

INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 2018

amended by the Church of England (Miscellaneous Provisions) Measure 2020

QUINQUENNIAL REPORT on the

ST JOHN THE BAPTIST

GREATHAM



Diocese: Durham

Archdeaconry: Durham

Deanery: Hartlepool

Job no : 2306

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Date of inspection and weather conditions: 28th November 2023. Very cold, but dry day with a mixture of sun and cloud.

Date of report: 6th March 2024

Date of previous report: January 2017 (inspected June 2016)

Executive Summary.

The church is generally in a sound condition, and since the survey at the end of last year, a programme of external repairs has been commenced which includes works to the rainwater goods, roof repairs, a new drainage system for surface water, works to some windows and masonry repairs. Although this will address a number of the issues included in this report, including some of the more pressing repairs required, it is important in assessing the need for future works, that each area is reassessed, as this report may contain works not addressed in full or part, even if in the same area where works have been carried out recently. Where issues with water ingress have been addressed internal areas will need time to dry out before defects to plaster are addressed. This summary is based on the survey information.

Coping stones to the tower need assessment and either fairly immediate repair to a small number to ensure they are securely bedded, or temporary removal of the same, pending future tower masonry works. Parapets generally need repointing and there are works required to the tower roof to check for leaks and rectify visible issues with the flashing around the flag pole and flashings to the edge of the roof etc. There are significant issues with guttering to address generally as this is in poor condition and appears not to have been cleared of debris and vegetation in a while, and roof repairs to fix slipped or damaged slates and to investigate and remedy roof defects where there are signs of water ingress internally (South Aisle, East end of the Chancel and potentially the East end of the North Aisle. Works to repoint and rebed where required ridge tiles, repoint some water tables removing any vegetation growing in joints, repoint over flashings, most notably to the North Nave roof, and rectify cracking to mortar fillets at roof level are also required.

There is a need for masonry work to many of the elevations from repointing of opens joints and areas of cracking to masonry repair and replacement. Some of these areas will have been addressed by the current works, but not all and these will need to be programmed in during the next quinquennial period. Less urgently, but still important, there is a need to start a programme of repointing to many of the walls, removing harder cement mortar and repointing with a lime mortar. Most of the walls are built from magnesium limestone and that is not faring well with the harder mortar. Commencing a programme of works to repoint walls will help reduce the speed of deterioration of the stonework in areas where replacement is not already required.

Internally, it would be wise to remove the build up of nesting material behind one of the tower louvres before the bird nesting season commences, or failing that at the end of this nesting season. There is a large stone in the clock chamber, which ideally should be restored in a way that spreads the weight.

In the porch the light was not working at the time of the survey – it is rather dimly lit without this and would be more welcoming and accessible if this was repaired, if not completed already. There are issues with water ingress noted to some areas which need external repairs to be carried out before the internal issues relating to the problem can

be addressed. However, salts are visible to many walls at lower level – these should be brushed off with a soft brush (along with sanding stonework) to remove loose material, a process that can be repeated cyclically if required. Between the Nave and Chancel the stonework to the edge of the steps/upper level needs repair – although not in an area that people will need to step on, this does need repair before it causes an issue. In the same area the red carpet to the steps between the nave and Chancel means that nosings to steps and other changes in level are not particularly visible and could pose a trip hazard to the unwary. These should be marked in a way that allows the edges of steps to be identified, but ideally in a way that is aesthetically acceptable given the location.

It would be good if a way could be found to make more use of the Shannon Room – it is a valuable resource, but underused due to concerns around access and safe egress in the event of a fire.

The main body of the church is accessible with a ramped footpath to the main gate and level paths to the main door. However, access to the accessible WC is severely hampered by stored items. Although these could be moved fairly easily should someone in a wheelchair require access to the WC, this is not really appropriate and it would be better if the lobby area could be kept clear at all times.

The heating system is an oil fired boiler with a mix of traditional water filled and older fan assisted heaters. Although currently operational, it would be prudent to start considering options ahead of any requirement to replace the boiler, so you can explore in a more leisurely time frame options that would help meet the Church of England's net zero targets. This may prove not to be feasible, but reactive solutions when a system fails will invariably lead to a straight replacement due to time pressures of decision making.

The churchyard is closed, but there are various works to external boundary walls required and a discussion with the Local Authority and where appropriate, neighbours, about repair liability and timescales is needed. A number of the graves are leaning or condition is starting to deteriorate, and it would be sensible to enquire whether the Local Authority are carrying out periodic inspections of the graves and condition. The Local Authority will also be responsible for the trees, and it would be reassuring to understand whether they have undertaken a survey of condition of all the trees in recent years and when that occurred.

Previous repairs undertaken since the previous report.

The log book is very well organised and comprehensive with a list of tasks and all documents and receipts filed in year order, which is an invaluable resource for future reference.

2018

March Organ serviced
Heating thermostat checked
June PAT testing of equipment
July Remedial works to lighting junction box
August Fire extinguishers serviced
Sept Boiler serviced
October Fire safety audit by Cleveland Fire brigade
Nov internal and External entrance lights replaced
Clock serviced by Smiths of Derby

2019

January Heating in the Shannon Room checked
May Organ serviced
June PAT testing of equipment
August Fire extinguishers serviced
Sept Boiler serviced
October Clock serviced by Smiths of Derby

2020

August Lighting and power installed within the bell tower
Sept Boiler serviced
Nov Fire extinguishers serviced
Two faulty lights replaced with LEDs

2021

January Clock serviced by Smiths of Derby
March New RF room stat to heating system
June Organ serviced
Sept Boiler serviced
Dec Fire extinguishers serviced

2022

January Clock serviced by Smiths of Derby
June Electrical System tested
Two lights replaced with LEDs
July Lightning Protection tested
Dec Fire extinguishers serviced

2023

January CCTV inspection of the surface water drains

Brief description of the building

St John the Baptist has medieval origins, but was largely rebuilt in 1791 – 2. The Nave arcades date from the late C12 nave with the rest of the nave dating from c.1792 using earlier materials;. The chancel and easternmost bay of nave were built in 1855/56 in Decorated style by J.P. Pritchett to the designs of J. Middleton, the vestry and organ chamber in 1881 and the tower was rebuilt in 1908-9 by C. Hodgson Fowler; all on Anglo Saxon foundations. The church consists of an aisled and clerestoried nave, lower chancel, north-east organ chamber, south-east vestry, north-west porch and 3 stage western tower with clasping buttresses and embattled parapet. A kitchen and social area has been formed at the West end of the church, separated from the Nave by a glazed partition with a first floor meeting and function room over.

Built of snecked magnesium limestone, with mainly sandstone dressings, with dressed sandstone walls to the tower and porch. Roofs are slate, Welsh slate to the nave roof and Lakeland slates to all other roofs. The pre-reformation font (c12) and altar mensa are made from Frosterley marble, the altar resting on two late C10 or early C11 Baluster shafts. Pews are by Robert Thompson (1981).

Listing Grade

Grade 2*

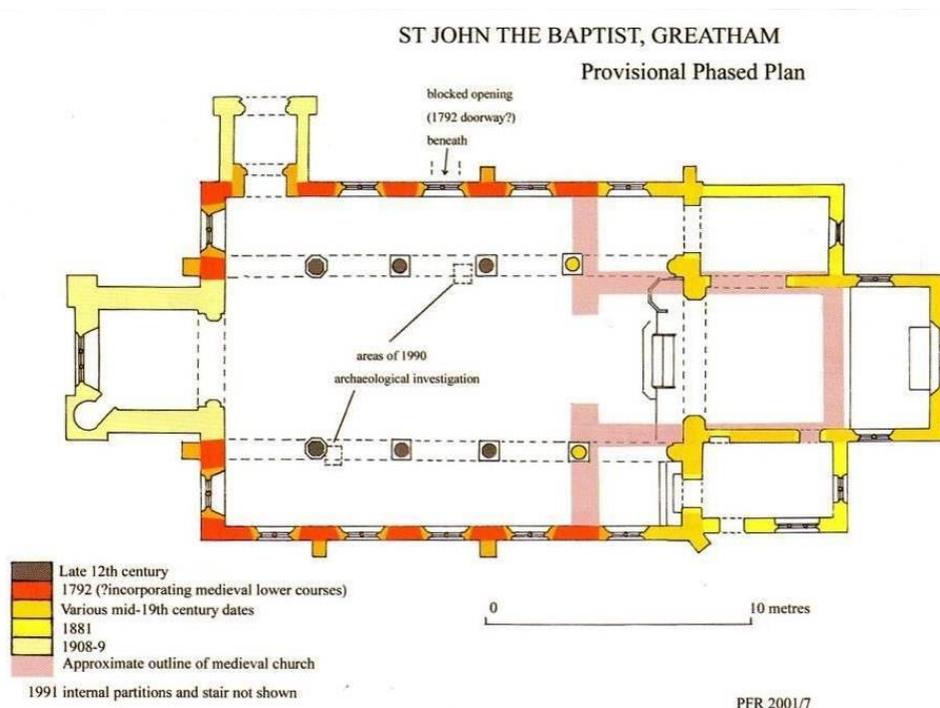
Previous Inspections

2010 Ian Ness

2016/7 David Beaumont, Castle Eden

Plan of the Church

Extract from The Historic Churches of County Durham by Peter Ryder



Fittings

(taken from information contained within the 2017 report):

- Chancel – oak choir stalls, plain pattern. Priest's chair and desk. Oak communion rail in regency style. Frosterley marble slab altar with 16th century stone balusters. Bishop's Chair and second priests chair are very heavy ornamental Jacobean. Organ, Brass eagle lectern. Stone pulpit – Victorian with elementary plywood panel infill with needlepoint panels. Modern low altar table
- Nave – oak pews in the Thompson style.
- North aisle – oak pews as nave.
- Lady chapel – altar.
- South aisle – oak pew as nave with frontal cupboard. Stations of the cross and various memorials on the walls.
- Narthex - Frosterley marble font. Ladders which are locked up and cupboards for hymn books and large altar chest.
- Vicar Vestry/office - historic drawings

Limitations of the report.

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

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

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

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

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

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride

additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant and signs of failure should be reported to the Church Architect.

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

Advice to the PCC

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

Electrical Installation

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

Heating Installation

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

Lightning Protection

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

Asbestos

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

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

Equality Act

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

Health and Safety

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

Bats and other protected species

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

Sustainable buildings

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

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

Maintenance

Maintenance of the Church is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority. The responsibility for upkeep of all the boundaries is unknown. The Western and northern boundaries abut Greatham Hospital and Chapel and the Eastern boundary, a public road and pavement.

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

Report main section

The tower roof and tower was surveyed first followed by the boiler house and some internal areas. External Areas were then surveyed followed by the remaining internal spaces and finally a brief summary of condition of the churchyard boundaries. In this report, the areas are covered externally including roofs, rainwater goods and windows, followed by internal areas and concluding with the summary of areas of concern to external churchyard areas and boundaries.

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

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

Summary of report

Location	Description	Condition	Repair needs	Category
External				
1. Tower	Coursed square sandstone. Dressings and buttresses	<p><u>Parapet/Roof level</u> - there are a number of open joints between coping stones requiring repointing. Isolated coping stones have little mortar bedding, relying too heavily on dowels (if present) or gravity/self weight to hold them in place. One coping on the North side is particularly vulnerable as there is little mortar bedding remaining, with daylight visible along most of the bed joint, and no obvious signs of any dowel fixing. This needs urgent attention, if only to remove it and lay it on the roof for re-bedding in the near future. It would be prudent to consider incorporating stainless steel dowels when re-bedding any coping stones to provide some additional security of fixing, provided the parapet stonework generally is robust enough for this to be suitable.</p> <p>Open joints were noted both internally and externally to the parapet stonework and associated string course, as well as to the stair turret where there is also signs of cracking.</p> <p>Chimney - flaunching is cracked around the flue and although the flaunching is secure, it may be letting water in through the hairline cracks. Isolated open joints to the stonework are also visible.</p> <p>Signs of rot to the base of the turret door and loss of finish</p>	<p>Inspect and secure at least one coping stone that appears to be poorly secured</p> <p>Repoint all copings if not done as part of urgent works and grout/point around chimney where flaunching is cracked</p> <p>Rake out and repoint remaining areas to parapet level externally and internally including works to the sting course and turret using lime mortar.</p> <p>Repair turret door and reoilng/staining the door and frame to provide some protection to the timber</p>	<p>1</p> <p>2</p> <p>2 - 3</p> <p>3</p>

Tower continued		<p>Parapet level issues are noted on the previous page.</p> <p><u>North Elevation</u> –Moving downwards there are open and hungry joints to the bell chamber stage including to the surround to the louvred opening and some weathering of stonework. To the clock tower stage, again there are a number of open joints visible including † the buttress and around the sculpture figure. The lower stage is in better condition, although there are open joints visible to the base of the wall. Gilding is starting to fail to the clock which should ideally be painted when access is next available.</p> <p><u>West Elevation</u> – Significant open joints to the stair turret externally, most notably to the North West face. To the bell chamber stage there are issues with failing mortar, open joints and some cracking between stone and mortar which includes stonework to the stair enclosure and buttress. Isolated weathering of stonework is also visible to the surround of the louvred opening. To the Clock chamber stage, again there is some cracking between stone and mortar, open joints and some weathering of stonework. To lower level open joints are most noticeable to the window surround with some mortar starting to fail in other areas.</p> <p><u>South Elevation</u> – to the bell chamber there are isolated open joints and areas of failing mortar including to the surround of the louvred opening. To the clock chamber there are some open joints with more open joints noted to the plinth and base of the wall as is the case for other elevations.</p>	<p>Carry out a programme of repointing and masonry repairs to the tower.</p> <p>Regild the numbers etc. on clock faces when high level access is available for other works</p>	<p>3</p> <p>5</p>
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Tower cont'd		<p><u>East Elevation</u> – this was difficult to inspect from ground level, but it should probably be assumed that some of the issues noted to other faces of the tower are likely to be present on this elevation. Some isolated open joints are visible to the wall and surround of the louvred opening</p> <p><u>Steps to the Boiler-room</u> – these are very steep but there is a solid handrail in place. The side wall is leaning slightly towards the tower and there is fairly significant levels of vegetation growth in this wall and open and hungry joints. To the outer face of the wall harder mortar is failing.</p>	To the boiler house steps, remove vegetation including roots and repoint areas of open joints and failing mortar.	3 - 4
2. West Elevation of the North Aisle	Semi coursed squared Magnesium Limestone with sandstone dressings to window surrounds, buttress quoins and capping	Mortar in common with other walls is hard and starting to cause issues with the stonework. Stonework is weathered in places and there is a need for some replacements most notably below sill level. The whole elevation would benefit from repointing to try to reduce the speed of deterioration of softer stonework that is starting to show signs of weathering, but is not at the point of needing repair or replacement.	<p>Carry out a programme of stonework repairs and replacement to the worst of the damage stonework and repoint the wall in the areas of highest deterioration</p> <p>Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.</p>	<p>2 – 3</p> <p>4</p>

3. West Elevation of the South Aisle	Semi coursed squared Magnesium Limestone with sandstone dressings to window surrounds, buttress quoins and capping	Mortar in common with other walls is hard and starting to fail and cause issues with the stonework especially at lower level. Stonework is weathered in places and there is a need for some replacements most notably below sill level and to the buttress. Vegetation growth and open joints are visible to the buttress at low level.	Inspect water table and point/repair as required to reduce water run off down the wall.	2
		Irregularities with the stone to the water table is causing water to run off down the wall - green algae below one area indicates a long-term issue. This needs inspection and repair to try and prevent water run off down the wall.	Remove vegetation including roots to the buttress and point open joint with lime mortar	2
		The whole elevation would benefit from repointing to try to reduce the speed of deterioration of softer stonework that is starting to show signs of weathering, but is not at the point of needing repair or replacement.	Carry out a programme of stonework repairs and replacement to the worst of the damage stonework and repoint the wall in the areas displaying the highest levels of deterioration.	2 – 3
			Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.	3 - 4

4. South Elevation of the South Aisle and south elevation of the Nave (high level)	Semi coursed squared Magnesium Limestone with magnesium limestone window surrounds and sandstone dressings to buttress quoins and capping	<p>Mortar is harder than ideal and there are issues with weathered stonework in a number of areas – at lower level weathering has left mortar significantly proud of the stonework in places. The stonework to several of the mullions is weathering at the base of each and may need replacement in part or whole within the next quinquennial period. There are some issues with open joints/loss of mortar along this elevation but also with cracking. One crack below the sill level of one of the Western windows has been repointed but has started to open up again slightly and there is cracking to the side of the eastern window openings. Two stones to the surround of the Brewster memorial are disintegrating and require replacement.</p> <p>The Eastern buttress is damp due to dripping from the Vestry porch, resulting in lower stonework deteriorating. There is some damage to stonework at higher level as well and failure of older mortar repairs – see rainwater goods for advice on the gutter</p> <p>Visibility of the Nave wall is poor, but visible sections appear sound.</p>	Carry out a programme of stonework repairs and replacement to the worst of the damaged stonework and repoint the wall in the areas displaying the highest levels of deterioration.	3
			Replace two stones to the surround of the Brewster memorial	3
			Replace mullion to central window	3 – 4
			Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.	4
5. South Elevation of the Vestry	Semi coursed squared Magnesium Limestone to walls and window dressings, sandstone door surround and string course	<p>Stonework to the lower parts of the wall is in poorer condition and one lower quoin to the door requires replacement. In common with other areas mortar is harder to the detriment of the masonry and isolated areas of pointing are coming loose.</p>	<p>Replace the most significantly deteriorated stonework</p> <p>Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.</p>	<p>3</p> <p>4 - 5</p>

6. East Elevation of the Vestry	Semi coursed square Magnesium Limestone	<p>In common with other areas mortar is harder to the detriment of the masonry with weathering of stonework most notable at lower level.</p> <p>Some areas of cracking between stone and mortar are visible most notably around the window.</p> <p>The Vestry has a slight Southwards lean, but this appears to be historic and is currently stable. At the time of the survey, the wider pointed joint at the junction with the Chancel was not exhibiting signs of cracking.</p>	<p>Replace the most significantly deteriorated stonework and repoint areas of open joints/cracking</p> <p>Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.</p>	<p>3 - 4</p> <p>4 - 5</p>
7. South Elevation of the Chancel	Semi coursed squared Magnesium Limestone to walls and window dressings	Mortar is hard and there are a number of weathered stones to the lower section of the wall that require repair or replacement. There is fairly significant weathering of the eastern edge of the window sill and to the mullion. Pointing is starting to fail in a few locations.	<p>Replace the most significantly deteriorated stonework including the sill and mullion.</p> <p>Repoint areas of failing mortar using lime mortar</p> <p>Repoint the remaining elevation with lime mortar to reduce the</p>	<p>2 - 3</p> <p>3</p> <p>4</p>

8. East Elevation of the Chancel	Semi coursed squared Magnesium Limestone with magnesium limestone dressings to window surrounds,	<p>Open joints and vegetation growth to the water table needs immediate attention as issues of water ingress are apparent internally.</p> <p>Mortar is hard and there are issues with failing pointing visible on this elevation, especially to the gable and the base of the wall. Stonework is weathering in the same two areas, but most noticeably to the base of the wall, with isolated weathered stonework to the centre of the wall. A crack to the sill should be pinned and pointed.</p> <p>There is a holly growing at the base of the wall in the drain which needs removing and roots removed or poisoned.</p> <p>The branches of the Yew are too close to the wall and need to be pruned back to avoid damage to the wall.</p>	<p>Remove vegetation including roots and repoint open joints to the water table.</p> <p>Remove holly including roots to the base of the wall</p> <p>Replace the most significantly deteriorated stonework and repoint areas of failing mortar</p> <p>Pin and point crack to sill</p> <p>Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.</p> <p>Speak to the Local Authority about pruning the Yew trees</p>	<p>1</p> <p>1</p> <p>2 - 3</p> <p>3</p> <p>4</p> <p>2</p>
7. North Elevation of the Chancel	Semi coursed squared Magnesium Limestone with magnesium limestone dressings to window surrounds,	This elevation has also been pointed with hard mortar, but possibly due to aspect, fewer stones have been impacted so far than has been noted on other elevations, although as few isolated stones are starting to weather,	<p>Replace the most significantly deteriorated stonework and repoint around areas of failing stonework using lime mortar</p> <p>Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.</p>	<p>4</p> <p>5</p>
8. East Elevation of the Organ Chamber	Semi coursed squared Magnesium Limestone with magnesium limestone dressings to window surrounds,	Mortar is hard, and some stones have weathered, but again fewer stones have been impacted than noted on other elevations and there has been previous replacement of some stonework including to part of the window surround. Isolated open joint are present and some loss of pointing. The wall is very damp by the downpipe which has been leaking.	Repoint the elevation with lime mortar to reduce the speed of deterioration of stonework and replace any damaged stones.	5

9. North Elevation of the Organ Chamber	Semi Coursed square Magnesium Limestone	There is cracking visible towards the east end of this wall at high level, which has been previously repointed but is starting to open up again, either due to seasonal movement or ongoing issues. This area should be repointed to allow visual monitoring, piecing in new stone to replace mortar repairs to stones adjacent to the crack.	<p>Repoint crack replacing stonework previously repaired with hard mortar repairs and visually monitor the area for signs of ongoing movement.</p> <p>Repoint the elevation with lime mortar to reduce the speed of deterioration of stonework and replace any damaged stones.</p>	3 5
10. East Elevation of the Nave	Semi Coursed square Magnesium Limestone	Pointing is hard, but from ground level, this appears currently reasonably sound. Pointing to the water table should be checked when roof work is carried out, especially around the apex stone where mortar appears recessed	Check pointing to water table when roofing work is carried out and repoint any areas of failing mortar.	2
11. North Elevation of the Nave	Semi coursed squared Magnesium Limestone with sandstone dressings	Some of the harder pointing s failing with isolated open joints visible, and there is cracking of mortar around some of the circular clerestory windows.	Replace open joints using lime mortar	4
10. North Elevation of the North Aisle	Semi coursed squared Magnesium Limestone with sandstone dressings to window surrounds, buttress quoins and capping	The wall is damp in the vicinity of the Eastern downpipes. Mortar is hard and there is some significant and ongoing weathering of isolated stonework most notably to the buttresses, at low level and at higher level at the East end of the wall. Isolated open joints were noted including to the window surrounds and there is evidence of previous harder mortar repairs to some areas.	<p>Replace the most significantly deteriorated stonework and repoint areas of failing mortar. Replace harder mortar repairs, replacing stones where required if condition of the masonry behind the mortar is poor.</p> <p>Repoint the remaining elevation with lime mortar to reduce the speed of deterioration of stonework.</p>	3 4 - 5

11. Porch	Coursed square sandstone with sandstone dressings	<p>East Elevation - minor open joints are visible, mainly at low level. Mortar generally is fairly hard.</p> <p>West Elevation – isolated open joints noted to the base of the walls'</p> <p>North Elevation – open joints are visible to the base of the wall and to the hood moulding. Some loss of face and general deterioration of the stonework is visible including around joints to the door surround.</p> <p>Slight loss of pointing to the base of the frame at the junction with the wall and rusting noted to ironmongery. Algal growth is forming to the base of the door which would benefit from cleaning and the door recoating.</p> <p>The concrete skirt around the base of the wall is cracked in places.</p>	<p>Repoint open joints including between the door frame and wall and carry out repairs to the stonework (possibly mortar repairs) using lime mortar</p> <p>Repaint ironmongery</p> <p>Clean algae from door and recoat</p>	<p>3</p> <p>3</p> <p>3</p>
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12. Roofs	Welsh Slate roofs to the Nave and aisles with Lakeland slates to other roofs. Lead roof to the tower.	<p><u>Main Porch</u> – open joints and missing bedding mortar to the ridge.</p> <p><u>South Aisle</u> – this roof was difficult to survey due to the proximity of the boundary and vegetation. One slate was found on the ground which seems to have slipped from the roof fairly recently – assumed to be from the aisle or nave roofs.</p> <p>North Aisle – Missing slates noted most notably towards the East end of the roof, although visibility of this roof from the ground is poor.</p> <p><u>Nave</u> <u>South slope</u> - this roof was also difficult to survey due to the proximity of the boundary and vegetation. A number of slightly raised slates and some cracked slates were noted along with some slipped slate, one resting in the gutter. There has been loss of mortar bedding to the ridge tiles as well as open joints between ridge tiles. One ridge tile at the east end of the roof is in poor condition and needs further inspection and either repair or replacement.</p> <p><u>North Slope</u> – ridge tile – see above. The pointing over the lead flashings at the east end of the roof needs repair and one of the sections of flashing appears to have moved and is no longer secured in the chase,</p>	<p>Refix or replace any slipped, damaged or missing slates.</p> <p>Remove any vegetation growing in the Chancel water tabling to both slopes including all roots and repoint any open joints.</p> <p>Resecure lead flashing to North Nave roof and repoint any failed mortar to the chase over the flashings</p> <p>Check roof for possible causes of water ingress near the third window from the West on the South Aisle and to the East of the North Aisle</p> <p>Investigate any obvious cause for the Chancel roof slates becoming raised ,and carry out repairs to the roof and structure if required.</p> <p>Repoint and rebed ridge tiles where mortar loss has been noted – this applies to most roofs.</p> <p>Inspect condition of one of the nave ridge tiles at the east end of the roof and repair or replace</p> <p>Reform cracked and failing mortar fillets to roofs where noted</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p>
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<p>Roofs cont'd</p>		<p><u>Chancel</u> <u>South Slope</u> – in common with other roofs, there has been loss of mortar bedding to the ridge tiles as well as open joints between ridge tiles. Slates in the centre of the roof have become raised and are slipping with some isolated cracked slates elsewhere. A sapling is growing in the joints of the Chancel water table and needs removing immediately. Mortar fillets at the junction of the Chancel roof and the East gable are cracking.</p> <p><u>North Slope</u> – Vegetation had taken hold within the joints of the water table on the North slope as well and as for the south slope the mortar fillet to the east gable is failing and coming away from the gable. There are issue noted internally near the east end of the wall resulting from water ingress, so works to the Chancel roof should be carried out as a priority to allow monitoring of future issues.</p> <p>Organ Chamber – fairly wide open joints are visible between ridge tiles. No access was possible to the Southern Slope.</p> <p>Tower Roof - some lead is splitting (one roll and some flashings in particular) and there are signs of degradation to the edges of some previous repairs and a raised area below another repair. These areas require attention before water ingress to the interior becomes an issue, as the location would prevent early and easy identification of a problem.</p>	<p>Monitor eastern end of the Chancel after roof and masonry works are completed to assess whether further repairs are required</p> <p>Assess condition of concealed slopes to the organ chamber and part of the North Chancel roof and carry out any repairs required.</p> <p>Clear debris from gutters including the tower if not already carried out.</p> <p>Repoint chase over lead flashings</p> <p>Check condition of all leadwork and carry out repairs to the leadwork (splits to leadwork, cracking/ splits around previous repairs and spilt sot flashings) to the Tower roof – dampness is visible to the bell tower ceiling which indicates an issue with water ingress. Check condition of boarding under and repair any which are rotted/damaged by water ingress</p> <p>Replace flashings around the flag pole, ideally with a more durable material.</p>	<p>M</p> <p>2</p> <p>1</p> <p>2</p> <p>2 max</p> <p>2 max</p>
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Roofs cont'd		Tower Roof cont'd - The temporary flashings around the flagpole are degrading and need replacement. There is a date of 1962 carved into the lead, assumed to be the date it was last re-roofed. Once repairs noted above are carried out, it would be sensible to visually monitor condition when routine maintenance requires access to this area and re-assess overall condition during the next quinquennial inspection, in case condition deteriorates further and more extensive repairs or replacement of leadwork is required. Some debris build up was noted in the gutters		
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<p>13. Rainwater Goods</p>	<p>Cast iron to parts of the church, black painted fibrous cement gutters in other areas</p>	<p>Gutters are in generally poor condition, with sections needing resecuring to reduce visible sagging, failing decoration and areas of damage leading to water dripping onto masonry below and missing shoes. One section on the South Aisle and another to the organ chamber are in particularly poor condition leading to wetting of the wall below. Vegetation growth is visible to many gutters,</p> <p>There is a section of gutter, but no downpipe on the Vestry porch.</p> <p>To some elevations including along the south aisle there is a concrete strip at the base of the wall. In places there are open joints and cracking between this and adjacent surfaces including around gullies.</p> <p>Leaf build up was visible to some gullies.</p>	<p>Overhaul all of the rainwater goods, replacing any damaged or missing sections. It is understood that a programme of replacement and repair of rainwater goods is scheduled for 2024, which is timely given their condition.</p> <p>Clear leaf build up to gullies and any gutters not included in the project</p> <p>Carry out repairs to the concrete at the base of the wall</p> <p>Consider options to introduce a downpipe to the Vestry porch roof</p>	<p>1</p> <p>1 then M</p> <p>2</p> <p>3</p>
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14. Windows		<p>Slight cracking to some windows to the tower stairs, but currently held securely</p> <p>Cobwebs and debris between windows and protection were noted in a number of areas. Rusting saddle bars are also visible to a number of windows.</p> <p>Eastern window to Chancel – some panels of glazing are bowing especially the Northern light which has insufficient saddle bars to support the window.</p> <p>South Chancel Window – there is a bowing panel to the western light which should ideally be checked by a stained glass conservator when other windows are assessed for repairs</p> <p>South Aisle – window second from the West is bowing and would benefit from assessment by a specialist window conservator. The eastern window is also bowing with one cracked section of glass (currently held in place).</p>	<p>The Eastern and Southern windows of the Chancel and one of the South Aisle windows should be inspected by a stained glass conservator and repairs carried out according to their recommendations. It is understood that part of this work is included in the works planned for early 2024.</p> <p>It would be prudent to clean the void between window and external protection before the build up of cobwebs and other debris becomes too pronounced. This could be carried out by a specialist, or it may be possible for other to undertake this, providing they obtained specialist advice on methods and removal and refixing of protection first.</p>	<p>2</p> <p>4</p>
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Internal

<p>1. Tower – all stages excluding the ground floor</p>	<p>Exposed stone walls to bell and clock chambers with louvred openings (bell chamber), boarded floors and exposed boarding to ceilings.</p>	<p><u>Bell Chamber</u> – possible signs of dampness noted to the boarding of the ceiling needs checking (works see roofs). Louvred openings are protected by plastic mesh. Harder mortar pointing to walls is generally sound with hungry joints by the Eastern louvred opening. Isolated weathering to stones elsewhere. A build up of nesting material behind the mesh to the Southern louvre should ideally be removed before the next nesting season.</p> <p><u>Clock Chamber</u> - harder mortar pointing to walls is generally sound. Oil has marked the floor under the clock – it might be better to site a sand filled tray under this area to collect any drips. Elsewhere there is slight damage to boarding. One large stone is stored in this area – currently propped up vertically – this should ideally be stores with the longest edge on the floor (landscape) and located on a board to spread the weight, unless a different location can be identified.</p> <p>Slight rusting to parts of the clock mechanism – advice should be sought from Smiths of Darby as to whether this is significant and needs rectifying.</p> <p><u>Stairs</u> – mortar pointing to the stair walls is generally harder than ideal, but currently sound. Some decay to stonework was noted to the window second from the top where stonework would benefit from defrassing to remove loose material</p>	<p>Remove build up of nesting material behind the mesh of the Southern louvred opening (avoiding the nesting season).</p> <p>Relocate or store large stone in the clock tower in a more appropriate way</p> <p>Obtain advice about rusting elements of the clock mechanism when the clock is serviced</p> <p>Consider installing a tray to collect oil drips under the clock mechanism</p> <p>Gently remove loose materials to stair windows</p> <p>Repoint open and hungry joints to bell chamber louvred opening with lime mortar</p>	<p>1</p> <p>2</p> <p>3</p> <p>3</p> <p>3</p> <p>4</p>
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<p>2. Gallery/Shannon Room</p>	<p>Painted walls with exposed stonework to the Western end of the room, with modern glazed infill to the arched opening. Modern partition to the East. Carpet on modern timber floor and flat boarded ceiling.</p>	<p>The roof space is insulated and boarded, but insulation levels could probably be improved.</p> <p>East and West Wall – no obvious defects.</p> <p>South wall – cracking is visible to the sill of the circular window into the wall below – when the room is next decorated it would be sensible to remove plaster to assess issues with the wall below and carry out any remedial works. Sills are fairly dirty.</p> <p>North Wall – cracking is visible to the wall over the arched doorway in three places and to the sills of two windows with some other isolated areas of cracking. As per the South wall this should be investigated before the room is next redecorated.</p> <p>The floor doesn't seem well insulated for noise from above or below. If the room was ever to be used more frequently this is something to consider upgrading.</p> <p>There is no access to the room other than by the stairs, and locations for installation of a lift is not easy. However, to use the room more fully, options should be considered to make it more accessible. It is understood that emergency egress was raised as a concern during the fire safety audit. It is a shame for a valuable resource to be underused, but it is understood that there are no easy solutions to the issues raised over its use.</p>	<p>Carry out works to assess and repoint/repair cracking before the rooms is next redecorated</p> <p>Consider improving levels of insulation over the Shannon Room if this become used more frequently</p> <p>Consider upgrading sound insulation to the floor if the room is used more frequently</p> <p>Consider ways to improve access and egress from the Shannon room so it can be used more frequently as it is a useful resource.</p>	<p>5</p> <p>5</p> <p>5</p> <p>5</p>
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3. Office/Vicars Vestry	Exposed stone walls with modern glazed infill to the eastern arched opening. Carpet on modern timber floor and flat painted boarded ceiling.	<p>Currently used more for storage than as an office.</p> <p>There is a stain on the carpet – it is unclear if this is from a spillage during use or a leak and this should be monitored and if related to the roof, issues rectified.</p>	Monitor the area for signs of ongoing water penetration in case the stain is a result of a leak and remedy any issues found.	Ongoing
4. Porch	Exposed stone walls and paved floor with large wipe off mat. Exposed rafters	Mortar is harder as for the outside walls and is generally sound with some isolated loss of pointing. Stone near the base of the walls is weathering especially near the internal door opening. Light levels are low as the main light was not working at the time of the survey.	<p>Repair internal light</p> <p>Replace the most significantly deteriorated stonework and repoint around areas of failing stonework and isolated open joints using lime mortar.</p> <p>Gently brush of sanding stonework if required in advance of any masonry repairs</p>	<p>1</p> <p>4</p> <p>M</p>

<p>5. Inner stair lobby (ground and first floors)</p>	<p>Painted plastered walls, modern partition to the South. Paved floor and exposed roof timbers with painted plaster between.</p>	<p>East wall – salt effervescence and sanding stonework to the base of the column partly embedded in the new partitions.</p> <p>South wall – no obvious defects noted</p> <p>West wall – significant issues with salt effervescence and dampness to the left hand side of the window reveal and wall below and also to the Northern side of the wall into the North West corner of the wall. Some areas of plaster may need replacing once the external defects have been attended to and the wall has dried out.</p> <p>North wall – paint and plaster are blistering to the side of the stairs with some salt effervescence. As per the West wall, some areas of plaster may need replacing once the external defects have been attended to and the wall has dried out.</p> <p>Open joints between some of the paving stones would benefit from repointing.</p>	<p>Gently brush of salts and sanding stonework to remove the worst of the loose material</p> <p>Repoint open joints between paving stones.</p> <p>Allow West wall to dry out once external defects have been remedied and replaster areas of damaged plaster</p>	<p>1 then M</p> <p>4</p> <p>5</p>
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<p>6. Ground Floor Meeting space (described as the Narthex in the previous report)</p>	<p>Stone and plaster walls to the West and South, modern partitions to other walls. Plaster ceiling and paved floor.</p>	<p>South wall – salt effervescence noted at low level and slight cracking at higher level</p> <p>West wall – noticeable issues to plaster around the southern part of this wall around the window. Some areas of plaster may need replacing once the external defects have been attended to and the wall has dried out. Sanding stonework is visible to the North of the kitchen.</p> <p>The laminate to the central door is failing and some edges are a little sharp – this should be monitored and repairs carried out if the laminate continues to fail.</p> <p>Slight cracking noted to internal first floor wall to the Shannon Room.</p> <p>The font is isolated from the main nave now that the west end of the church has been partitioned off.</p>	<p>Brush off loose material to West and South walls while wall is drying out and areas of sanding stonework to the West wall to the right of the kitchen.</p> <p>Monitor laminate finish to the edges of the large doors into the Nave and replace if condition deteriorates</p> <p>Allow West and South walls to dry out once external defects have been remedied and replaster areas of damaged plaster</p>	<p>M</p> <p>Ongoing</p> <p>5</p>
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6. Kitchen and WC	Exposed stone and plastered walls. Applied ceiling tiles to the ceiling. Parquet flooring to the kitchen area and vinyl to the WC	<p>Units conceal the base of most walls within this area</p> <p>South wall of the kitchen – some staining was noted which may be being caused by the proximity of the water boiler. It may be sensible to look at finding a more open location for this when in operation if current used where it is stored.</p> <p>North wall of the kitchen – some cracking and salt effervescence was noted to this wall. There is also a hairline crack over the doorway to the tower stairs.</p> <p>The access to the WC and bells is impeded by stored items. As this is an accessible WC the access needs to be clear to allow it to function correctly for independent access.</p> <p>Depending on the date of the alterations, it would be worth investigating whether the ceiling tiles are fired rated or potentially flammable. One tile is damaged and needs</p>	<p>Brush off salts to affected walls periodically with a soft brush.</p> <p>Relocated storage to avoid impeding the access to the accessible WC</p> <p>Check whether the ceiling tiles are fired rated or potentially flammable and consider mitigation or replacement if there is concern over the material used. Replace one damaged tile.</p> <p>Repoint crack and visually monitor to assess if there is any ongoing movement.</p> <p>Consider relocating the water heater/boiler away from the corner and units.</p>	<p>M</p> <p>1</p> <p>2</p> <p>4</p> <p>5</p>
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7. South Aisle	Painted plaster walls with 4 arch arcade to North wall. Modern partition to the West. Carpeted floor with parquet to level pew platforms. Exposed roof structure with painted boarding between rafters.	<p>East wall – some peeling paintwork noted.</p> <p>South wall – hairline cracking is visible under the sill of the west window and possibly similar cracking above the window head. There are signs of significant dampness to the right of the second window from the West with damage to the plaster at higher level. The roof should be checked when the gutters are repaired and replaced to ascertain the source of the leak over this area. There is also some damage to lower-level plaster along this wall. Heating pipes in this area are starting to rust.</p> <p>North wall – isolated areas of peeling paintwork noted. Salt effervescence and sanding to the two Western columns.</p> <p>Some of the thin infill at the edge of the areas of exposed parquet is missing. While not a significant issue at present, this could trap some heels and would need to be repaired if the areas impacted spread significantly.</p>	<p>Allow West walls to dry out once external defects have been remedied and replaster areas of damaged plaster.</p> <p>Repaint heating pipes</p> <p>Brush off salts to affected walls periodically with a soft brush.</p> <p>Monitor edge of parquet flooring and carry out repairs if more areas fail.</p>	<p>5</p> <p>3</p> <p>M</p> <p>M</p>
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8. Nave	<p>Painted plaster walls with 3 arches to the South and North walls with clerestory windows over. Modern partition to the West. Carpeted floor with parquet to level pew platforms. Exposed roof structure with painted boarding between rafters.</p>	<p>East wall – peeling paint is visible to the left (North) of the cross and at the Junction with the North wall where slight cracking is also visible to the right hand side staining, possibly mould is visible.</p> <p>South wall – isolated areas of peeling paintwork and some areas of rougher finish are visible – any underlying issues have been painted over and have not reoccurred.</p> <p>North wall – peeling paintwork is visible on this wall and a rougher finish to the plaster.</p> <p>The nosings to the lower altar dais and steps up to the Chancel need some form of differential marking, as they are currently all covered in red carpet - in certain lights it is hard to distinguish the changes in level which presents a trip hazard. To the side of the steps some of the exposed stonework required attention – some of the lower stonework is deteriorating but there is cracking between some of the edge stones and</p>	<p>Mark nosing to dais/Chancel steps to distinguish the changes in level.</p> <p>Refix loose edge stonework to the East of the Nave where levels change into the Chancel and assess condition of adjacent stones and security of fixing.</p> <p>Repoint any areas of cracking using lime mortar.</p> <p>Investigate issues with rougher plaster and cracking before the wall is next decorated and make good any underlying issues before patching the plaster and repainting.</p>	<p>2</p> <p>2</p> <p>4</p> <p>5</p>
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<p>9. North Aisle</p>	<p>Painted plaster walls with 3 arch arcade to South wall. Modern partition to the West. Carpeted floor with parquet to level pew platforms. Exposed roof structure with painted boarding between rafters.</p>	<p>East wall – signs of dampness and deterioration of the plaster at high level. Once issues with the roof have been investigated and addressed, this should be left to dry out and plaster patched with lime plaster as required before the church is next redecorated.</p> <p>South Wall - salt effervescence and sanding to the base of two columns and at the East end of the wall.</p> <p>North Wall – the condition of the plaster at low level behind and between the radiators is poor and there are signs of dampness to some of the window reveals. External repairs to stonework and drainage are planned in the spring which should hopefully gradually improve internal conditions. As for the East wall, once the wall has dried out, plaster repairs are likely to be required which will involve temporary removal of radiators. There is some cracking noted both and high level and below sill level † to the window openings with blistering paint to the central window reveal.</p>	<p>Allow North and East walls to dry out once external defects have been remedied and replaster areas of damaged plaster once conditions allow. Monitor drying out in case further works are needed externally in these areas before plaster repairs are carried out.</p> <p>Brush off salts and sanding stonework to affected columns periodically with a soft brush.</p>	<p>5</p> <p>M</p>
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10. Chancel	Painted plaster walls over timber paneling. Painted paneled roof. Carpet to floor with exposed parquet to choir stalls.	<p>East wall – there are clear signs of uses with water ingress around the window in particular with damage to plaster and paint finish to the reveals and sill. The plaster in some areas are likely to need cutting back and replastering with lime plaster once the fabric has dried out following repairs.</p> <p>South wall – Significant salt effervescence and failing plaster is noted to the sill of the window and base of the reveals. As noted above, the plaster in some areas are likely to need cutting back and replastering with lime plaster once the fabric has dried out following repairs. Older areas of minor cracking have previously been painted over and appear stable at present and there are signs of previous repairs over the door.</p> <p>West wall – Slight cracking noted adjacent to ceiling.</p> <p>North wall - slight crack noted to the sill of the Eastern window and to the head of the painted surround.</p>	<p>Once external repairs have been completed (due to be carried out to the East wall in Spring 2024), allow time for the interior walls to dry before carrying out plaster repairs to the east wall using lime plaster. Removal of damaged plaster in the meantime would speed up the drying process. As a minimum brush worst impacted areas to remove loose material in the short term.</p> <p>Carry out any remaining work to the exterior not included in the 2024 works to remedy causes of ongoing water ingress</p> <p>Repoint minor areas of cracking when other similar works are carried out.</p>	<p>3 for repairs once walls have dried.</p> <p>3</p> <p>5</p>
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11. Vestry	Painted boarding to walls and ceiling (partly following the roof slope) and carpeted floor.	The vestry is generally in good condition. There is some loss of face of the stone to the windows, which appears to have had a dark-coloured coating applied in the past, fragments of which still exist. There is some cracking to the top of the mullion and to the right-hand side of the surround. Saddle bars are modern, so it is assumed that window repairs have been carried out in recent years. This should be monitored and repairs carried out with similar work if budget permits.	Monitor stone surround to the window and carry out repairs when similar works are carried out elsewhere internally or to the exterior of the same area.	Monitor/5
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12. Boiler House below the tower	Stone and brick walls, cast concrete ceiling and concrete floor.	<p>The floor was very wet at the time of the survey and three buckets of water had been removed by the churchwarden that morning. Pipes within this area are rusting and would benefit from being painted. The fuel tank within the area was not inspected, but is understood to be fireproof. If there is no recent paperwork proving this, it would be worth getting this checked. Some of the electrical installation is rusting and should be checked.</p> <p>Open joints and salt effervescence was noted to the North and east walls in particular – although this would benefit from repointing it would be better to time this with replacement of the boiler whenever that is required to allow for better access. Slight cracking noted to the ceiling at the North side – this should be monitored and checked whenever access is available.</p> <p>Longer term, options to reduce the labour needed to remove water from this area should be considered such as a sump and magic eye pump.</p>	<p>Ensure the electrical installation and degree of rusting noted to switches etc. is inspected next time the 5 yearly electrical installation inspection is carried out (or before if condition deteriorates)</p> <p>Consider options to reduce the monitoring and ongoing maintenance required to keep on top of water ingress.</p> <p>Repaint rusting pipework</p> <p>Carry out works to repoint walls and to assess crack to the ceiling when the boiler is next removed. Monitor the crack in the meantime</p>	<p>3</p> <p>5</p> <p>4</p> <p>Monitor /works 5</p>
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External areas including graveyard

		<p>Some gravestones are showing significant weathering and/or leaning.</p> <p>Northern Boundary – the wall is bulging in places , not helped by condition of the wall and proximity of neighbouring trees. Open joints, cracking and poor quality mortar area visible along the length of the wall and there are patches of ivy growth. There is the possibility that some smaller sections may fall in the coming years if no works are carried out to this wall.</p> <p>Western Boundary – this is shared with the hospital. Ivy, buddleia, nettles and other vegetation have taken hold especially at higher level. The wall is angled/curved at the top towards the adjacent property– whether by design or a result of age is not clear. Some stones are weathering and pointing is failing.</p> <p>Southern boundary – much of this boundary is covered with ivy and there are some visible timber fence panels in varying condition.</p> <p>Eastern boundary – this is a low wall on the church side and higher wall externally. Soemloss of stonework and open joints to the copings and</p>	<p>Check that the Local Authority are periodically checking the condition of gravestones. It would be preferable to avoid too many being laid flat.</p> <p>Discuss the need for boundary repairs with the Local Authority and if applicable the neighboring owners and agree a programme for the works. It may be prudent to try to establish ownership of boundaries and therefore maintenance liability before discussing this with others.</p>	<p>1</p> <p>2 (discussions)- 3 for more urgent works</p>
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Photographs



Open joints to the tower parapet viewed internally



Open joints to the and tower parapet viewed externally



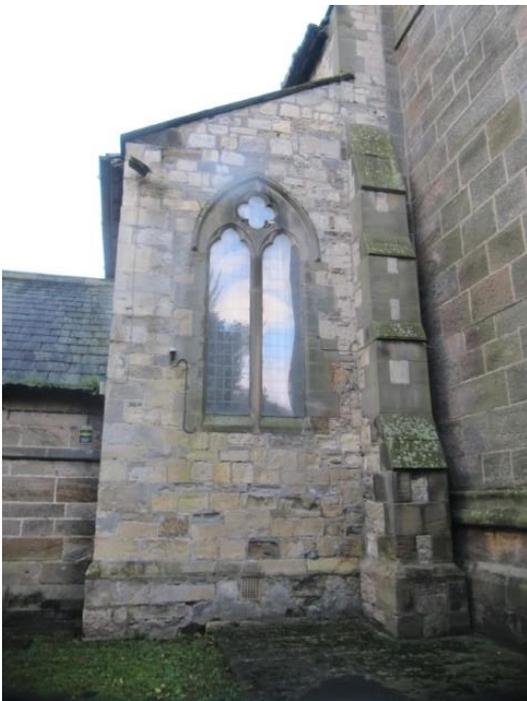
Open joints to the and tower parapet and associated stair turret



Open joints to the Stair turret



Weathered stonework to the West Elevation of the North Aisle



West Elevations of the North Aisle (left) and South Aisle (right)



Vegetation and weathered stonework to the South Aisle buttress



Weathered stonework to the West Elevation of the South Aisle



Eroding stonework to the mullions of the South Aisle



Weathered stonework to the Brewster Memorial



Damp stonework to the buttress to the side of the vestry door



Failing mortar and weathered stonework in the same area



Eroding stonework to the sill and mullion on the South elevation of the Chancel



Vegetation and close proximity of the yew to the East Elevation of the Chancel



Hungry mortar joints around the apex stone to the East gable of the Nave



Wide mortar infill showing signs of cracking
To the North Elevation of the organ chamber



Weathered stonework to the North elevation
of the North Aisle



Weathered stonework to the North elevation
of the North Aisle



Weathered stonework to the porch doorway



General views of the Nave roof from the Tower



Failing flashband around the flagpole

Split flashings to the tower



Damp and stained timbers to the tower roof



Failing mortar over flashings and damaged ridge tile to the Nave roof



Slate in the South Nave gutter



Failing mortar above the flashings and damaged ridge tile to the Nave



Open joints to the Organ Chamber ridge



Open joints to ridge tiles and failing mortar bedding to other roofs





Vegetation and failing mortar fillets to both slopes of the Chancel roof



Missing and slipped slates to the North Aisle roof Vegetation to Northern gutters



General view of the Nave looking West



General view of the North Aisle looking East



General view of the South Aisle looking East



Rust to the clock



Crack to Vestry mullion internally



Failing paint and plaster to the East and south walls of the Chancel



Salts and sanding stonework to the base of the column in the internal lobby



Poor definition of the edge of steps from the Chancel to the Nave



Damage to stonework and loose edge stone between the Nave and Chancel



Staining due to water ingress to the South Aisle Plaster failing at low level in the North Aisle



Damage to the edge of the doors into the Nave



Failing ceiling tile over the servery/kitchen



Cracking under Shannon room window



Eastern Boundary



Vegetation growth to the Western boundary



Open joints and cracked surface around War Memorial



Vegetation growth and failing mortar to both sides of the Eastern boundary

