Diocese of Durham

St Mary, Easington

(46)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

11th November 2025

Archdeaconry of Sunderland
Deanery of Easington
Grade I listed – Easington Village Conservation Area

Incumbent – Interregnum

Report prepared by

Sarah Harrison RIBA

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REVISION A – *First Issue*
Revision B – Incumbent updated

Dates of inspection – 11.11.2025
Weather – Cold with passing showers, 4°C

Date of report – November 2025
Date of previous report – inspection June 2020, report January 2021

PART ONE

1. Inspection notes

1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and tower roof level. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.

1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

2. Brief description

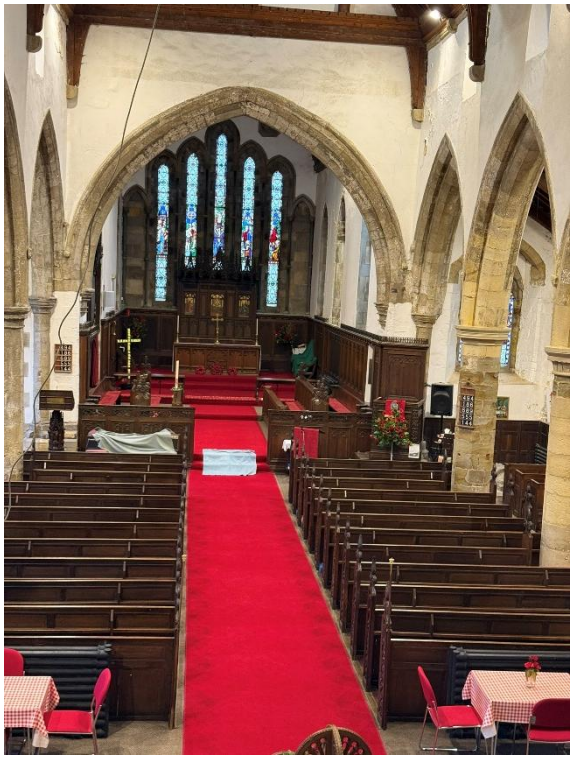
2.1 St Mary's is a large and architecturally important parish church occupying a commanding position at the west end of Easington Village Green, opposite the medieval rectory complex of Seaton Holme. The site is thought to have early origins, with probable pre-Conquest activity and a first documentary reference between 900 and 915, when it was leased by the Community of St Cuthbert. The medieval church was firmly established by the early thirteenth century, when it was re-founded or endowed under Bishop Marisco, and by the mid thirteenth century the parish had become the centre of the archdeaconry.

2.2 The present building reflects this long and complex development. The west tower is the earliest standing fabric, dating from the mid twelfth century, while the aisled nave and chancel were constructed around 1200. Evidence of former rooflines reveals earlier low aisles and a nave without a clerestory, before substantial fourteenth century works raised the aisles, remodelled the chancel fenestration and strengthened the west end and tower with additional buttressing. A north chapel was added in the late thirteenth or early fourteenth century and later adapted to serve as the vestry and organ chamber.

2.3 Victorian restorations had a major impact on the building. The first, under P. C. Hardwick in 1852–53, introduced a new steep nave roof and involved substantial rebuilding of the chancel. This work was widely criticised at the time, and a second campaign by W. S. Hicks in the 1890s sought to reverse the most intrusive alterations, providing the present roof forms and repairing medieval fabric where possible. Later

twentieth century interventions included consolidation of the tower and localised structural stitching and underpinning to stabilise vulnerable corners of the aisles and vestry.

2.4 The church retains an unusually rich collection of early and later medieval material, including significant Saxon and Romanesque fragments, notable medieval effigies, and a substantial group of seventeenth century Cosin-style furnishings such as pews, pulpit elements and panelling. Together with Seaton Holme, St Mary's forms one of the most historically significant ensembles in the region, illustrating the ecclesiastical and administrative prominence of Easington over more than a millennium.



Internal View looking to Chancel

Internal view to Font

2.5 Listing Description

NZ 44 SW EASINGTON HALL WALKS (South side)

7/11 Church of St. Mary

20.2.67 1

Parish church. Romanesque tower, remainder of church early C13. Extensive restoration in 1853 by P.C. Hardwick. Sandstone and limestone rubble masonry. Steeply-pitched green slate roof. Square west tower, aisled nave, chancel and north chapel. Long, low proportions.

4-stage west tower defined by bands. Fragment of Cl0-11 grave slab in base of west wall. Romanesque masonry up to and including corbel table. 2 round-arched openings and later battlemented parapet. 2 massive C14 diagonal buttresses. Pointed doorway of 1853 in south wall.

West ends of aisles have single lancets and buttresses added to support tower arch. C19 aisle windows, mainly in Perpendicular style but some Geometrical, have original rear-arches; similar C19 windows in chancel and 5 stepped lancets at east end with quatrefoil above. East aisle return has original 2-light window with Geometrical tracery. Nave clerestory has 4 small, irregularly-spaced lancets. North aisle and clerestory similar.

Chancel has double-chamfered plinth and, except for north wall, was rebuilt in 1853 using original materials. 3 bays divided by pilaster buttresses; east end has clasping buttresses. South wall has 2-light low-side window with Y-tracery under pointed hoodmould. 2-bay north chapel has 2-light lancets with Y-tracery.

Interior: early Romanesque double-chamfered tower arch. Double-chamfered pointed nave arcades with hoodmoulds and carved stops. Keeled east and west responds. 3 columns alternating round and octagonal, order reversed between north and south aisles. Bases and capitals follow plan of columns: octagonal columns have waterholding bases and capitals with nailhead decoration; 2 of the round columns have leafy capitals. Mid C19 arch-braced crown-post roof has embattled tie-beams. 2 steps up to wide double-chamfered chancel arch on semi-octagonal moulded corbels. East end has detached shafts of Frosterly marble between lancets; flanking blank niches. Barrelled chancel roof.

Furnishings: 48 mid C17 pew ends with deep relief carving and poppyheads in the style of Bishop Cosin's craftsmen. Chancel screen has some mid C17 traceried panelling. Reredos largely mid C17 has carved panels and a crocketed canopy. C19 font on probably medieval moulded base and stepped round plinth.

Monuments: Well-preserved C14 recumbent female effigy in Frosterly marble. Late C13 recumbent freestone effigy of a knight in armour with a shield showing 3 popinjays, possibly Marmaduke Fitz Galfrid of Horden.

(Rev. H.E. Savage, "Easington Church", Archaeologia Aeliana, New Series, Vol XVll 1895)

Listing NGR: NZ4142843444

3. Previous Inspections

This is the author's first inspection; however, the previous 2021 report conducted by Mr D Beaumont was provided and he has been consulted for continuity, additionally the 2014 report has also been obtained and was conducted by Mr I Ness.

4. Recent recorded works

4.1 A logbook beginning in 1989 records several phases of significant repair. Major masonry works in 1993 included tracery and gable repairs at the east end of the south aisle, rebuilding loose masonry to the nave east gable and clerestory, tying and grouting cracked wall faces around the tower, rebuilding the buttress between the tower and north aisle, and general repointing to the south and east chancel walls. Parapet gutters to the chancel and vestries were also relined at this time, alongside internal plaster repairs.

4.2 Further works through the 1990s and early 2000s included installation of a new bell frame and additional bells (1994), organ overhaul, heating pipe replacement and later alteration (1994 and 1999), renewal of south arcade capitals and re-plastering of the vestry wall (2001), new churchyard gates (2002), a sealing membrane over the tower roof (2004), and replacement of the clock final drive shaft (2006).

4.3 From 2003 onwards, structural engineers carried out repeated inspections that identified separation and spreading of the nave clerestory walls. In 2006 a major stabilisation scheme was undertaken: a reinforced concrete ring beam was installed at eaves level to restrain the north and south wall heads, the clerestory wall faces were stitched together, Cintec anchors were introduced to the south clerestory, and the truss feet were bolted and plated to the new wall-head beam. Low-level movement at the arcades was also recorded in the engineer's archive.

4.4 In May 2015 the westernmost bay of the south aisle was scaffolded after stone began to fall from the arch and a column showed signs of breakdown. These defects were addressed through the 2016 Grants for Places of Worship works, which included repairs to the arcade and adjacent masonry. In summer 2020, following the prolonged Covid building closure, small flakes of stone were noted detaching from the nave wall-head string course; this was attributed in reports to damp stone, lack of ventilation and the cold bridging effect around the 2006 concrete beam. Historic

slight separation to the chancel and tower arches has also been recorded, together with earlier movement at the east end of the chancel (south side kneeler), reflecting the long-term structural behaviour noted in previous quinquennial inspections.

4.5 Subsequent works have included roof repairs, further heating pipe adjustments and a major clean of parapet gutters, together with periodic tree pruning and general maintenance.

4.6 The logbook was up to date and recorded works completed, including routine testing. Some certificates were present, it will be noted in the relevant sections where documentation was missing, the works in the last 5 years included the following:

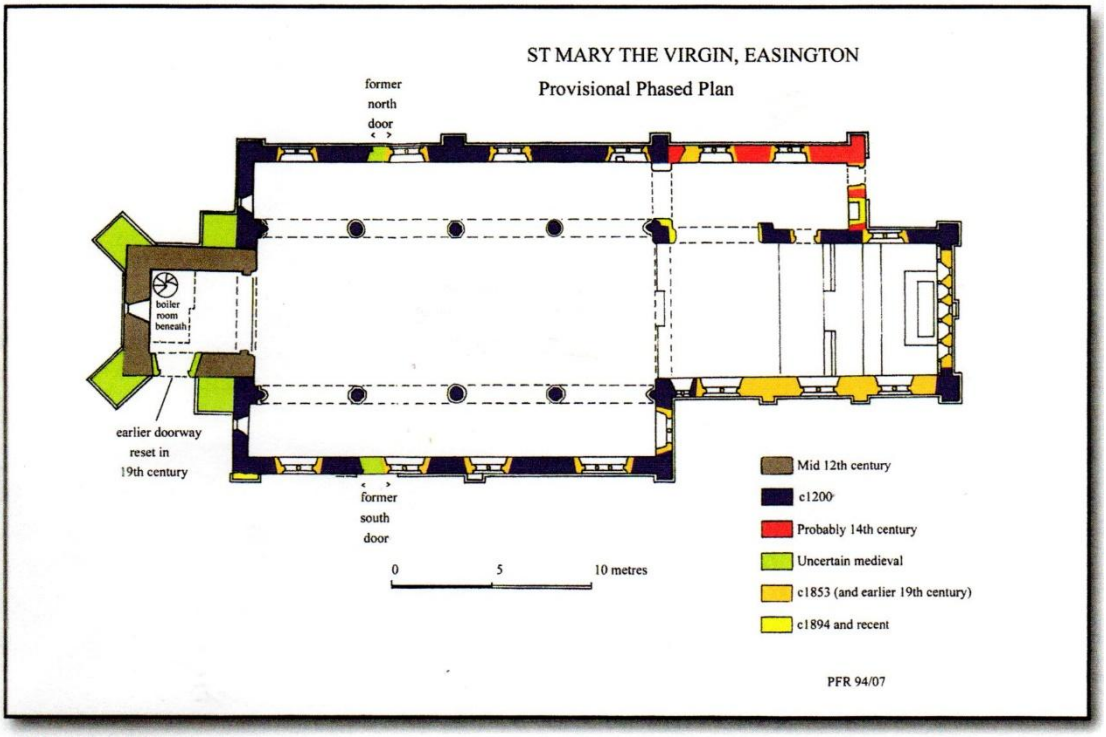
Dates	Works Description	By Whom
2021	Alarm service	Steadfast
2021	New LED floodlights	V Elwick & Son
2021	Repairing hoppers N Aisle, N Chancel, replacing slates, cleaning gutters & downpipes	David Ferguson
2021	Remedial work to roof and tower	David Ferguson
2022	Electrical repair LED	Steadfast
2023 Aug	1ST Stage of remedial lead theft	David Ferguson
2024	Lightning protection replaced, and one new conductor	Stone Technical
2024 July	Lead theft emergency repair	David Ferguson
2024	Smartwater to church roof, lead, gutters & hoppers	Innovative Roofing
2025 Jan	Lead theft work completed	David Ferguson

5. Summary of condition

5.1 The church has experienced structural movement historically, most notably to the nave clerestory walls, which were subject to major stabilisation works in 2006 including the installation of a reinforced concrete ring beam at eaves level, stitching of wall faces and anchoring of truss feet. Since that time, the nave appears to have remained broadly stable. However, historic and continuing evidence of movement is also present at the east end of the chancel, particularly to the south side kneeler, together with cracking around the chancel arch and flanking masonry. These defects have been noted in previous quinquennial inspections and appear largely longstanding, though some areas now appear slightly more pronounced and should continue to be monitored carefully for any signs of progression.

5.2 The most significant defects identified in this inspection relate to water ingress and moisture management rather than structural instability. Repeated lead theft has resulted in sections of the parapet and box gutter linings being temporarily protected only by Visqueen, leading to active damp penetration internally and accelerated deterioration of plaster and masonry. Rainwater goods continue to suffer from chronic blockage, misalignment and inadequate maintenance, with widespread evidence of overflowing parapets and downpipes contributing to dampness and stone decay. The tower roof covering, comprising an ageing liquid-applied membrane over a reinforced concrete slab, is at the end of its effective life and shows widespread patching and localised concrete spalling, the extent of which is uncertain and should be considered as part of a future replacement scheme. Internally, prolonged moisture ingress has led to extensive breakdown of plaster finishes at high level, particularly around the chancel, organ arch and nave clerestories. In addition, the heating system is now beyond its intended service life, with one boiler acting as a donor unit for the other, and replacement should be anticipated in the near term.

Plan of the church (Courtesy of Peter Ryder - NTS)



PART TWO

6. Roof Coverings

6.1 Tower

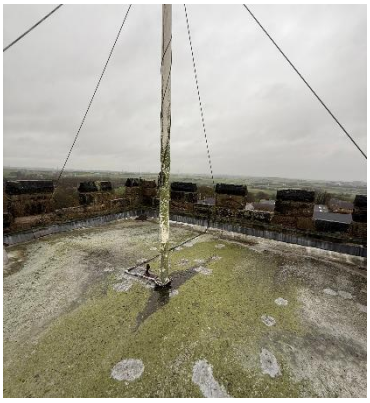


Figure 1- Tower roof

Figure 2- Stone removed

6.1.1 The tower has a reinforced concrete roof slab with downstand beams and shallow falls towards the north and south, draining to two outlet pipes on the east side that discharge via hoppers, both of which are completely blocked. The concrete roof was historically left exposed, and by 2002 water had penetrated the slab, causing reinforcement corrosion and localised spalling. A liquid membrane reinforced with fibreglass was applied in 2004. This coating is now more than twenty years old and shows widespread patching, flaking, holes and tears, including failure around the hatch and the north-east outlet. While it has been patched repeatedly and may tolerate one final round of repairs, full renewal of the roof covering is recommended. There is a lot of silt build-up on the roof, particularly at corners.

6.1.2 The parapets consist of single-stone copings with coarse-grit pointing. The southeast crenellation was loose at the time of inspection and due to its position over the entrance, an emergency call was made to David Ferguson's team to come and make this safe by removing the stone and resting it on the roof. All should be checked regularly to ensure their stability. Additionally, to the southwest corner there is a heavily weathered stone which may need replacement soon to ensure the stability of the stones above. To the base of the parapet there is a lead flashing, this has a large split on the west side but otherwise generally sound.

6.1.3 The glass-reinforced plastic flagpole is mossy but no defects were noted, however the southern steel stay is loose at the anchor point into the parapet stone and required re-fixing[1]; the remaining stays appear secure. Some rust is visible on bolts fixed through the roof.

6.1.4 The lightning protection system includes four air terminals and a connection to the flagpole, although this does not extend to the top of the pole.

6.2 The Nave and Chancel roofs are green westmoorland slate, reportedly re-slated in the 1950's, There was also re-slating works noted as part of the 2016 GPOW works to the S Aisle but limited to localised replacement. All slating is in variable widths laid to diminishing courses, generally sound with defects noted as follows:

6.2.1 To the southern slope of the nave, nearest the tower there are several slates which have lifted or have broken corners. There is one broken slate near the ridge, furthest from the tower.

6.2.2 South chancel has a few slates with broken corners, but none currently appearing to affect waterproofing.

Figure 3- Nave roof from tower

6.2.3 The north chancel and nave are generally more moss covered, the chancel has limited visibility but there is an area at the ridge, nearest the nabe where the slates appear to be slightly dislodged. At the nave ridge there is one slate missing.

6.3 The southern aisle also has green Westmorland slate with lead soakers and cover flashings against the nave. Unknown flashings to the watertables, assumed to be lead. Centrally there is a slate which appears to have been tilted and jammed back in position, below which there is wide gap between slates.

6.4 The Vestry roof is similarly green westmoorland slate but to a much shallower pitch, there is an area of algae staining centrally, assumed to be in line with the outlet from the chancel. A number of slates appear to have been replaced, some better matches than others.

Figure 4- Watertable over N Aisle

6.5 The north aisle also has green Westmorland slate with lead soakers and cover flashings against the nave. The watertable to the vestry is much taller and has a lead flashing and mortar flaunching which is breaking apart. Again, green algae staining in line with nave outlets. As noted in the last quinquennial, the watertable here is laminating and this is causing leaks into the wall below, this area needs to be thoroughly addressed with replacement of the watertable stones and replacing the cracked mortar beneath.

6.6 The roofs are formed with deep parapets and are generally lead lined; however, due to repeated incidents of lead theft, there are now significant defects in the coverings. Two areas, at the south nave nearest the tower and at the mid-south chancel, are currently protected only by temporary Visqueen sheeting and causing damp issues internally. These areas require permanent repair as a matter of urgency. It is understood that the PCC is understandably reluctant to reinstate traditional lead coverings given the frequency of theft, and it is therefore recommended that the PCC engage with the DAC at an early stage to explore the use of a suitable lead alternative. Any alternative material would need to be carefully considered, detailed and approved, having regard to the significance of the building, long-term durability and compatibility with the historic fabric.

7. Rainwater Goods – The parapet sumps discharge via lead spouts fitted with modern weirs and overflows, which then drop into lead or glass-reinforced plastic hoppers. With the exception of the tower and clerestory pipes, all downpipes have reportedly been replaced in GRP, detailed to resemble lead. The clerestory pipes discharge via hoppers onto the aisle slates, while the north chancel spouts discharge directly onto the vestry and organ roofs.

7.1 There is a longstanding and recurring problem with blockage of the parapet sumps and outlets, previously reported and still evident. This arises from a combination of limited maintenance and inherent design constraints. While the lead hopper arrangement is generally adequate, it constricts where it connects into the downpipes and is prone to choking. Approximately seventy per cent of the downpipes, have been found to be blocked. Those to the south had vegetation growing from the head.

Figure 5 – Overflowing hopper at Tower

7.2 The tower has two outlets through the roof leading to lead hopers, which fall onto the nave slates, this is currently putting a lot of pressure onto the nave box valley which is missing its lead. Currently also overflowing at the time of inspection.

Figure 6 – downpipe short of gulley

7.3 At ground level, downpipes generally discharge over cast iron grilles into continuous concrete ground gutters formed in shallow trenches around most of the building, with the exception of the vestry, organ chamber and tower. The grilles may connect to soakaways, although no positive drainage has been confirmed. Localised blockages were noted at several grilles, with soil and leaf build-up restricting discharge. In places the downpipes do not discharge into the gulley and would benefit from shoes as the base of the wall in very damp.

7.4 Some downpipes are also inadequately fixed back, increasing the risk of misalignment and leakage. There is also significant algae staining behind the northern downpipes and they should be checked to adequately carry water in heavy rain conditions. This also appears to be linked to damp patches internally.

8. External Walls & Buttresses – Mixed buff sandstone and grey magnesian limestone, prevalent in the area. Both stone types see different levels of weathering across each facade. Pointing in a variety of types and conditions across the facades.

Figure 7 – East Elevation

Figure 8 – Cracking at kneeler

8.1 East Gable (Chancel) - The water table to the east gable is steeply pitched, with generally sound masonry and buttresses. There is an open joint at the apex and a crack to the south kneeler. Above the northernmost lancet there is also an open joint within the stonework. Some outward movement is evident at the outer edges of the wall head, more pronounced on the south side, consistent with movement noted in the previous quinquennial inspection. This appears slightly more active than previously recorded and should be monitored, with particular attention to the south kneeler.

8.1.1 There is a central buttress beneath the middle lancet and the cill has an open joint in this location. There is also an open joint against the northern buttress, which would both benefit from re-pointing in order to monitor.

8.1.2 A relieving arch is visible in the stonework above the lancets, with one stone showing slight dishing but no evidence of distress.

8.1.3 The stones to the watertable require re-pointing and it would also be wise to check the stability of the finial cross when this is done.

8.2 South Chancel - There is slight lamination to one of the parapet stones, though this does not currently require intervention, it would benefit from the adjacent

joints being re-pointed. The general walling is otherwise sound, with some localised erosion. A short run of four stones at the west end shows more pronounced weathering and may warrant attention within the next five years.

8.3 South Aisle - This area has been heavily cement-repaired in the past and contains several significant pockets of erosion, some of which were addressed as part of the GPOW works. The parapet is notably laminated in places, with a couple of apex stones appearing likely candidates for replacement in due course, and there are open joints within the pointing. A panel of stonework beneath the westernmost window is the most affected. The moulded string course below the parapet shows decay to approximately twenty five per cent of its length. The westernmost window has staining to the stone beneath due to the metals in the stone.

8.3.1 At the east end, there is also a crack to the left-hand side of the window cill and an open joint. The same issue is evident at the parapet with delamination to the watertable. These defects should be scheduled into a scheme for repairs and replacements in the next 10 years

Figure 9 – S Aisle stone decay

8.3.2 To the west end a lightning conductor tape comes down the side of the buttress and there are no defects notable other than the parapet string course decay discussed above.

Figure 10 – N Aisle stone decay

8.4 South Clerestory - This elevation reportedly underwent comprehensive repointing as part of the 2016 GPOW works, which also included replacement of one clerestory arch, renewal of several quoin stones, partial rebuilding of walling at the east end, and repointing to the coping parapet. All still appears sound apart from some algae behind the westernmost hopper, as discussed in section 7.

8.5 North Clerestory - The parapet is generally serviceable, although approximately ten per cent of the string moulding requires replacement as part of the repair scheme identified earlier, to be completed within the next ten years and planned within the next five. There is some erosion to the redundant central water spout, together with open joints to the walling, localised stone erosion and areas of partial cement covering.

8.6 North Aisle –

8.6.1 The west end includes a substantial buttress to the nave, which appears generally stable, although slight cracking and dampness towards the upper section were noted, consistent with observations in the previous inspection. The raking moulding beneath the parapet is notably decayed, similar to the condition on the south elevation. Much of the stonework has been heavily cement-coated, and a number of stones would benefit from replacement, including areas to the window reveal.

8.6.2 On the north elevation, extensive cement pointing is present, with numerous open joints, particularly at low level and around the buttresses. Past leakage from rainwater pipes has resulted in localised wetting of the wall surfaces and erosion of the underlying stone. The parapet is generally serviceable, though some joints would benefit from repointing, and the stonework immediately

below is heavily eroded. The eastern window on this elevation shows poor stone condition above the opening, which should be programmed for replacement as part of the next repair phase, as should the replacement of the missing stone above a former blocked doorway which has been reported several times in the past.

8.7 Organ and Vestry - The parapet is generally serviceable, although there is slight lamination to one of the stones. There is localised decay beneath the string course, which appears to have been subject to earlier patch repairs. A pronounced crack runs down adjacent to the easternmost window, though mentioned in the last QI no photographs for comparison. There are also records of remedial works in this location in 1981, and the current bellying of the masonry may relate to those earlier interventions and appears unchanged. The wall surface is noticeably eroded beneath the downpipe and shows significant green staining.

Figure 11 – E end of N aisle

8.7.1 To the east side, the raking parapet appears generally in better condition. There is some erosion to the stonework above the doorway, although not significant enough to require intervention currently. Large open joints to the watertable, where stones may require re-pointing or re-setting, all appear very damp above the string course. This is likely linked to the damp seen internally at item 14.2.

9. Tower Bells, Frames & Clock

9.1 Tower: Three stage rubble tower with large buttresses. A string courses at just above mid-height and three quarters up above which there is a projecting band with corbeled supports beneath and crenellated parapet above.

9.2 Tower Elevations:

9.2.1 West elevation – fair condition, low level has some pleasant grave slabs built into the wall. Some open joints at low level and a patch of eroded stone centrally, though not currently requiring action. The northwest buttress has some heavily eroded stones; one looks to be missing and should be replaced to prevent water ingress here. To the southern buttress the condition at the top is also poor and there is quite a wide mortar joint at high level, some stone consolidation here may be advisable. To the top stage, two cross anchors can be seen but the height and screening by trees makes the condition difficult to comment on at this level.

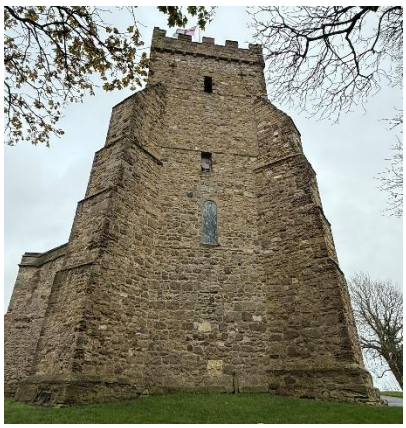


Figure 12 - W tower elevation

9.2.2 North Elevation – Erosion of the crenellations and string course below, appears worse than other sides. Two cross anchors to the top stage and one to the stage below. Large buttresses at base and some open joints at plinth level. Above the easterly buttress there is a small area of stones which would benefit from re-pointing as it correlates with an area of damp internally – see item 9.5.2.

Figure 13 – Tower hopper outlet

9.2.3 East Elevation (over nave) – limited view, only able to see the top stage which also has a clock centrally. Two cross anchors can also be seen. It is unknown when the clock was last inspected at close proximity, therefore this is advisable. The stone round the hoppers appears to be eroded, likely due to overflowing. Again, the merlons are slender and all should be checked for stability. The corners are corbeled out further and have a small seating on the corner, which should be closely monitored.

9.2.4 South Elevation – The main entrance door sits at ground level, between two buttresses. A single cross anchor at the middle stage and two at the top stage. Stone walling is generally in ok condition; the top projecting band has some erosion and needs to be monitored. As noted in section 6.1.2 one of the merlons was loose and had to be removed for safety, all should be checked. There is also a small pocket of erosion over the south aisle. Top of buttresses are eroded, which means water must penetrate into the stone here and some consolidation should be considered.

Figure 14 – Erosion to top of buttress

Internal Tower

9.3 Belfry –

9.3.1 Ceiling / Roof Structure - The tower roof comprises an approximately 200 mm thick reinforced concrete slab with deep downstands of around 300–400 mm bearing onto the masonry walls. Localised spalling is present beneath the east beam and at the west end adjacent to the roof hatch. A crack was noted on the west side in the vicinity of the flue, and a rusting reinforcement bar is visible at the south-east beam end. The extent of any progression since earlier reports is unknown and should be monitored and reviewed as part of the design of any future roof-replacement scheme. There is some erosion to the stonework adjacent to the ladder at the west end, all of which are mentioned in previous reports.

Figure 15 – Hatch to roof

9.3.2 Walls - The internal wall faces appear generally sound, with no obvious cracking observed. The louvred openings are fitted with shutters, with one smaller window On the north side the louvres appear slightly misaligned but could not be inspected closely. Expamet mesh is present internally appears ok.

9.3.3 Access within the belfry is awkward in places. The exit from the ringing room ladder would benefit from additional grab handles, as would the top of the belfry timber ladder. The intermediate walkway between ladders is poor, consisting of a single timber plank supported on two steel beams with unprotected gaps on either side. The timber pole ladder from this platform to the roof hatch is in fair condition;

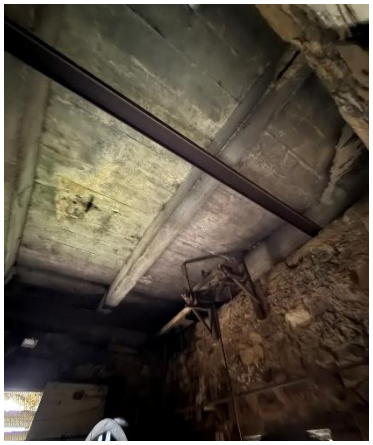


Figure 16 – Structure of roof

however, the hatch itself is heavy to operate when standing on the ladder, particularly in the absence of handrails or guarding.

9.3.4 Floor - No signs of water penetration were observed at floor level, although there is a significant accumulation of dust and bird foul. The floor is likely to be concrete, although this could not be confirmed visually.

9.4 Ringing stage –

9.4.1 Ceiling - The ceiling is over-boarded with pine boarding.

Figure 17 – window in ringing chamber

9.4.2 Walls - The walls appear generally sound. An aluminium flue runs vertically through the space, alongside what appears to be an earlier brick flue, the brackets holding the flue pipe are loose. The brickwork shows signs of salting, possibly indicating a former flue or rainwater route, although its precise function is unclear.

9.4.3 Floor - Timber floor with carpet finish.

9.4.4 General Condition and Access - The room would benefit from general cleaning and redecoration, as areas of paintwork are breaking down. The west window is in poor condition, having been damaged previously, and presents a risk of bird ingress. The window has a loose pane of glass leant up against the frame, this require repair. This window also serves the security alarm installation. The door catches on the carpet, and access is awkward, with the key stored on a string within the room, requiring twisting at the top of the stair to operate. Access to the belfry is via a long ladder, which is difficult to use; an aluminium ladder has been affixed to the top of an old timber ladder which has significantly reduced the opening hatch size at the top and is barely accessible.

9.4.5 The room contains the clock by W. Potts and Sons of Leeds (dated 1895), with associated weights and chimes. The clock is reportedly maintained by Smiths of Derby, with the last recorded inspection in July 2025. Two electric convector heaters are installed (plugged into sockets), and the heating expansion tank is also located within the room.

Figure 18 – ceiling beams

9.5 Bottom stage

9.5.1 Ceiling / Structure - The ceiling is generally in fair condition but shows areas of staining, the cause of which is unclear and may be historic. Large timber beams supporting the floor above appear sound overall some beams have pronounced shakes, likely attributable to natural timber movement, and does not currently give rise to concern.

9.5.2 Walls - The walls are limewashed and generally sound, with some minor hairline cracking in the finishes to the north and south walls. However, a substantial area of flaking paint has developed on the north wall since the previous inspection. This may be linked to external conditions, potentially associated with the adjacent buttress, and should be monitored once external pointing has been carried out. A west-facing window is present and appears serviceable, though dusty with a little flaking paint to the arch.

Figure 19 – damp patch to tower

9.5.3 The floor is formed of slightly undulating stone flags and includes an inset blue ledger and areas of coir matting. The matting presents a minor trip hazard, particularly around the entrance area.

9.5.4 Access and Fire Considerations - The flagged floor is supported on light steelwork of varying sizes. In some locations the end bearings appear limited, and there is concern as to whether the steelwork has adequate fire protection, particularly given the presence of the boiler below. Access to the ringing chamber is via a metal spiral staircase which, while steep, appears structurally sound. The stair partially descends into the boiler room below.

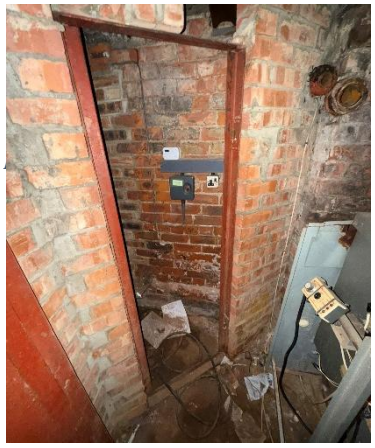


Figure 20 – boiler room entrance

9.6 Boiler Room

9.6.1 Ceiling - Refer to the description above.

9.6.2 The walls are of rubble stone and brick construction. The west wall is severely eroded. Within the space there is a brick enclosure, likely intended as a fire box or fire separation for the boiler; however, this is ineffective in its current form. The metal door to this enclosure is missing, and there is a noticeable smell of gas within the space.

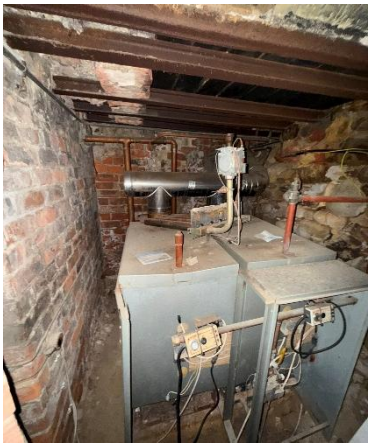


Figure 21 – boiler room

9.6.3 The floor appears to be either beaten earth or concrete; the finish is unclear. There are a number of pipes laid across the floor, contributing to a cluttered and restricted working area.

9.6.4 General / Services and Fire Safety - The room houses the boilers, which are now very old. One boiler is currently acting as a donor unit for the other. Combustion air is provided via a ducted pipe into the space, with a large grille above, which may explain the removal of the enclosure door to avoid restricting airflow. The overall arrangement raises fire safety concerns, particularly in relation to the ineffective enclosure, exposed services and limited fire separation. The space is confined and difficult to work within. Further details on the heating system are addressed in section 20 of this report.

10. External Windows & Doors

10.1 East Gable of Chancel – The east gable contains a stepped five-light lancet window with a quatrefoil opening above. The lancets appear in fair condition, although the presence of grey polycarbonate protective covering obscures the glass joints and limits close inspection. The quatrefoil at the apex shows bird fouling, and a timber backing board behind the opening appears to be split.

Figure 22 – E gable quatrefoil

10.2 The south chancel contains three paired two-light windows with Y-tracery and hoodmoulds, which are generally in good condition, although there is an open joint at the east cill. The external polycarbonate protective glazing is present but appears rather dull, reducing light transmission. There is also a single lancet containing four pictorial glass panels at low level. This window has been subject to a break-in and is now protected by clear polycarbonate glazing.

10.3 East End of South Aisle - The east window to the south aisle is a twin light with Decorated tracery and is in generally good condition. It is unclear whether the external protective layer is polycarbonate or secondary glazing, but a crack is present.

10.4 South Aisle – The easternmost triple-light window is in fair condition, with erosion to the east jamb and to the stonework at the joints, together with erosion at the head of the east mullion. The window is overglazed with polycarbonate, which has become dull and reduces light transmission. The pointing is breaking down, and there is an open joint at the cill.

10.4.1 Further west are three square-headed twin-light windows. These show open joints at the square-headed hoodmoulds and erosion to the stonework at the west end. Inspection was limited due to the presence of metal security grilles mounted on timber frames. The grilles are corroding and staining the adjacent stonework and have previously been cut during a break-in.

10.5 West end of south aisle contains a single lancet with polycarbonate protection. Some of the stones at the reveals are eroded, though not currently affecting the window, glass unable to be seen through hazed and dirty protection.

Figure 23 – Tower door

10.6 Tower door - The door is a vertically boarded timber door with a pointed arched head, fitted with decorative wrought-iron strap hinges and an iron ring handle. The timber is weathered, particularly towards the base, and there is a noticeable gap at the bottom of the door. The stone surround to the arch is heavily eroded and formed of mixed stone types, with areas of slate packing. The pointing to the arch and jambs is breaking down, with a significant open joint at the lower right-hand side of the opening, and further deterioration to the pointing evident within the internal face of the arch.

Figure 24 – Pictorial glass window

10.7 Tower West – There are three window openings on the west elevation:

10.7.1 Belfry louvre – Not readily visible from ground level and therefore not closely inspected.

10.7.2 Ringing room window – A small timber-framed window divided into four panes. One pane is dislodged, and the joinery is plain and undecorated. A pipe penetrates the opening and there is some mesh present, resulting in a poorly detailed and untidy arrangement.

10.7.3 Pictorial glass window – This window contains pictorial glass and is externally overglazed with glass. The pointing to the surrounding masonry is primitive and the glass protection is broken, perhaps from birds flying into the glass.

10.8 West End North Aisle – The west end of the north aisle contains a single lancet window with pictorial glass. A timber frame sits behind eroded masonry, and the polycarbonate protective glazing is held in place with cracked and deteriorating putty pointing. The polycarbonate is hazed, limiting visibility of the glass.

10.9 North Aisle – The north aisle windows are square-headed and of the same design as those on the south side, but are in noticeably better condition. The glazing is leaded

diamond glass and is presently unprotected; consideration may be given to the provision of discreet protective glazing due to the risk of vandalism.

10.10 Organ & Vestry - The vestry window is an arched twin light with wide tracery and a hoodmould. Stone erosion is progressing, and some replacement of affected elements should be planned within the current quinquennial period. The mullions show signs of lamination, and the cills are of average condition, though not in good order.

10.11 Vestry Door - The vestry door is a vertically boarded timber door with a pointed arched head, plain in character and set within a dressed stone surround. The timber appears weathered but generally intact. The door is in overall good condition, although the ironmongery is beginning to show light surface corrosion.

10.12 North Chancel - An arched twin-light window with Y-tracery and a well-formed hoodmould, both in good condition. The external polycarbonate protective glazing is dirty and obscures the glass.

11. External Metalwork, Woodwork & Paintwork

Figure 25- Signage at pathway

11.1 Signs at the north entrance are in reasonable condition and provide a warning regarding gravestone stability.

11.2 Railings lead across the western pathway between the north and west entrances, all of which are in good condition.

11.3 Gates to the east entrance in wrought iron and in good condition.

11.4 Clock dial at the east face of the tower – cast iron, reportedly rusted 10 years ago and doesn't look to have been repaired. Opal glass looks intact.

INTERNAL FABRIC

12. ROOF STRUCTURE & CEILINGS

12.1 Chancel - The chancel roof structure is concealed by a panelled boarded ceiling in plain pine with applied ribbing, forming rectangular and square panels. A small access hatch appears to provide limited entry into the apex void, though no access was available at inspection. There is slight water staining visible, including marking at the west end, which was also recorded in the previous quinquennial inspection, it is unknown if this is historic.

Figure 30 - Nave W end

12.2 Nave - The nave roof is formed by five trusses supporting purlins, rafters and sarking boards. The trusses are of bowstring form with longitudinal beams at the tops of the arches, and braces down to stone corbels. The ends of the trusses are understood to be anchored to the tops of the clerestory walls as part of previous stabilisation works. Evidence of historic outward spread is visible, and appears to be approximately 50 mm in places. Wall heads are infilled. Water marking is present at the west end, thought to be historic but should be monitored.

Figure 31- S Aisle

12.3 Aisles - The aisle roofs are of simple lean-to construction, with principal rafters, purlins, rafters and boarding, and curved braces down to corbels on the north side only. Water staining is present, particularly bad at the west end of the south aisle, slightly lesser to the east end, and at both ends of the north aisle, the purlin to the east is very stained. Additional marking is visible to the boarding along much of the north aisle roof length. These appear to be longstanding, though the areas noted as more severe may be worse than previously reported and could be linked to the condition of the watertables externally.

Figure 32- Vestry

12.4 Organ Chamber and Vestry - The roof structures to the organ chamber and vestry are similar in form to the north aisle, with simple timber construction. The east end of the purlins and ceiling boards are stained by what appears to be recent water ingress. Again this could be linked to the watertable condition.

13. CHANCEL ARCH, ARCADES & MASONRY / STRUCTURE

13.1 At the east end, the chancel contains a large five-light window flanked by blind arches with detached shafts of Frosterley marble. At the corners, there is cracking to the masonry, more pronounced on the south side and reflected externally. On the north side, a diagonal crack runs upward towards the trefoil. Both reported previously and will need to be monitored for any additional movement.

13.2 The chancel arch is a slightly flattened, double-chamfered pointed arch with hoodmoulds to both sides, mottled by remnants of historic limewash. While generally sound, there is an open joint to the south side and diagonal hairline cracking rising close to the apex at both sides, again both noted previously.

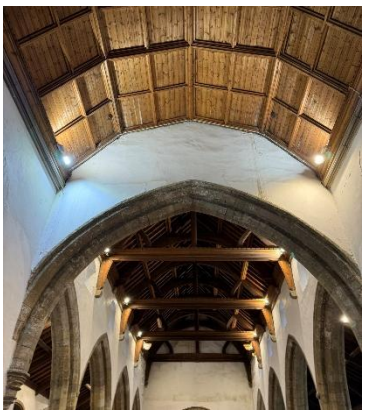


Figure 33- Chancel Arch

Figure 34- historic cracking at arch

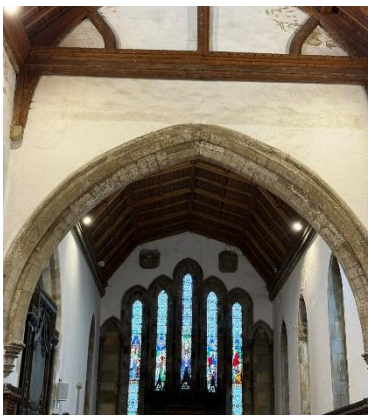


Figure 35 – opposite side of chancel arch

13.3 The tower arch is also flattened, with smaller chamfers and leaning pilasters. The capitals on the nave side are damaged and dark cementitious pointing is present throughout, with the exception of the south side impost.

13.4 The nave arcades are elegant, double-chamfered pointed arches with keeled responds and alternating round and octagonal columns. Waterleaf-carved capitals are present on the round columns of the north arcade at both west and east ends, and also at the keeled responds, though these are now very eroded.

13.4.1 The south arcade was repaired as part of the 2016 GPOW works, including replacement of several arch stones and renewal of capitals, which were executed in sandstone rather than the original magnesian limestone. The west pier has had approximately fifty per cent of its stones replaced. The east pier continues to deteriorate; the third course down is worst and should be considered the next priority for repair. The central pier was repointed during the GPOW works. One stone in the inner order of the arch east of the central pier has cracked and was locally dressed back for safety; the exposed surface is clean, without evidence of salts.

Figure 36 – repairs to arcade

13.4.2 The north arcade retains more historic limewash and is generally sound, though there is surface decay to sandstone at mid height on the central pier and spalling to the west pier. It is reported that earlier repairs may have introduced metal cramps, which could explain the pattern of decay, although no cramps are visible. The north arcade appears to lean outward more noticeably than the south. The columns should be monitored for future repairs.

Figure 37 – erosion to monitor

13.5 At the arch between the N aisle and the organ chamber, open joints are present at the apex, with significant dampness above and to the north return wall. Salts and masonry decay at the bases of the arches between the nave and organ chamber indicate rising damp, likely exacerbated by earlier blocked

drainage and ongoing defects at the exposed wall head above, including failing flashings and pointing. See recommendations at section 6.6.

13.6 The arch between the organ and the chancel is a simple chamfered pointed arch, with some minor salts at the apex, otherwise in good condition.

13.7 The majority of the lancets to the aisles have some open joints or cracking at their heads, these should be re-pointed carefully, so they can be monitored for any progressive movement.

14. Plaster & Decoration - The church is plastered and painted throughout, with the finish in poor condition in places.

Figure 38- Chancel South

14.1 Chancel – The condition has deteriorated greatly since the last inspection report. The missing lead to the southern box gutter has caused water to penetrate into the top of the south wall and this is clearly evident above the easternmost lancets. There also appears to be flaking plaster above each of the trefoils on the east wall.

14.2 Vestry - The vestry shows a significant area of damp to the plaster around the window reveal, continuing around to the door, all of which appears to have been repaired in gypsum plaster in the past. Loose plaster was previously reportedly removed for drying out, however there is another large area of plaster above the door which is failing and needs removing. The source of the damp needs to be identified and repaired prior to any further repairs, and these should be carried out in lime. See section 8.7 for external condition and required repairs.

Figure 39- Organ arch return

14.2.1 To the top western end of the northern wall, there appears to be a patch which may have had damp issues in the past as the plaster is raised.

14.3 Organ Arch (return) - Plaster to the organ arch on the aisle side had become detached and was removed at the last inspection. The failure is attributed to water penetration at the wall head above, as previously noted in sections 6.6 and 13.5. The area appears dryer now it is able to breathe therefore the removal of the remaining plaster may be wise at high level, where is shows damp issues, in order to fully dry out once the watertable issue is resolved.

Figure 40- S aisle W end

14.4 Nave - In the nave, plaster is breaking down at the upper corners above the arcades, particularly at locations coinciding with downpipes, as reported previously. The condition on the south side, western end has become worse, due to the missing leadwork above (see sections 6-7). The clerestory windows to the north see significant deterioration of the plaster to the arch, which appears recent.

14.5 Aisles - The aisles also show deterioration to plaster and decoration, particularly at their ends where downpipes are located. This is most pronounced on the northeast side adjacent to the organ arch, however the west end of the north aisle is also poor at mid-level. At the west end of the south aisle, the arch side is particularly poor and requires attention once the leadwork above is replaced.

15. Partitions, Doors & Paneling

15.1 Chancel –Dado panelling in oak to all sides, the reredos is largely mid-17th century, comprising carved and painted panels beneath a crocketed canopy, and is in good condition. The vestry door is oak paneled and in good condition, though not opened.

Figure 41- Dado panelling

15.2 Aisles – The dado panelling to the aisles is also in oak and is reportedly made from former box pews, it is built forward of the face of the wall so there is some limited ventilation behind it though the panelling doesn't go down to the ground because of the heating pipes.

15.3 Vestry arch (return) – infilled with 1930's oak panelling, this is not fixed at the base.

15.4 The vestry partition is formed of painted softwood boarding and would benefit from some local redecoration where a former cupboard has been removed. The door itself is serviceable but squeaks in use, and the lock is without a key, requiring operation through an access hole in the screen to reach the latch. This arrangement is unsatisfactory and should be rectified.

Figure 42- Lobby doors

15.5 The draft lobby is formed at the tower. The latch to the outer door does not engage properly and there are gaps around the door, resulting in noticeable draughts. The inner door to the nave is generally serviceable but does not close as effectively as it should, and the lower flush bolt is inoperative. There is some dampness to the walls at low level. Overall, the doors are serviceable but would benefit from adjustment and minor repair.

16. Ventilation

The only provision for ventilation is a low-level metal duct through the north wall of the tower, intended to supply combustion air to the boiler room. Both the duct and the boiler room are open to the main body of the church.

17. Glass

17.1 Chancel

17.1.1 North – Two-light blue patterned glazing. The glass is buckling and, although the design matches in both lights, the leading differs. The glazing is dirty and would benefit from some restoration.

17.1.2 East –five light highly coloured pictorial and geometric glazing associated with the Liddle family. The central portion is obscured by the reredos. There is slight buckling to the glass and a general build-up of dirt.

17.1.3 South – Three two-light windows with geometric leaded diamond glazing, reportedly incorporating some reused older painted glass at the west end. The saddle bars have been altered in the past and some repairs from breakages. The glass appears stable but is dirty.

17.2 South Aisle

17.2.1 East End – Two-light pictorial window with quatrefoil, generally sound but dirty.
17.2.2 South Side (East) – Mid-20th-century three light with pictorial glass (c.1950) in good condition; however, the window opening itself has many open joints.
17.2.3 South Side (East Mid) – War memorial window in good condition, with slight open jointing to the surrounding stonework.
17.2.4 South Side (West Mid) – Pictorial window with evidence of past repairs; generally sound, although the central mullion shows erosion at its base.
17.2.5 South Side (West) – Two-light pictorial window with cracked glass and slight erosion to the cill at one corner.
17.2.6 West End A single pictorial window at the west end is broken in three places and dirty.

17.3 Tower - Pictorial glazing depicting a Madonna and child. The glass is darkened and heavily soiled.

17.4 North Aisle

17.4.1 West End – Single lancet with pictorial glazing. The glass is dark and dirty, and the stone surround is in poor condition.
17.4.2 North Side – Four windows with clear leaded patterned glass. There is cracking to the upper panes at the west end and noticeable draughts. The central panes to several windows appear cracked and all are dirty.

17.5 Organ Chamber

17.5.1 Obscure quarry glazing, with one cracked pane noted. Limited visibility.

17.6 Vestry - Similar obscure quarry glazing to the organ chamber. One light has been repaired with new saddle bars and copper tie wires. The glass here is dirty and the surrounding stonework is damp and eroded.

17.7 Clerestory - Narrow diamond-pattern glazing throughout, generally intact but heavily soiled, limited view from ground level.

17.8 Overall, the condition of the glazing has not yet reached a tipping point requiring major intervention. Cleaning would be beneficial, though this should ideally follow any significant repair works, however localised repairs are now required in places. A condition survey by a stained glass specialist, including costed recommendations, would assist the PCC in planning for long-term maintenance and repair.

18. Floors, Rails

Figure 43- Tower base

18.1 Entrance - The stone floor is undulating with a number of open joints

18.2 Tower - The tower floor is one step higher than the nave and is formed of stone flags, which undulate slightly. A blue ledger stone is set centrally within the floor. A coir mat with an edging covers part of the floor; while this may present a minor trip risk, options for improvement appear limited, other than replacing it with a slimmer mat with a rubber edge.

18.3 Choir, Nave and Aisles - These areas have solid floors, likely pitch pine laid in a herringbone pattern. Circulation routes are carpeted. The floors are generally sound. Heating grilles are likely present beneath the carpeted areas.

18.4 Sanctuary - The sanctuary has fitted red carpet laid over solid floors, with felt underlay present in places.

18.4.1 An oak communion rail is installed on iron balusters. The meeting rails have dropped slightly and would benefit from adjustment as they don't currently close.

18.5 Organ Chamber and Vestry - These spaces have fitted carpets laid over solid floors.

19. Monuments, Brasses, Furnishings, Organ & Clock

Figure 44- Font

Figure 45- Effigies

Figure 46- Effigies

19.1 Chancel - The chancel contains a number of small brass and marble monuments, all of which are in good condition. The altar incorporates carved panels. High-quality choir and clergy stalls are present, together with an excellent carved oak lectern and pulpit.

19.2 Nave - The nave retains good quality oak pews with 17th-century ends, featuring deeply carved poppy heads in the style associated with Bishop Cosin's craftsmen.

19.3 Aisles - The aisle pews are plain in character and generally sound.

19.4 Font - The font comprises a stone bowl, possibly medieval and later retooled, set on what appears to be a medieval moulded base with a stepped plinth. It is fitted with a 1956 oak cover by Thompson of Kilburn.

19.5 South Aisle - A monument to the Conyers family is present, with a cracked head and evidence of damp staining to the wall beneath. Adjacent is a classical marble monument, which is generally sound but requires cleaning.

19.6 The tower contains three small brasses, including a 1895 plaque commemorating restoration works amongst other more recent works acknnowledements.

19.7 North and South Aisle East Ends - At the east end of the north aisle is a well-preserved 14th-century female effigy in Frosterley marble. At the corresponding position in the south aisle is a 13th-century sandstone effigy of a knight, together with a medieval stone coffin. Both effigies are located close to large radiators, and consideration may need to be given to the potential long-term effects of heat on the historic stonework, as well as the damp surrounding conditions.

19.8 Bells - There are eight bells housed within the tower, mounted on a steel frame. The bells were last inspected approximately 10 years ago. They are reported to not be rung regularly at present.

19.9 The church clock is by W. Potts and Sons of Leeds, dated 1895, with the dial located on the east face of the tower overlooking the village. The clock is maintained by Smiths of Derby, with the last recorded inspection undertaken in March 2019.

19.10 Organ - The church contains a pipe organ which is regularly played and maintained, with the most recent inspection recorded in June 2019. Repairs are carried out as required.

19.10.1 According to the National Pipe Organ Register, the organ was originally built by James Nicholson of Newcastle in 1852 and provided by public subscription, initially located at the west end of the south aisle. It was moved and refurbished in 1895 by Nelson & Co of Durham as part of the major internal restoration under W. S. Hicks, and further restored in 1994 by H. E. Prested of Durham, largely unaltered.

19.10.2 The organ is housed in the north chancel chamber within an architectural case of stained pine. The present case is of particular interest and is thought to have been reworked by Hicks, incorporating a new cornice and spandrel decoration to match other chancel woodwork.

20. Heating

The church is heated by twin gas boilers located beneath the tower floor, serving cast iron radiators via a large pipe distribution system. The boilers are now significantly beyond their intended service life, and it is understood that one boiler is currently acting as a donor unit for the other due to the lack of available replacement parts. Replacement of the heating system should therefore be anticipated in the near future.

21. Electrical

21.1 The electrical intake is located in the ringing chamber at the top of the spiral stair and includes the meter, main switches, fuse board and distribution board. The main distribution board and associated switches were replaced in 1995. The installation uses fused protection rather than modern trip devices.

21.2 The most recent recorded electrical inspection took place in 2022. The report includes distribution board replacements as a result of a previous EICR. The report notes ‘ the existing installation is in good working condition for its age’.

21.3 Lighting is provided by high-level flood fittings, including eight in the chancel (with paired fittings either side of the altar), ten in the nave, four in each aisle and two in the tower, one of which is not operational. The majority of fittings provide warm light, with some colder white lamps present. There is no flexible switching or dimming provided.

21.4 Power outlets and light switches are surface-mounted metal fittings, wired in white-sheathed surface pyro cable. In some locations, particularly against dark timber, these are visually intrusive. Column speakers are situated at the front of the aisles.

21.5 PAT testing was noted as being carried out in Jan 2025 in the logbook.

22. Lightning Conductor

22.1 The lightning protection system comprises four air terminals mounted on the tower, connected to a down conductor. The base of the flagpole is also bonded into the system, although protection does not extend to the top of the flagpole. The system is inspected annually by Stone Technical, and it is recommended that a full architect-led review is also undertaken on a five-yearly basis.

22.2 The logbook records that in 2019 the system failed testing, at which point Stone Technical condemned the installation before identifying that the issue related to the need to reinstate an earlier repair following theft of the lower section of the down conductor. Repairs were subsequently carried out.

22.3 The most recent inspection report held in the logbook dates from 2023, when the system again failed testing. Records indicate that repairs and replacements were

undertaken following this inspection; however, no inspection or test report for 2024 was available at the time of inspection. Confirmation of the current status of the system, together with up-to-date certification, should therefore be obtained.

23. Water & Sanitary Facilities

The service enters from the SW and terminates in a cold water tap in the porch. No other facilities are present in the church. The nearby church hall provides additional facilities.

24. Fire Precautions - Reportedly serviced annually, however no information in logbook. Date on extinguishers themselves of 10/24, indicating next inspection due 10/25.

Extinguishers noted:
Entrance – 6Ltr Foam
Vestry – 6Ltr Foam, 2Kg CO^2

24.1 The PCC are directed to the explanatory notes at the rear of the report. Advice can be obtained from the fire prevention officer of the local brigade and all extinguishers should be inspected annually. Certificates should be stored in the log book.

24.2 Dual escape route from the base of the tower and vestry, though the vestry door was not opened at the time of inspection. The PCC should produce a risk assessment for means of escape.

25. Security & Health and Safety –

25.1 The church is left open during the day with valuables locked in the vestry. This is in line with current Ecclesiastical Insurance guidelines, however the PCC should make themselves familiar with all recommendations.

25.2 There is a passive infra-red alarm system installed and maintained by the electrical contractor.

25.3 The client is not aware of asbestos on site. A refurbishment / demolition survey was reportedly carried out for the arcade repairs. It would be useful for this to be kept with the logbook.

26. Access - The PCC has a formal resolution in place addressing the requirements of the Disability Discrimination Act. An access audit was undertaken in December 2006 by Christopher Downs, a former inspector, but was not seen at this inspection.

Figure 47- Access to the hall

26.1 Wheelchair Access - The church's elevated position on a hill presents challenges for wheelchair access. An accessible route is available via the western car park, leading to a fairly steep ramp which provides access to the level porch entrance beneath the tower. There is a single step down to the nave, from which point, access is level through to the chancel steps where communion is received.

26.2 Wheelchair users can be accommodated within the aisles or at the front or rear of the nave; however, there are no dedicated lay-by spaces within the pews. The step down from the tower into the nave is managed using a portable aluminium ramp.

27. Churchyard, boundaries, signs, paths, trees

27.1 The churchyard occupies the top of a low rise and falls away on all sides. It is understood to be closed to burials and in the care of the County Council, whose responsibilities typically include the maintenance of boundary walls, headstones and trees. Headstones are present throughout the churchyard; many are leaning, broken or delaminating, the local council should keep a log and regular inspection of their condition, taking ay action as required.

Figure 48- Tree with broken limb

27.2 Given the number and proximity of mature trees along the boundaries, a tree survey should be carried out by the local council, with an ongoing record of tree condition maintained.

27.3 South Boundary

The southern boundary adjoins residential properties and is formed by a stone wall retaining the churchyard above private gardens. The wall is heavily covered in ivy, preventing close inspection and leaving its condition uncertain. Two ash trees are located along this boundary, with a pair of sycamores at the south-west corner and additional sycamores close to the gateway. One of the trees along the southern boundary has a broken limb which needs to be removed safely.

27.4 West Boundary

The western boundary also adjoins residential properties and is defined by a substantial buttressed stone wall, which appears to have been cement-faced, likely to assist its retaining function. There is a significant presence of sycamore trees along this boundary, and the wall appears to be constructed between mature tree growth, which may be contributing to localised movement. A handrail leads down to a metal gate at the northern end; all in good condition. There is slight undulation to the adjacent tarmac verge leading down towards the highway. A narrow gap in the west wall provides access to parking within the Hall grounds via a steep path.

27.5 North Boundary

The northern boundary comprises a substantial battered stone retaining wall, approximately 1.5 metres high, retaining the churchyard. Much of the wall is battered to resist ground pressure. The wall has been subject to cement repairs, with poor pointing noted near the north-west gate and scattered open joints along its length. A shrub is growing from the top of the wall at mid-length, and some coping stones have fallen. To the north of the vestry, missing stones have left voids in the wall face.

Figure 49- Stepped access from E

27.6 East Boundary

The boundary turns to the east and is generally fair. At the north-east curve, the stonework and pointing are fair despite missing copings. A seating area dated 1897 is located against part of the east wall. A long stepped approach rises from the east, flanked by low retaining walls, with the main boundary retaining wall reaching approximately 2 metres in height at this point.

Figure 50- Broken grave slab

Figure 51- Leaning gravestone

Figure 52- Delaminating gravestone

27.7 Gates, Paths and External Features

The main access gate is at the north-west corner, where a moderately sloped tarmac path leads to the church door; a handrail is understood to be in the process of installation. Good tarmac paths are provided to the west and south. The north-west and east gates and posts are modern painted galvanised mild steel and appear sound, although the paint finish is weathering. Shrubs and trees are present along the south and west boundaries, with one large tree close to the vestry; trees along the west boundary have previously been cut back from the adjacent dwelling. A good information sign is installed at the north-west gate.

27.8 Modern floodlighting is provided and is generally effective, although some light brackets appear loose, allowing fittings to tilt back and potentially increasing upward light spill and light pollution.

28. Archaeology - The archaeological assessment says that the church and its site are of high archaeological importance. The local authority and diocesan archaeological advisors should be consulted when significant works are being considered.

29. Ecology

29.1 **Bats -** None reported. No surveys are available, should any works be carried out which will affect roofs a suitably qualifies ecologist should be appointed.

30. Sustainability

30.1 It is unknown if the PCC have carried out their assessment on the DAC's carbon footprint tool. They are encouraged to follow the recommendations provided in 'A practical guide to help your church reach net zero carbon'.

31. General comments

31.1 Overall the largest issue currently is being caused by water ingress, due to either theft of lead from the box gutters or the poor condition of the watertables, both these items should be actioned immediately.

31.2 The church requires some monitoring over the next quinquennial period to establish if there is any structural movement in the chancel, all suggested re-pointing works should be carried out to assist with this assessment.

31.3 The tower roof and initiation of a stone replacement program are the next items which will require significant funds to cover, alongside the replacement of the heating system.

31.4 When upgrading elements such as the heating and the building fabric, thought should be given to sustainability measures and the Church of England's Net Zero targets.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget Costs
Category 1 - Urgent, requiring immediate attention.			
1	Unblock hoppers to tower, clear silt from tower roof	6.1.1, 7.2	£2,000 - £9,999 + £ differential
1	Re-fix parapet stone safely	6.1.2, 9.2.4	
1	Repair box gutters with lead or lead alternative (with faculty approval)	6.7, 7.2, 14.1, 14.4, 14.5	
1	Address fire concerns for boiler room, consider separation of spaces and arrange for engineer to assess ceiling support.	9.5.2, 9.6.2, 9.6.4	
1	Update lightning conductor test in logbook	22	
Category 2- Requires attention within 12 months.			
2	Re-fix flagpole stay	6.1.3	£100k-150k £70k budget £5-10k budget
2	Repair or replace broken or missing slates	6.2.1, 6.2.3, 6.3	
2	Replace watertable stones, re-bed and repair flashings. Monitor damp internally following this and review condition of roofing timbers.	6.6, 12.3, 13.5, 14.3	
2	Assess all hoppers for adequacy and make repairs as required	7.1, 8.6, 14.4	
2	Clear gullies and extend downpipes where required, fix so secure	7.3. 7.4	
2	Re-point and monitor crack at E gable kneeler	8.1, 13.1	
2	Re-point crack and watertable and monitor condition of damp internally, including close inspection of timbers.	8.7, 12.4, 14.2	
2	Re-point N tower externally, and monitor condition internally, undertake some additional consolidation work to top of buttress	9.2.2, 9.5.2	
2	Re-point around windows internally and monitor for movement and assess stone repalcement	13.7	
2	Begin planning for full replacement of the heating system	20	
2	Plan for full replacement of tower roof covering	6.1.1, 9.3.1	
Category 3- Requires attention within the next 12-24 months.			
3	Re-point all areas highlighted in the report	8,9 &10	£2,000 - £9,999
3	Re-point watertable and check stability of cross to E gable	8.1	
3	Fix window in ringing chamber, ease door, consider safety of lock	9.4.4.	
Category 4- Requires attention within the quinquennial period.			
4	Monitor parapet stone and replace within the next 5 years, monitor stability of all parapet stones	6.1.2, 9.2	£15k budget £20k-50k
4	Prepare for localised stone replacement and consolidation scheme	8.3, 8.5, 8.6.2, 9.2.1	
4	Arrange for inspection externally of clock if not done so recently	9.2.3	
4	Improve access to belfry and tower roof for safety	9.3.3, 9.4.4	
4	Re-decorate main door and re-point stone surrounding this	10.6	
4	Localised repairs of glazing, obtain specialists report and clean to specialist's advice	10.7.3	
4	Re-decorate screen to vestry and fix door locking mechanism	15.4	
Category 5- A desirable improvement with no timescale.			
5	Consider improvements to flooring at entrance to prevent trip hazard	8.1, 9.5.3	
5	Ease doors to entrance lobby	15.5	
5	Adjust communion rail so it closes neatly	18.4.1	
5	Continue scheme of repairs to arcade, architect to monitor condition in the meantime	13.4.1, 13.4.2	
5	Monitor staining on exposed roof timbers internally	12.1, 12.2	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Complete and maintain the Log Book		
	Keep the tower gutters, eave gutters and gullies clear	7	

	Take further advice on effigies	19.7	
	Ensure local council maintains grounds and ensures stability of gravestones	27	
	Consider accessibility upgrades and ensure the PCC have a current and updated resolution in place for accessibility	26	
	Contact local council to arrange for the tree limb to be safely removed and request a full tree survey to be routinely updated	27	

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Rear of tanks and pipes where inaccessible

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser 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.
- Contact with the insurance company to ensure that cover is adequate.
- 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.
- LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

- Fire Safety Advice can be found at https://www.firesafe.org.uk/places-of-religious-worship/ https://www.ecclesiastical.com/risk-management/church-fire-articles/

- 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 Log Book.

- 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 Log Book

- 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 Log Book.

- Asbestos

A suitable and sufficient assessment 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 http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos

- Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility .

- 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.

- 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: http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats

- 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 http://www.churchcare.co.uk/churches/open-sustainable and http://www.churchcare.co.uk/shrinking-the-footprint