

INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 1991

**QUINQUENNIAL REPORT on the
THE CHURCH OF THE HOLY CROSS
RYTON**



Diocese: Durham

Archdeaconry: Sunderland

Deanery: Gateshead West

Job no : M262

Inspected by Bryony Roff BSc. BArch. MA, RIBA, AABC

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Date of inspection and weather conditions: 7th July 2021 Sunny, warm and dry day following rain the previous day

Date of report: 12th October 2021

Date of previous report: March and May 2015

Executive Summary.

The church is generally in a sound condition with an impressively detailed log book including annual maintenance tasks and larger maintenance projects which have been tackled since the last inspection

There are, however, a number of issues which would benefit from fairly urgent attention, some of which are listed here.

Works that should be attended to in the next few months include the following: There are a few trees, relatively small at present that have been planted or have self seeded themselves close to the church walls. The self seeded variety need removing and roots killed or removed. The bay and magnolia need more advice on their suitability for their locations, and management of such if they are retained. The security of the fixing of the porch cross should be checked and apex stone pointed. There are some roof works which would ideally be attended to at the start of the winter, namely works to point above the South Aisle flashings and pointing of the Chancel and organ chamber ridges where needed. The Chancel hopper also needs clearing of vegetation, but this should include clearance of all gutters, if this has not already been attended to.

There is a slightly loose window guard to s(iv) which needs either one screw tightening or replacing and it would be ideal to attend to that before the issue becomes more significant. There is a possible current issue with dampness on the North wall of the Chancel and an inspection of the wall and roof from high level would be advisable to assess whether there are any obvious causes for this.

Internally, there are areas of loose parquet flooring – this will probably need a programme of works to attend to all areas over the next few years, but an assessment of the most urgent areas should be undertaken and repairs to those carried out fairly promptly (if the one way system is still operational this might include areas which otherwise may not normally be so heavily trafficked. There are two vents in the vestry windows – ideally, given current issues, it would be good if these were operable, but it was not clear at the time of the inspection if these were operable, or easily made so. In the tower there are many signs of woodworm in the historic timbers - these appear largely to be historic, but there are some lighter patches of timber, but their height means it was hard to assess whether these were all historic or whether some may be the result of more recent infestations. It would be sensible to inspect these from closer quarters to be certain that there are no ongoing issues. Lastly in the cellar the floor was damp/wet and stored timber items should either be removed to a safer location, removed from the church or if not alternative is possible, kept off of the ground and dry to avoid the possibility of issues such as rot (dry and wet).

Works that should be attended to within the first year include checking cracked slates to assess whether replacement slates are needed, inspection of parapet gutters and the rear of the parapets themselves (ideally done when gutters are cleared) and also killing of ivy to areas near the church walls. Water tabling, where open joints were noted and a possible repair of the organ chamber water table would ideally be addressed when the weather improves in the Spring, along with checking the fixing of the Nave cross. The Chancel doors need further work, both to the door itself but also advice on repairing the lintel which is cracked – advice should be sought from a structural engineer familiar with works to historic buildings. The vestry chimney was difficult to inspect from ground level and would benefit from closer inspection, potentially when access for gutter cleaning is available. The Northern drainage channel is unlikely to be efficiently taking water away from the church walls so a programme of works to remove vegetation and repoint open joints is recommended.

Internally the glass to the lobby door has failed in a few places – as this is not safety glass this is always vulnerable but damaged sections do need replacement for safety reasons given the location. There are a few areas where the internal walls have been affected by water ingress – a number of these need monitoring to assess if the issues have been rectified and in some cases these areas would benefit from loose material being gently brushed off for aesthetic reasons and to allow easier assessment of ongoing issues

Although the churchyard is closed, periodic inspection of gravestones and a survey of mature trees is needed – it would be sensible to check whether this is being carried out by the Local Authority. Some works are needed to boundaries over the next quinquennial period and again liability for repairs should be ascertained, especially where these abut residential properties as in some cases their trees are starting to cause issues with the walls.

Lastly, on 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. Some information is included in the section on general advice to churches, and it is recommended that consideration is given to options that could be introduced to work towards this target, some of which may be small easy contributions, but others, such as options for new heating systems when the existing system needs replacement may be more complicated.

Previous repairs undertaken since the previous report.

The previous report was carried out by Robin Dower

2015

March Handrail fitted to vestry steps
Tuning of baby grand piano
Church and churchyard clean
April Boiler serviced
Lightning protection inspected
June PAT testing of electrical equipment
July Electric supply installed to bell tower
Intruder alarm serviced
August Roof security installed
September Moss removed from cellar steps
October Fire extinguishers serviced
Dec Church and churchyard clean

2016

January Moss removed from cellar steps
February Annual Clock service
March Church and churchyard clean
April PAT testing of electrical equipment
Tuning of baby grand piano
Boiler service
Lightning protection inspected
July Organ tuned
Cutting back of overgrown trees and weeding base of church walk
August Intruder alarm serviced
September Cutting down of diseased tree and shrubs
Roof alarm serviced
October Tuning of baby grand piano
Repointing of path from car park to church door
November Organ tuned
Fire extinguishers serviced
December Church and churchyard clean
New locks fitted to vestry and rectors door

2017

Feb to May Electrical rewiring, works to reroof North Aisle
April Boiler service
PAT testing of electrical equipment
May Lightning protection inspected
Organ Tuned
Tuning of baby grand piano
Deep clean following works
June Organ blower
July Clock serviced and repair of clock hammers
Roof alarm serviced
Remedial works to Lightning Conductor
Intruder alarm serviced
Inspection of boiler control panel
August Improvements to clock
Organ blower reinstalled

October Rainwater goods painted
 Roof alarm serviced
 Fire extinguishers serviced
 November Tuning of baby grand piano
 Organ tuned

2018
 Jan/Feb refurbishment of choir and rector's vestries and corridor
 March Radiant heater inspection
 Organ Tuned
 Works to door thresh, roller ball door catch and vestry door
 April Boiler service
 Partial gutter cleaning (vestry)
 May PAT testing of electrical equipment
 Tuning of baby grand piano
 Repair of vestry roof gutter and internal masonry painting
 June Felling of diseased Chestnut tree
 July Intruder alarm serviced
 Organ Tuned
 August Removal of storm damaged ash tree
 Lightning protection inspected
 Clock serviced
 Roof alarm serviced
 Cleaning of guttering and moss to cellar stairs
 October Roof alarm serviced
 Tuning of baby grand piano
 November Fire extinguishers serviced
 Organ Tuned
 WC macerator maintained after leak

2019
 February 5 year RCD check
 March repair of radiant heater in organ area
 Tuning of baby grand piano
 April Organ Tuned
 Boiler serviced
 PAT testing of electrical equipment
 May Laying down of headstones (8 number)
 Lapel radio mics(2 no)
 Hoppers cleaned
 Drive lighting installed, organ corridor and floodlight repaired
 June Parking area, drainage channel overhauled, and work to lampposts
 Work to parquet flooring
 July New tarmac surface to drive
 Radiant heater switch replaced
 August Intruder alarm serviced
 Clock maintenance
 September Lightning protection inspected
 Organ Tuned
 Roof alarm serviced, battery replaced
 Food safety inspection
 Organ Tuned
 October Tuning of baby grand piano
 November Organ Tuned
 Fire extinguishers serviced

2020
 January Boiler serviced
 Fitting of rector's office
 Re-felting of vestry flat roof
 Enabling work for telephone line
 Computer package
 February Fire risk assessment
 Works to boiler
 July Clock serviced
 August Intruder alarm serviced, new battery
 PAT testing of electrical equipment
 September Lightning protection inspected
 New wireless heating control
 October Roof alarm serviced
 Audio loop repaired
 Organ tuned
 November Clock serviced and replacement of part

Fire extinguishers serviced
Replacement light to vestry door
Repositioning of wireless thermostat

2021
February Boiler serviced
March Notice board graphics altered
Repair to parquet flooring

Brief description of the building

The Church consists of Nave with North and South Aisles, Chancel with North Transept largely occupied by the organ with Vestry and Choir Vestry between the North side of the Chancel and the East side of the North Transept. There is no South Transept. The Tower rises from within the West end of the Nave with massive piers either side of the Font. The tower is accessed from an ornate timber spiral staircase to the rear of the Nave.

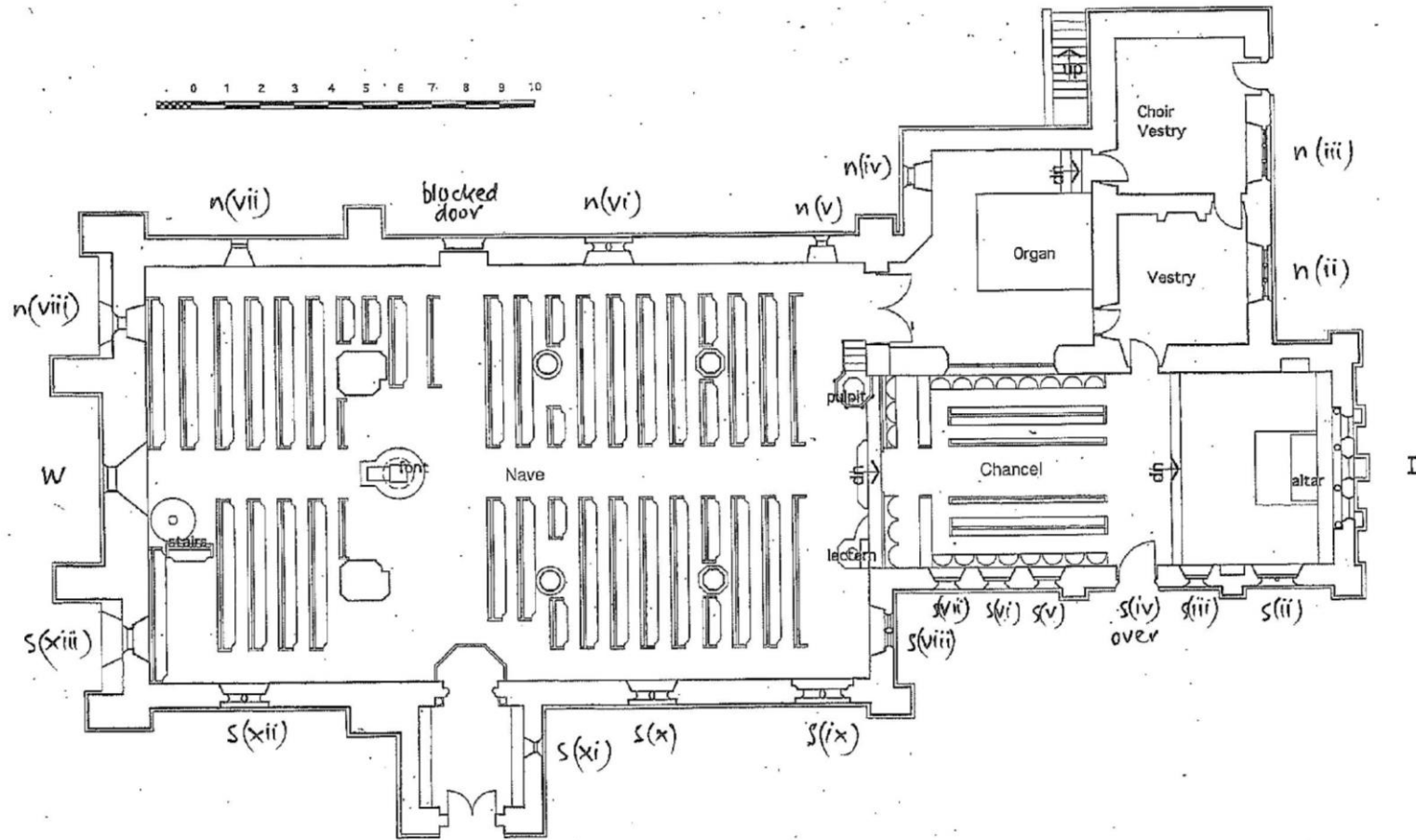
A fine lead clad Spire with chevron panels rises tall above the surrounding trees of the churchyard and is a conspicuous landmark in this section of the Tyne Valley. A Porch to the South Aisle has an open outer arch and an inner draught Lobby within the Aisle.

Listing Grade

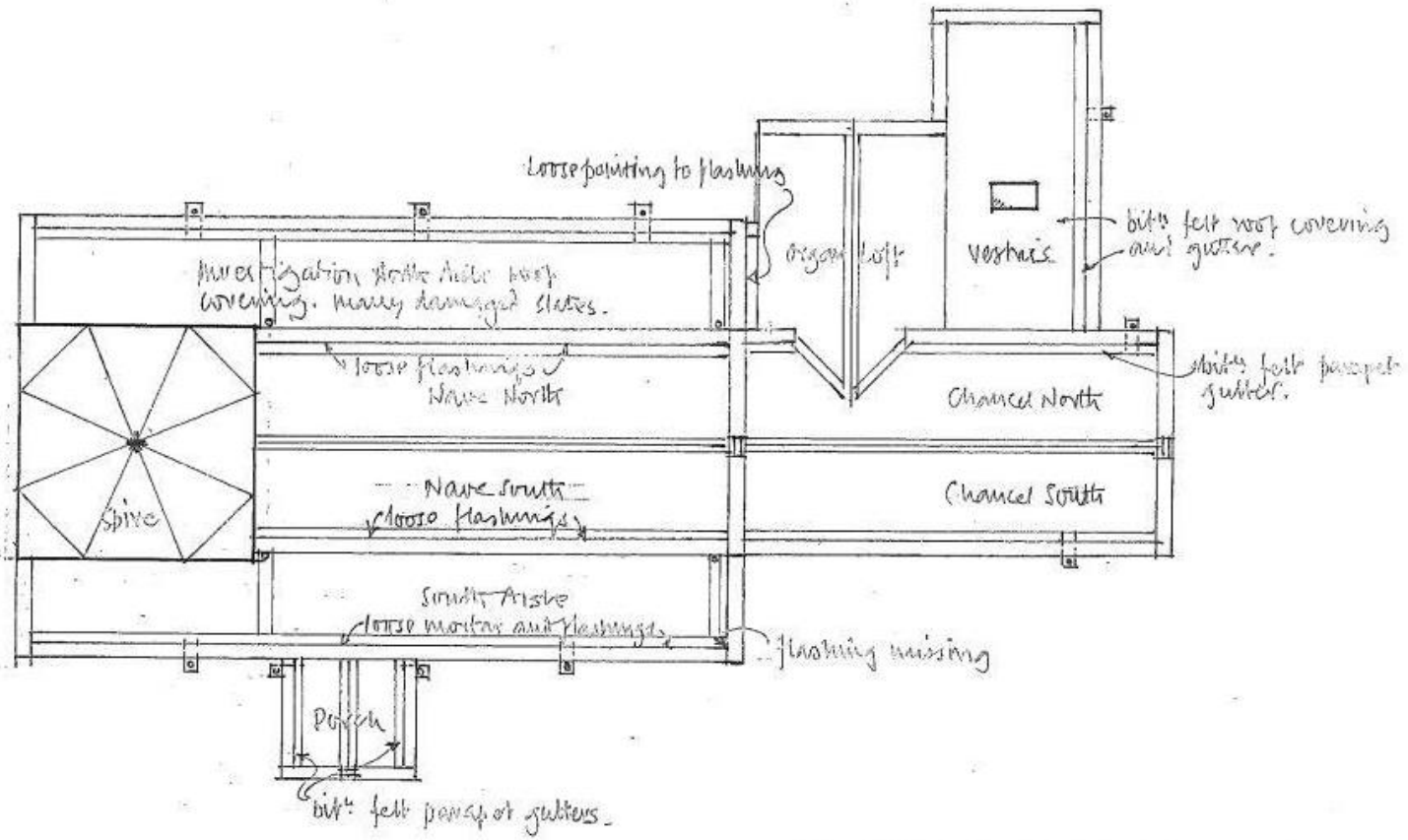
Grade 1

Four lampposts and the Fenwick Tomb are located within the churchyard and are separately listed Grade II

Plan of the Church



Please note that this plan does not show the WC and servery within the Southwest corner of the South Aisle



HOLY CROSS CHURCH BYRON ROOF PLAN
 QUINQUENNIAL INSPECTION MAY 2015

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 internal areas of the tower (but not the spire). 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 include 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 and the target to Net Zero Carbon by 2030

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>

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches, and the Sustainability Countdown to 2030 section below. The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources

Sustainability Countdown to 2030: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these. The following gives you a suggested timetable to address in the next five years, as we prepare for 2030

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, although the PCC maintain the grass and paths. The responsibility for upkeep of all the boundaries is unknown, with some abutting residential properties.

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 internal tower areas were surveyed first, followed by the external elevations and churchyard. The remaining internal areas were surveyed last. In this report, the areas are covered externally including roofs, rainwater goods and windows, followed by internal areas and concluding with a brief 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. Porch | Semi coursed squared sandstone | <p><u>West Elevation</u> - concealed by vegetation this elevation was difficult to survey. Some isolated open/hungry joints were noted to visible areas of stonework. Advice on the suitability of having a bay tree planted close to the building should be obtained, and, if appropriate how to maintain it (on the basis that if acceptable size may influence the advice).</p> <p><u>South Elevation</u> - Some weathered stonework including the colonettes to the door surround, with some more badly affected than others. There has been some replacement stonework to the hood moulding and part of one colonettes. The cross appears to have been poorly bedded and the security of this should be checked. A number of areas of open/hungry joints were visible on this elevation, including around the sundial and the arched head of the door with some areas of looser pointing. Some weathering of stonework to the door surround and colonette were noted. There have been previous hard mortar repairs to the colonettes and a couple of the colonettes would benefit from mortar repairs (using an appropriate lime mix) and pointing but should be inspected in 5 years to reassess condition. As noted in the previous report there is exfoliation to the stonework of the sundial and the carved digits are no longer visible other than the 6. The gnomon is rusting and no longer straight. Rust is showing through the paintwork of</p> | <p>Seek advice on the suitability of retaining both the bay tree (and magnolia if appropriate) in such close proximity to the porch - if these are to remain then advice is also required on maintenance to ensure they don't become a problem in the future.</p> <p>Remove trees deemed to be inappropriately located and poison roots</p> <p>Check fixing of the porch cross</p> <p>Replace mortar around East porch window</p> <p>Repoint open and hungry joints and areas of cracking using lime mortar</p> <p>Carry out mortar repairs to the worst affected colonettes</p> <p>Obtain specialist advice on and carry out conservation repairs to the sundial</p> <p>Repaint gates</p> | <p>1</p> <p>1 - 2</p> <p>1 - 2</p> <p>2 - 3</p> <p>3</p> <p>2 - 3</p> <p>2 - 3</p> <p>3</p> |

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| Porch cont'd | | <p>East Elevation - a magnolia has been planted very close to the church and is becoming fairly sizeable. Due to the proximity of the tree to the foundations this should ideally be removed, and the roots poisoned (as it will be hard to remove them without causing damage), but advice could be sought on this along with the bay tree. Open joints and areas of failed mortar were noted and a possible slight crack to the window surround and to the South of the window. Mortar/compound around the window is failing and requires replacing. A previous mortar repair to the cill has been formed using a hard mortar and is cracking around the edges.</p> | <p>Reform mortar repair to cill of East window or fill cracks around the current repair</p> | 3 |
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| <p>2. South Elevation of South Aisle and high-level wall to Nave over</p> | <p>Coursed squared sandstone with some variation particularly around windows</p> | <p>The mortar is generally fairly hard on this elevation, and to the West of the porch open joints were visible at ow level. Previous fixing point to the downpipe has been left unfilled and at lower level, a rusting vent requires painting or replacement as resultant run off is starting to stain the stonework. To window S (xii) the stonework to part of the hood moulding is crumbling and there is weathering to the lintel, base of the mullion and left-hand reveal. The condition should be checked at the next inspection to assess the rate of deterioration, in particular to the hood moulding. Very slight loss of mortar and cracking to parapet.</p> <p>To the East of the porch there were a number of areas of open or hungry joints noted, including to the window surrounds with some weathered stones. Window s(x) – the stonework to the base of the mullion and right-hand jamb would benefit from descaling. At low level behind the swans neck of the central downpipe, a void exists which appears to have been present for a while, but which should be filled. Window s(ix) – weathered stone to mullion and to the stooling of the cill and jamb. The cill is also weathered and appears to have been repaired in part, which is cracking and sounds hollow when tapped. The condition of the stonework and repair should be checked in 5 years, but it would be sensible to monitor the repaired cill periodically in the meantime in case the condition deteriorates more significantly. Stonework to the hood moulding and the lintel are weathering and would benefit from gentle</p> | <p>Replace or paint rusting vent</p> <p>Deshale loose section of stonework to hood moulding of s(xii)</p> <p>Lightly descale other weathered stonework where noted in the main text</p> <p>Repoint open and hungry joints and areas of failing mortar using lime mortar and fill any redundant fixing holes</p> <p>Fill void at low level with new stone to match existing</p> <p>Monitor condition of Eastern window cill</p> | <p>2-3</p> <p>2 - 3</p> <p>4</p> <p>3</p> <p>4</p> |
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| <p>South Elevation of South Aisle and high-level wall to Nave over cont'd</p> | | <p>Ivy is growing under and behind a propped gravestone to the East of this wall which needs to be removed ideally and roots killed. The face of the gravestone is exfoliating. The wall behind will need attention in due course as hungry joints and some weathered stonework was noted – access is, however, difficult. Open and hungry joints visible to the Eastern buttress with some sections of strap pointing starting to come loose Nave wall appears generally sound, although a number of joints appears slightly hungry, and the rear of the parapet couldn't be inspected</p> | <p>Remove and kill roots of ivy around propped gravestones Inspect Nave Parapet when gutters next cleaned</p> | <p>2 2</p> |
| <p>3. East Elevation of South Aisle and East Elevation of Nave</p> | <p>Semi coursed squared sandstone</p> | <p>In the corner between the South Aisle and Chancel an ash sapling has taken hold that appears to have been previously cut back and resprouted. This should be removed fully including roots or cut back and roots killed. There is also some ivy growth near the downpipe. Open joints are present to the water table and to a section of the stonework below where mortar appears loose with open joints also noted to the left-hand side of the wall. Slight vegetation growth to the buttress with isolated open joints to this and the base of the wall. Isolated stones have started to weather, along with the window head with more significant weathering to the base of the jambs to window s(viii). These areas would benefit from gentle descaling to remove significantly loose material and some sections may need replacement in due course Nave – open and hungry joints noted to the water table and wall. One section of water table at the top of the North slope should be inspected at closer range When access is available to carry out the work the security of the fixing of the cross</p> | <p>Remove ash sapling and kill or remove roots. Remove ivy and roots Repoint open joints to water table and stonework below on South Aisle using lime mortar Descal areas of significantly weathered stonework Repoint other areas of open joints using lime mortar Check fixing of Nave cross Repoint open joints to water table and wall to Nave using lime mortar – although the Water table is the most urgent, when access is available it makes sense to combine this work. Check condition of upper stone on North slope and repair/replace if needed</p> | <p>1 - 2 2 3 3 2 2</p> |

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| 4. South Elevation of Chancel | Semi coursed squared sandstone | <p>Mortar is hard but generally sound with isolated open joints including to the central area and to window surrounds. Some weathered stonework including hood mouldings and jambs. There has been some previous replacement of stonework to mouldings and some further sections are likely to need replacing before too long to ensure water is shed correctly. This should be considered again in 5 years. Stone to window jamb of window s (v) is cracked and a section may come loose.</p> <p>Some splitting of timber to the door with joints opening up slightly where the timber has shrunk back (possibly seasonal movement). The door appears to have been untreated for a while and would benefit from the application of a suitable oil or similar product. The timber threshold has partially rotted away and although the door is possibly little used, it needs to be weathertight. Lack of pointing noted between the frame and stone door surround. The lintel over, which also forms the cill to window S(iv) is cracked and although the crack has been pointed, it does not appear to have been pinned. Some of the mortar to the base of the crack is breaking down/cracking and small sections are coming loose. This needs repair, but the advice of a structural engineer familiar with historic buildings should be sought first</p> | Pin loose stone to jamb of window s(vi) | 2 |
| | | | Carry out repairs to the door, including the threshold, sealing between the frame and surround and retreating the door and frame with linseed oil or equivalent | 2 |
| | | | Obtain advice from a Structural Engineer familiar with historic buildings and repair cracked lintel over door | 2 for advice |
| | | | Repoint open joints using lime mortar | 3 |
| | | | Gently descale loose and sanding stonework | 3 |

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| 5. East Elevation of Chancel | Coursed squared sandstone | Flanked by two larger buttresses a series of graves and buttresses populate much of the remainder of the wall at low level. Delamination and disintegration of stonework most notably at high level due to weathering – although most seem fairly stable a few would benefit from descaling to remove loose material. Isolated open and hungry joints are visible with some smaller areas of mortar starting to fail in other locations. There are areas of mortar repairs to the string course and buttresses, which appear reasonably sound, but the application has not been perfect and again this is an area that should be checked in 5 years to check whether they are still sound or require further repair. | Repoint open joints using lime mortar | 3 |
| | | | Gently descale loose and sanding stonework | 3 |
| 6. North Elevation of Chancel | Coursed squared sandstone | Upper section of the wall is partially obscured by the vestry. Some weathering of stonework resulting in mortar standing proud of the stonework in a few areas | Remove projecting nibs of mortar and repoint any resultant open joints | 3 |
| 7. East Elevation of Vestries | Coursed squared sandstone | Some hungry and open joints to the wall generally, but moss is obscuring joints in the plinth area. Weathered stonework is visible to higher level and to the surround and cill of window N(ii). Some damage to the base of the mullions and stooling of the same window which should be assessed again in 5 years. Open joints to surround of window N (iii) and to the door. Possible hungry joints to chimney over Vestry, but hard to inspect from ground level | Inspect Vestry chimney from high level and carry out essential repairs | 2 |
| | | | Point open joints using lime mortar | 4 |
| | | | Descal loose stonework to weathered stonework | 4 |
| 8. North Elevation of Choir vestry | Coursed squared sandstone | Open joints to parapet/copings | Repoint open joints to parapet using lime mortar | 2 |

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| <p>9. West Elevation of Vestry and steps to below ground boiler room</p> | <p>Coursed squared sandstone</p> | <p>Open joints to parapet/copings.</p> <p>Cracked stonework and open joints in one area possibly around a metal fixing with isolate open joints to other areas</p> <p>At step level there is loss of paintwork to the timber vent. The handrail is galvanized, but not painted – it might be preferable to paint this or aesthetic reasons, but it would add to the maintenance liability. To the side of the retaining wall a number of open joints are visible with some vegetation growth</p> | <p>Repoint open joints to parapet using lime mortar</p> <p>Repaint vent to boiler room</p> <p>Remove any rusting metal fixings causing damage to the stone and repoint areas of cracking/open joints to Vestry and step retaining wall using lime mortar. Remove vegetation, including roots.</p> | <p>2</p> <p>2</p> <p>3</p> |
| <p>10. North Elevation of Organ Chamber</p> | <p>Coursed squared sandstone</p> | <p>Open/hungry joints noted to upper sections of the wall with some cracking to the left-hand side of the wall which has previously been repointed but is opening up again. Some failing mortar also visible with isolated weathered stones. Possible hungry joints to the water table, which need closer inspection.</p> | <p>Re[point open and hungry joints and areas of cracking using lime mortar. Visually monitor the cracked area for signs of ongoing movement.</p> <p>Arrange high level inspection of the water table at the same time as repointing works and repoint any defective joints</p> | <p>3</p> <p>3</p> |
| <p>11. West Elevation of Organ Chamber</p> | <p>Coursed squared sandstone</p> | <p>A section of one stone to the water table is missing – lighting made this difficult to inspect, but this needs closer inspection to ascertain whether a mortar repair to ensure water is shed from the top of the wall, or a partial replacement is the most appropriate form of repair.</p> <p>Open joints to surround of window n(iv) with isolated hungrier joints elsewhere. The fixing of the downpipe has caused stone to spall and pointing and a mortar repair to this area would be beneficial</p> | <p>Inspect water table to ascertain more appropriate repair to the damaged section of water table and carry out works required</p> <p>Carry out repairs to the stone damaged by the fixings to the downpipe</p> <p>Repoint open joints to window surround using lime mortar</p> | <p>2</p> <p>3</p> <p>4</p> |

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| <p>12. North Elevation of North Aisle and upper sections of Nave wall</p> | <p>Coursed squared sandstone</p> | <p>Nave – one stone appears slightly proud of the rest of the stonework but appears sound</p> <p>North Aisle – isolated open/hungry joints including to the window surround. Render to the blocked up opening at ground level is failing in places and one section sounds hollow when tapped. It appears to be currently holding, so should be visually checked periodically to see if any sections are loose and reinspected in 5 years with a view to carrying out repairs/re-rendering.</p> <p>Western buttress – one stone at the top would benefit from pointing/mortar repair to ensure it sheds water efficiently</p> | <p>Visually monitor render to infilled opening to check sections are not becoming loose</p> <p>Point/mortar repair to Western Buttress</p> <p>Repoint open joints using lime mortar</p> | <p>Ongoing</p> <p>3</p> <p>4</p> |
| <p>13. West Elevation of Nave and North and South Aisles</p> | <p>Semi -coursed squared sandstone</p> | <p>North Aisle – mortar is hard but is currently sound. Timber window is untreated and would benefit from the application of linseed oil or equivalent.</p> <p>Nave – first floor window is untreated timber and as above would benefit from the application of linseed oil or equivalent. Pointing again is fairly hard but currently largely sound. Tower – see below</p> <p>South Aisle – The timber window is as per the North Aisle window and requires treatment. Isolated open joints to the water table, wall and buttress and one void on the sloping section of cill required a mortar repair/pointing. Weathered stonework to the jamb of the same window would benefit from gentle decaling.</p> | <p>Repoint open joints to water table using lime mortar</p> <p>Treat timber window frames with linseed oil or equivalent</p> <p>Point/mortar repair to void to South Aisle cill and descale weathered stone to jamb of the same window</p> <p>Repoint open joints other than water table using lime mortar</p> <p>Re-coat louvres</p> | <p>2</p> <p>3</p> <p>3</p> <p>4</p> <p>4</p> |

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| <p>14. Tower</p> | <p>Coursed squared sandstone with octagonal lead covered timber spire rising from square tower.</p> | <p>South Elevation - some rust noted to the clock face. Minor cracking of the stonework with some cracking/failing around the window surround (mainly to the left-hand side). East Elevation – check clip fixings to lead weathering below louvred openings as some sections of lead appear to be lifting slightly, or fixings are not even spread along the leadwork. North Elevation – Open/hungry joints to string course and slight cracking between mortar and stonework in isolated areas West Elevation - The finish to the louvres is failing and required retreating</p> <p>Roof –Staining is visible where run off is concentrated. Although a high-level external survey was not commissioned, it is understood that repairs to damaged and bowed panels have been carried out since the last inspection, although this is not recorded in the log book. The upper section of spire roof is very hard to inspect from the ground due to height and lighting conditions. In due course this should be inspected to check condition, especially if access for previous works did not extend to the top of the spire. The last survey noted that the lead is now over 100 years old.</p> | <p>Check fixings to lead weathering on East Elevation</p> <p>Repoint open joints and failed/cracked mortar using lime mortar</p> <p>High-level rope access survey of the upper spire, if previous works did not include all areas of the spire</p> <p>Recoat louvres where finish is failing</p> | <p>2 – 3</p> <p>3</p> <p>4</p> <p>3 - 4</p> |
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| 15. Roofs | Westmoreland slates with a bituminous felt roof to the vestries. Lead spire - see above | South Aisle – slates show signs of staining due to oxidation of the lead flashings. To the junction with the Nave wall there has been loss of mortar pointing over the flashings with a further section about to fail. Isolated cracked slates | Repoint chase to flashings on South Aisle roof | 1 |
| | | Nave – slight mortar loss/failing mortar to junction of roof and tower near the ridge on the South slope. On the same slope there is one cracked slate near the ridge near the ridge tile that appears to have been repaired with mortar. This is still holding but should be checked at the next inspection. On the North slope there are open joints to the ridge | Repoint/rebed ridge tiles to Chancel and organ Chamber– check that moss is not concealing other areas of lost or damaged mortar. Repoint open joints to Nave ridge tiles | 1 - 2 |
| | | Chancel – slight loss of mortar bedding to both slopes. On the North slope moss is obscuring visibility | Check cracked slates especially to Nave roof and replace if required | 2 |
| | | Organ Chamber - loss of mortar bed to ridge to both slopes | Replace failed pointing between Nave roof and tower | 2 - 3 |
| | | North Aisle roof looks sound having been re-re- | | |

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| 16. Rainwater Goods | | <p>Cracking/open joints visible to the gully to the East of the porch</p> <p>Vegetation growth in the hopper on the North slope of the Chancel and North Aisle</p> <p>Glazed channel to the North of the church requires attention – vegetation is growing in the joints and junction between the channel and the concrete where gaps are opening up and there are open joints between sections with some damaged areas of channel</p> | <p>Remove vegetation to Chancel hopper</p> <p>Point open joints cracking to porch gully</p> <p>Carry out works to the Northern drainage channel to remove weeds (including roots), point open joints and repair damaged sections to ensure water is removed from the base of the walls as effectively as possible.</p> | <p>1</p> <p>2</p> <p>2</p> |
| 17. Windows | | <p>One fixing to the window guard to the window on the South Elevation of the Chancel S(iv) over the door is loose and requires refixing</p> <p>Rusting mesh window guard to window S (xii). Other window guards to the South Aisle and Chancel appear to be newer.</p> <p>Window S(xiii) which is in the servery would benefit from cleaning, as would N(viii) which is awkward to access internally</p> <p>Window W has external protection but there appears to be one cracked pane and some damage to edge panes at high level. It is hard to tell from ground level whether these sections are missing glazing, or there has been a clear repair</p> <p>Cracked panes to N(iii) but protected externally and currently stable. Ideally vents to N(iii) and N(ii) would be operable (see internal areas)</p> | <p>Refix loose window guard to S (iv)</p> <p>Replace rusting window guards before run-off starts to stain the stonework</p> <p>Clean window S(xiii) and N(viii)</p> <p>Inspect window W to ascertain whether the upper section of window needs further repair, or whether repairs have previously been carried out using clear glazing</p> | <p>1</p> <p>4</p> <p>M</p> <p>3</p> |

| Internal | | | | |
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| 1. Porch and lobby | Sandstone walls and stone flagged floor. Exposed timber roof timbers and boarding. Metal external gates | West Wall – isolated open joints with some loss of mortar at lower level. Rusting metal cramps | Repoint open joints and areas of cracking using lime mortar | 3 |
| | | North wall – harder mortar with isolated open joints to the head of the door surround | Paint door hinge and cramps to West wall and monitor cracking in these areas | 3 |
| | | East wall – some loss of mortar with further looser sections of mortar likely to fall in due course. | Repair damaged glass to lobby | 2 |
| | | South walls – isolated open joints to door surround with hard mortar repairs to colonettes. Rusting metal hinge support with some cracking of stone jambs – this is currently not in need of removal but should be painted and monitored. Some loose mortar and cracking to the junctions with the East and West walls | Monitor cracking to jambs caused by metalwork | Ongoing |
| | | Floor is slightly uneven in places mostly at the edges | Colonettes – see exterior | |
| One cracked pane of glass to lobby and one partly lost section which is covered. Glazing is not safety glass | | | | |

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| <p>2. South Aisle including servery</p> | <p>Painted stone walls with timber panelling at lower level, 4 arch arcade to Nave. Parquet flooring with sections of concrete floor and fixed pews. Vinyl floor to servery. Boarded ceiling</p> | <p>The South Aisle contains a WC pod and servery at the West end.</p> <p>East wall – Mortar repair to cill of s(vii) with some weathering of associated stonework. Two panels of the timber paneling to the wall have bowed and there is a slight crack to one – although an aesthetic issue these would benefit from being repaired. The finish to other sections of panelling is failing.</p> <p>South wall – this wall leans outwards slightly. There appears to have been a repair to the left-hand jamb of s(ix) which is rather prominent. Easing crack at head of window s(x) with flat soffit to back lintel</p> <p>North Wall – minor open joints to columns (see Nave)</p> <p>Kitchen/servery – slight weathering to cill of S(xii). Window S(xii) looks in need of a good clean externally in particular</p> <p>Loose edging to the parquet floor at the eastern end of the aisle may present a trip hazard to some as it is on the marked one-way route. Some sections of parquet flooring feel loose in various locations including under the carpet. The concrete section of floor has cracked in places, but this appears to have happened a long time ago and is relatively</p> | <p>Carry out repairs to parquet floor including loose edging and inspect and repair any loose timbers to the parquet floor</p> <p>Carry out repairs to timber panelling and repaint paneling generally</p> | <p>1 for edging, 2 elsewhere</p> <p>3</p> |
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| 3. WC and electrical cupboard | Tiled walls with plaster ceiling. Vinyl covering to floor | Mould or other deposits not to external wall. Cracking to Northeast and Southeast corners, possibly caused by enthusiastic use of the door – this may be best sealed with mastic (to match grout colour) in the future which will allow for some movement). Nail pop to ceiling Electrical cupboard – no major issues noted. | Clean off external wall and monitor to see if the issue reoccurs Fill cracks to NR and SE corners (see notes) Fill nail pop to ceiling when room is next redecorated | 2 3 5 |
| 4. Base of Tower | Single arch to North, East and South walls with painted stone wall over. Painted stone walls to West with elaborate spiral staircase to Tower. Timber boarded ceiling. Parquet floor | Slight cracking to arch to South wall but appears reasonably sound at present. North and East wall appear sound. Two metal fixings on the West wall at low level should be monitored for signs of deterioration Newly re-laid areas of parquet flooring are slightly prominent due to being lighter in colour, but this variation will hopefully improve/reduce over time | | |
| 5. Nave | 3 arch arcades to North and South walls. Arches to East and West. Exposed roof timbers and boarding to roof. Parquet floor with carpet to central aisle and carpeted platform to east end and elaborately carved pulpit | Harder darked pointing to eastern arch but appears sound. Screen has some historic damage . Slight loss of paint finish to lower right-hand edge of Chancel arch with some blistering – in the short term this could be gently brushed off if fragments fall off continuously. Minor open joints to columns to South Aisle Some section of loose parquet flooring and edging – this probably needs to be repaired in stages with the worst identified areas sorted first. Some cracking to concrete sections of flooring but appear to be stable. Open joints to exposed stone step Minor open joints to font. Steps roped off for visibility | Carry out repairs to parquet floor including loose edging and inspect and repair any loose timbers to the parquet floor Repoint open joints to walls, step and font using lime mortar when other similar work is carried out elsewhere | 1-2 for worst affected areas, 2 – 4 for other areas 5 |

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| 6. North Aisle | Painted stone walls with timber panelling at lower level, 4 arch arcade to Nave. Parquet flooring with sections of concrete floor and fixed pews. Boarded ceiling | <p>There is a possible issue to the lower Northwest corner of the walls, but it was difficult to inspect with the stored items in the rear of this area. Rusting and non-operable metal vent to cill of window N(vii), other vents along this run of windows are rusty but working. N(vi) has very minor open joints. To Window n(v) there is some evidence of staining, which may need further investigation unless this is known to be a historic issue</p> <p>As other areas there are some sections of loose parquet flooring which again may need to be repaired in stages with the worst identified areas sorted first</p> | <p>Check wall in NW corner and carry out repairs if needed</p> <p>Paint and ideally make operable vent to N(vii)cill, paint other similar vents.</p> <p>Investigate cause of staining to N(V) unless issue known to be historic</p> <p>Carry out repairs to parquet floor including loose edging and inspect and repair any loose timbers to the parquet floor</p> | <p>2</p> <p>3</p> <p>2</p> <p>1-2 for worst affected areas, 2 – 4 for other areas</p> |
| 7. Chancel | Painted stone walls with exposed stone string course, timber barrel roof. Flag stones to floor with raise timber floor to choir stalls and tiles to the East end of the Chancel. Carpet to aisle, steps and part of the altar dais. | <p>Possible water staining to North wall near the upper memorial -as this section of the wall and roof is concealed, there needs to be a high-level survey to see if there are any obvious external issues that may be causing this</p> <p>Some open joints to window head and rose window on east wall with some decay to the cills, although these were difficult to inspect</p> <p>Open joints were visible between areas of paving not covered by carpet and to altar dais . Some loss of surface finish noted, mainly in areas which are not highly trafficked, however, if the door is used, then some repair work will be needed in this area in due course</p> | <p>Inspect North wall and roof from the vestry roof to ascertain whether there are obvious issues causing ongoing water ingress</p> <p>Repoint open joints to floor using lime mortar and carry out repairs to worn paving (if Chancel door is used work in this areas should be carried out sooner)</p> <p>Repoint open joints when other similar work is carried out elsewhere</p> | <p>1</p> <p>4 (see notes)</p> <p>5</p> |

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| 8. Organ Chamber | | Door to electricity cupboard doesn't close correctly but is at high level so not easy to gain unauthorised access to. | Ease cupboard door | 3 |
| 9. Vicars Vestry | Plastered walls, boarded ceiling and carpeted floor | <p>The vent has a cord attached but was not checked – it would be advisable to check whether this is a workable vent or not and ascertain costs for making this so if not (given current benefit of good ventilation that may be an ongoing issue).</p> <p>There is an issue with the right-hand window jamb with peeling paint and blistering stonework indicating a damp issue – it is assumed this may have been related to the need to repair the vestry gutter in 2018 and re-roofing of the vestry in 2020. Monitor the area for signs of ongoing issues</p> | <p>Check if window vent is operable and explore costs for making this a working vent to see if this is feasible (to include the window in the choir vestry)</p> <p>Brush off peeling paintwork to window jamb and monitor for signs of an ongoing issue. When access is obtained to inspect the North Chancel wall - for peace of mind the roof over and gutter should be checked</p> | <p>1 – 2</p> <p>1 - 2</p> |
| 10. Choir Vestry | Painted plastered walls with stone dressings, exposed boarding to ceiling. Vinyl covered floor | <p>Cupboards line the South, West and North walls</p> <p>As noted above it would be preferable if the vent could be made operable.</p> <p>Some cupboard doors are not closing correctly and may need easing/repair</p> | Ease cupboard doors to ensure they close correctly | 2 |

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| 11. Tower | | <p>Ringling Chamber – whitewashed/painted walls. Timber beams and boarded ceiling, carpeted floor. Some hungry joints. Paint left off areas which contain graffiti from bell ringers from the past. Slight cracking to the heads of two windows.</p> <p>Some timbers appear to show signs of woodworm, although noted in the previous report as likely to be historic, visibility from floor level was not great to inspect these further and there are some areas of lighter exposed timber that should be inspected at closer quarters to provide reassurance.</p> <p>Bell Chamber – some open and hungry joints to stone walls</p> <p>Some timbers have suffered from rot in the past and are now propped</p> <p>Metal frame is starting to rust and would benefit from painting</p> <p>Mesh to voids and to louvres should be inspected periodically to ensure it is keeping birds out of the interior</p> | <p>Inspect timbers to ceiling from ladders to ascertain whether signs of woodworm are indeed wholly the result of historic attack</p> <p>Paint metal frame to bell chamber</p> <p>Repoint open and hungry joints using lime mortar</p> <p>Check mesh to louvres/spire to ensure birds are being kept out of the interior</p> | <p>1 – 2</p> <p>3</p> <p>4</p> <p>M</p> |
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| 12. Boiler room | Exposed brick walls and concrete floor with shuttered concrete ceiling | Some bricks are visibly failing but not a concern at present. Some hungry joints to brickwork. Insulation has come loose on a small section of pipework. The floor and base of the walls were damp at the time of the survey and there is some rubbish and stored items that are not ideally suited to the environment such as timber furniture – this should either be stored somewhere more appropriate, or at higher level or removed from the church. Leaving it on the floor in a damp environment could create unfortunate consequences in the future Door to the organ blower cupboard is stiff and needs easing and the main door is swollen | <p>Refix insulation to pipework</p> <p>Store timber furniture elsewhere or remove from the church and remove rubbish</p> <p>Ease door to organ blower and main door</p> <p>Monitor moisture levels in the boiler-room to assess whether there is an issue</p> | <p>2</p> <p>1</p> <p>1</p> <p>ongoing</p> |
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External areas including graveyard

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| | | <p>To the East of the Chancel is an area of slabs laid flat, some of which are clearly old gravestones. Exposed lettering is becoming weathered, and some stones are cracked or delaminating with some vegetation growth. Paving is not laid level throughout, and although not a path, and possibly infrequently used for pedestrian traffic some repair and removal of vegetation is needed to stabilise this area.</p> <p>Path to the South of the Church – a number of weathered and unevenly bedded paving slabs are present in this area with some vegetation growth. Remainder of path – other areas of open joints with some vegetation growth and to the Southeast corner of the church a section of paving stones are slightly uneven, which may become a trip hazard if the condition worsens Timber edging to gravel paths is starting to fail in places</p> <p>The main path/drive has been newly tarmacked so is in good condition. The gates have primer visible where paint finish has been lost so would benefit from repainting before too long. Moving Northwards, the boundary wall to the West needs some attention with areas of open joints, cracking and thick ivy growth. The wall was bulging around some of the tress growing on the residential side of the wall and there is one holly that would benefit from removal. It would be worth checking ownership</p> | <p>Remove vegetation to area East of the Chancel and assess repair needs and carry out works to stabilise the stonework sensitively</p> <p>Weed, point and monitor Southern path to the West of the church. For mortar repairs to any significant cavities likely to hold water. Point other open joints to path and remove vegetation</p> <p>Monitor path for areas that will become trip hazards and carry out works to relay stones</p> <p>Replace timber edging to gravel paths as it fails/shows signs of decay</p> <p>Ascertain ownership/maintenance liability of boundary walls and programme in repairs works over the quinquennial period based on urgency of work. Visually monitor areas of wall bulging around trees, especially after high winds, in case the condition changes significantly given the proximity of the wall to the main entrance route. Some work could be carried out by a working party, others may need external</p> | <p>2 for vegetation removal, 3 for repair</p> <p>2 for weeding , 3 for other works</p> <p>Ongoing</p> <p>Ongoing</p> <p>2 for liability, 2 onwards for works</p> |
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| | | <p>all boundaries abutting residential properties.</p> <p>The lower wall to the right of the road/drive also has some vegetation cover and is slightly leaning in places but is generally sound at present.</p> <p>The South wall behind the parking area has similar issues and at the Western end of this run near the almost covered hatch/door and tree the wall is in need of attention.</p> <p>Main Southern Boundary – open joints and loose coping are a feature along the length of the wall. It is at higher level to the neighbouring garden and the short Eastern section contains a gate to the old vicarage. There is also some cracking to the underside of the copings and vegetation growth including ivy and elder.</p> <p>Western boundary – this boundary is overgrown with fallen and leaning sections of wall. To the Northwest end of the churchyard there has been loss of copings and one fallen section.</p> <p>A number of graves are leaning, and others are losing detail due to weathering</p> | <p>Paint main entrance gates</p> <p>Remove holly to drive wall and invasive vegetation where this is damaging the wall in all areas</p> <p>Although the churchyard is closed, it is important that a survey of the condition of the gravestones and any mature trees are carried out periodically by the Local Authority.</p> | <p>3</p> <p>2</p> |
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Photographs



Weathered stone to sundial and bent on porch



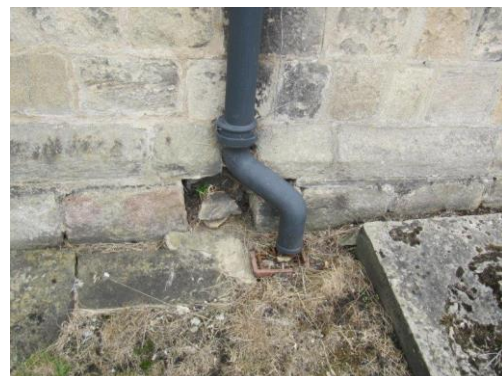
Open joints to apex on porch and gnomon weathered stonework to gable



Hard mortar repairs to porch colonettes and associated weathered stonework



Weathered stonework to South Aisle



Void behind downpipe to South Aisle

hood moulding s(xii)



Weathered cill to South Aisle window



Weathered stonework to window S(viii)



Weathered stonework to window S(viii)



Weathered stone work and open joints to East wall of Nave and South Aisle



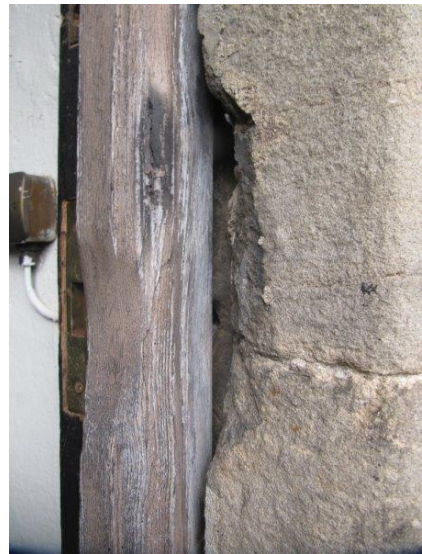
Weathered hood moulding to S(vi)



Cracked stone to jamb of S(vi)



Cracked lintel and weathered jamb stone and lack of mortar around door frame to Chancel door



Delaminating stonework to East elevation of Chancel



Cracking and failing mortar to North of Elevation of organ chamber



Weathered stonework to Vestry window



Damaged section of water table to organ chamber



Open joints to jamb of window n(iv)



Rusting face to tower clock



Slate starting to slip on Nave roof and repaired ridge tile



Failed mortar to South Aisle roof



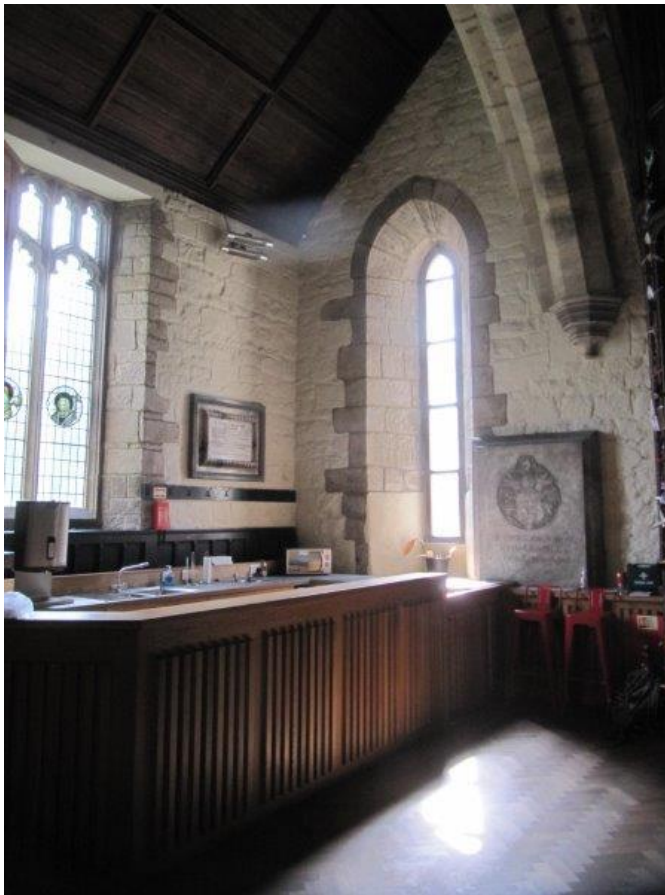
Open joints to drainage channel to North of the church and vegetation



General View of Nave looking East



General View of Chancel looking East



Servery in South Aisle



South Aisle looking East (LHS) and West (RHS)



North Aisle looking East (LHS) and West (RHS)



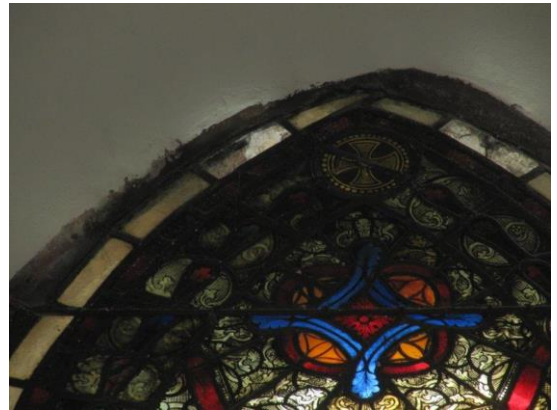
Metalwork to porch jamb with cracked stone



Open joints/failing mortar to porch



Bowed paneling to South Aisle



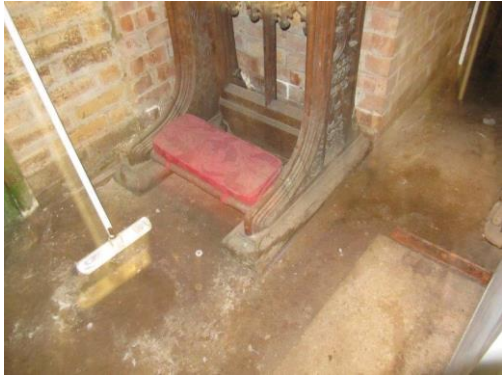
Sections of glazing to W window which need further inspection



Lighter patches to timbers in Tower ringers chamber coming loose



Insulation to cellar pipework



Damp floor and stored furniture in cellar the Chancel



Area of paving/gravestones to East of