

**INSPECTION AND REPAIR OF CHURCHES**

**CARE OF CHURCHES MEASURE 1991**

**QUINQUENNIAL REPORT on the**

**THE CHURCH OF ST EBBA**

**EBCHESTER**



**Diocese:** Durham

**Archdeaconry:** Durham

**Deanery:** Lanchester

**Job no:** M614

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Date of inspection and weather conditions: 11<sup>th</sup> June 2019 and 27<sup>th</sup> June 2019. The weather on the 11<sup>th</sup> June was cold, overcast with slight drizzle and windy. On the 27<sup>th</sup> June the weather was warm, sunny with blue skies.

Date of report: 17<sup>th</sup> July 2019

Date of previous report: March 2014

## **Executive Summary.**

The church is generally in a sound condition. There are, however, a number of issues (priority A and B items) which would benefit from fairly urgent attention, some of which are listed here. Some of the items listed could be sensibly combined as part of a larger project where location, access or trades make this a viable proposition (including repairs of a lesser priority). Works to the tower roof and upper stonework are the largest and most expensive of the urgent repairs recommended.

The roofs are in fairly good condition, with the exception of the lead roof to the tower, but would benefit from repairs to cracked or slipped slates and pointing of ridges being carried out before the winter. The hidden gutter between the Nave and tower should be inspected at the same time and any repairs required carried out. A number of repairs were noted as being required to the tower roof which is nearing the end of its life and would benefit from complete replacement. Bay sizes are large and the lead appears to be coping poorly with thermal movement. Temporary repairs will be needed to allow a scheme for replacement of the roof to be drawn up and funding secured. One coping stone to the tower parapet was cracked in one place and may fall in due course if not properly secured. This would ideally be attended to in advance of other tower works. The upper stonework to the parapet externally is in need of attention with open joints, vegetation and cracking noted on all four elevations. Some of the open joints appear fairly deep, although inspection was only possible from ground level. This, along with associated stonework repairs to the tower generally would ideally be combined as one project to make best use of the scaffolding access required. Some of the timber louvres and cover strips require repair or replacement and all would benefit from recoating. The flagpole and weathervane also require attention. The lean-to roof to the East of the boiler room is in need of repair before the condition deteriorates further. One tile has cracked and water ingress appears to have damaged the associated roof timbers.

Both the Chancel and Nave crosses should be inspected when the roofers are carrying out roof repairs to check the security of their fixings. From ground level the method of fixing and security of such is unclear.

Gutters are in good condition, although the South Nave gutter requires cleaning out to remove vegetation. Downpipes require redecoration and a few need inspecting during or after heavy rain to ascertain whether they are leaking as the sealant appears to be failing on a number of the downpipes. A number of the associated gulleys are clear, but others require cleaning to remove debris allowing them to drain freely.

Although a number of stonework repairs are noted to the external elevations, a few are more pressing than others. Repointing and removal of failing mortar to the East elevation of the Chancel at low level is one such area, along with carrying out repairs to the pilaster on the East Chancel window. Cracking was noted both internally and externally at the Eastern end of the South Chancel wall. Although the report recommends repointing and monitoring these areas and suggests external and internal pointing is carried out at the same time, it would be prudent to consult an engineer familiar with historic buildings to ascertain the cause of this movement and whether any further remedial work required, as previous repairs appear to have opened up again. Although the bell-cote appears to have been repointed fairly recently a few joints to the Northern side require repointing in the next year.

To both side elevations of the Vestries, the pointing is starting to fail to the side of the leadwork at higher level and requires replacement.

The varnish to the weatherboard of the South door is starting to fail and requires redecoration before too long.

Generally, there is a need to remove vegetation from the base of the walls in a number

of areas and to ensure that paths are maintained in a useable condition. A few of the tarmacked areas are in need of repair and other paths are slippery. Discussion may be required with the Council so that urgent tasks are attended to, but it may be prudent for the PCC to also play a part in clearance of fallen moss and removal of vegetation around the base of the church when it appears.

Internally the majority of repairs are required by the end of the next quinquennial period but more urgent tasks include re-adhering the loose sections of parquet flooring and carrying out repairs to the cracked glazing to the internal lobby doors in the tower and repairing the cracked and replacing the loose section of concrete to the edge of the altar dais. The section of loose stonework over the pulpit, although fairly small, should be monitored and removed due to location. The cracking at the Eastern end of the Chancel has been mentioned above and should be tackled both externally and internally at the same time. The cause of the movement noted to the vestry floor should be investigated and remedial works carried out. At higher level the hinges to the upper trap door should be replaced. The ladders are vertical and not easy to navigate and operate trap doors. If ladders are due for replacement in due course, consideration should be given to whether ladders at the upper levels could be fixed at more of an angle to make tower access easier.

A number of external repairs to paths, the lych gate and Northern boundary wall are recommended which are in more urgent need of attention, which should be raised with Durham County Council as it is understood that they are responsible for such repairs.

It is recommended that any cyclical maintenance tasks such as cleaning gutters and gulleys etc are noted in the log book to record how frequently these important tasks are attended to. There is no mention of the lightning conductor being inspected recently - this should be carried out fairly urgently then repeated at the recommended intervals. Any repairs or alterations required to the lightning conductor could potentially be scheduled as part of the tower repair project. Similarly, it is recommended that the bells should be inspected periodically by the Diocesan Bell Advisor or other bell specialist.

Access into the church has been improved since the last report, although the threshold to the South door of the church would benefit from further alteration to make this more user friendly to wheelchairs.

### **Previous repairs undertaken since the previous report.**

The previous report was carried out by Hugh Massey

2014	
August	PAT testing Electrical Repairs and LED lights fitted
2015	
Jan	Gutter repairs
2016	
March	War Memorial Cleaned and Refurbished
June	New Incumbents board
July	Lych gate repairs
Sept	Handrail repairs and redecoration
Oct	Electronic organ serviced
	Flashing repairs to roof at East end of church
	Drainage repairs around perimeter of South Elevation
Nov	Clock Chimes repaired by Smiths of Derby
Dec	Mesh to tower windows repaired
	War Memorial cleaned and refurbished
	Roof slates and lead repaired
2019	
Jan	Main noticeboard by Lych gate replaced Locks replaced to main door and cover strip added Burglar Alarm upgraded

### **Brief description of the building**

The parish church is of C12 origin, but extensively rebuilt in 1892 by C.H. Fowler. In 1910

the tower was added and the nave extended by G.T. Wilson. The church is located within the Roman fort Vindomora and a re-used Roman altar is built into the porch wall.

The church is built from sandstone with a lower course of larger stones. Roofs are stone flagged with a flat lead roof on the tower and concrete tile roof over the boiler room. Internally walls are exposed stonework with a timber and glazed partition between the two vestries. The nave has a collar-truss roof. The low-pitched paneled chancel roof has painted decoration on ribs and a frieze. The church consists of a porch at the base of the tower off of which is a lower boiler room to the East. The main body of the church consists of an aisleless nave and chancel, with an organ chamber, choir vestry containing a rear exit and vicar's vestry to the South side of the church.

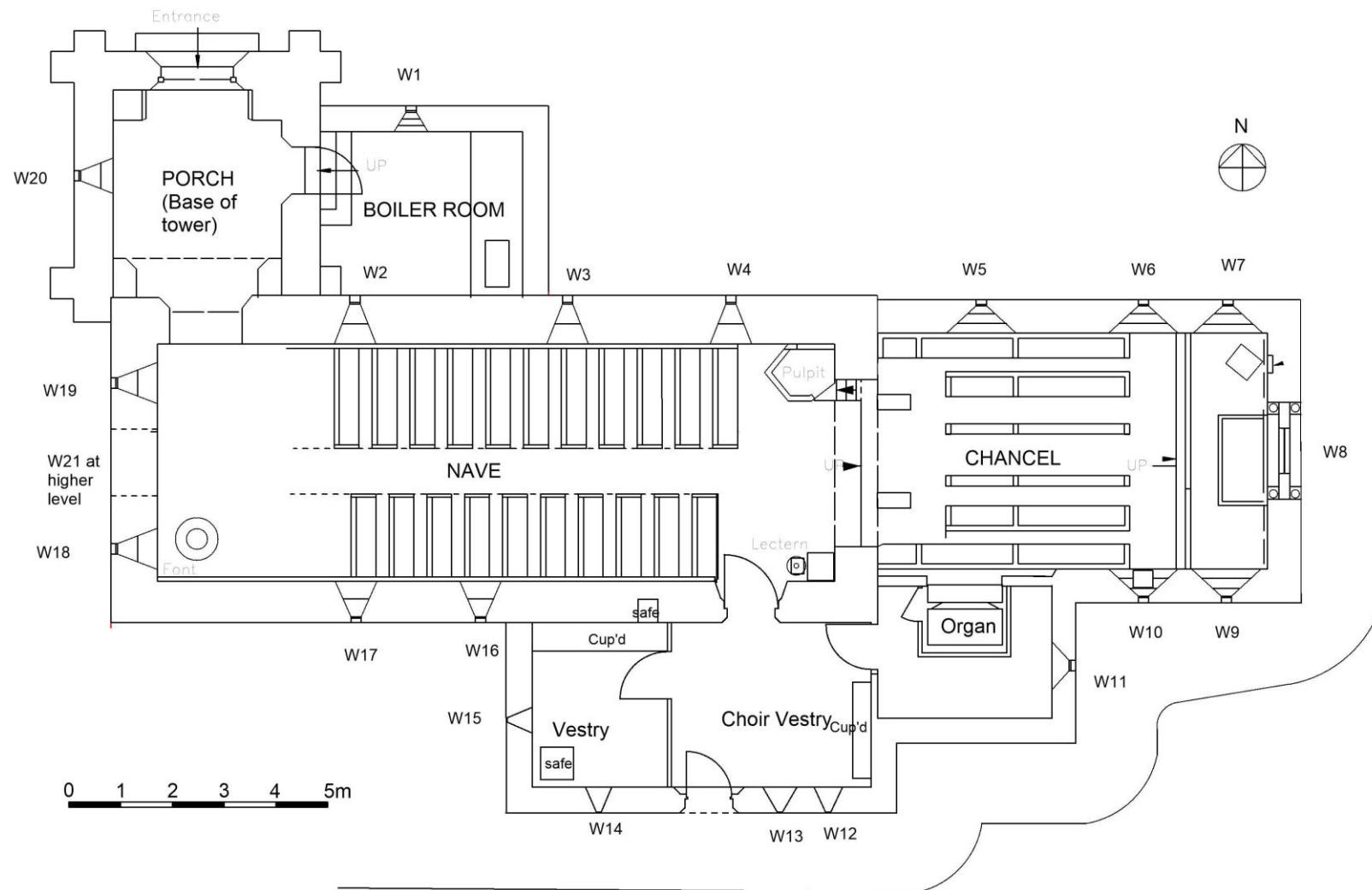
Original windows survive in east bay of chancel, and in the north wall. Restorations in Romanesque style with round-headed windows, except for Perpendicular-style west window. Glass in east window to Robert S. Surtees, died 1864, and Anthony Surtees died 1871;

### **Listing Grade**

Grade 2\*

The war memorial and a number of tombs and graves within the churchyard are listed separately.

## Plan of the Church



## **Maintenance**

Maintenance of the Church is the responsibility of the PCC. The maintenance of the Churchyard is understood to be the responsibility of Durham County Council.

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

## **Limitations of the report.**

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

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

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

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

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

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if

these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

## **Advice to the PCC**

Fire Safety Advice can be found at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

### **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. PAT testing of appliances should be carried out at recommended intervals.

### **Heating Installation**

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

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos> or on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required.

### **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. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings

with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

#### Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <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>

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

### **Report main section**

The internal areas were inspected first followed by the tower and tower roof. The South elevation was surveyed during the initial survey, with all other external areas and the roof surveyed during the second visit. In this report areas are first covered externally concluding with general items such as roofs, rainwater goods and windows followed by the internal areas. The churchyard was not inspected as this is not the responsibility of the PCC, although a few items such as the lych gate, external paths leading up to and around the church and the boundary wall to the North are noted at the end of the report. It is assumed that these external areas are the responsibility of the Local Authority, but were included as their condition directly affects the operation of the church.

This survey was carried out from ground level with the exception of the tower and tower roof. No access was available to inspect the gutter between the tower and Vestry roof.

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

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

Summary of report

Location	Description	Condition	Repair needs	Category
<b>External</b>				
1. Tower	<p>Semi coursed squared sandstone with circular clock faces on the North and West faces and round headed arches louvred openings to the bell chamber</p>	<p>North Elevation – open joints and cracking visible at parapet level with open joints to the string course below. At lower level there are a few areas where mortar has fallen leaving behind a slightly hungry joint. Some isolated areas of mortar look as if they are coming loose and it is likely that some other areas of mortar may become loose and fall in due course as pointing appears shallow. Open joints are visible in a number of areas including to the clock surround. An open joint is also present to the side of the steps leading up to the main door. Isolated weathered stones to the plinth of the buttress and elsewhere.</p> <p>East Elevation – open joints, some of which may be fairly deep visible to the parapet with some vegetation growth in joints. One area has cracked/opened up in the centre of the parapet. To lower levels there are some areas of missing mortar or hungry joints and isolated stones weathering back.</p> <p>South Elevation – Open joints and possible cracking noted in the centre of the parapet with some vegetation growth similar to other elevations. To lower levels there are some areas of missing mortar or hungry joints and isolated stones weathering back. In a few places where mortar has fallen, from ground level anyway, it</p>	<p>Remove vegetation including root and repoint all open joints and cracks at parapet level using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas. It would be sensible to combine this work with works to the tower roof as high level access will be required for both areas. Cutting back some of the branches closest to the tower would be beneficial when access is available</p> <p>Remove vegetation at low level</p> <p>Repoint open joints and cracks in other areas using lime mortar</p> <p>Deshale and form mortar repairs to weathered stonework where appropriate</p>	B C C C

1. Tower cont'd		<p>South Elevation cont'd - appears that joints may still be fairly well filled (it is assumed that the joints may not have been raked out far enough as has been noted in other areas). Isolated weathered stones were visible. Part of this elevation is hidden by the Nave roof so could not be inspected.</p> <p>West Elevation – parts of the upper sections are concealed by tree branches when viewed from the ground making inspection difficult. Some open joints were visible at higher level including to the string course. If the condition mirrors that on the other elevations it is assumed that there will be a number of open joints at parapet level. Isolated vegetation and open joints visible at the base of the tower. Elsewhere there are a few minor cavities that would ideally be repaired by using mortar repairs when access is available. Cracking to the South side under the clock surround was noted along with open joints to the stone surround</p>		
2. Boiler House	Squared sandstone	<p>North Elevation - Mortar appears loose, again surface pointed so when it fails it is generally leaving behind a fairly full joint. Slight weathering back of stones in a few areas and cracking between mortar and stonework. Some loss of material to the lintel of the window and one quoin</p> <p>East Elevation – isolated loss of mortar but as before mortar joints behind are fairly full. Mortar fillet to lean to structure is loose and appears to be trapping water by the timber wall plate</p>	<p>Repoint areas of failing mortar and open joints using lime mortar. It would be sensible to check other areas of mortar to remove any that are not well bonded when this work is carried out.</p> <p>Deshale loose material from lintel and quoin</p> <p>Replace mortar fillet to roof – other repairs see section on roofing</p>	<p>C – D</p> <p>C – D</p> <p>A - B</p>

3. North Elevation of Nave	Semi coursed squared sandstone with larger stones to the base of the wall	The mortar is hard but generally sound. Isolated areas have failed but have generally left behind fairly full joints. Isolated stones are starting to weather back, not helped by the harder mortar	Repoint any open joints using lime mortar. Consider carrying out more extensive repointing especially around stones that are showing signs of weathering	C
4. North Elevation of Chancel	Semi coursed squared sandstone with larger stones to the base of the wall	Isolated weathered stones including some of the larger stones at the base of the wall. Very isolated open joints were noted with some failing mortar mainly at lower level.  Cracking to right hand side of the head and cill of the eastern window with isolated open joints below	Repoint open joints and areas of failed mortar  Deshale weathered stonework  Repoint open joints and cracking to wall around Eastern window using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas.	C – D  C

5. East Elevation of Chancel	Semi coursed squared sandstone with larger stones to the base of the wall	<p>The fixing of the cross should be checked to ensure it is secure as it is not fixed to a substantial apex stone (in common with the cross on the Nave).</p> <p>Open joints are visible to the plinth and lower courses of stonework, also to the stone window surround. Some of the mortar between the larger stones at the base of the wall sounds hollow when tapped or moves slightly when touched. It may be of inadequate depth or may have shrunk back soon after applications due to lack of galleting if the joints are wide. Mortar is harder than ideal but generally sound</p> <p>One of the pilasters to the left-hand side of the window is cracked and requires repair.</p>	<p>Check security of the fixing of the cross</p> <p>Pin and grout crack to pilaster</p> <p>Remove failing mortar and repoint joints between larger stones using lime mortar. Ensure mortar is raked out to an appropriate depth and galleting is included if required.</p> <p>Repoint other open joints using lime mortar</p>	A B B – C C - D
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6. South Elevation of Chancel	Semi coursed squared sandstone	<p>Different generations of pointing, mainly fairly hard, are evident on this elevation with some mortar buttered slightly over the face of the stones.</p> <p>Open joints are visible in a few locations especially to the base of the wall and plinth. Pointing has possibly fallen in a few places where the joints have not been raked out to sufficient depth, revealing softer mortar behind. Some areas of pointing in other areas appear loose or cracked and the repointed crack to the east side of the downpipe is showing signs of slight movement with some sections sounding hollow to the touch or loose. This corresponds to cracking internally and would ideally be addressed at the same time as the internal pointing recommended (see also section on the Chancel internally).</p> <p>Vegetation growth has become established at the base of the wall in a few places</p> <p>Isolated stones are in poorer condition than the majority of the stonework with a few starting to spall or weather back behind the mortar. Some looser sections of material may fall in due course if not deshaled.</p>	<p>Repoint areas of cracking and open joints using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Deshale areas of loose stonework taking care to avoid damaging the sound stonework behind</p> <p>Repoint open joints using lime mortar</p> <p>Remove any vegetation growing at the base of the wall including the roots</p>	B - C     C     C – D     B
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7. East Elevation of Organ Chamber	Semi coursed squared sandstone with lead apron at high level over the Chancel roof	<p>Pointing to the side of the lead cover is starting to fail</p> <p>Isolated open joints and slight cracking is also visible at higher level and one stone is starting to weather and would benefit from a mortar repair.</p>	<p>Repoint junction between the stonework and lead</p> <p>Repoint open joints and areas of cracking using lime mortar</p> <p>Form mortar repair to one stone</p>	B – C C – D C - D
8. South Elevation of Organ Chamber	Semi coursed squared sandstone	Isolated open joints and some cracking between stone and mortar.	Repoint open joints and areas of cracking using lime mortar	D
9. East Elevation of Choir Vestry	Semi coursed squared sandstone	Hungry joints in one small area but generally sound		
10. South Elevation of Vestries	Semi coursed squared sandstone	<p>Stonework is generally sound with isolated weathered stones and minor open or hungry joints. Possible cracking in one area between the door and Eastern light. Slight weathering of stones of the door jamb and mortar between the frame and jamb is missing at low level</p> <p>Weatherboard would benefit from re-varnishing before too long as the finish is starting to fail.</p>	<p>Repoint junction between door and jamb</p> <p>Repoint open joints and areas of cracking using lime mortar</p> <p>Varnish weatherboard</p>	C D B
9. West Elevation of Vicars Vestry	Semi coursed squared sandstone	<p>A couple of stones are weathering and would benefit from loose material being deshaled when similar work is carried out elsewhere.</p> <p>Very minor isolated open joints and some slight cracking between mortar and stonework is visible mainly at higher level</p> <p>The junction between the lead and stonework to the would benefit from repointing.</p>	<p>Repoint junction between the stonework and lead. It may be prudent to repoint minor open joints in the same are when similar work is carried out</p> <p>Deshale loose stonework</p>	B – C D

10. South Elevation of Nave	Semi coursed squared sandstone	<p>Isolated areas of failing mortar were noted.</p> <p>One area of possible cracking has been repaired rather unsympathetically in the past but appears to have remained stable and not opened up again.</p> <p>Green algal growth on the lower stones probably due to the area getting little sunlight as a result of the overhanging trees.</p>	Repoint open joints using lime mortar	D - E
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11. West Elevation of Nave	Semi coursed squared sandstone	<p>The bellcote is difficult to survey from the west due to the proximity of the trees. It appears to have been repointed and be generally sound, but on the East side a few of the exposed joints to the copings/tablign are hungry and there is one open joint that would benefit from closer inspection and repointing.</p> <p>The trees also prevent a proper survey of the elevation as a whole at upper level. Pointing is partly buttered over the face of the stonework and is starting to fail or has already fallen in a number of locations. In some areas where the pointing has failed it would appear that the joints had been inadequately raked out so a fairly full mortar joint (most likely original mortar) has been left exposed. Isolated open joints are also visible in other areas</p> <p>Some of the mortar has been lost from a previously repointed crack under the window cill and there are open joints to the hood moulding, window head and cill.</p> <p>A number of weathered stones are visible and some may warrant replacement or repair when more general works are carried out to repaint areas of open joints or failed pointing.</p> <p>The corner between the Nave and Tower is green with algae, possibly due to shading by the tree but may be due in part to water run off, but that wasn't apparent on the day(s) of the survey</p>	<p>Repoint open Joints to bellcote</p> <p>Carry out repointing works generally to repoint open joints and areas of failed mortar using lime mortar. It would be prudent to repoint most if not all of this elevation due to the general condition of the pointing and likely ongoing failure over time.</p> <p>Carry out stonework repairs or replacement when repointing is carried out</p> <p>Check corner between West Elevation of the Nave and Tower during wet weather to check whether water is running off of the roof or other area in the damp.</p>	<p>B</p> <p>C</p> <p>C</p> <p>B</p>
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12. Roofs	<p>Lead flat roof to Tower. Stone slate roofs to all other major roofs. Concrete tiles to boiler house.</p>	<p>Cracking of lead was noted in a few areas including in the western bay. The lead is thought to be original (1910) and has been repaired a number of times previously. Although well detailed roofs using lead of an appropriate thickness can have a long-life expectancy (up to 200 years in some cases), the bay sizes appear oversized on the tower and do not appear to be coping with thermal movement. As a result, the lead appears to be approaching the end of its life. Rolls have become deformed or flattened. The flashings are relatively new but mortar over them is cracking slightly in a few locations. Some debris is collecting in the gutter and it is understood that the gully detail becomes easily blocked.</p> <p>The hatch cover has been renewed relatively recently and is reasonably easy to operate from the top of the ladder.</p> <p>Slight cracking/open joints to coping stones on the parapet. One section of stone on the South east corner has cracked and is loose to touch, requiring pinning.</p> <p>The flag pole is rusty and requires painting as is the weathervane. The weathervane however, requires more significant repair or conservation and is sitting proud of the stonework. The security of the fixing into the stonework is unknown but is likely to also be very rusty.</p> <p>A lightning conductor is also fixed to the tower.</p>	<p>Repair or preferably replace the lead roof to the tower, improving the detailing to meet current standards where possible. If repairs are carried out these should be regarded as a temporary measure whilst funding for reroofing can be secured. Improvements to the outlet or outlet cover should be considered.</p> <p>Repoint open joints to copings using lime mortar</p> <p>Pin and point cracked section of stone to South East corner of the parapet</p> <p>Repoint cracked pointing over lead flashings</p> <p>Repaint flagpole</p> <p>Check fixings of weathervane and carry out any work required.</p> <p>Conserve, repair and repaint weathervanes</p> <p>Ensure lightning conductor is tested at recommended intervals – there is no record of this having been inspected in log book entries since the last QI report</p>	<p>B</p> <p>C</p> <p>A – B</p> <p>B</p> <p>C – D</p> <p>B</p> <p>C – D</p> <p>A then M</p>
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Roofs cont'd		<p>Chancel Roof – Moss is concealing the condition of the bedding to the ridge. Possible loss of mortar in one area which would ideally be checked when the slate is replaced. One cracked slate is also visible on the South slope and the fallen section is resting on the vestry roof.</p> <p>Nave roof – the fixing of the cross should be checked to ensure it is secure. Although some sections of ridge have been repointed, slight cracking of mortar bedding (some possibly loose) with some areas of missing mortar on the south side were noted in areas which had not been repointed. One open joint between ridge tiles was also visible. One cracked slate and another which is delaminating should be inspected when the ridge is repointed to see if they warrant replacement, or ongoing monitoring. Only part of the North slope is visible as the tower obscures the view of the Western end of the roof. This appeared sound from above but should be inspected at the same time as the associated gutter.</p> <p>Vestry Roof – loss of part of one slate near the top of the roof slope (East). This may have been previously repaired as there appears to be mortar visible under the slate where it slipped. Moss build up to Western side of roof near trees with vegetation starting to take hold.</p>	<p>Repoint ridges/replace failed or cracked bedding mortar where noted and inspect other areas concealed by moss when access is available to replace slates</p> <p>Replace slate to boiler house lean to and carry out repairs to the felt and timber wall plate</p> <p>Replace slates to main roof where cracked or slipped slates were noted. Inspect other noted as requiring closer inspection to determine whether a repair is required</p>	A - B A - B A
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Roofs cont'd		<p>Lean to by boiler house – one tile is damaged on the corner and requires replacement. The exposed wall plate may require repair or replacement and the felt has torn.</p> <p>Cracked or small areas of missing mortar was noted to a few verges including the vestry.</p> <p>The lead gutter between the Nave roof and tower was not inspected</p>	<p>Inspect gutter between tower and Nave roof and clear debris/carry out any repairs required. Inspect North slope at close quarters at the same time.</p>	A then M
13. Rainwater Goods	Cast iron downpipes with powder coated aluminum gutters	<p>Cast iron downpipes generally would benefit from repainting as a number are rusting or the paint finish is degrading. The joints of the downpipe on the South Elevation of the Chancel and East Elevation of the Organ Chamber may require resealing as the sealant appears to be failing (this should ideally be checked during wet weather).</p> <p>Leaf build up visible in the gulley by the organ chamber and to the East of the Vestry and debris has accumulated in others including the gulley to the North of the Chancel. Cracked concrete surround to downpipe to the North of the Chancel</p> <p>Vegetation growth in Nave Gutter (South)</p>	<p>Repaint all cast iron downpipes and reseal joints where required</p> <p>Clear vegetation from Nave gutter</p> <p>Clean debris and leaves from gulleys</p> <p>Replace concrete collar to downpipe on North Elevation of Chancel</p>	B A A then M C

14. Windows	<p><u>Nave</u></p> <p>W2 is an internal window into the boiler room      W3 - one cracked pane but stable at present      W4 – Rusting opening light      W16 – one cracked pane, appears stable at present      W17 - opening light is rusty and not fully weathertight as gaps are visible around the light      W21 - Main Western window (high level) - rusting saddlebars</p> <p><u>Chancel</u></p> <p>W7 – slight bowing at the top of the window and cracked glazing in a couple of places.      Rusting opening light. Putty failing externally to opening light      W8 – rusting saddlebars      W9 – cracked glazing</p> <p><u>Organ chamber</u></p> <p>W11– one cracked pane and another pane is holed.</p> <p><u>Vestry</u></p> <p>W12 – missing/damaged section of glazing.      W13 - slight damage to kame causing a hole in between panes. The windows are at low level externally so are potentially vulnerable to damage</p>	<p>Consider removing and carrying out conservation works to windows with rusting opening lights that are no longer weather/draught proof</p> <p>In the vicar's vestry due to the issues with dampness it may be sensible to consider carry out conservation work to the window with opening vent to allow ventilation into this room, but this would be best combined with other work of a similar nature.</p> <p>Monitor windows with cracked glazing periodically and if the condition deteriorates or panes become loose carry out repairs</p> <p>Replace holed panes or areas with damaged kames to ensure church is weather/draught proof</p> <p>Prepare and paint rusting saddlebars</p> <p>Repair loose pane to tower window</p>	<p>E unless resultant draughts are an issue</p> <p>D/with other similar work</p> <p>Ongoing monitoring</p> <p>C</p> <p>D or earlier if repairs are carried out to the window</p> <p>B - C</p>
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		<p><u>Vicars vestry</u> W14 – slight cracking to glazing W15 – rusting opening light with some cracking and bowing to glazing. Glazing to opening light has been replaced in the past with textured glazing. Externally putty around glazing of the opening light is failing.</p> <p><u>Tower</u> Slight cracking to East window on First floor of tower, but sound at present. Similarly, the North window had cracked and damaged panes. One pane may fall inwards before too long</p>	
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<b>Internal</b>				
1. Porch/Base of the Tower	Exposed stone walls with Roman Altar. Timber screen to main entrance door with ladder access to the tower to one side Stained timber boarding to ceiling Parquet flooring with loose mats	<p>Daylight is visible under the main entrance door and between the door and frame in a few places. As there is an inner door this is probably sufficient to keep out draughts. If any issues are noted with regards water being blown under the door the threshold detail may need to be improved.</p> <p>Glazing in the inner lobby doors is cracked in a few places and bowing. One small piece of glass is missing and others appear loose.</p> <p>Pointing is hard but appears sound at present.</p> <p>East wall – Remains of fixing holes have not been pointed but sound</p> <p>South wall – Cracking to joint at wall infilling the arch with some areas of loose or missing pointing</p> <p>West wall - very minor open joints</p> <p>Ceiling - some signs of water staining which are assumed to be historic</p> <p>Floor – isolated timber blocks appear loose or poorly adhered and require refixing. The floor may benefit from sanding and refinishing in the future as the surface is starting to show signs of wear</p>	<p>Carry out repairs to glazed panels to inner lobby doors.</p> <p>Repoint areas of cracking and open joints using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Re-adhere any loose timber blocks</p> <p>Sand down and refinish the parquet flooring when the condition deteriorates</p>	<p>B due to sharp edges of glazing within easy reach</p> <p>C</p> <p>B – C</p> <p>E</p>

2. Boiler Room	<p>Exposed stone walls. Painted plastered ceiling. The floor is a mixture of concrete and coated brickwork with concrete steps down from the tower. Sump by boiler.</p>	<p>The walls are partially concealed by fixed and loose fittings (the incoming electrical supply is located on the West Wall).</p> <p>Isolated open joints were noted on several walls with some cracking visible on the East wall. Some cracking of harder mortar, with isolated areas of mortar poorly bonded with the wall.</p> <p>Boiler flue is rusty, but it is assumed this would be monitored by the engineer servicing the boiler.</p> <p>The sink is not connected to a drainage system with water collected in a bucket. Due to low usage it is assumed that this is adequate for the church's requirements at present.</p> <p>Some of the steps down are high and may be a challenge to the less mobile, but it is assumed that only those familiar with the church will be accessing this area. The floor is slightly uneven but again it is assumed that it is</p>	<p>Repoint areas of cracking and open joints/poorly bonded mortar using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Ensure the engineer servicing the boiler monitors the condition of the flue where it passes through into the wall/chimney</p>	D
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3. Nave	<p>Exposed Stone walls with rounded arched headed windows. Stained exposed timber boarding to ceiling with exposed roof timbers.</p> <p>Timber floor below pews with carpet over stone paving flags to aisle</p>	<p>West wall – Hard penny struck pointing partly buttered over the face of the stone. Pointing appears generally sound but there is some cracking across the joints in a number of areas which it is assumed occurred when it originally dried out. Open joints to the window cill continuing into the wall below (just above the new Incumbents board). Isolated open joints to window head but joints are pointed in a darker mortar which makes it harder to see if joints have opened up again. Cracking is visible to both corners of the West wall at the junction with the North and South walls, partly concealed by cables in both cases.</p> <p>North wall – Cracking noted at high level between the door into base of the tower and adjacent window. Cracking to window has been repointed in a hard, dark mortar. This appears sound but the darker pointing is slightly conspicuous. Cracking to reveal and head of window (East), and in wall below. Area of loose pointing to the West of the same window.</p> <p>East wall – cracking between mortar and stone in isolated areas including to Chancel arch. A small section of stone over the pulpit is coming loose and should be visually monitored before deshaling.</p>	<p>Repoint cracking to both corners on the West wall using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Repoint open joins, other areas of cracking and areas of loose mortar using lime mortar</p> <p>Deshale loose section of stone over pulpit – visually monitor periodically before work is carried out.</p>	<p>C</p> <p>D</p> <p>B - C</p>
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3. Nave cont'd		<p>South wall – cracking between mortar and stone in a few areas but generally sound. One stone near the font is in poorer condition than the surrounding stones, but does not require Attention at the present time. Mortar pointing around Western window is cracked and loose with some cracking to sill</p> <p>A few sections of boarding are missing or damaged along the West wall, possibly but these are outside of the main trafficked area. If similar work is being carried out elsewhere or the boards need to be lifted in the future it would be sensible to repair or replace the damaged boards. The timber edging to the carpet between the aisle and font is damaged and loose is a trip hazard.</p> <p>The ceiling appears sound but some areas of boarding is now have a fairly matt/dull finish, presumably mainly due to the age of the staining/decoration, although some areas may have been affected by historic water penetration. Cobwebs are starting to build up in some areas too.</p>	<p>Repoint around window on South wall using lime mortar</p> <p>Repair or replace damaged floorboards by West wall when work of a similar nature is being carried out elsewhere</p> <p>Replace timber edging between the aisle carpet and font</p> <p>Consider restraining the roof boarding in due course</p>	C E B E
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4. Chancel	<p>Exposed stone walls with timber organ to part of South wall.</p> <p>Boarded stained curved ceiling with gold relief.</p> <p>Timber floor with tiles under the aisle. Carpet covering to dais and aisle</p>	<p>West wall – generally sound</p> <p>North wall – the pews conceal much of the lower section of wall along most of its length. Cracking to reveals of the central window (W6) with isolated loose sections of mortar. Previously repairs in hard mortar to cill sound hollow when tapped but currently seem sound. Cracking to the cill and reveals of Eastern window (W7) continuing into the wall below.</p> <p>East wall – open joints noted to window head. Cracking under safe and to the south of the altar under the painted panels. Cracking was also visible in the corner at the junction with the North wall. One piece of mortar appears to be coming loose. There is also some cracking in the corner with the South wall, but to a lesser degree than on the Northern corner</p> <p>South wall – Cracking is visible to the reveal of the eastern window (W9) continuing into the wall below. This window has seen previous repair/repointing and some of this work has failed. One section of repair to the cill in a hard, dark mortar is loose. The stonework is also in poor condition in one area and would benefit from descaling. Western window (W10) also has cracking to the reveals and cill with some mortar loose to touch</p>	<p>Consider getting advice from a structural engineer used to working on historic buildings about the movement on the South wall near the South east corner before carrying out repointing in case remedial work needs to be more extensive</p> <p>Repoint cracking to the corners on the East wall using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Carry out repairs to the Eastern window on the South wall using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas (see also note above). It would be sensible to carry out the external pointing in the same area at the same time</p> <p>Repoint open joints, other areas of cracking and areas of loose mortar using lime mortar</p>	<p>B - C</p> <p>C</p> <p>C</p> <p>D, but may be sensible to combine with other similar work</p>
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4. Chancel cont'd		<p>Cracking was noted externally on the South Elevation so there may be some on-going movement in this corner that requires inspection by an engineer with experience in historic buildings.</p> <p>The ceiling appeared sound, but in common with the Nave the finish would benefit from redecoration</p> <p>Visible sections of tiling are sound, but most areas were covered so not possible to inspect. One loose section of concrete repair forming the edge of the stone dais under the altar. Concrete chipped in another area but currently sound.</p>	<p>Carry out repairs to concrete edge of altar dais. It would be preferable if a different material could be used rather than concrete, but it is appreciated that to do this the whole of the concrete section would probably have to be replaced.</p> <p>Consider restraining the roof boarding in due course</p>	B - C      E
5. Organ Chamber	Exposed stone walls to the East and South with brick to the West wall. Boarded timber ceiling and vinyl covering to floor.	<p>West wall – cracking between timber door frame and brickwork.</p> <p>East wall – Cracking is visible around the window surround to the left-hand side and up into the North East corner at high level.</p> <p>South wall – isolated cracking at high level</p>	<p>Repoint crack round door frame and check security of fixings of the frame into the wall to prevent excess movement.</p> <p>Repoint cracking using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p>	C – D      D

6. Choir Vestry	<p>Exposed stonewalls to the North and South. Brick wall to West with full height cupboards to the Southern side of the wall. Timber and glazed screen to the West. Boarded timber ceiling. Vinyl flooring and carpet over timber floor.</p>	<p>West wall – the partition is fairly flimsy so there is some movement of the screen. The glazing is unlikely to have any safety properties if the panels were to become damaged. Although the current condition does not merit work, any cracked or damaged panes should be replaced as soon as the damage is noted</p> <p>North wall – Lower sections are concealed by shelves and cupboards. The pointing is rough in places with slight cracking but generally sound</p> <p>East wall – see organ chamber</p> <p>South wall – slight sanding of stonework over door with cracking at high level. The external levels have been altered to provide a level threshold but the timber threshold under the door and slight change in level internally is preventing this being fully accessible</p> <p>The cover to the hatch is missing or concealed within the roof void. Unless there is a reason for keeping this open it would be preferable to replace the hatch</p> <p>Issues with water ponding under the two vestry floors have been noted in the past and are believed to still be a problem. A dehumidifier in the vicar's vestry helps maintain a suitable environment in the room.</p> <p>Slight movement was noted in the floor near the door into the vicar's vestry.</p>	<p>Repoint cracking using lime mortar Replace or form new cover the hatch. Investigate cause of movement to the floor and carry out any remedial works required Consider further improvements to the external door to make this a fully accessible entrance. Temporary improvements internally (a gently sloping timber fillet or similar) would be relatively simple to install.</p>	<p>D E B E/ when work is carried out in the vestry</p>
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7. Vicars Vestry	<p>Exposed stonewalls to the West and South. Full height cupboards to the Northern side of the room containing a safe. Timber and glazed screen to the east. Boarded timber ceiling. Carpet and vinyl flooring over timber floor.</p>	<p>West wall – Some signs of cracking to left hand side of window reveal, but this appears relatively stable at present</p> <p>North wall – Cupboards conceal this wall. Slight cosmetic damage to the finish of one door, presumably the one most frequently used.</p> <p>East wall – crack to one glazed panel on the door which has been repaired, assumed to be a while ago as the glue has become yellow</p> <p>South wall – slight sanding of stone at high level with loose shalling stonework to one stone likely to fall in due course. Isolated open joints and some areas of possibly loose pointing at high level.</p>	<p>Repoint areas of cracking and open joints with lime mortar</p> <p>Gently descale sanding or loose stonework</p> <p>Visually monitor crack to door glazing in case the repair fails and carry out appropriate repairs</p>	<p>D</p> <p>C</p> <p>Ongoing</p>
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8. Clock and Ringing Chamber (first floor of Tower)	<p>Exposed stone walls with glazed clock faces on West and South walls.</p> <p>Timber boarded ceiling and floors with exposed ceiling joists.</p> <p>Clock mechanism and bell ropes.</p>	<p>West wall – some cracking noted to sections of glazing. Clock face - frame appears to be rusting and putty is cracking in a number of areas. Slight cracking over the opening above the clock into the South West corner and to the North west</p> <p>South wall - Cracking to the head of the opening to the clock face on the South wall and over into the wall above. Clock face - frame appears to be rusting and putty is cracking in a number of areas.</p> <p>Pointing is fairly rough, slightly buttered over the face of the wall and harder than ideal, but generally sound. Slight cracking was noted in the North West corner</p> <p>Metal supports rusting</p>	<p>Repair glazing to clock faces</p> <p>Prepare and repaint rusting frame to clock face and repoint areas with failing putty</p> <p>Repoint cracking using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Repoint rusting metalwork generally</p>	C C D D
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9. Bell Chamber (second floor of tower)	<p>Exposed stone walls with glazed clock faces on West and South walls.</p> <p>Timber boarded ceiling and floors with exposed ceiling joists.</p> <p>Bells and bell framework</p>	<p>As for the clock chamber, pointing is fairly rough, slightly buttered over the face of the wall and harder than ideal, but generally sound. Some areas of looser pointing noted, some of which may fall in due course.</p> <p>Mesh to the louvres (internal and external) appears sound at present. Some damage to louvres and cover strips/battens was noted though with some splitting or curling up at the lower edge.</p> <p>The metalwork to the bell framework is rusting as is the ladder. Ladder access is secure but vertical, making it harder for some to gain access to the tower floors and roof.</p> <p>The trap door from the floor below is missing its hinges</p> <p>The metal down pipe is rusty</p>	<p>Repoint loose areas of mortar using lime mortar</p> <p>Inspect and carry out work to louvres at the same time as external works to the tower. Retreat/coat timber at the same time</p> <p>Repaint all rusting metalwork</p> <p>Ensure the bells are inspected at recommended intervals by a bell specialist</p> <p>Replace hinges to trap door</p> <p>Paint rusting downpipe</p>	<p>D</p> <p>B – C</p> <p>D</p> <p>B then M</p> <p>B</p> <p>C - D</p>
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External areas including graveyard				
1. Churchyard		<p>The tarmac path leading up to the main (tower) door and around to the West of the church is uneven and is breaking up in places. In a few areas the path around the side of the church is becoming very narrow. Tree roots are a major cause of the unevenness and breaking up of the tarmac around the West and part of the south side of the church. There are some holes (previously repaired) on the main path that have failed or are failing and are now in need of further repair. Vegetation is growing around the sides of one of the repairs that will further weaken it over time. Similarly, a hole is starting to appear at the base of the steps up to the main door. The path to the West of the church is likely to be less well used than the path to the East, but the condition will require attention before too long.</p> <p>The stone flagged path to the East and much of the South of the church is in good condition although weeds are starting to grow in the joints in a few locations and there are some open joints that would benefit from repointing. Fallen moss, presumably from the roofs is starting to build up in this area and care needs to be taken to make sure that the drainage points left in the paving stones do not fill up or become clogged by the moss.</p>	<p>Carry out repairs to the tarmac on the main path and by the main door</p> <p>Consideration should be given to repairing or resurfacing the tarmac paths to the Western side of the church. If this is not carried out, the condition should be visually monitored periodically and remedial work carried out when required.</p> <p>Clear weeds from flagged paths and repoint any open joints. Clear moss periodically to prevent it entering the drainage channel</p>	A E/M B then M

Churchyard cont'd		<p>The path to the side of the Vicars vestry and South Elevation of the Nave is slippery and although not a well-used path would ideally be cleaned of algae periodically.</p> <p>Vegetation is starting to take hold to the part paved area to the North of the Chancel up to the base of the wall. The area is also becoming very mossy</p> <p>The noticeboard to the North side of the Garden of Remembrance is new. However, the tarmac path that leads from the main path into the garden is breaking up and uneven in the area where visibly is poor due to the proximity of vegetation casting a shadow and may be a trip hazard to those visiting the garden. Vegetation is growing in the cracks in the tarmac, which along with the roots from the adjacent shrub will no doubt only make the condition continue to deteriorate.</p> <p>Although the Council have cleared a lot of vegetation from the retaining wall to the raised part of the churchyard to the South of the Church, there are still some patches of ivy and vegetation that would be preferable to remove. Open joints are visible in many locations and require repointing which would help discourage vegetation growth. It is assumed this would be the Council's responsibility but the PCC may wish to raise the need for this with them.</p>	<p>Clear vegetation and clean slippery paths and paving to the North of the Chancel and South of the Nave</p> <p>Repair path leading to the Garden of Remembrance</p>	A – B
				B

Churchyard cont'd		<p>Lych gate – stone base with timber structure and slated roof. Cracking and open joints are visible on both side walls with weathering stones and some salt effervescence visible on the Eastern wall. Exposed sections of timber not covered by the roof (between the main lych gate and boundary wall) are starting to rot. The mortar bedding to the ridge has fallen in a few places and the cross is rusty</p> <p>The main gates are starting to rust by the hinges and the cross on the gate post is also rusty. The tarmac by the gates also required repair</p> <p>Boundary wall were not inspected other than the wall adjacent to the pavement. The condition of the wall varied along its length. The wall is generally sound to the West of the main gate although open joints are present near the gate itself. To the East of the main gate some sections are fairly sound but between the laurel and salt bin the wall is leaning out slightly and vegetation and open joints are visible. The condition of the wall further East also warrants attention with vegetation growth and open joints noted in a number of areas. The wall is also bulging slightly around the larger trees.</p>	<p>Repoint open joints and cracks to wall on lych gate using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas</p> <p>Replace mortar bedding to ridge</p> <p>Repair damaged timbers to lych gate and associated timberwork and retreat all timber</p> <p>Redecorate main gate, and crosses on the gate post and lych gate</p> <p>Repair tarmac to path by the main gate</p> <p>Repairs to the boundary wall are required – it is assumed that the council is responsible for this work but it would be sensible if the PCC raise the issue with the Council and agreed a sensible timescale for the work to be completed.</p>	C C B - C C B
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## Photographs



General view of the South side of the church Open joints to Tower parapet



Open joints, cracking and vegetation growth to Tower parapet



Open joints to string course and in section of wall below the parapet on the tower



Cracking below the West (left) and North (right) clock faces



Damage to louvres/cover strips



Cracking to pilaster of East Chancel window



Cracking to mortar between larger stones on East wall of the Chancel



Cracking starting to reopen on South wall of Chancel



Failing mortar to side of lead on East gable of the Organ Chamber



Open joint on east side of Bellcote



Green algae to corner between tower and West wall of the Nave



Deformed lead to rolls and cracking to lead bay on tower roof





Previous patching to lead of tower roof



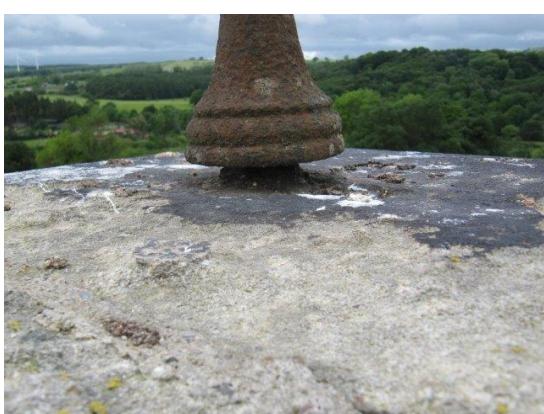
Gutter guard traps debris



Views of the Nave roof from the tower



Raised base to weathervane



Rusting metalwork and damaged and loose compass point to weathervane



General view of weathervane



Cracked and loose stone to tower parapet



Chancel cross



Missing bedding to ridge on Nave roof



Cracked slates on Nave and vestry roofs

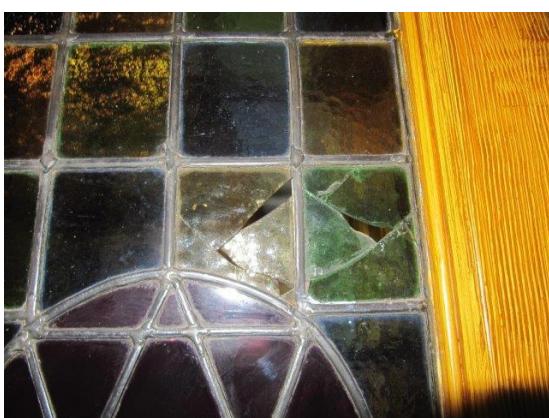




Rusty downpipe with damaged sealant to joint



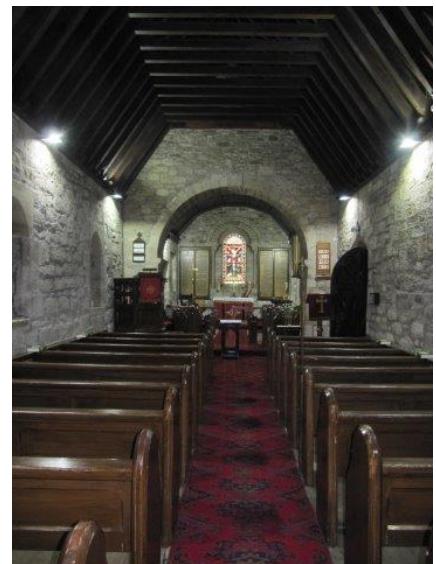
Cracked glazing to windows



Cracked and loose glazing to inner tower door



General view of Nave looking West



General view of Nave looking East



General view of Chancel looking East



Cracking to East wall of boiler house



Loose and damaged timber edging near font and cut/damaged boards to East of Nave





Cracking to North West corner of Nave



Hairline cracking through mortar to West Wall of Nave



Cracking to window on North wall of Chancel



Cracking and failed mortar repair to W9 on South wall of Chancel



Cracking around door frame to organ chamber



Threshold to South door of choir vestry



Repair to cracked glazing of vestry door



Cracked glazing to clock face



Rust to metalwork supporting bells



Vegetation growth to North of Cancel



Failed patch to main tarmac path



Uneven and damaged tarmac path  
To Garden of Remembrance



Cracking to wall of lych gate



Open joints to Northern boundary by main gate