MAYA POLENZ ARB AABC

Accredited Conservation Architect

Historic Environment Advisor

St Mary, Piercebridge
Quinquennial Inspection Report

February 2024

Executive Summary

The church is in good condition. Faculty for a reordering proposal including the removal of the pews to the Nave, a new raised floor to the Nave, relocation of the font, provision of community facilities, internal redecoration, new lighting and heating was granted in 2023. The works will be underway shortly.

A small number of recommendations for repair and ongoing observation have been made in this report. None require immediate action, but some need to be seen to within 12 months.

The following could be considered as part of the upcoming repair works as discussed with the PCC on site:

1. Repair to a small number of slipped roofing slates to the Nave and Vestry roofs;
2. Install a small lead upstand to the W end of the gutter on the N side of the Nave;
3. Repoint coping stones over Vestry gable;
4. Carefully point the cracked stonework to the RH side of the Vestry door;
5. Repair to the broken window in the Nave as well as replacement in-situ of a small number of cracked glass quarries in other leaded lights;
6. Check the compatibility of the existing paint system with the underlying paint layers as well as any proposed paint to ensure the longevity of the redecoration works;
7. Investigate the below-ground gully east of the Vestry for defects;
8. If possible, investigate and record where the existing gullies drain to.

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Scope of Inspection, Limitations & Context

The inspection was instructed by the PCC of Coniscliffe. It was carried out on Thursday 15 February 2024. Following heavy rain overnight and in the morning, the day was overcast. At 12^{0}C, the day was considerably warmer than the preceding ones. The survey was undertaken by Maya Polenz ARB AABC in the presence of two members of the PCC.

The survey was undertaken from ground level. The bellcote and roof voids are inaccessible and were not inspected.

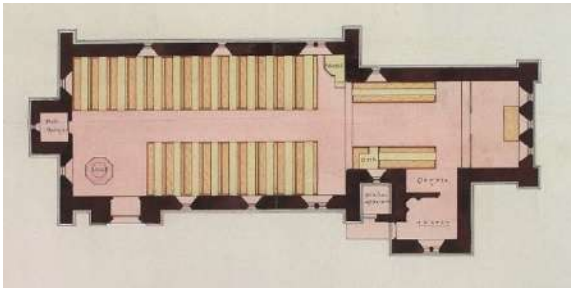
A copy of the last QIR, dated 2015 by Lucy Steward RIBA RIAS AABC was seen after the inspection. It is understood that the church was inspected in 2020 by a different architect but that no formal report was produced.

This report follows the general guidelines set out by the Care of Churches Measure 2018; it is not a specification and must not be used for the execution of the work.

Description of the Church

Contains OS Data © Ordnance Survey

Name:	Piercebridge St Mary
Church Code:	613226
Diocese:	Durham
Archdeaconry:	Auckland
Parish:	Coniscliffe
Listed Building :	Grade II, List Entry Number 1322973
Conservation Area:	Piercebridge
Date:	1873 by Cory & Ferguson


Cory & Ferguson, 1874 @ Lambeth Palace Library

The building is oriented east-west.

A small late Victorian church built of ashlar sandstone and Welsh slate roofs. Projecting W bellcote with spirelet. Nave and chancel with a small vestry and boiler house to the S. Plain interior with wagon roofs, sandstone floors with central heating grilles, diamond leaded lights. Churchyard with burials and ironwork lantern over entrance gate.

Quinquennial Inspection Report

1. Roof Coverings & Rainwater Disposal

Summary

The steeply-pitched slate roofs are generally in good condition. The small number of slipped slates should be refixed using traditional methods such as copper wires and straps - recent attempts at alternative fixings have not lasted.

The rainwater disposal systems are in working order. On the NW end of the Nave, the gutter needs cleaning. Also, water runs off the roof onto the below buttress causing erosion and greening of the sandstone; a small lead upstand should be added to direct rainwater into the gutter below. The deformed rainwater pipe near the boiler house remains fully working but should be watched for blockages; if these occur, consideration should be given to replacing the damaged section. Damaged paintwork on rainwater gutters and downpipes should be made good to prevent decay.

If possible as part of the upcoming repair works, investigate and record where the gullies drain to. Also investigate below-ground gully and drainage to the E of the Vestry for any defects that could cause the erosion of the stonework at the base of the door leading from Vestry to Chancel.

Nave & Chancel

Pitched roof covered in purple Welsh slate, generally in good condition. The PCC reported that the ridge stones were recently re-bedded and the mortar flaunching renewed. The PCC reported a history of slipped slates. Except for the recently re-laid slates below the ridge, slipped slates are generally single occurrences and not numerous. I observed a number of failing poor and partially non-matching slate repairs at the Nave. As the current roofer is retiring, the PCC is in the process of choosing a new roofer to rectify these issues. The PCC should keep a record of new slate slippages. An increasing rate could indicate 'nail sickness', the rusting away of the nails which hold the slates in place.

The N slope is mossy, but not excessively so. The W end of the gutter needs clearing.

The walls to each side of the main door and to the E end of the Nave are exposed to rainwater run-off. There are no obvious problems beyond the green colouration of the sandstone, but the walls will be somewhat wet and thus colder. Should problems arise, or when the time comes for renewing the slating, consideration should be given to extending the roofing beyond the wall lines in order to protect the below stonework from rainwater run-off.

Vestry & Boiler Room

Pitched roofs covered in purple Welsh slate, generally in good condition.

Bellringing Chamber

The top of this slated roof appears to have been repaired with a non-matching material.

Gutter, Downpipes & Gullies

Cast iron gutters and downpipes discharge rainwater from pitched roofs into ground gullies. The system appears adequately sized and in working order.

The stonework at the base of the door leading from Vestry to Chancel is eroding due to rising dampness. The church has no general problem with rising dampness. The PCC confirmed that there is no concealed water pipe in the area. If the investigation of the adjacent below-ground gully and drainage does not yield an explanation, it might be necessary to investigate whether the dampness could be linked to the localised sinking of the churchyard ground some 15m SE of the Vestry - see discussion under Churchyard.

General Note

The absence of protected species has not been confirmed. An ecologist should be consulted before roofing repairs are undertaken.

2. External Stonework

Summary

The tall sandstone spire over the bellcote is in fair condition. Some joints are starting to erode and the whole might require repointing within 5-10 years. The same applies to the E elevation of the bellcote. The situation should be monitored during the quinquennium.

To the Vestry gable, there are signs of water ingress through open joints in the coping stones and it is beginning to affect the stonework. The joints should be re-pointed and kept in good repair at all times.

The cracked stonework to the RH side of the Vestry door should be carefully pointed.

The remaining sandstone walls and pointing mortars are in good condition.

Bellcote

The top of the spire was replaced at some point in the past. In vertical joints, starting erosion of pointing is characterised by dark streaks extending onto the stonework below the joints. These are caused by concentrated water run-off. These joints and streaks need visual monitoring.

Inspection records for the spire were not available. In preparation of potential repointing in 5-10 years, consideration should be given to arrange cherry picker access as part of the next QIR to inspect the spire as well as the inside of the bellcote at close quarters.

Nave & Chancel

Snecked sandstone, with dressed ashlar and short plain hood moulds to the lancet windows, and dressed ashlar and plain hood mould with floral stops over the gothic arches to doors. The sandstone and pointing are generally in good condition. The greening to the plinths areas below floor level is most prominent on the Chancel north side but does not currently present a concern. Erosion and greening of the NW buttress will be addressed by recommendations given under Roofing.

Vestry

Stonework and pointing as before, with double-lanced window to the south elevation.

As noted in QIR 2015, there is some localised erosion of stonework and pointing to the south elevation. The areas should be repointed once the water ingress from the coping stones has been arrested. These coping stones are laid with straight joints. If not well-pointed, such joints will allow water to back-track into the masonry below. In comparison, the coping stones to the Chancel gable are laid with staggered joints, which prevent this from happening.

The cracked stonework to the RH springing point of the arched doorway to the Vestry was noted in the 2010 and 2015 QIRs. As it has not worsened, it is unlikely to be caused by rust jacking. It might not require pinning but it should be pointed to prevent further water ingress.

3. Doors & Windows

Summary

The broken leaded light & frame on the N side of the Nave should be repaired by a suitably qualified glazing workshop. The small number of cracked glass quarries in other leaded lights should be replaced as in-situ repairs at the same time.

The external faces of all main doors would benefit from the application of a protective linseed oil coating.

All

All windows are simple diamond-glazed leaded lights and generally in good condition.

External & internal doors are cross-boarded oak doors with decorative hinges and studding. All are in reasonably good condition.

4. Church Interiors

Summary

On the day of the inspection, the church was preparing for the upcoming reordering works. The simple church interiors are generally inviting. The interiors are generally in reasonable condition but will benefit from redecoration and improved heating and lighting. Reassurance should be sought that what could be incompatibility in existing paint coating has been fully considered as part of the proposed redecorations.

Water damage to the plaster around the Vestry window and the base of the internal Vestry door need to be addressed.

Bell Ringing Chamber

The small room is used for storage, which is relatively orderly. Localised dampness to the lower walls could arise from condensation due to lack of heating, or from rising damp. This should be monitored once the new heating system is installed and the church used more frequently.

Nave

A simple space with a central aisle, painted plaster walls and a dark timber-boarded waggon roof ceiling. Natural light levels are good. The sandstone floors with central heating grilles (redundant) will disappear below a new raised timber floor. The existing small light pendants will be replaced with a new, more easily accessible lighting system. New suspended radiant ceiling heat panels will be installed; there is no fixed heating in the church at present.

The localised water staining on the timber boards of the ceiling is thought to be historic.

The cracked plaster below the SE-most window noted in QIR 2015 did not worsen. The PCC should monitor whether this crack reappears after the redecorations.

Generally, there is wide-spread cracking within the uppermost paint surface. This paint has reportedly been in the church for a long time. It is washable, whereas the paint below appears somewhat chalky. Not every paint type is compatible with another, and an underlying problem might already exist. Reassurance should be sought that this has been considered as part of the proposed redecoration.

Washable paint is likely to have very limited, if any, breathability. If the moisture was to enter the depth of the external walls, they would be very hard to dry out. This appears not to present any problems at the moment as the pointing of the external walls is in good condition. That said, it is generally considered best conservation practice to remove non-breathable paint layers and replace them with breathable paint systems. I am uncertain what is proposed here.

Chancel

Similar to Nave. The existing sandstone floor and redundant heating grilles will remain visible, with the new Nave floor raised to the height of the Chancel floor.

A sandstone step leads to the raised altar area, which has red and patterned Victorian floor tiles. The loose altar rail still requires fixing.

There is cracked plaster at the SE corner, just below the ceiling. This was also noted in QIR 2015 and has not worsened. Similarly, the staining at the E and W ceiling abutments noted in QIR 2015 has not worsened and is likely historic. The same exists within the Nave.

Vestry

The paint cracking affects almost every wall surface in the Vestry.

A large area of plaster failed around the Vestry window, likely due to water ingress. The window reveals and the stonework to the window are also affected. The plaster should be repaired once the coping stones have been re-pointed (see External Stonework) and the wall has dried out. Condensation might also affect these walls and was present during the inspection. But this was a prime day for such an occurrence - the building was cold following winter, the external temperatures had risen considerably over the last two days and the air was moist from earlier rain, the Vestry door had been open for some time for access thus allowing warmer moist air to hit cold stonewalls. The PCC should monitor if condensation persists once the heating system has been installed. If so, the room would benefit from careful ventilation.

Localised rising damp has led to severe decay to the stonework surrounding the internal Vestry door. This may in time affect the stability of the bottom hinge. As recommended in QIR 2015, a first action could be to lower the ground level from the south side of the chancel to expose the plinth. If this does not arrest the problem, the condition of the adjacent gully needs to be looked at as described under Rainwater Goods). Once the area is dry, the condition of the internal stonework needs to be inspected and a repair specified.

The floor is carpeted over what is expected to be a suspended timber floor; both appear to be in good condition. The flat ceiling is timber-boarded and in a reasonable condition. The ceiling void was not accessible for inspection.

Boiler House

The redundant boiler house is used for storage and service distribution. The exposed masonry is roughly pointed but generally in fair condition. The condition of the stonework to the left of the door as noted in QIR 2015 has not worsened and would seem acceptable for this area. The adjacent downpipe was in working order during the inspection and no leaks were observed.

5. Fittings & Furniture

Summary

All fittings and fixtures are in good condition.

Liturgical fittings & furniture

As part of the reordering of the Nave, the stone font will be moved from the SW corner, near the main entrance, to the SE end. It is understood that the simple oak pulpit and the rood screen will remain in situ. The intention is to reuse some of the decorative pew ends as part of the new facilities to the W end. The Nave will become a community space but the Chancel will remain as is and be used for worship.

Pews

The fixed timber pews to the Nave were in the process of being dismantled for disposal. .The pews in the Chancel will remain and are in good condition.

Organ

There is a historic organ console near the entrance to the Vestry. A small portable organ was situated in the Nave during the inspection. Both are understood to be in good condition.

Bells

The bell was not inspected but it is understood to be in working order. QIR 2015 states that the bell was refurbished in 2005.

War Memorials

There are no war memorials in the church.

6. Installations & Fire Safety

Summary

All existing installations appear to be in working order. Works will take place shortly to install new electrical, heating, water and drainage.

Electrical Distribution

Overhead distribution enters the building at the E side of the Vestry and the distribution board (DB) is located there. A record of the latest Electrical Installation Condition Report (EICR) was not made available but the PCC reported that the supply and the DB will be upgraded shortly. Upon completion of these works, the PCC should obtain a copy of the Electrical Installation

Certificate (EIC) for their records. Please note that, with new installations, there is usually no need to carry out an annual EICR until five years after the EIC was issued.

Lighting

All lighting is operational. The pendant lights in the Nave and Chancel are difficult to access for testing and changing of light bulbs. These will be replaced as part of the upcoming works.

Lightning Conductor

The PCC reported that the lightning conductor had been replaced during the last five years and had been tested within the last 12 months, although no test record was made available.

Gas/Oil

There is no gas supply or oil storage. The new heating will be electrical.

Water

The meter is located in the boiler house although there is currently no water outlet in the building. New installations will be made as part of the upcoming works to supply water to the W end of the Nave. The location of all below-ground pipework, old and new, should be recorded as part of these works and a record kept by the PCC.

Water Drainage

New drainage will be installed to the W end of the Nave as part of the upcoming works. Options are currently discussed with the design team. When asked for my advice, I recommend mains drainage over a macerator as I have found the latter to be unreliable and costly to maintain - but, in any case, the PCC will need to have Faculty approval for the chosen system.

Fire Safety

Fire extinguishers were recently serviced. As the upcoming works will lead to an increased community use of the building, and changes in the facilities and layout of the church, the PCC are advised to ensure that the project's fire strategy provides them with adequate guidance on:

- The quantity, type and location of fire extinguishers;
- Maximum occupancy for and safe fire evacuation routes from all parts of the building;
- Suitable storage areas for flammable materials, including cleaning products;
- Fire Safety training requirements for PCC and potentially other user groups.

This should be part of the professional design and you should keep a copy of the fire strategy.

Asbestos

The asbestos register was not made available for inspection. Given the age of the building, it should be expected that asbestos is present in the building.

7. Environmental Sustainability & Vulnerability

Summary

The church's emissions are very small. It is not at particular risk from climate change at present. Emissions should be reviewed following increased use after reordering and, if necessary, plans for fabric improvements should be made. As part of any future re-roofing, consideration should be given to insulation, renewable technologies and re-sizing of the rainwater disposal system.

Observations

The church is one of the smallest emitters in the diocese and the PCC has no formal plans for Net Zero Carbon yet The church's environmental sustainability post re-ordering will depend on the adequate choice and sizing of services, and their use. The PCC are encouraged to calculate their energy footprint pre- and post-works using guidance available from CofE.

The church is well built and in good condition. Natural light levels are good throughout.

The orientation of the building, the unobstructed southern aspect and large roof size could, in principle, support a range of renewable technologies such as solar power, rainwater harvesting and air-source heat pumps. A ground source heat pump is unlikely to be an option due to the presence of not only burials but also important below-ground archaeology; the excavations of the Piercebridge Roman Fort lie immediately south of the churchyard. As the building is in a Conservation Area, any plans should be discussed with the local conservation officer.

Subject to detailed review and consultation with the architect, the local conservation officer and the DAC, the following opportunities for future fabric improvements might exist:

- Walls. The potential for externally insulating the walls is low. Internally, the impact of insulation on the partly visible stone window surrounds would need to be considered.
- Roof & Ceilings. Insulation could be explored either (a) at ceiling level just behind the existing timber boarding or (b) at rafter level as part of a future re-roofing project.
- Floors. The Nave will receive a raised timber floor as part of the reordering works. The potential for excavating and insulating the Chancel and Vestry floors could be explored; the intervention may be of little benefit as these areas are in infrequent use.
- Room Dividers. The new radiant heating system is expected to be able to deliver heat locally within the Nave when used separately from the Chancel. If needed, a physical thermal division between Nave and Chancel could be achieved using the existing rood screen but such a design would need careful consideration.
- Windows. The potential for secondary glazing is high.
- External Doors. The two doors sets to the main entrance provide thermal buffering.

Climate Change Vulnerability. The roofs are not very high or exposed to be at high risk from increasing storms The building is not in a flood risk zone. As is best practice, the sizing of gutters and downpipes and the adequacy of the existing drainage system should be considered as part of future re-roofing works; or early should there be any indication that they are inadequate.

8. Access, Churchyard & Boundary

Summary

The grounds, boundary walls and boundary hedges are generally in good condition.

The boundary hedge to the N needs topping. All entrance gates would benefit from redecoration within the quinquennium and the boundary walls will require small localised repairs. There is a localised area of sinking ground; access appears safe at present but the situation requires monitoring by the PCC.

Accessibility

Step-free site access exists from the main road along a tarmac path which is in reasonable condition. At present, there is stepped access to the main doors and Vestry door; I understand that step-free access to Nave and Chancel will be created as part of the re-ordering work.

Boundary Walls

The boundary wall to the main entrance, W and NW of the church, is made of snecked stonework with a timber entrance gate topped by a decorative ironwork lantern; both are in reasonable condition but would benefit from cleaning and redecoration/re-saturation within the quinquennium. A large tree is growing at the base of the NW wall and causing the wall to shift and crack. This area should be inspected annually with any loose stonework re-bedded and open joints filled and re-pointed. A double gate made of wrought iron to the NW boundary appears out of use and would benefit from redecoration.

The boundary walls to the S and E are made of rubble sandstone. They are generally in reasonable condition but the pointing to the base of the walls is eroding and should be replaced within the quinquennium. To the S, the wall borders the excavated remains of the Piercebridge Roman Fort and to the E a public footpath. The E wall leans to the E. This was noted in QIR 2015 and there is no indication that the lean has worsened but the PCC should monitor the situation. All land to the S and E forms part of the Scheduled Monument and it is possible that the walls do, too. Their status and repair liability needed to be clear prior to works commencing - for Scheduled Monuments, even grounds maintenance or repointing would require statutory consent. As both walls border a publicly accessible area, it would be prudent to also allow for localised repointing and rebedding of coping stones to prevent any coming loose and falling.

It might be worthwhile engaging with English Heritage's Estate Manager (North) to see if adding these works to similar maintenance campaigns at the Roman Fort might be a cost-effective solution for both parties.

Trees & Vegetation

The N border is made by hedging; the sides have been trimmed but their height needs reducing now to remain manageable in future. Although the area N of the hedging is bound by a stone wall similar to that of the remaining churchyard, that area is in fact in control of the adjacent farmer and not a part of the churchyard.

The churchyard is laid to grass and contains two old yew trees; all regularly maintained. Conifers planted at the S base of the church walls have been removed in line with QIR 2015 recommendations.

Memorials

The churchyard is open to burials. There is a considerable number of historic and more recent headstones and gravemarkers in the churchyard. The PCC inspects their condition and ongoing stability periodically.

9. Maintenance

Summary

The church and churchyard are well maintained.

Observation & Guidance

The PCC are commended for keeping the building and grounds well maintained. If needed, advice on maintenance is available from the SPAB Faith in Maintenance calendar.

No site-specific additional maintenance recommendations arise from this inspection.

Recommendations

Please refer to the linked spreadsheet

No	Description	When	Contractor	Budget
1	**Recommendations for Repairs to Roofing & Rainwater Goods**			
1.01	Monitor external pointing of bellcote spire for any deterioration and signs of water ingress. Half-yearly, visually.	**O**	PCC	**£0**
1.02	Employ a competent roofer to refix slipped slates using traditional methods and to address the failing and non-matching previous repairs at the southwest abutment of the Nave.	**B**	Roofer	**£500**
1.03	Create a small lead upstand to the NE end of the Nave roof to direct rainwater into the gutter and prevent run-off onto the stonework below. This should be a continuation of the lead soakers above.	**B**	Roofer	**£100**
1.04	Monitor the deformed rainwater pipe near the boiler house. Consider replacement should blockages occur.	**O**	PCC	**£0**
1.05	Make good to damaged paintwork on rainwater gutters and downpipes. Consider the potential presence of lead paint.	**B**	Builder	**£100**
1.06	Carefully reduce the risen ground to the S side of the Chancel, exposing the plinth. Make good. Monitor for 6-12 months to see if the damage to the stonework at the base of the Chancel/Vestry door stabilises.	**O**	PCC	**£0**
1.07	If 1.06 above is not successful, investigate the below-ground gully and drainage to the east of the Vestry for any defects that could cause the erosion of the stonework at the base of the door leading from Vestry to Chancel. Repair any damage found and make good.	**O**	Builder	**£750**
2	**External Stonework**			
2.01	Consider arranging for cherry picker access or a steeplejack inspection of the spire as well as the inside of the bellcote. Obtain a specification of repairs as part of the next QI inspection or ahead of it.	**C**	Architect	**£750**
2.02	Repoint coping stones at Vestry Gable to stop water ingress. Consider replacing mortar flaunching. Undertake localised repointing of south elevation where mortars eroded due to water ingress. All using lime-mortar.	**B**	Builder	**£500**
2.03	Carefully point the cracked stonework to the RH side of the Vestry door using lime mortar or putty.	**B**	Builder	**£100**

3	**Doors & Windows**			
3.01	Resaturate the external oak doors.	**C**	Joiner/ decorator	**£250**
3.02	Repair to the broken window in the Nave. Whilst reinstating, replace in-situ a small number of cracked glass quarries in other leaded lights	**B**	Glazier	**£1,250**
4	**Church Interiors**			
4.01	Nave. Localised dampness to the lower walls could arise from condensation due to lack of heating, or from rising damp. Monitor once the new heating system is installed and the church is used more frequently.	**O**	PCC	**£0**
4.02	The loose altar rail still requires fixing.	**B**	Builder	**£100**
4.03	Vestry. Monitor if condensation persists once the heating system has been installed. If so, the room would benefit from careful ventilation.	**O**	PCC	**£0**
4.04	Vestry Window. Repair failed plaster once point 2.02 (repointing coping stones) has been completed and the wall has dried out. Redecorate.	**B**	Builder	**£500**
5	**Fittings & Fixtures**			
	no recommendations made			
6	**Installations & Fire Safety**			
6.01	Regularly test the lighting conductor in line with insurance recommendations	**M**	Electrical Engineer	**£100**
6.02	Following completion of electrical works of the Reordering project, obtain a copy of the Electrical Installation Certificate (EIC) for your records from the Principal Designer. This is part of their duty under CDM regulations and comes at no cost to you.	**M**	PCC	**£0**
6.03	Following completion of the Reordering project, obtain a site plan indicating all below-ground water supply and drainage runs for your records from the Principal Designer. This is part of their duty under CDM regulations and comes at no cost to you.	**M**	PCC	**£0**
6.04	As part of the Reordering project, ensure you receive all necessary guidance on: - The quantity, type and location of fire extinguishers; - Maximum occupancy for and safe fire evacuation routes from all parts of the building; - Suitable storage areas for flammable materials, including cleaning	**M**	PCC	**£0**

	products; - Fire Safety training requirements for PCC and potentially other user groups.			
7	**Environmental Sustainability & Vulnerability**			
7.01	The PCC are encouraged to calculate their energy footprint before and after the Reordering Works and consider further improvement to be made using the observations made in the QIR and the CofE guidance available under: https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches	**O**	PCC	**£0**
8	**Access, Churchyard and Boundaries**			
8.01	Monitor localised area of sinking ground for safe public access.	**O**	PCC	**£0**
8.02	A large tree is growing at the base of the NW wall and causing the wall to shift and crack. This area should be inspected annually with any loose stonework re-bedded and open joints filled and re-pointed.	**B**	Builder	**£100**
8.03	Clean the glass of the the ironwork lantern over the entrance gate. Redecorate the metalwork to the lantern, the timber entrance gate and the N gate. Carefully clean and re-saturate the timber entrance gate.	**C**	Builder	**£250**
8.04	Top boundary hedges to N to ensure their height remains manageable in future.	**O**	PCC	**£0**
8.05	Re-point the base and copings of the S and E boundary walls where mortars are failing. Establish the repair liability for these walls and if they are part of the adjacent Scheduled Monument; if applicable, obtain necessary consents prior to works commencing.	**C**	Builder	**£1,000**
8.06	Monitor lean in E boundary wall. Engage conservation-accredited engineer should you suspect movement.	**O**	PCC	**£0**

Recommendation timeline:

- **A** immediate attention
- **B** within 12 months
- **C** within 2-3 years
- **O** observation & investigation
- **M** maintenance

A		**£0**
B		**£3,250**
C		**£2,250**
O		**£750**
M		**£100**
	Total:	**£6,350**

This report was prepared by Maya Polenz ARB AABC in February 2024.

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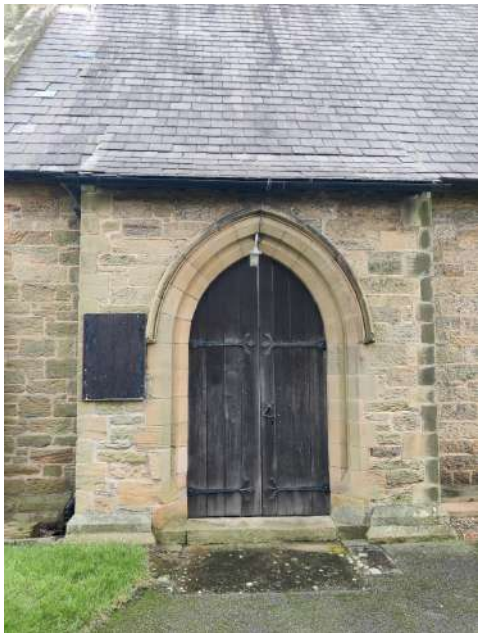
Appendix A - Annotated Site Photographs

1. Approaching from the Village Green



2. Main entrance to church.

3. NW Nave roof: clean gutter; add lead upstand to roof to prevent water running onto stonework.

4. Localised need to repaint downpipe.

5. S slope of Nave Roof, over main entrance: fix all slipped slates including failed previous non-matching repairs.

6. View onto S roofs over Nave, Chancel, Vestry and Boiler Room.

Green appearance of Vestry elevation despite the southern aspect is a first indication of long-term water ingress.

7. Vestry S elevation. Organic growth patterns indicate that water ingress is linked to open joints within coping stones (marked by arrows).

These joints require repointing.

8. Closer view of eroding stonework over window apex, which might indicate voids or eroded bedding layers within the stonework along which moisture travels within the wall.

Repointing of eroded pointing is recommended.

9. Inside of Vestry: Plaster damage due to ongoing water ingress. Also some stonework decay.

Localised plaster repairs and redecorations will be needed following external re-pointing and a drying-out period.

10. Internal door leading from Chancel to Vestry: long-standing crack in stonework (arrow).

The cracking requires re-pointing to prevent water ingress.

The oak door would benefit from resaturation.

11. Internal door leading from Chancel to Vestry: bottom two stonework courses decaying.

12. Risen ground level obscuring base plinth could contribute to rising damp problem in photo 11.

13. Gully at abutment of Vestry & Chancel indicates original ground level. If cracked or not discharging, it could be the source of rising damp.

14. Sinking graves SE of Vestry reportedly due to archaeological remains, but could also indicate a localised drainage issue.

	15. Chancel E elevation
	16. Chancel E & N elevation
	17. N slope of Chancel roof: there are a number of slipped slates just below recently re-laid slate courses near the ridge. These slates require re-fixing by a competent roofer to prevent damage to adjacent areas.

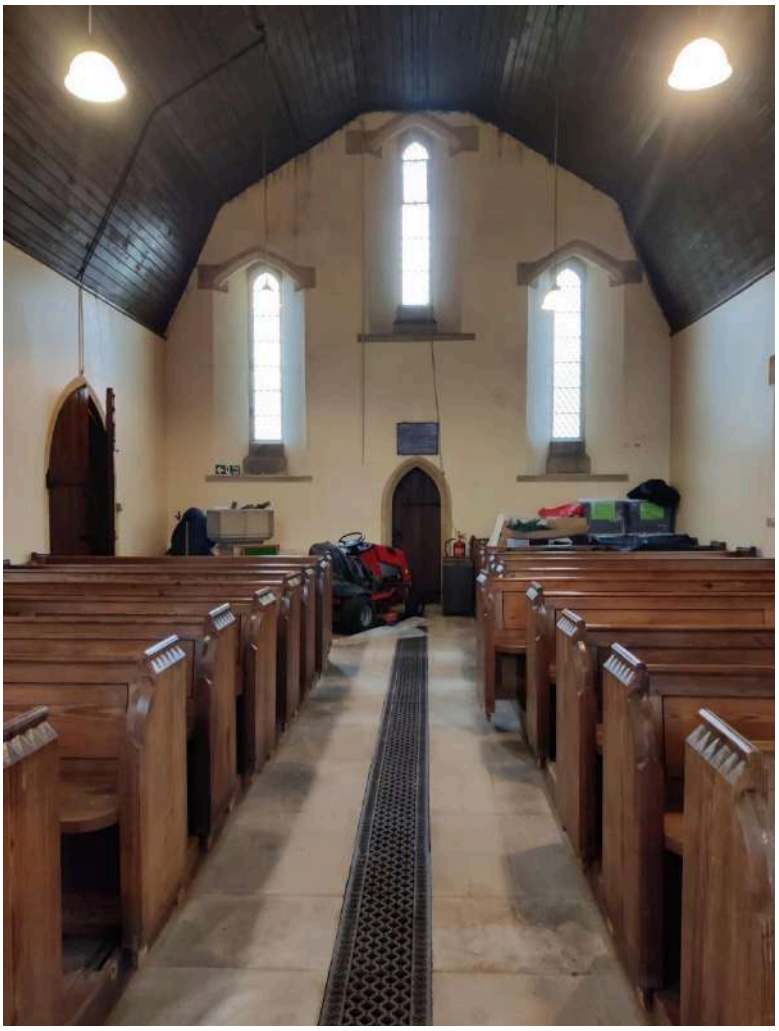
19. Chancel & Nave N roof slope.

In future re-roofing, consideration should be given to extending the roof overhang at the Nave abutment to prevent water draining onto the stonework below. This is leading to staining and colder wall surfaces.

20. Same issue at the SE abutment of the Nave marked by the greening of the sandstone wall.

21. View from NW

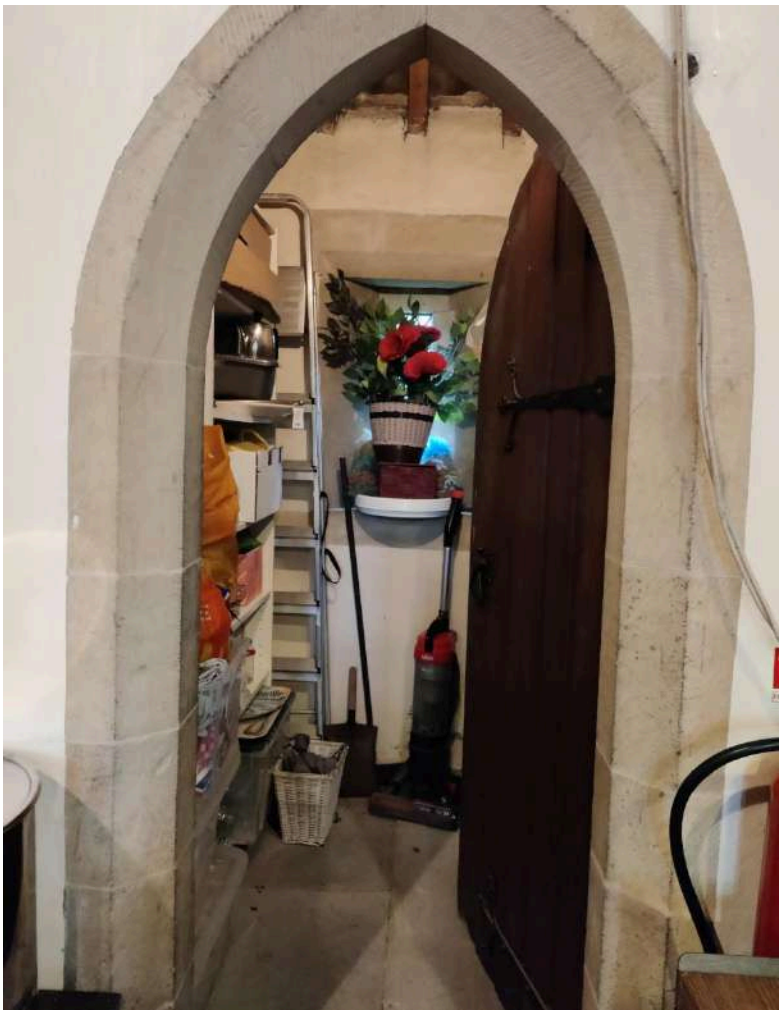
22. View from W: Small area of stonework erosion (arrow) is consistent with condition reported in QIR 2015.



23. View of Nave. The church was being prepared for the upcoming Reordering works, with pews being lifted and other items stored temporarily at the W end.

The staining of the walls is reportedly historic.

24. Door to small tower room

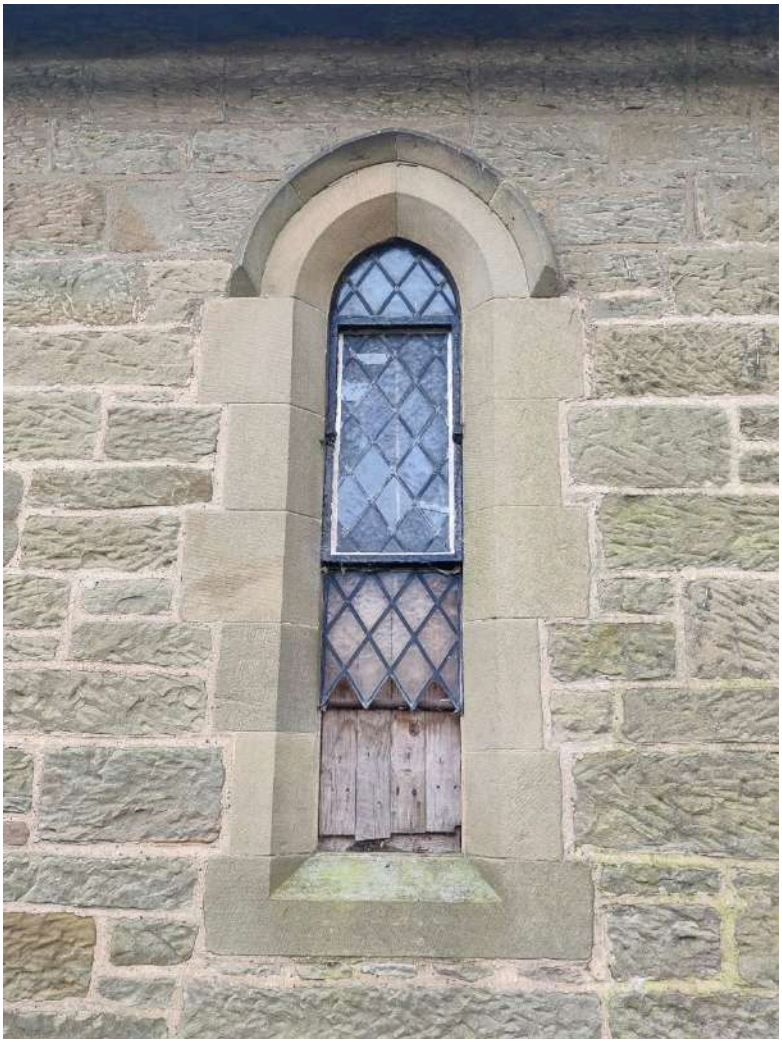


25. View into small tower room

26. Below LH: Roof over small tower room

27. Below RH: bell rope within small tower room

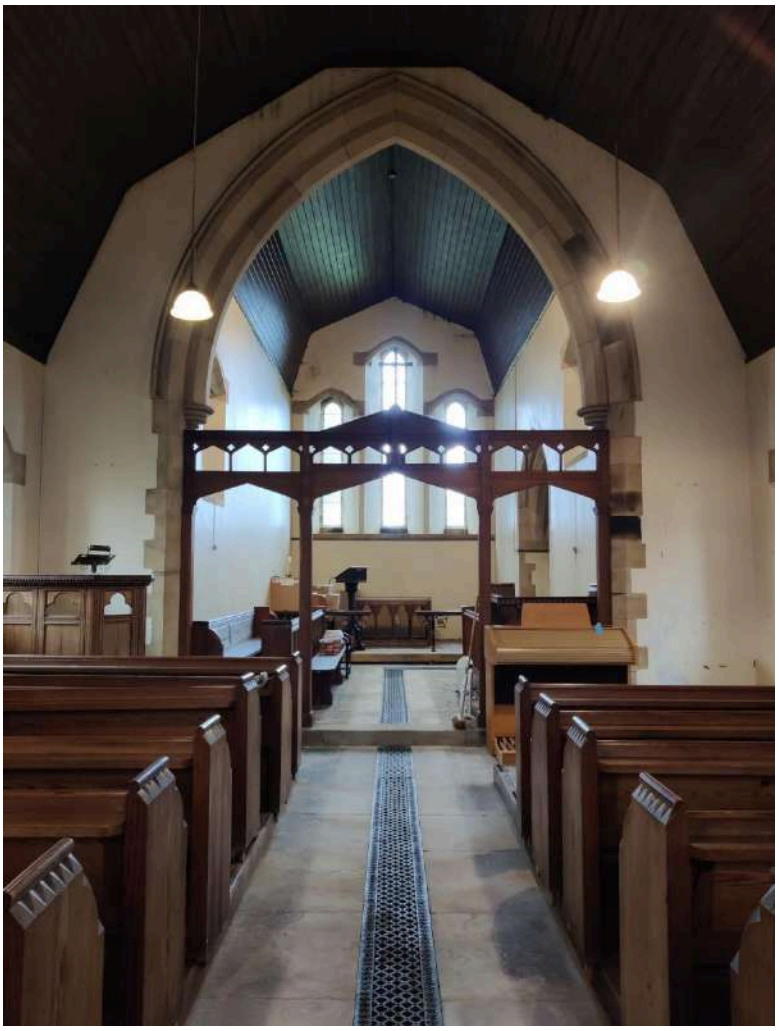
28. Nave N wall: broken leaded light



29. Same light seen from the outside

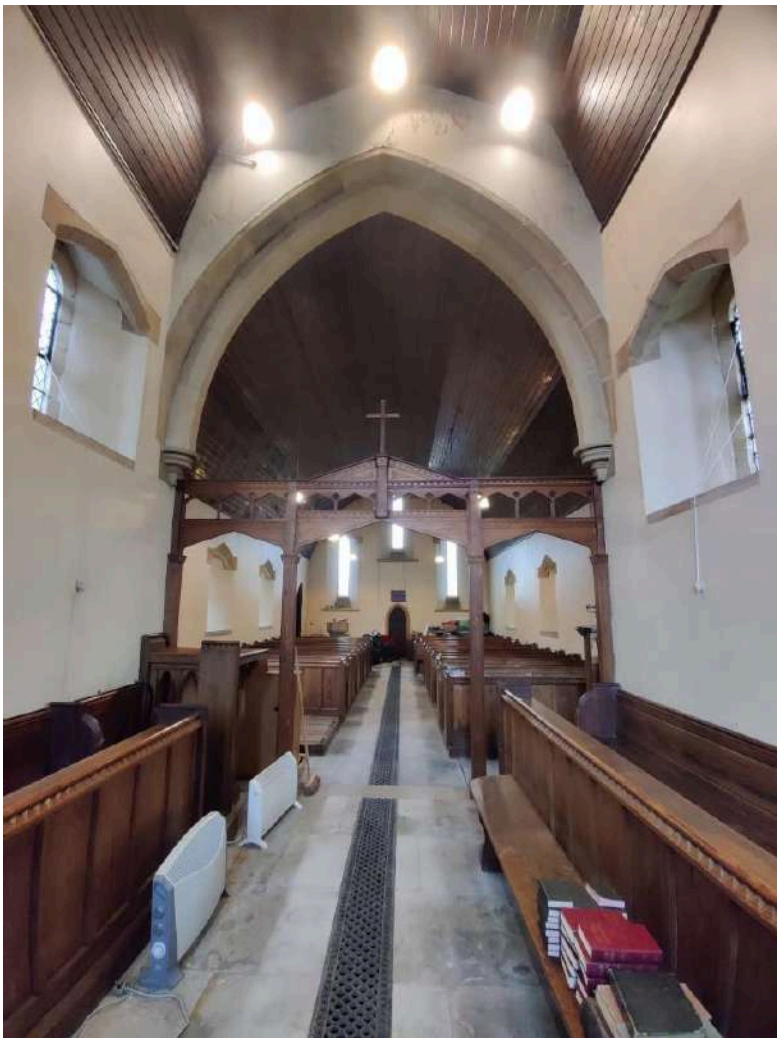
30. Pulpit

31. View from Chancel towards Vestry



32. View from Nave towards Chancel

33. Cracking paint seen throughout Nave and Vestry



34. View from Chancel towards Nave

35. Historic water ingress and cracking above Chancel arch.

Monitor for recurrence following redecorations.

36. Previous cracking above arch between Chancel and Vestry has recurred but does not appear to worsen.

37. Cracked plaster at SE abutment of Chancel is reported to be longstanding.

	38. NW boundary wall and gate
	39. NW boundary wall. The cracking and loose copings require periodic re-setting and pointing.
	40. W boundary wall

41. Back of entrance gate and lantern

42. S boundary wall opposite Vestry

43. S boundary wall

The base of the wall requires repointing.

44. S boundary wall

Some sections of the wall would benefit from repointing.

45. Abutment of S and E boundary walls

46. The E boundary wall has a historic lean that does not appear to have worsened since QIR 2015.

The base of the wall needs repointing.

47. The deciduous hedge at the NE boundary should be topped to keep it at a manageable height.