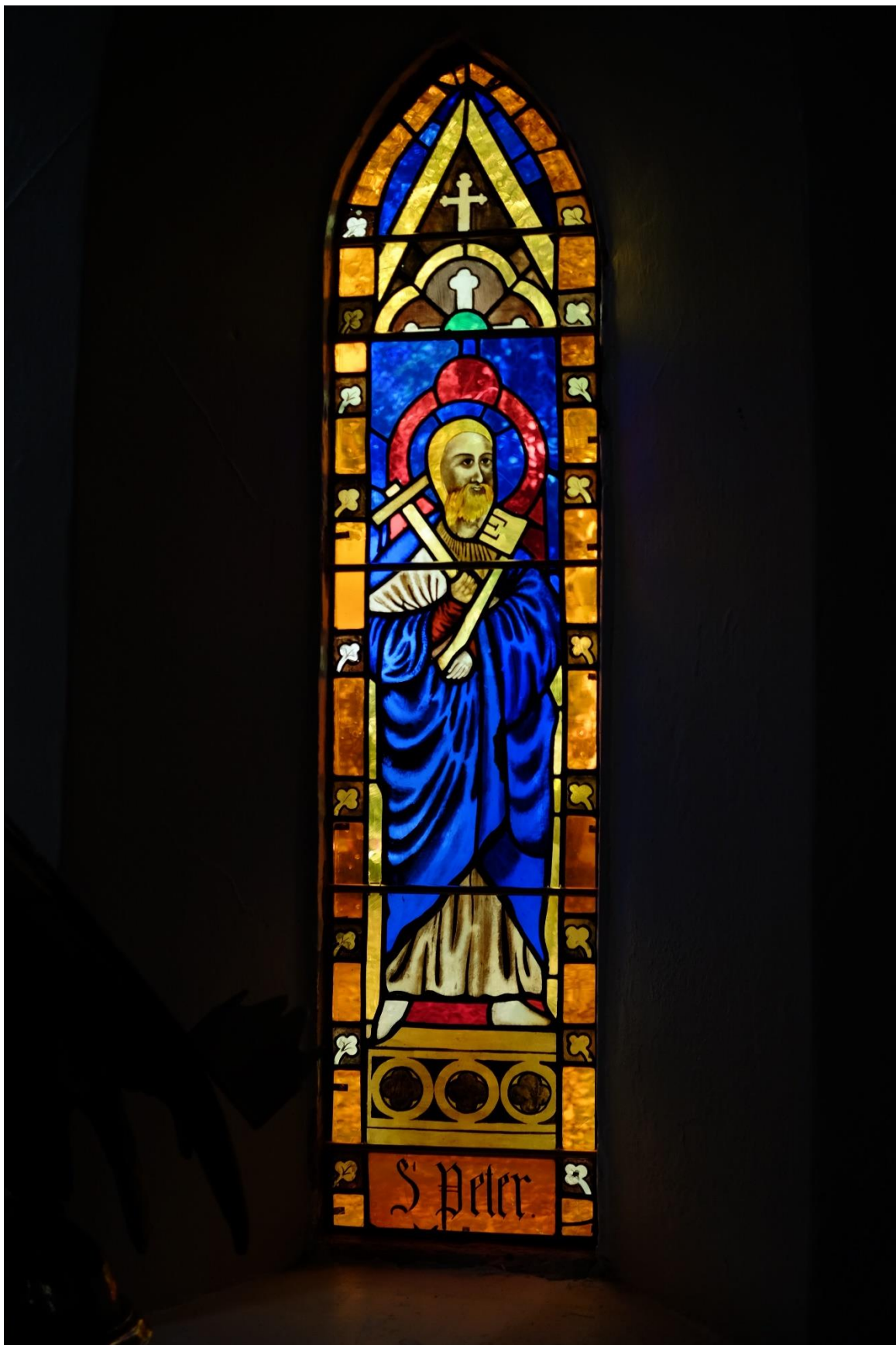
R = glass reversed in original lead matrix

Reinstated 4 November 2016 with soft permanent mortar mix. Polycarbonate protection cleaned and reset at 2" from stained glass, with new non-ferrous fastenings.

Jonathan & Ruth Cooke



nii) Window W8



**Byers Green St Peter nVII: Conservation work carried out October - December 2016**

Substantial releading. A section of original lead work has been retained in each of the three panels, with some joint strengthening to ensure its integrity. No maker's mark was found in the channel of the leads.

A preliminary rubbing was taken: on dismantling, it was found that the shape of the majority of pieces of glass, which had been crudely cut, did not correspond closely with the lead matrix; the holes were filled with fragments of lead, solder, leaded light cement. In releading, we have retained the original peculiarities, wherever practicable - eg the vertical border is not straight.

Once removed from the leads, the individual pieces of glass were cleaned using squirrel hair brushes, followed by controlled use of deionized water on cotton wool swabs. There was a significant number of reversed pieces - decoration exterior - all were retained as found.

New leads replicated the originals in size and profile: Stillemans 1/4", 3/8" and 3/16"

Fractured pieces were bonded using Silcoset 152

See conservation diagram for three replacements: one painted piece of straw-tinted white in 2a, initialled and dated, and two further unpainted replacements in 1a (blue border) and 3a (green ground) replacing, respectively, one holed and one badly shattered piece.

Replacement glasses

Straw tint and blue: Lamberts

Green: Tatra

Glass paint Cookson Mathey ancient brown+ tracing black, supplied by Kansa Craft

Conservation diagram: legend

Ea = edge joined with adhesive

M = modern glass newly inserted

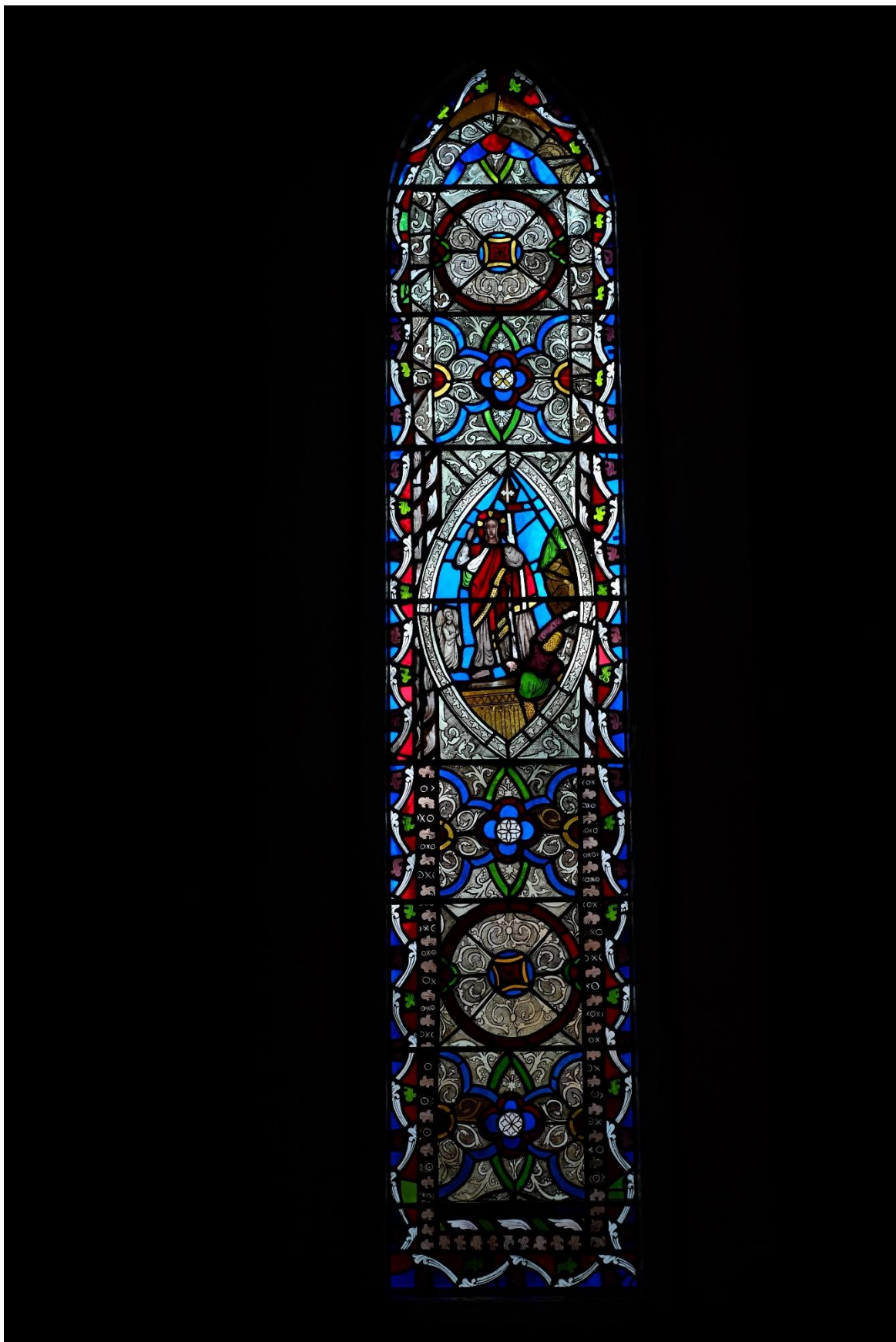
A = new painted pigments (fired colour)

R = glass reversed in original lead matrix

Reinstated 7th December with soft permanent mortar mix. Polycarbonate protection cleaned and reset at 3" from stained glass, with new nonn-ferrous fastenings.

Jonathan & Ruth Cooke

nvii) – Window W2



**Byers Green St Peter sll:**

**Conservation work carried out September - November 2017**

It was not possible to retain any original lead work to this window: the lead was oxidised and structurally very weak.

No maker's mark was found in the channel of the leads. A sample has been retained for comparison with that of nll, with which it is a pair.

A preliminary rubbing was taken prior to dismantling. As with windows nV, nVII and nll, previously conserved and substantially releaded, it was found that the shape of some of the pieces of glass did not correspond well with the lead matrix; the holes had be filled with fragments of lead, solder, leaded light cement. In releading, we have retained the original peculiarities, wherever practicable, but gaps have been filled with lead and correctly soldered.

Once removed from the leads, the individual pieces of glass were cleaned using squirrel hair brushes, followed by controlled use of deionized water on cotton wool swabs. There was a significant number of reversed border pieces - all were retained as found.

New leads replicated the originals in size and profile: Stillemans ¼", 5/16" and 3/16"

Fractured pieces were bonded using Silcoset 152

**Current conservation diagram: legend**

Ea = edge joined with adhesive

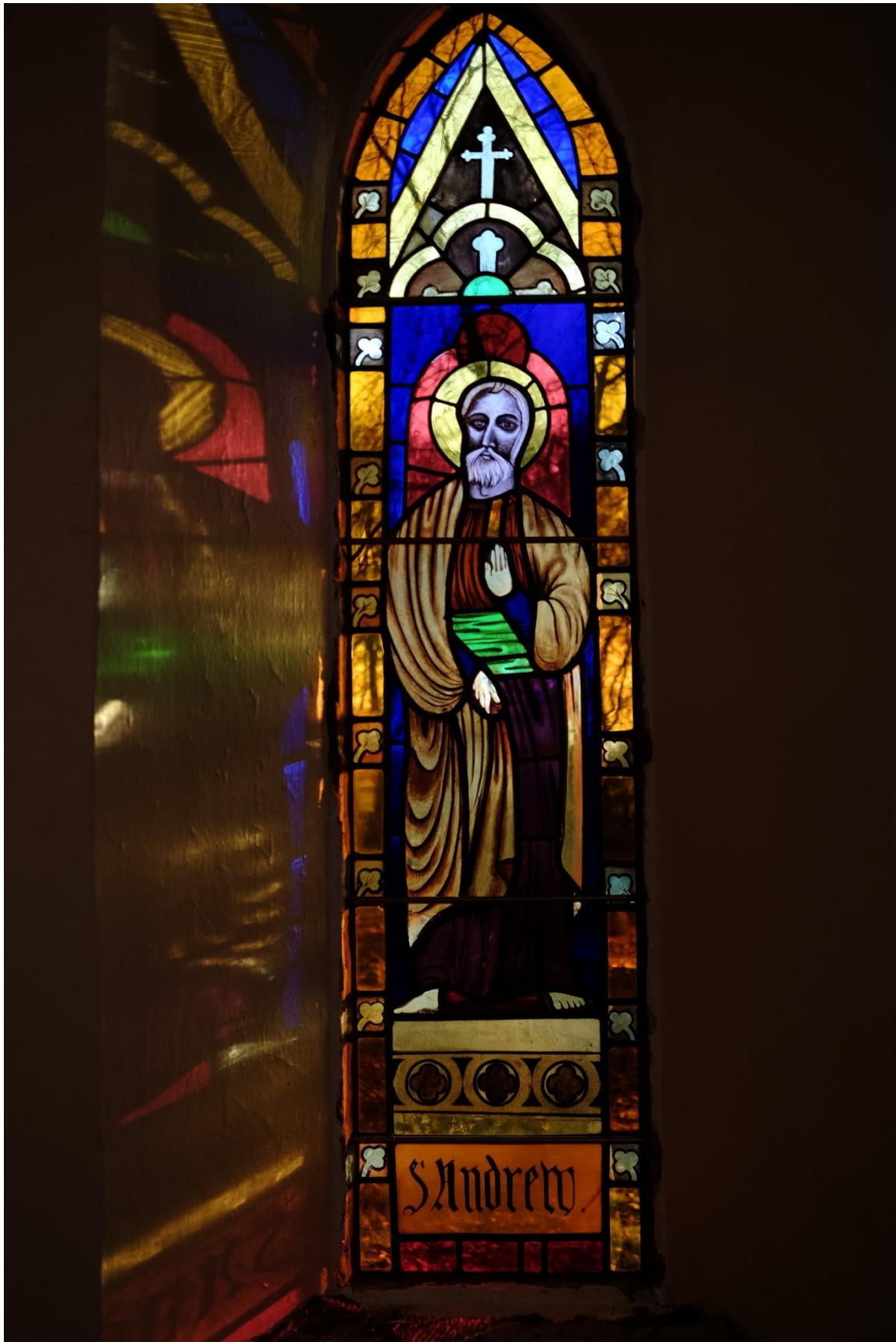
L = leaf lead repair

R = glass reversed in original lead matrix

Reinstated 1 December 2016 with soft permanent mortar mix. Polycarbonate protection cleaned and reset at 2" from stained glass, with new non-ferrous fastenings.

Jonathan & Ruth Cooke

sii) – Window W12



**Byers Green St Peter sIII:**

**Conservation work carried out December 2016 - January 2017**

A small area of original lead work was retained in panel 1a.

No maker's mark was found in the channel of the leads. A sample has been retained.

A preliminary rubbing was taken prior to dismantling. As with windows nV, nVII, nII and sII, previously conserved and substantially reled, it was found that the shape of some of the pieces of glass did not correspond well with the lead matrix; the gaps had to be packed with lead, solder, leaded light cement. In releading, we have retained the original peculiarities, wherever practicable, but gaps have been filled with lead and correctly soldered.

Panel 3a was originally installed inside out, this has now been reversed so that the painted surface is now internal.

Once removed from the leads, the individual pieces of glass were cleaned using squirrel hair brushes, followed by controlled use of deionized water on cotton wool swabs.

New leads replicated the originals in size and profile: Stillemans ¼", 5/16" and 3/16"

Fractured pieces were bonded using Silcoset 152

**Current conservation diagram: legend**

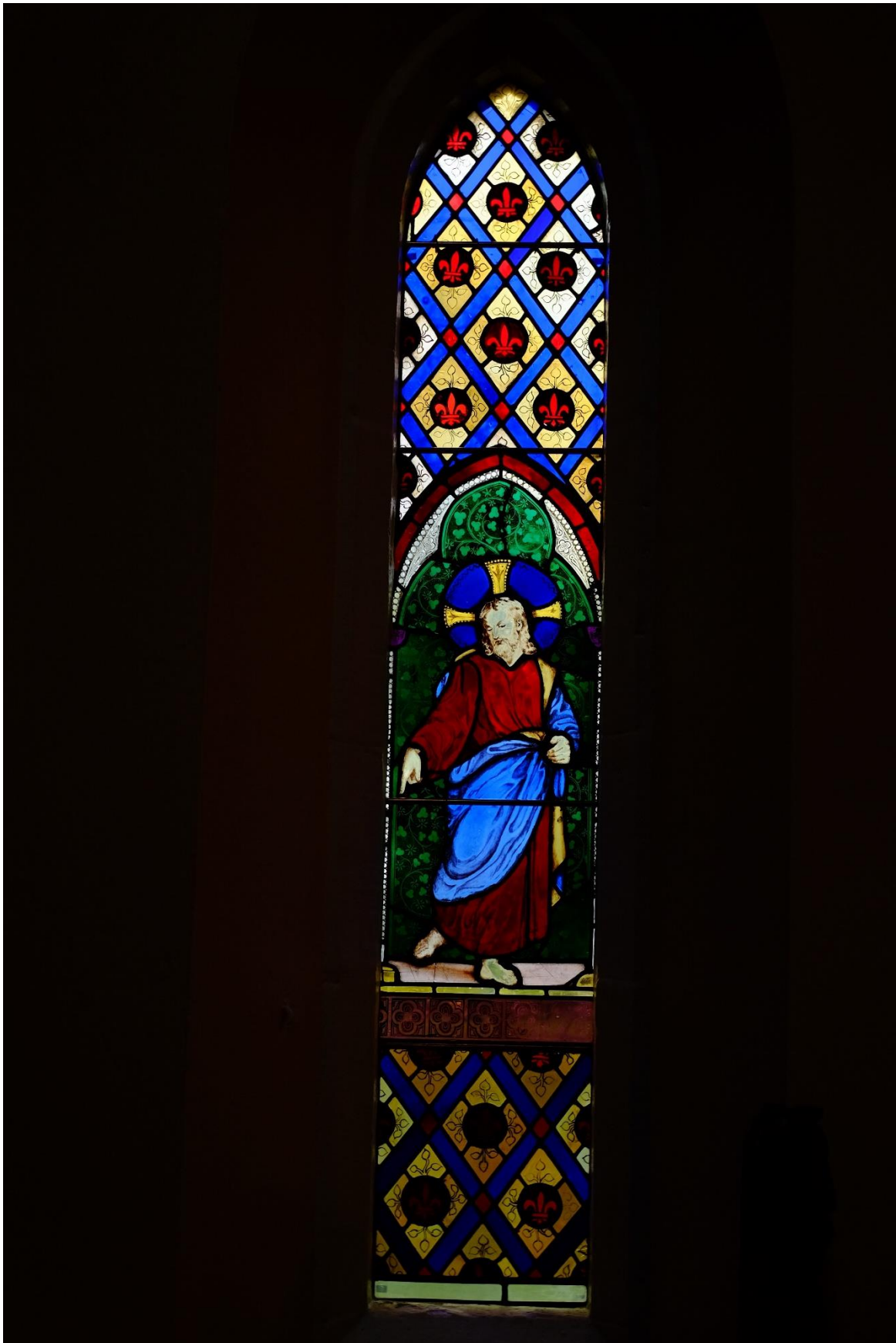
Ea = edge joined with adhesive

R = glass reversed in original lead matrix

Reinstated 1 February 2017 with soft permanent mortar mix. Polycarbonate protection cleaned and reset at 2" from stained glass, with new non-ferrous fastenings.

Jonathan & Ruth Cooke

siii) – Window W13



**Byers Green St Peter sIV:**

**Conservation work carried out December 2016 - January 2017**

A small area of original lead work was retained in panel 2a.

No maker's mark was found in the channel of the leads. A sample has been retained.

A preliminary rubbing was taken prior to dismantling. As with windows nV, nVII, nII, sII and sIII, previously conserved and substantially releaded, it was found that the shape of some of the pieces of glass did not correspond well with the lead matrix; the gaps had to be filled with lead, solder, leaded light cement. In releading, we have retained the original peculiarities wherever practicable: resulting gaps have been filled with lead and correctly soldered.

Once removed from the leads, the individual pieces of glass were cleaned using squirrel hair brushes, followed by controlled use of deionized water on cotton wool swabs.

New leads replicate the originals in size and profile: Stillemans 1/8", 1/4", 5/16" and 3/16"

Fractured pieces were bonded using Silcoset 152

**Current conservation diagram: legend**

Ea = edge joined with adhesive

M = modern glass newly inserted

R = glass reversed in original lead matrix

Reinstated 1 February 2017 with soft permanent mortar mix. Polycarbonate protection cleaned and reset at 2" from stained glass, with new non-ferrous fastenings.

Jonathan & Ruth Cooke



siv) – Window W14

