

Ref: 466-0101 LP  
Date of Quinquennial Inspection: 16<sup>th</sup> June 2022

St Mary's PCC  
St Mary's Church, Norton

## QUINQUENNIAL INSPECTION 2022

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**SHAW &  
JAGGER**  
ARCHITECTS

1 Cardale Park,  
Beckwith Head Road  
Harrogate  
North Yorkshire  
HG3 1RY

Tel: 01423 532950  
info@shawandjagger.com  
www.shawandjagger.com



Inspecting Architect: Louise Priestman, BA(Hons) MA March RIBA IHBC AABC

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*Cover image taken by Louise Priestman*

## 1.0 INTRODUCTION

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### 1.1 Purpose of report

Every five years, a church building must be inspected by a suitably experienced and qualified professional, appointed after consultation with the Diocesan Advisory Committee. The appointed person's role is to make sure the building is kept in reasonable repair. This involves carrying out a quinquennial inspection (QI).

QI's involve a detailed survey of all aspects of a building's fabric. The intention is to identify problems which have developed since the last time it was inspected and to establish priorities for repair to ensure the preservation of the fabric.

### 1.2 Format of the report

After this introductory chapter the report includes a brief history of the church, including known major repair works. Chapter 3 presents a range of general advice to the PCC. Chapter 4 introduces the specific background to the 2015 QI. Chapters 5 and 6 set out the observations made in the inspection.

Within chapters 5 and 6 a set of tables that clarifies the location of each observation on or within the church building, along with the following information.

#### Category of urgency

The Diocese guidelines recommend the use of the following categories to denote urgency.

Category	Length of time recommended to complete works
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 (5 years)
E/ I	General maintenance, a desirable improvement with no timescale or a further inspection/ investigation is required.

**Condition**

Within the tables a brief description and a general overview is provided followed by specifics. i.e. *Fair condition, 2-3 broken tiles.*

It may be appropriate to refer to indicators of hidden or more substantial problems than are immediately apparent. This will be identified.

**Repair recommendations**

Repair recommendations are within the same table as condition and any actions required are written below the condition assessment.

**Photographic record**

The final column provides a photo taken in March 2022. These photographs can be used in the next QI to determine any further decay.

**1.3 Clarifications of terms**

‘Fair’ or ‘reasonable’ are used throughout this report to describe a condition which is moderate considering an item’s age, location, etc. They suggest that no particular problem appears to be present, but since historic buildings are subject to constant weathering and change they do not indicate an element which is pristine or ‘as-built’.



## 2.0 BACKGROUND AND HISTORY

### 2.1 Background

Address: Norton Green, Stockton on Tees, TS20 2EW

Location: The church is situated at the north west corner of Norton Village Green and overlooks a roundabout which is at the junction of the A1027 ring road and the B1274 road from Stockton to Carlton and Redmarshall. Norton is approximately two miles north of Stockton Town Centre.

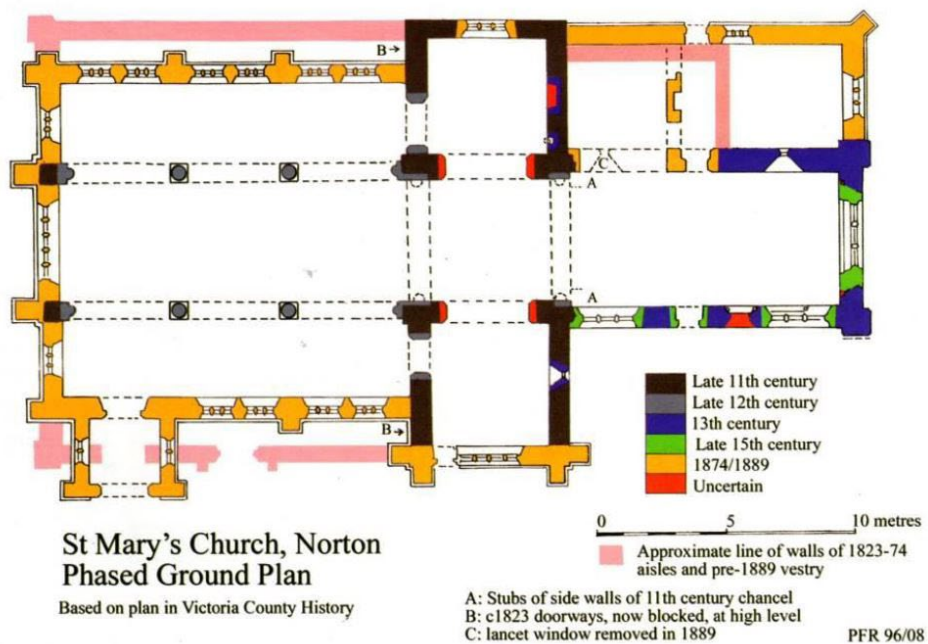
National Grid Reference: NZ 44277 22134

*Outline Description: Built c.1081 and modified in the Medieval period and again in the mid and late Victorian periods.*

*Cruciform plan around the Saxon central tower crossing and transepts. C12 rebuild of nave with aisles, C13 chancel with C15th window remodeling, 1823 aisles and west end rebuilt and widened for galleries, 1870 restoration and vestry rebuild in 1889 by CH Fowler. Vault at the east end of the chancel now infilled.*

*Basement Boiler Chamber under n transept rapidly in that direction. It is a 16th-century house built round two courtyards.*

### 2.2 History of the church and historic maps



*Age of church (kitchen extension not included)*

The church of St Mary's is of high significance and Grade I listed. It dates back to the 11<sup>th</sup> century. It has had multiple phased changes over the centuries including the following:

- Introduction of side aisles in the 12<sup>th</sup> century but subsequently altered
- Alterations to the north and south transepts
- A 13<sup>th</sup> century chancel
- 19<sup>th</sup> century re-build of the side aisles and a new vestry
- A more recent kitchen/ wc addition extension to the north side

## Maps

1857



1896



1913





1950



2021



Ref: <https://www.google.com/maps/place/> and <https://maps.nls.uk/>

### 3.1 Listed Building entry for St Andrew's Church

Heritage Category: Listed Building

Grade: I

Statutory Address: CHURCH OF ST MARY

Name: PARISH CHURCH OF ST MARY THE VIRGIN

Designation Type: Listing

Grade: I

List UID: 1140012

#### Details

*Much of the early CII church remains. It was extended in the late C12, improved in the C15 and restored and enlarged in 1877. Two-bay crenellated chancel with mock Tudor 3-light tracery and placing earlier lancets and sedilia. Three-light perpendicular East window having wood mould and head stags. Late C19*

*Vestry on North side. Squat crenellated tower with triangular headed openings on each side, originally below ridge line; upper part of tower later with 2-light louvred C15 foiled square headed windows.*

*Cruciform plan; Saxon crossing arches, and masonry in most of tower and North transept makes this the only evidence of a Saxon cross plan in County Durham. North transept has an inserted 1877 window.*

*Three bay crenellated nave with clerestory - C15 - and aisles (1877):- Six 3-light windows divided into pairs by wall buttresses. The West end also a 1877 restoration with a 5-light perpendicular style window.*

*At the West end are 3 finely inscribed C18 tomb slabs: (Gregory, Taylor & Hendry). The interior has, in the chancel, remains of the transitional/Early English East end shelf arrangement. This is also visible on South wall where the undercut chevron of the sedilia arch remains. A line of the North wall may indicate a former vault. The crossing arches are wide with voussoirs following the curve. Fragments of an Anglo-Saxon cross in the South East pier. A splendid C14 effigy near South-West pier, probably Roger Fulbrooke, died 1337, whose sarcophagus from Grindon Abbey is outside Thorpe Thewles church; in the later C16, Sir William Blakiston had his own arms carved on the effigy's shield. Nave with late C12 pointed arcade, round piers with octagonal caps; an ornate decorated foliate cap of earlier C12 satin North-West pier at West end of Nave. Central South clerestory window has a lintel made from a tomb head. In the 1877 porch are fragments of reused chevron and billet moulding and the reset, headless body of female figure.*

*Modern woodwork (pews and pulpit and rails) by "Mousey" Thompson.*

*Listing NGR: NZ4427722134*

### 3.1 Listed Building entries for structures within the boundary of St Mary's



Listed buildings and structures in St Mary's accessed online <https://historicengland.org.uk/listing/the-list/map->

Name: HOGG FAMILY VAULT TO NORTH WEST OF CHURCH

Designation Type: Listing

Grade: II

List UID: 1323013

Name: HOGG FAMILY TOMB OF WEST OF CHURCH OF ST MARY THE VIRGIN

Designation Type: Listing

Grade: II

List UID: 1323173

Name: STAGG FAMILY TOMB TO SOUTH OF WHITE TOMB

Designation Type: Listing

Grade: II

List UID: 1322985

Name: BARRAS TOMB TO SOUTH OF STAGG TOMB

Designation Type: Listing

Grade: II

List UID: 1140013

Name: RAY TOMB TO SOUTH OF STAGG TOMB

Designation Type: Listing

Grade: II

List UID: 1121148

Name: TOMB OF REVEREND JOHN STARKEY, TO SOUTH OF RAY TOMB

Designation Type: Listing

Grade: II

List UID: 1329429

Name: TABLE TOMB TO SOUTH OF CHURCH  
Designation Type: Listing  
Grade: II  
List UID: 1140014

Name: Norton Memorial Cross  
Designation Type: Listing  
Grade: II  
List UID: 1439708

Neighbouring properties listed:  
Name: THE VICARAGE  
Designation Type: Listing  
Grade: II  
List UID: 1120802



### **3.0 GENERAL ADVICE TO THE PCC**

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A summary of general advice.

#### **3.1 Further work**

This is a summary report; it is not a specification for the execution of the work and must not be used as such. The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested, prepare a specification, seek tenders and oversee the repairs.

The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.

Contact should be made with the insurance company to ensure that cover is adequate.

A quantity surveyor should be appointed as part of any professional advice to cost for any major interventions/ repair works. The architect may provide recommendations of specialists.

A structural engineer should be appointed to review any structural concerns or proposals.

The architect may provide recommendations of specialists.

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 Diocesan Advisory Committee (DAC).

Fire Safety Advice should be considered and incorporated.

*Further information can be found at [www.churchcare.co.uk/building.php?CDE](http://www.churchcare.co.uk/building.php?CDE)*

#### **3.2 Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at the Churchcare website.

*<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility>*

#### **3.3 Health and safety (CDM Regulations 2015)**

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.

During large building projects, the PCC are responsible for health and safety at your church under the Construction Design and Management Regulations 2015.

The PCC may need to hire a principal designer or principal contractor to plan, manage and monitor health and safety before and during the building work. Further details are available in the link: <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

#### **3.4 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 on <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches>

#### **3.5 Sustainable buildings**

The QI is a reasonable opportunity for the 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 <https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change>

#### **3.6 Tests and assessments**

A series of tests should be completed and those with ongoing maintenance and use should be regularly completed. A breakdown of those are below.

##### Asbestos

The PCC should have an asbestos management survey completed if no survey report is available. A suitable assessment should be made as to whether asbestos is present, or is likely to be present, in the premises.

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 scheduled to be carried out.

### 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. For further details including who is qualified to undertake the inspection please see [www.churchcare.co.uk/building.php?CDT](http://www.churchcare.co.uk/building.php?CDT)

### Heating and installation

A proper examination and test should be made of the heating system by a qualified engineer each summer before the autumn, and the report kept with the church logbook.

### Lightning protection

Any lightning protection system 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.

## 4.0 THE 2022 QI SURVEY

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### 4.1 Urgent findings and specialist inspections (Category A and B)

These are the key items to address as a matter of urgency/ priority:

- Several Graves/Memorials were found to be loose and/or in a very vulnerable condition – a full condition survey should be undertaken, and repairs made. (not church responsibility but the PCC should be mindful of the risk).
- All gutters, hoppers and downpipes should be cleared of vegetation and debris. Inspect the valleys and gutters closely to the vestry and north aisle
- North transept west elevation requires repointing.
- Install fixing points for the timber ladder access to tower.
- Belfry bell frame to be investigated further by specialist for wood boring activity following after cleaning.

#### Secondary works to prioritise

- Drainage Survey to be undertaken (if it does not exist). Ensure gullies are clear and regularly maintain.
- stonework/repointing to north face chancel, south face chancel, south side aisle, Tower (south, east, and west elevations).
- Minor roof repair to Tower roof.
- Tower window to north elevation has a hole in the glazing which requires repair.
- Clock chamber stair grab handle to be installed.
- Boiler cupboard door to be rehung and efflorescence leaned from external wall.
- Monitor the water ingress to the north aisle and the vestry window once the gutters have been cleaned out.
- Monitor efflorescence and damp to the north aisle.

### 4.2 Site Inspection Conditions

The previous QI was completed in 2015 by David Beaumont of Beaumont Brown Architects who has since retired. Louise Priestman was appointed as Church Architect in mid-2022

The most recent QI was completed by Louise Priestman and Mark Bourne on 16<sup>th</sup> June 2022. It was overcast with only a light breeze.

#### **4.3 Health and safety**

As a matter of due diligence, contact was made with the PCC in advance of the QI along with a site visit. This was to determine what was deemed safe for the inspection.

We recommend that only qualified professionals accredited in working at height (with relevant fall protection systems) should be allowed to use ladders accessing high spaces.

#### **4.4 Covid 19**

Covid-19 was considered as part of the visit. This included managing the risk of contracting and spreading Covid-19.

#### **4.5 Asbestos**

An accessible record of asbestos should be maintained for the church.

#### **4.6 Other key findings/ items of particular interest**

The PCC notified the architect that the churchyard is the responsibility of the council. The PCC and the Council have since been notified that some of the graves are dangerously loose and must be dealt with as soon as possible. A full survey should be completed on all the graves.



## 5.0 INSPECTION REPORT: EXTERNAL



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### 5.1 Grounds






Urgency	Item	Condition	Recommended Repairs
A	<p>Graves/ memorials</p> 	<p>Gravestones mostly intact, and generally in reasonable condition.</p> <p>Several were found to be loose, some in a very vulnerable condition.</p> <p>The PCC, the Diocese and the Council have been notified.</p>	<p>It is believed the responsibility is of the council and they should undertake a full condition survey and any repairs required.</p> <p>Consent may be required.</p>
C	<p>Boundary wall</p> 	<p>Generally, brick boundary walls in good, stable condition.</p> <p>There are some boundaries where the walls are heavily grown with ivy and therefore harder to inspect.</p> <p>Some repointing required to a number of small areas, as would be expected given the extent of the boundary.</p>	<p>Re-point locally. Clear back any grown ivy for a more thorough inspection to be undertaken in due course.</p>

<p>D</p>	<p>Lychgate and railings <i>Dated 1948 by Thompson of Kilburn</i></p>  	<p><b>Roof:</b> Clay rosemary tile and clay ridge roof, timbers, etc., all in sound condition.</p> <p>Previous QI Report noted that there were a number of missing tiles which have subsequently been replaced.</p> <p>Bedding mortar missing to verges.</p> <p><b>Walls:</b> Stonework split in places. Pointing missing in some areas.</p> <p><b>Gate:</b> Missing.</p>	<p>Repoint where necessary.</p> <p>Some stone replacements may be needed in the next 5 to 10 years. To monitor.</p>
	<p>Seating/abutting furniture to the church</p>	<p>Timber bench in good order.</p>	<p>No action required.</p>

E	<p>Path</p> 	<p>Generally stone flag paving, concrete flag paving and tarmacadam, all in reasonable condition.</p> <p>Some loss of mortar and weed growth at joints</p>	<p>Routine maintenance required.</p> <p>Keep abutments to the historic fabric clear so condition can be observed to identify any areas of failure.</p> <p>Infill loss of mortar to paths to prevent trip hazards.</p>
E	Vegetation	<p>Generally fine, with kept planting areas in good order.</p> <p>Wider church yard has a number of self-seeded trees and mature trees require basic maintenance.</p> <p>There are a number of yew trees close to the historic fabric. These are fairly new in terms of the fabric and may cause damage to the foundations in due course.</p>	<p>Routine maintenance required.</p> <p>Monitor yew trees and their roots.</p>
	Lighting	No issues identified	

	Car parking	No issues identified. Recently re-laid and in good condition.	
B	<p>Drainage</p> 	<p>Drainage locations unknown</p> <p>Some gullies gather vegetation and appear blocked.</p>	<p>Survey to be completed if it does not exist.</p> <p>Ensure gullies are clear and regularly maintain.</p>






## 5.2 External elevations

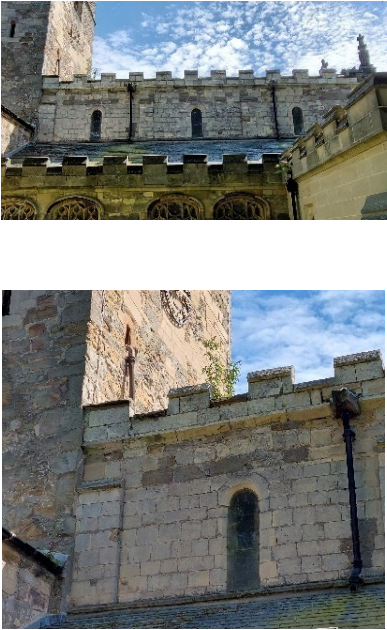






### 5.3 North Facing Elevations



Urgency	Item	Condition	Recommended Repairs
E	Kitchen extension (north face) 	Stonework: Recent extension in good condition  Glazing/ window openings: Good condition  Abutment with the ground: Good condition	Clean glazing
E	Kitchen extension (west face) 	Stonework: Recent extension in good condition  Abutment with the ground: Good condition  Downpipe: Good condition	Ensure downpipe is clear

<p>E</p>	<p>Kitchen extension (east)</p> 	<p>Stonework: Recent extension in good condition</p> <p>Abutment with the ground: Good condition</p> <p>Downpipe: Good condition</p>	<p>Ensure downpipe is clear</p>
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<p>C</p>	<p>Clerestory</p> 	<p>Stonework: Vegetation growth to parapet.</p> <p>Some loss of mortar</p> <p>3 no. decayed stones.</p> <p>Some cementitious repairs refilled</p> <p>Glazing/ window openings: Fair condition</p> <p>Abutment with north aisle roof: Flashings appear in reasonable condition</p>	<p>Repoint</p> <p>Replace stones</p> <p>Cementitious repairs</p>
<p>C</p>	<p>North side aisle</p> 	<p>Stonework: Some decay to the tracery</p> <p>Small pockets of loss of mortar</p> <p>Glazing/ window openings: Fair condition</p> <p>Abutment with the ground: Good condition</p>	<p>Monitor stone decay</p> <p>Re-point locally</p>


C	<p>North transept (north face)</p> 	<p>Stonework: 1 no. partially lost stone to quoin, but seems fair</p> <p>Various mortars</p> <p>Copings: Some lost faces and open joints</p> <p>Glazing/ window openings: Sound protective glazing in good condition</p>	<p>Repoint open joints</p>
C A	<p>North transept (west face)</p> 	<p>Stonework: Several areas of failed mortar</p> <p>Gutters and downpipes: Vegetation in hopper</p>	<p>Rake out and repoint whole face</p> <p>Clear out hopper and gutter</p>
B	<p>North face chancel</p> 	<p>Stonework: 7 no. stone faces missing.</p> <p>Some open joints</p> <p>Parapet: Good condition</p>	<p>Replace stones</p> <p>Repoint</p>






<p>C</p>	<p>Vestry (north face)</p> 	<p>Stonework: Open joint by alarm box</p> <p>2 no. stone faces lost</p> <p>Parapets: Good condition</p> <p>Windows: Protective glazing in good condition</p> <p>Door: Solid timber door, no decay</p> <p>Downpipes: Some blockages and staining</p> <p>Abutment to ground floor: Open joints to base</p>	<p>Localised repointing</p> <p>Replace stones</p> <p>Repoint open joints around windows</p>
<p>E</p>	<p>Vestry (east face)</p> 	<p>Stonework: Good condition</p> <p>Copings: Minor open joints</p> <p>Windows: Protective glazing in good condition</p> <p>Abutment to ground floor: Foliage prevented inspection</p>	<p>Repoint</p> <p>Clear back foliage</p>



## 5.4 East Facing Elevations






Urgency	Item	Condition	Recommended Repairs
D	<p data-bbox="375 226 584 253">East face chancel</p> 	<p data-bbox="810 226 1059 327">Stonework including buttresses: Good condition</p> <p data-bbox="810 371 1059 506">Glazing/ window openings: Protective glazing in good condition</p> <p data-bbox="810 551 1075 651">Parapet: Lots of later repairs in good condition</p> <p data-bbox="810 685 1059 712">2 no decayed stones</p>	<p data-bbox="1129 685 1374 712">Replace 2 no stones</p>

## 5.5 South Facing Elevations




Urgency	Item	Condition	Recommended Repairs
B	South face chancel 	Stonework: Much replaced modern stone  Minor stone decay  Parapet: 7 no. string course stones decayed	Monitor stones  Repoint  Mortar repairs to string course
		Glazing/ window openings: Good condition  Downpipes Blocked and external staining	
		External door: Timber door in good condition	


<p>D</p>	<p>South transept (south face)</p> 	<p>Stonework: Some localised decay of stones</p> <p>Right hand buttress has decay and loss of stone face.</p> <p>Parapet: 2 no. decayed stones</p> <p>Glazing/ window openings: Good condition</p> <p>Entrance door: Regularly used, in good condition</p>	<p>Monitor stone faces</p> <p>Monitor</p>
<p>C</p>	<p>South transept (east face)</p> 	<p>Stonework: Decay to the base</p> <p>Glazing/ window openings: Good condition</p> <p>Downpipes: Blocked</p>	<p>Replace</p> <p>Unblock down pipe</p>





			
<p>E</p>	<p>South transept (west face)</p> 	<p>Stonework: 6 no. decayed stones to face</p> <p>Downpipes: Good condition</p> <p>Abutments; Good condition</p>	<p>Monitor</p>
<p>C</p>	<p>Clerestory</p> 	<p>Stonework: 3 no. decayed stones</p> <p>Some open joints</p> <p>Parapet: Decay to some stones</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with north aisle roof: Flashings appear in reasonable condition</p>	<p>Repoint</p>




B	<p>South side aisle</p> 	<p>Stonework: Delamination to stone surround on window</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with the south aisle: Good condition</p>	<p>Replace 2 no. stones</p> <p>Localised repointing</p>
E	<p>Porch (south face)</p> 	<p>Stonework: Some decay, but no concern</p> <p>Abutment with the ground: Good condition</p> <p>Entrance door: Good condition</p>	N/A
D / I	<p>Porch (east face)</p> 	<p>Stonework: Good condition</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with the ground: Good condition</p> <p>Downpipe: Possibly blocked</p>	<p>Check downpipe for blockages</p>

<p>D/ I</p>	<p>Porch (west face)</p> 	<p>Stonework: Good condition</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with the ground: Good condition</p> <p>Downpipe: Possibly blocked</p>	<p>Check downpipe for blockages</p>
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## 5.6 West Facing Elevations


Urgency	Item	Condition	Recommended Repairs
C	<p>Nave (west face)</p> 	<p>Stonework: Good condition</p> <p>Minor pointing loss</p> <p>Finials and parapet: Some historic decay, but appear sound</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with the ground: Good condition</p>	<p>Localised repointing</p> <p>Inspect for stability</p>
C	<p>South Aisle (west face)</p> 	<p>Stonework: 3 no. decayed stones</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with the ground: Good condition</p>	<p>Monitor</p>

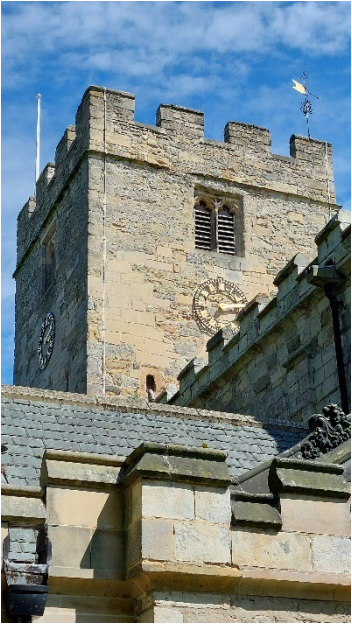
<p>C</p>	<p>North Aisle (west face)</p> 	<p>Stonework: Some decay above window and string course</p> <p>Glazing/ window openings: Good condition</p> <p>Abutment with the ground: Good condition</p>	<p>Monitor</p>
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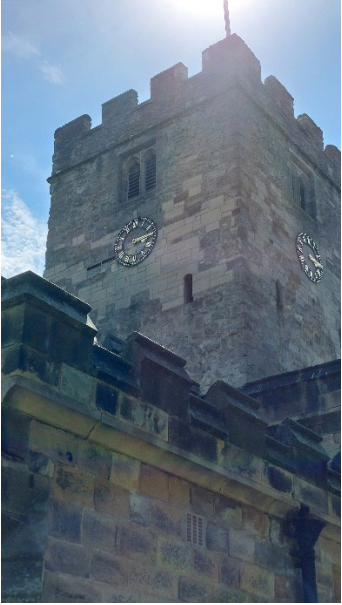


## 5.6 Tower Elevations

Urgency	Item	Condition	Recommended Repairs
C	<p>Tower (north)</p> 	<p>Stonework:</p> <p>Heavily weathered stones</p> <p>Previous QI Report observed:  <i>Some erosion to the string course, though not as bad as the south and west elevations</i>  <i>Some holes in the stonework and breakdown of pointing.</i></p> <p>Cementitious pointing in fair condition.</p> <p>Couple of minor open joints.</p> <p>Parapet very low with some open joints and stone decay</p> <p>Timber Louvres: Fair condition</p> <p>Clock: Operation</p> <p>Abutment with the north transept: Not visible</p>	<p>Monitor, but assume up to 20 no. replacement stones to upper level and 10 no. repairs</p> <p>Localised repointing</p> <p>Repoint and monitor</p>

B	<p>Tower (south)</p> 	<p>Stonework:</p> <p>Previous QI Report observed:  <i>Erosion to the concave high level string course; quite broken in lots of places.</i>  <i>Walling has patches of modern replacement stonework and poor quality cement works.</i>  <i>General erosion to the stonework but nothing major.</i>  <i>Stonework not set horizontally where tower abuts the nave.</i></p> <p>Continued high level erosion, most of string course is heavily decayed and open joints.          Assume 30 to 40 no. heavily decayed stones</p> <p>Timber Louvres:          Good condition</p> <p>Clock:          Operational</p> <p>Abutment with the south transept:          Not visible</p>	<p>All require observation over the next twelve months.</p>
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B	<p>Tower (west)</p> 	<p>Stonework:</p> <p>Previous QI Report observed: <i>Deeper erosion to the joints on the parapet.</i></p> <p>Similar to South elevation, continued high level erosion. Assume 30 to 40 no. heavily decayed stones</p> <p>Timber Louvres: Good condition</p> <p>Clock: Operational</p> <p>Abutment with the nave: Not visible</p>	<p>All require observation over the next twelve months.</p>
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<p>B</p>	<p>Tower (east)</p> 	<p>Stonework:</p> <p>Previous QI Report observed:  <i>Open joints to the merlons and general erosion to the pointing above the string course.</i>  <i>More erosion to the stone on this face, but only to the small stuff. Patched with more modern stonework.</i>  <i>Slight shaling to one of the sandstones above the small window.</i>  <i>Keystone to the triangular headed window looking onto the chancel is badly worked..</i></p> <p>Similar to South elevation, continued high level erosion.          Assume 15 no. heavily decayed stones</p> <p>Timber Louvres:          Good condition</p> <p>Clock:          Operational</p> <p>Abutment with the chancel roof:          Not visible</p>	<p>All require observation over the next twelve months.</p>
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## 5.7 Roofs







**NOTE:**




**AT THE TIME OF THE INSPECTION THERE WAS NO ACCESS TO ROOFS OTHER THAN THE TOWER ROOF.**



**ALL INSPECTIONS WERE MADE FROM THE GROUND AND ANYTHING VISIBLE FROM THE TOWER ROOF.**

**A CLOSE UP INSPECTION OF THE VALLEYS AND PARAPETS/COPINGS SHOULD BE COMPLETED.**





Urgency	Item	Condition	Recommended Repairs
B	Tower		
		<p>Generally, low pitch lead roof in good condition. Minor pooling/collection of leaves to gulleys</p>	<p>Clear gulleys of leaves</p>
		<p>Previous QI Report observed: <i>The bays of the lead roof are longer than recommended, however this is an old covering and it looks to be in good condition.</i></p>	
		<p><i>Gutters drain away okay; they could do with wire guards.</i></p>	<p>Add wire guards to gulleys</p>
		<p>Stone parapet – some replacements/heavily weathered stones</p>	<p>1 no stone replacement</p>
		<p>Cementitious pointing fair.</p> <p>Couple of minor open joints to parapet (very low)</p> <p>Parapet very low, but given limited access for maintenance could be considered acceptable.</p>	<p>Repoint</p>
	<p>Some Lichen to lead finish.</p>	<p>Remove lichen from roof</p>	

		<p>Repair to lead failed</p>	<p>Replace/weld dracked flashings and point into wall. Remake patch in NW corner with lead burning.</p>
<p>E</p>		<p>Weathervane: Fair condition</p>	<p>N/A</p>
<p>C</p>		<p>Flag pole: Fair but concrete support failing – rust blowing face</p>	<p>Repair pole fixing.</p>

<p>A</p>	<p>Chancel</p> 	<p>Generally, pitched felt roof, ten to fifteen years old, in good condition. <i>(Installed 1999)</i></p> <p>Part steel to east wall abutment. Steel/lead flashings. <i>(Installed 2008)</i></p> <p>Felt gutters, clogged with dead leaf collection and some vegetation growth.</p> <p>Unable to inspect abutment junction with tower.</p>	<p>Check date of felt roof installation</p> <p>Clear gutters of debris.</p> <p>Ideally roof finish and gutters need replacing with a more robust material</p>
<p>A</p>	<p>Nave</p> 	<p>Generally, pitched steel roof in good condition. <i>(Installed 2008)</i></p> <p>Stone parapet with a few open joints.</p> <p>gutters, clogged with dead leaf collection and some vegetation growth.</p>	<p>Replace/pinback open joints</p> <p>Repoint</p> <p>Clear gutters of debris and vegetation</p>



A	<p>North Transept</p>  	<p>Generally, pitched steel roof in good condition.</p> <p>Gutters have debris build up</p> <p>Boiler flue/stone stack: Fair condition</p> <p>Coping stones: Vegetation growth and open joints</p>	<p>Clear gutters</p> <p>Remove vegetation and repoint copings</p>
A	<p>South Transept</p>	<p>Generally, pitched felt roof, ten to fifteen years old, in good condition. <i>(Installed 1999)</i></p>	<p>Check date of felt roof installation</p> <p>Check gutters for debris and clear as necessary</p>

A

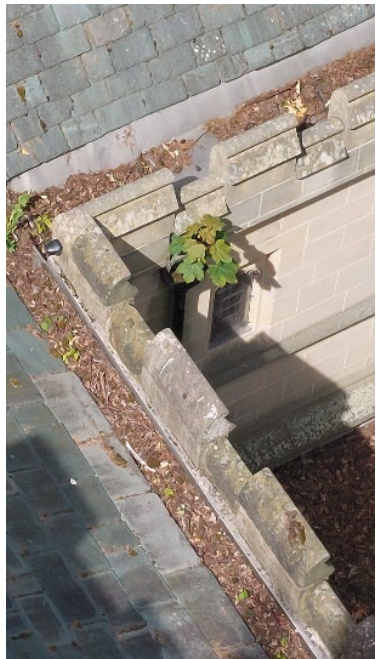
North Aisle



Slate Roof in good condition.

Copings and Flashings in reasonable condition but evidence of damp/water ingress to windows – may need repairing to match south aisle detail

Monitor and note any evident signs of water ingress



Gutters full of leaf debris.

Clear gutters of debris and vegetation




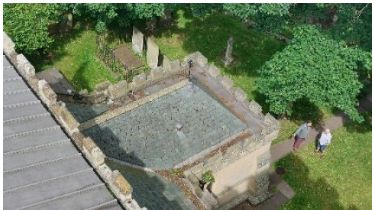
A


South Aisle



Slate Roof in good condition.

Clear gutters

<p>A</p>	<p>Vestry</p> 	<p>Steel roof in good condition <i>(installed 2008)</i></p> <p>Water ingress by hopper/spout blocked</p>	<p>Clear gutters and re-inspect.</p>
<p>B</p>	<p>Kitchen</p> 	<p>Slate Roof in good condition.</p>	<p>Clear gutters</p>

B	<p>Porch</p>  An aerial photograph showing a section of a slate roof. The roof is covered in grey and blue-grey slate tiles. A concrete porch area is visible on the left side of the roof, with some greenery and a circular feature. The surrounding area includes a lawn and a paved path.	<p>Slate Roof in good condition.</p>	<p>Clear gutters</p>
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## 6.0 INSPECTION REPORT: INTERNAL

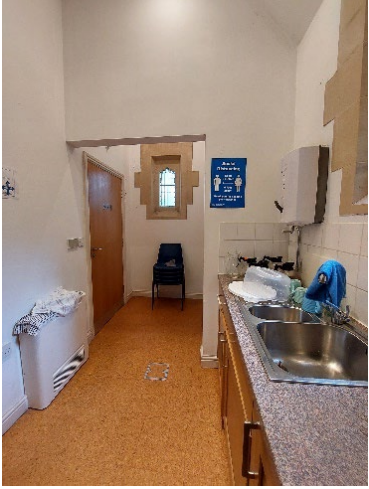


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### 6.1 Nave, Kitchen, Porch, North and South Side Aisles




Urgency	Item	Condition	Recommended Repairs
C	<p>Nave walls and arches generally</p>  <p>North clerestory wall</p>	<p>Walls generally good.</p> <p>Cracking to north side central clerestory</p> <p>Historic water ingress – nothing active</p> <p>Clerestory – stone face loss around windows</p> <p>Windows – good condition</p>	<p>Repoint and monitor</p>
E/ I	<p>Nave Ceiling</p> 	<p>Timber low pitch boarded</p> <p>Some evidence of water ingress</p> <p>No change since 2015 Q1</p>	<p>Monitor</p>
E	<p>Nave floor</p>	<p>Modern underfloor heating with stone finish in good condition</p> <p>Some localised areas of open joints</p>	<p>Repoint open joints</p>




<p>D</p>	<p>Kitchen generally</p> 	<p>Generally in good condition.</p> <p>Cabinetry tired</p> <p>Not enough ventilation resulting condensation and peeling paint.</p> <p>Deteriorated since last QI Report</p>	<p>Update when feasible</p> <p>Improve ventilation</p>
<p>E</p>	<p>Kitchen storage generally</p> 	<p>Storage generally in good condition</p> <p>Cabinetry tired</p> <p>Not enough ventilation resulting condensation and peeling paint.</p> <p>Deteriorated since last QI Report</p>	<p>Update when feasible</p> <p>Improve ventilation</p>
<p>E</p>	<p>Kitchen wc generally</p> 	<p>Generally in good condition</p> <p>One light bulb not working.</p>	<p>Change light bulb</p>


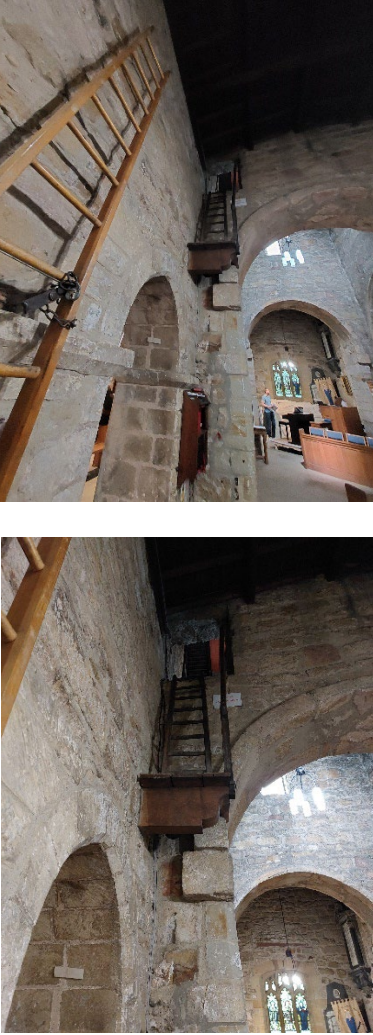
B	<p>North aisle walls</p> 	<p>Damp to lower level.</p> <p>Some salts and open joints</p> <p>Evidence similar problem to south side.</p> <p>Not drying out, probably as a result of blocked gutters. (see roof section)</p> <p>Timbers in fair condition</p>	<p>Clear gutters and monitor</p>
E	<p>North aisle floor</p>	<p>Good condition stone flag flooring.</p> <p>Some open joints.</p>	<p>Repoint</p>
	<p>North aisle ceiling</p>	<p>Good condition</p>	<p>N/A</p>
E	<p>Porch</p>	<p>Combination of stone types/ages.</p> <p>Some stones have lost their faces.</p> <p>Loss of mortar.</p>	<p>Brush down and monitor</p>
E	<p>Porch memorials/ figures</p>	<p>Good condition, but dirty</p>	<p>Clean</p>
D	<p>South aisle walls</p>	<p>As north aisle walls.</p> <p>Good condition generally.</p> <p>Crack/ceramic tile not broken.</p> <p>Minor open joints.</p> <p>Some faces missing to windows.</p>	<p>Repoint</p>



	<p>South aisle ceiling</p> 	<p>Good condition. Recently repaired.</p>	<p>N/A</p>
<p>E</p>	<p>South aisle floor</p>	<p>Good condition stone flag flooring. Some open joints.</p>	<p>Repoint</p>


## 6.2 Tower Crossing, North and South Transepts


Urgency	Item	Condition	Recommended Repairs
	Tower floor	Good condition	N/A
E	Tower walls	<p>Stone work with cement pointing in some places.</p> <p>Previous QI Report observed: <i>Hole to northern window visible.</i> <i>Also some cracking on the north elevation just above the arch to the left hand side of it but this doesn't look structural.</i></p>	Monitor cement mortar
E	Tower arches	Slight depression to the arch of the chancel	Keep under observation
B	Tower windows 	<p>Triangular headed with projecting shoulders for lintels.</p> <p>Coloured glass in diamond and square panes backed up with chicken wire – glazing sagging to all three windows</p> <p>Previous QI Report observed: <i>Hole to northern window visible.</i> Hole to north window still present</p> <p>Previous QI Report observed: <i>some cracking on the north elevation just above the arch to the left hand side of it but this doesn't look structural.</i> Crack still present</p>	<p>Fix glazing</p> <p>Monitor cracking</p>





	<p>Tower ceiling</p> 	<p>Dressed oak beams and boarding in good condition.</p>	<p>N/A</p>
<p>A</p>	<p>Tower access</p> 	<p>Access to Clock Chamber, Belfry and Tower roof is via a temporary timber ladder and permanent fixed metal ladder at a higher level.</p> <p>Both in satisfactory condition.</p> <p>Currently the timber ladder rests on a board at the bottom of the metal ladder, which is unsatisfactory.</p>	<p>Install fixing points for the timber ladder as recommended in previous QI Report.</p> <p>Make sure ladders are inspected regularly and management of use is in place</p>



	Clock Chamber Floor	Timber floor boarding in sound condition	N/A
	<p>Access from Tower crossing</p> 	<p>Timber trap door within larger timber trap door in floor. Generally good condition.</p>	N/A
	<p>Clock Chamber Walls</p> 	<p>Lime washed stone work in satisfactory condition – some wear</p>	N/A



	Clock Chamber Ceiling	<p>Timber structure and boarding in sound condition. No evidence of further woodworm.</p> <p>Previous QI Report observed:  <i>Some evidence of woodworm attack in the past not thought not be active presently. Has been treated in the past. Some of the boards patched nicely.</i></p>	N/A
	<p>Clock Housing</p> 	Good condition	N/A
E	Clock mechanism	The clock is serviced annually by Smiths of Derby. <b>Last service unknown</b>	Confirm annual services ongoing

<p>D</p>	<p>Internal rainwater pipes</p> 	<p>Two internal plastic downpipes from floor above, connect to lead pipe and discharge through external walls.</p> <p>The previous QI Report observed:  <i>The rainwater pipes are continual on this side; one of them is rather tight. It is lead and has been bent in the past and appears to come out just over the two small windows on the western end.</i></p> <p>No evidence of water penetration.</p>	<p>A long term replacement should be sought. It should be investigated again during rainfall to ensure they are still operating correctly.</p>
<p>C</p>	<p>Belfry Floor</p>	<p>Timber floor boarding in sound condition – extremely dusty from walls.</p> <p>Some movement but no cracking evident</p>	<p>Clean</p>



B	<p>Stair from Clock Chamber</p> 	<p>Timber stair, fixed to wall below timber trap door</p>	<p>Add grab handle at top of stair</p>
D	<p>Belfry Walls</p>	<p>Partial lime washed stone work in satisfactory condition</p> <p>3. no stones decayed</p>	<p>Replace stones</p>
E/I	<p>Belfry Ceiling</p>	<p>Timber structure of principal beams supporting purlins and boarding, with some decay</p> <p>Previous QI Report observed: <i>Slight water staining in north west corner (where lead patch to roof is failing)</i></p>	<p>Monitor</p>
A	<p>Belfry Bell Frame</p> 	<p>Oak frame timber structure generally in sound condition</p>	





		<p>Small area of what appears to be wood boring activity.</p>	<p>To be investigated further by specialist after cleaning</p>
	<p>Bells</p>	<p>Three Bells by Mears of London, dated 1664 and recast in 1893.</p>	<p>N/A</p>
	<p>Belfry Louvres</p> 	<p>Timber louvres to openings with expanded metal mesh in reasonable condition</p>	<p>N/A</p>



D	<p>Internal rainwater pipes</p> 	<p>Two internal hoppers from parapet roof above, discharge into plastic downpipes, through floor to Clock Chamber below.</p> <p>No evidence of water penetration.</p>	<p>Should be replaced within next five years</p>
	North transept floor	Good condition	N/A
	North transept walls	Good condition	N/A
	North transept ceiling	Good condition	N/A
D	South transept floor	<p>Good condition.</p> <p>Modern finish.</p> <p>Few open joints.</p>	Repoint
	<p>South transept walls</p> 	Good condition	N/A
	South transept ceiling	Good condition	N/A



### 6.3 Chancel and Vestry

Urgency	Item	Condition	Recommended Repairs
C	Vestry Walls 	Generally in good condition. Up level above window (LHS of photo) has signs of water ingress.	Once water ingress has been resolved it should be left to dry out and redecorated.
	Vestry floor	Carpet in good condition	N/A
	Vestry Ceiling	plaster boarded in good condition	N/A
A	Vestry Window surrounds 	North window to vestry has some water ingress, mainly in joints	Clear gutters and inspect further
	Vestry Door and rear wall	Good condition	N/A



<p>B</p>	<p>Vestry boiler cupboard and boiler</p> 	<p>Door to boiler cupboard not fixed. Presume removed to allow access to boiler for maintenance and/or to allow space to dry out – see below</p>	<p>Re-hang cupboard door.</p>
		<p>Significant efflorescence to brick joints</p>	<p>Brush back and monitor.</p> <p>Re-inspect to ascertain whether permanent ventilation required to cupboard space.</p>




E	<p>Vestry Office walls</p> 	<p>Plastered walls in good condition</p> <p>Crack to abutment to chancel.</p>	<p>Monitor crack</p>
	<p>Vestry Office ceiling</p> 	<p>Timber and plaster in good condition</p>	<p>N/A</p>
	<p>Vestry Office floor</p>	<p>Carpet in good condition</p>	<p>N/A</p>

D	<p>Chancel walls</p> 	<p>Generally sound.</p> <p>Later cementitious repointing to east wall</p> <p>Some ingress of some kind to north side (pictured), requires further investigation.</p> <p>South side, later repairs to wall plate appears sound</p>	<p>Investigate and monitor</p>
	<p>Chancel floor</p>	<p>Good condition</p>	<p>N/A</p>
	<p>Chancel ceiling</p>	<p>Good condition</p>	<p>N/A</p>
E	<p>Chancel windows</p> 	<p>Good condition</p>	<p>General clean</p>
	<p>Chancel door opening</p>	<p>Good condition</p>	<p>N/A</p>

## 6.4 Furniture

Urgency	Item	Condition	Recommended Repairs
E	<p data-bbox="375 226 448 255">Pulpit</p>  	<p data-bbox="790 293 1078 360">Pulpit generally in good condition.</p> <p data-bbox="790 405 954 434">Issues noted:</p> <p data-bbox="790 472 1094 577">Inadequate tread depth to steps and Inaccessible to lower mobility users</p> <p data-bbox="790 972 1067 1077">Lecturn is too high and obscures view of congregation</p>	<p data-bbox="1120 472 1425 577">Consider reconfiguration as an improvement project</p>
	Pews	Pews in good condition	N/A
	Memorials	Generally good condition	N/A
E	Organ	Not operating.	A solution should be sought.

	<p>Font</p> 	<p>Good condition</p>	<p>N/A</p>
	<p>Boards</p>	<p>Good condition</p>	<p>N/A</p>
	<p>Ironmongery</p>	<p>Good condition</p>	<p>N/A</p>



E	Furniture	North Transept used as storage, including 2 no organs and a piano.	Resolve storage issue
	Chancel Furniture	Generally good condition, but access issues	N/A
E	Lighting generally	Lighting Re-done recently and in good condition.  Tower crossing good.	Look to replace tower crossing light.
	Heating	New boiler recently installed – good condition	N/A
E	Sound	Speakers currently on ladders. A temporary solution.	A new solution to the sound system should be considered.