INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 2018
amended by the Church of England (Miscellaneous Provisions) Measure 2020

QUINQUENNIAL REPORT on the

THE CHURCH OF HOLY TRINITY

SEATON CAREW

Diocese: **Durham**

Archdeaconry: **Durham**

Deanery: **Hartlepool**

Job no : **2332**

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

SPENCE & DOWER
Chartered Architects and Historic Buildings Consultants
Arch 6
Stepney Bank
Newcastle upon Tyne
NE1 2NP

Telephone: 01661 820071
Email: architects@spenceanddower.co.uk
Spence and Dower is a Trading name of xSite Architecture LLP

Date of inspection and weather conditions: 14th November 2023. Dry start, becoming grey, colder and damp. Wet underfoot due to Storm Debi.
Date of report: 23rd February 2024
Date of previous report: January 2017

Executive Summary.

The church is generally in a sound condition, and underwent extensive external masonry repairs in 2014. No log book information was available at the time of the survey and it is recommended that a system be set up as soon as possible to ensure that log book information can be recorded in a format that works best for all users – this could be done digitally and printed out annually if that best suited those responsible for recording information, rather than a hand written log.

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

At the time of the survey the boiler had broken down, so the heating, a gas boiler feeding fan assisted radiators, was not functional, but it is understood that repairs were in hand. Given the Church of England's net zero targets, it would be sensible to plan for eventual failure of the boiler ahead of that eventuality. This would enable considered decisions to be taken about what might be viable, rather than waiting until it does fail, leading to the inevitable rushed emergency solutions that would be needed at that time.

Almost all the roofs require some attention – on most slopes there are slates that have slipped, lifted, been damaged or are missing in full or part. Mortar fillets to upstands including the junction between the Organ chamber and Chanel roofs need checking and reforming where damaged and many of the ridges need repointing and/or re-bedding. If the roofs are not repaired as and when damage becomes apparent, this is likely to hasten the need for full replacement of some of the roof coverings. At the time of the survey the tower roof outlet was significantly blocked by accumulated debris and vegetation, causing water to pond in the gutter, as well as vegetation growth around the hatch. As the roof is felt covered (understood to date from 2014), this is placing a lot of faith in a roof covering that is not as robustly jointed as other types of roof covering. There is a long term drip to the hall guttering on the South slope – this is now staining the watt and needs rectifying before it causes problems internally. One shoe to the North of the church needs twisting around to stop water running down/splashing against the base of the Nave wall causing the stone to become damp.

Although masonry is generally sound having undergone extensive work less than 10 years ago, there are a few areas, mainly to the tower and to the South Elevation of the Nave which require further repointing. The tower would benefit from high level inspection to understand the scale of any issue with pointing as there is a significant section of open joints to the side of the clock face on the South Elevation of the Tower above the main door into the church and other areas of open joints on the West Elevation. What is not clear from the ground is whether this has failed in localised areas, and remaining mortar is sound, or if there is a widespread issue that needs to be understood before and repointing works were commenced. The previous report didn't pick up any defects, so potentially failure has occurred within the last 5 years. Open joints to water tabling in some areas also require pointing.

Elsewhere ivy requires removing including roots in a few locations and the hall needs a programme of works. Initially works to the roof and repainting fascias, but there are works to the western gable wall to carry out. Ideally the whole of the gable should be repointed as the existing pointing is a very hard mortar that is affecting the bricks and stonework.

Internally there are a number of areas of staining or damp patches throughout the church noted within the report that need further investigation as to cause and then rectification. Some may be roof related, but others need careful monitoring and consideration of potentially a variety of possible causes. The dampness to the wall between the tower and Nave is one area where monitoring is suggested to understand

if there are seasonal changes to the extent of the dampness and ascertain any potential causes of this dampness. It would be helpful to record weather trends at the time of monitoring as well as any changes in area of the dampness.

A number of the Nave windows require work, following an assessment by a specialist window conservator to agree the scope of the works required. Metal saddlebars are causing issues to some sections of stonework, a number of windows have very bowed glazing, and the glazing to one window to the South of the Nave moves when touched, as the saddlebars are no longer secured into the masonry.

Access to the tower via the bell chamber is difficult, requiring anyone needing access, to squeeze and bend their way through the various metal beams and bells within the tower. The metal beams and the headstock are very rusted and there was concern raised in the previous report that this area needed monitoring as the rusting steelwork had the potential to cause damage to the walls. It was also suggested that re-ordering of the bells could be undertaken to improve access, especially if significant intervention to the structure/metalwork was required. As nothing appears to have changed and monitoring hasn't occurred, it would be sensible to get advice from a conservation accredited Structural Engineer at this point to understand their view of the current situation.

It is important that the lightning protection system is tested cyclically – as there is no log book information available, it would be sensible to check whether there are any records of when this was last caried out and ensure that moving forward it is being tested at appropriate intervals.

Unusually, there is a flat ceiling over the Nave and this has already been well insulated which will help reduce heat loss when the heating is operational.

There is level access into the church, but no accessible internal access between the church and Church hall. Without significant intervention and loss of valuable ancillary space this would be difficult to change, but a handrail to the steps may help some users.

The churchyard is closed, but there are various works to external boundary walls required and a discussion with the Local Authority about repair liability and timescales is needed. Similarly, many of the graves are leaning, and it would be sensible to enquire whether the Local Authority are carrying out periodic inspections of the graves and condition. The Local Authority will also be responsible for the trees, a number of which are fairly mature, and again, given the close location of some of these to the church it would be reassuring to understand whether they have undertaken a survey of condition of all the trees and when that occurred.

Previous repairs undertaken since the previous report.

The previous report was carried out by Beaumont Brown Architects Ltd

No log book information was available, but it is known that prior to the last report, the building underwent fairly substantial repair in 2014 with repointing, replacement stonework, repairs to the tower, roofing and rainwater pipes. There is a record of maintenance of the clock by Smith of Derby, the last service was in May 2023.

Brief description of the building

The church was built in 1831to the design of Thomas Pickersgill of York with the chancel and west gallery added in 1842 by George Jackson of Durham with further alterations in 1864 and 1891. There is a vestry and organ chamber on the north, connected to the Church Hall. A square tower at the west end forms a porch area at ground level, with circular stairs leading off it to access the galley and the upper levels of the tower. The bells and clock were installed in 1921. Stained glass in the East

window is by Wailes c.1917.

Stonework is magnesium limestone and roofs are slated. It is understood that the roof structure was replaced in the 1970's with trussed roof and Welsh slate, removing the gutter parapet, replacing this with gutter brackets.

Listing Grade

Grade 2

Previous Inspections
1995 Burns Architects, Castle Eden
2005 Mr Al Barnes, Castle Eden
2010 and 2017 David Beaumont, Castle Eden

Plan of the Church
No plan was available

Limitations of the report.

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

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

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

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

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

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant and signs of failure should be reported to the Church Architect.

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

Advice to the PCC

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

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

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

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

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

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

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

Health and Safety
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contactor (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
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Church care website. One link is https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings

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

Maintenance
Maintenance of the Church is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority. The responsibility for upkeep of all the boundaries is unknown. The north boundary abuts a public open space and to the West is Holy Trinity C of E Primary School. The Eastern and Southern boundaries are adjacent to public roads and pavements.

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
Some external areas were surveyed first, followed by the tower and tower roof, before continuing the external survey. Internal areas were then surveyed including a brief summary of condition of the Church Hall and churchyard boundaries. 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	Catego
External				
1. Tower	Coursed square Magnesium Limestone with buttresses	The tower has been repointed with areas of new stonework, as part of the 2014 project. Although most pointing and stonework is generally in a sound condition there are areas of concern noted below. <u>South Elevation</u> - Pointing is fairly sound to lower levels, but there has been fairly significant loss of pointing at higher level, especially near the clock, and possible cracking, but that is hard to distinguish from ground level. Isolated open joints area also visible to the base of the wall and buttresses. Stonework is weathering, but at present this is not causing concern. Paintwork to the main Tower door is peeling and requires redecoration. Some loss of gilding is visible to the clock face, mainly to the numbers which would benefit from regilding when high level access is available. <u>West Elevation</u> – There has been loss of pointing to upper levels and to the buttresses especially the Northern buttress <u>East Elevation</u> - this appears reasonably sound, although this elevation is difficult to survey from ground level. Possible isolated open joints were noted and some loss of gilding to the clock face and the hands are missing.	Carry out repointing to the tower using lime mortar where there has been loss of pointing. It would be sensible to try and assess condition of higher level pointing in advance of obtaining quotations for this work (especially areas over the main door) to understand whether wider areas require repointing other than those identifiable from ground level (this could be done by cherrypicker to separate inspection with actual work). Check the condition of pointing to the stone 'roof' over the stair projection when masonry works are undertaken to the tower and repoint any open joints Redecorate main door Regild the numbers etc on all the clock faces when high level access is available for other works	2 for further assessment in a few locations 3 for works 3 3 5

Tower continued		North Elevation – Slight loss of pointing noted to the Eastern buttress. The small projection containing the circular stairs to the gallery is capped by stepped angled stone rather than having a slate roof. Given the wetter weather experienced in recent winters in the UK and Northern aspect, this is likely to be becoming saturated adding to issues of dampness noted internally. Some loss of gilding to the clock face. There is cracking to the concrete strip around the base of the wall with some vegetation growth.	Remove vegetation including roots to the concrete strip around the base of the tower and make good any defects.	3

2. West Elevation of the Nave	Coursed square Magnesium Limestone	<u>South of the Tower</u> – the upper section of this elevation above the springing point of the window has been rebuilt with new stone. Stonework generally is reasonably sound, although some weathering was noted and a joint between a stone indent and original stone is opening up/loosing mortar to the cill and there is slight cracking visible in the same area Some stones to the water table are weathering as these appear to be the original stone. One section of possible mortar repair to the water tabling looks to be poorly adhered to the stone (with no way of establishing if it is well secured with armatures). Given the location near the main door this should be monitored from the ground periodically and checked next time high level access is available. <u>North of the Tower</u> – open joints visible to the water table with some staining of the wall under some joints. Isolated mortar loss elsewhere and some weathering of stonework to the window head which should ideally be periodically monitored visually to assess speed on any ongoing deterioration. It is assumed that some material was removed during the masonry project, but unless there are good records it is probably sensible to monitor this area. Concrete strip around the	Repoint any open joints to the water table especially to the North of the Tower Check condition of mortar repair to the water table next time there is a need for high level access in this area and carry out any repairs required. Monitor from ground level periodically if found to be currently sound. Repoint open joints and cracking to stonework to the cill using lime mortar. Periodically monitor condition of the window head to the Northern window for signs of significant change in condition. Defrass weathered stonework when other similar works is undertaken elsewhere.	1 - 2 2 – 3 then M if appropriate 3 M 5

3. South Elevation of the Nave	Coursed square Magnesium Limestone with buttresses dividing the wall into four bays	Some weathering of stonework was noted generally along this elevation, but this wall appears to have been consolidated during the 2014 repair project. Some stones have received mortar repairs, but some of these repairs are already starting to weather back and may need attention in the not too distant future including one to the reveal of the Western window. This elevation appears to have been repointed but open joints are present along the length of the plinth and there area a few area where mortar is failing, most notably to the Western bay. Isolated open joints were noted to the jamb of the Western window and to the cills of other windows.	Repoint areas of failing mortar and isolated open joints using lime mortar Carry out further mortar repairs to cavities where previous repairs are starting to deteriorate. Although not an immediate priority, it would be sensible to include this with works of a similar nature carried out elsewhere on the church.	4 5
4. East Elevation of the Nave	Coursed square Magnesium Limestone	South - A new section of stonework is visible at low level. At higher level a few stones appear to be starting to show signs of weathering and there are isolated hungry joints visible over the sign. North – Isolated open joints are visible to the water table and there appears to be an area of mortar repair or cracked stone to one section of water table that would benefit from checking.	Check condition of Northern sections of the water table and carry out any repairs or repointing required Repoint hungry joints over the sign using lime mortar	2 4 - 5
5. South Elevation of the Chancel	Coursed square Magnesium Limestone	The stonework has been repointed and loose sections of weathered stone de-frassed as part of the 2014 project. Although there are some signs of ongoing weathering to stonework including the cill of the Eastern window, it is not significant enough yet to require intervention. Isolated open joints to plinth. Ivy growing to the east end of the wall should be removed before it becomes a more significant issue.	Remove ivy including roots Repoint open joints to plinth using lime mortar	2 5

6. Porch to Chancel	Coursed square Magnesium Limestone	The porch has no gutter, so water drips onto the walls. The roof area is reasonably small, and finding a way to discharge any water from gutters may prove expensive if done properly, so although it would be preferable to try and find a solution, it may be better to monitor the area and make sure that remedial works are dealt with in good time. Isolated open joints are visible to the plinth to the East and West elevations. Some weathering of stonework to the water table and elsewhere on the South Elevation is visible, but condition is currently not causing concern. On the East elevation Ivy, also noted on the Chancel is taking hold. Paint to the door is flaking and would benefit from redecoration.	Ivy – see Chancel above Redecorate porch door Repoint isolated open joints using lime mortar.	 3 5 or when similar works are carried out elsewhere
7. East Elevation of the Chancel	Coursed square Magnesium Limestone	While pointing is generally sound, some open/hungry joints are starting to appear mainly below cill level. Stone to this elevation is showing signs of weathering, but the level of deterioration appears to have slowed down since the wall was repointed.	Repoint isolated open joints using lime mortar.	5 or when similar works are carried out
8. East Elevation of the Vestry	Semi Coursed square Magnesium Limestone	Stonework appears currently sound		

9. North Elevation of the Nave	Coursed square Magnesium Limestone	This elevation has been repointed so condition of masonry is generally sound, but some isolated open joints are visible to the base of the wall and there is slight loss of mortar to the Western buttress. Some weathering of stonework to window reveals especially to the head of the windows – condition is likely to gradually deteriorate, so should be reassessed during the next inspection, but stonework currently appears reasonably stable. There is cracking to the concrete skirt around the base of the wall with some vegetation growth.	Remove vegetation including roots to the concrete strip around the base of the tower and make good any defects. Repoint open joints then similar work is carried out elsewhere.	3 5
10. North and West Elevations of the Organ Chamber and Vestry	Coursed and semi- coursed squared Magnesium Limestone with one infilled window.	Isolated open joints to the base of the walls, but masonry is generally sound. The infilled window appears to have been infilled with fibreboard (or similar) with a timber edging, the latter is starting to fail Anti climb spikes have been installed below the Vestry gutter	Carry out repairs to the infilled window (monitor in the meantime in case condition deteriorates rapidly) Repoint open joints then similar work is carried out elsewhere.	3 5

11. Hall	Painted render to the South Elevation, brick gable to the West Elevation of the Hall and random stonework to the offshot (West). Slate roof and UPVC rainwater goods Not all elevations were accessible, so this report only covers the south Elevation and Western end of the building.	<u>South Elevation</u> – cracking to the fillets to both ends of the roof is visible including around the chimney. There was a constant drip form one section of the gutter at the time of the survey which is dripping onto the wall causing staining. The paint to the main entrance door is starting to peel around the mouldings. West Elevation – the paintwork of the fascia of the offshoot/link has largely failed, exposing bare timber and the boarding to the Western door has started to rot significantly at the base failed and requires replacing and redecorating. To the brick gable of the higher section of the main hall, harder pointing has started to fail, with some weathering of brickwork and most noticeably areas of stonework. Open joints are visible to the water table with some open joints to the wall as well, most notably around the vented opening in the gable. The harder mortar is starting to impact on the condition of the bricks and stonework and should ideally be repointed in full with a more suitable mortar. Roof – Dislodged slates are visible near the eaves of the lower section (rear roof) and the slate cover to the lead is damaged near the top of the valley. Pointing over felt flashings is cracked. Slipping slates to the South slope. Rainwater goods are painted UPVC and the black paint coating is failing. One memorial bench has collapsed and either needs repairing, removing or replacing as it is not currently serviceable.	Overhaul the gutters and repair the leak to the South Elevation. Carry out roof repairs to valley and to fix dislodged slates and repoint over flashings where required Replace cracked mortar fillets to the roof and around the chimney. Repoint open joints to the water table Repaint fascia boards Repair and repaint boarding to rear /side door and redecorate main entrance door Repoint open joints are area of harder mortar causing more significance damage to bricks and stone using a lime mortar. Consider repointing the full gable with lime mortar when high level access is available. Repaint gutters to the North side of the building Contact the family (if appropriate) and agreed what should be done with the damaged bench). Store elsewhere in the meantime.	1 1 2 2 2 3 3 5 2

12. Roofs	Welsh Slate roofs to the main church, with a felt covering to the tower roof. Hall – see section 11	The current slate roof coverings are assumed to date from the 1970s when extensive roof works were carried out. **Tower** Significant soil and leaf build up was noted to the parapet gutter, with vegetation growth taking hold and the outlet (protected by a mesh guard) is not functioning correctly retaining significant levels of water. Some debris and vegetation growth around the hatch (dislodged when opened). The timber of the roof hatch was damp, either due to a leak, or build up of material around the hatch holding water and was hard to refit. Felt cover to lead flashings to the gutter is coming loose in one place. **Nave Roof** <u>South slope</u> – this roof is hard to inspect due to the position of nearby trees. There is some loss of mortar visible to the ridge and some slates are starting to lift. <u>North slope</u> – some cracked and missing slates noted, with other slates lifting which should also be checked in case they are coming loose.	Refix slipped, damaged and lifting slates to all roofs Remove debris and vegetation to tower roof to enable the gutter to function correctly Repoint and rebed ridge tiles to the Nave and Chancel where mortar is missing or in poor condition. Check mortar bedding to hip tiles to the Vestry and carry out repairs as required. Check condition of all mortar fillets to the abutments between roofs and other walls/water tables and replace any damaged sections including above the organ chamber roof Check condition of flashings (and any pointing over) and felt upstands to gutters to the tower roof to all areas Assess whether there are any leaks around the tower roof hatch, or whether issues were purely attributable to vegetation build up. Carry out any repairs required. Look at options to make tower roof hatch more accessible	1 1 1 – 2 2 2 2 5

Roofs cont'd		**Chancel** South Slope - the mortar bedding and pointing to the ridge needs checking and any defective areas repointed. It is not clear whether there are soakers/flashings to the junction with the water table at the East end of the roof or whether this junction is reliant on the integrity of the mortar fillet. At least one cracked slate was noted near the eaves which needs replacing and some appear to be slightly lifted or slipping, again mainly at eaves level. North slope – some cracked and missing slates noted. **Porch** (South Chancel) One slate to the West slope is not in the best condition, but doesn't need immediate work . Ther is no gutter, so water drips onto the wall. **Vestry and organ chamber** – a number of cracked and slipped slates are visible. Mortar bedding to hip tiles should be checked and repointed if required. Mortar fillet between the Organ Chamber roof and Chancel should be checked.	Monitor condition of slate to South Porch	Ongoing

13. Rainwater Goods	Cast iron with lead lines stone eaves gutters to Chancel.	Some rusting noted to isolated downpipes including to the South of the Chancel and paintwork starting to show signs of age in other areas. On the North elevation of the Nave. The central downpipe is not discharging centrally over the gully – it may be possible to improve this by altering the position of the show slightly. If that doesn't work and water is not been channeled fully into the gulley, additional modification may be needed. Vegetation was noted growing in the gutter of the South Chancel near the junction with the Nave. Some leaf build up to gullies was noted due to reasonably recent leaf fall	Clear all vegetation and debris from gutters. Ensure all gullies are clear of leaves and other debris. Alter North Nave downpipe to discharge into the gully Repaint rainwater goods, or all rusting sections as a minimum	1 1 2 3

14. Windows		Cobwebs were visible to a number of windows externally between the glazing and protection. Rusting saddlebars were noted to a number of windows <u>West Nave Windows:</u> Northern window – rusting saddlebars and glazing is fairly dirty. Southern window – areas of cracked glazing to both edges <u>South Nave windows:</u> Second from West – rusty saddlebars and significant bowing to glazed panels which needs specialist advice on condition and repair Second from East – rusting saddlebars and some owing, but not as significant as the adjacent window. Lower saddlebars are loose and the window moves when touched – this needs specialist advice on condition and repair Eastern window – rusting saddlebars and some bowing of glazing. Slight cracking to one pane of glass to the Southern gallery window at gallery floor level. <u>North Nave windows:</u> Eastern window is fairly new and in good condition.	Obtain a report by a conservation accredited stained glass specialist on some of the Nave windows which are of particular concern and carry out repairs according to their recommendations It would be prudent to clean the void between window and external protection before the build up of cobwebs and other debris becomes too pronounced. This could be carried out by a specialist, or it may be possible for other to undertake this , providing they obtained specialist advice on methods and removal and refixing of protection first. Consider overhauling vents to windows int eh Nave to allow background ventilation	2 5 5

Windows cont'd		Second from East – Rusty saddlebars and some bowing of glazing. One saddlebar is starting to cause issues with the stonework and is cracking to the glazing – this window which needs specialist advice on condition and repair Second from West – Plain glazing with some isolated cracked panes which are currently stable. This would benefit from a functioning vent. Western window – Rusting saddlebars. Clear glazing, slightly cracked in places.		

Internal				
1. Tower – all stages	Painted walls (stone and plaster) with exposed stone to reveals and other features at ground floor level and to gallery stairs. Flag floor and painted plastered ceiling.	Porch - dampness is visible at lower level with paint noticeably failing to sections of the black painted skirting. There are signs of dampness and salts up to approx. 1m above floor level on most walls increasing to about 1.5m in the South east corner between doors. In this corner, the wall is very damp at lower level to both the porch and Nave sides of the wall. Seasonal changes to the extent of the damp patch should be monitored and recorded (marking the furthest extent of the area of dampness at set periods on the wall would be a help to track changes, with each mark being dated), alongside trying to ascertain if there is a definite cause of the dampness to what is partly and internal wall. The issue may be caused by a number of factors, but investigations should also check whether there are any pipe leaks that might be adding to a problem of dampness in this area. The West wall is in poor condition, with salts, peeling paint and exfoliating stonework to reveals. The floor is also damp under the mats with some isolated hungry joints between paving. Internal environmental conditions will not be helping the levels of dampness noted, but due to the open stairs, options to improve this would be hard to implement.	Monitor seasonal changes to the dampness in the SE corner at ground level (see notes) and ascertain any potential causes of this dampness. Brush off salts, peeling paint and sanding stonework using a soft brush at ground level and to the gallery stairs Consider options to improve external drainage as part of the solution to improve levels of dampness in the tower. Consider siting a dehumidifier within the porch area to see if this improves conditions especially during the colder half of the year. This would need regular checking to empty water. Monitor condition of the gallery stairs where stones are weathered	1/ongoing 3 then M 3 5 M

Tower continued	Exposed stone walls to Bell Chamber. Painted plaster walls to Clock Chamber, with timber floor and exposed timber ceiling. Plastered walls and ceiling to Gallery lobby/landing, with new metal guarding to the side of the steps.	<u>Gallery stairs</u> – stonework is deteriorating in a few location to the opening between the porch and stairs – to the left had side mortar nibs are now proud of stonework and stone is sanding to the right hand side. Some paint and plaster loss around the window and weathering of the steps <u>Landing/Lobby by gallery</u> - carillon located in this area. Some cracking between ceiling and the wall noted. The cupboard contains a variety of objects, some appear to be stored long term and may need sorting to remove redundant items. <u>Clock chamber</u> – some damage to plaster is visible, but not significant given the location. Dampness is visible around the bell rope and that should be checked to ascertain any issues with ongoing water ingress above this area. Slight cracking over the window head behind the clock mechanism (South) and also cracking to the reveal to the West window. <u>Bell Chamber</u> – condition of the walls and floor was hard to assess due to access and visibility. Supporting beams and headstock were all very rusty and require attention. Access through this space is very contorted and hard for anyone to gain access for maintenance or repair. Concern was raised in the previous report about the impact of the rusting metalwork on the inner tower walls and monitoring was advised. As this hasn't happened it would be advisable to obtain advice from a Structural Engineer as to the urgency and extent of any remedial work needed	Check for ongoing issue with water penetration around the bell rope and carry out remedial works. Obtain the advice of a Conservation accredited Structural Engineer about the bell chamber and urgency and extent of any repairs advised Prepare and repaint all rusting metalwork within the bell chamber if not other work is recommended. Repoint cracks to clock chamber window reveals. Look at options to improve access through the bell chamber Sort gallery landing cupboard to remove redundant items Bells to be assessed by the Diocesan Bell Advisor if this has not been carried out within the last 5 – 10 years	2 2 3 4 5 5

2. Nave	Plastered walls and ceiling with stone window surrounds. T & g panelling to lower level. To the side of the pews. Boarded floor with raised pews to both sides and carpeted floor elsewhere.	<u>West wall</u> – as noted in the porch there is an issue with dampness near the door – see tower/porch for remedial works and monitoring. Some peeling paint is visible to the wall near the doors. <u>South wall</u> – plaster to the reveals of most windows is damp and blistering, indicating potential ongoing issues with water ingress despite external pointing. The stonework to the left hand reveal of the West window requires repair and the reveals to the second window from the West may need work once window repairs are completed <u>East Wall</u> – slight discolouration noted at lower level to both sides of the Chancel arch. At the junction between the wall and ceiling. <u>North wall</u> – slight peeling of paintwork and some blistering of paint/plaster around windows	See porch for suggestion related to dampness by the main door Check whether there are issues with ongoing water ingress to the West of the Nave at gallery level – if known to be historic visually monitor this area. Check for any issues with roof flashings etc. that may be causing water ingress to the East end of the Nave and carry out repairs Carry out repairs to window reveals following completion of window conservation works. Assess causes of ongoing water ingress to some windows and address areas of damages and blister paint/plaster Repair loose floor boards to gallery and mark step nosings Gently brush off salts to reveals and around window openings Repoint open joints to South Gallery window with other similar work Repair coving before the area is next redecorated.	 2 2 3 3 3 then M 5 5

Nave cont'd		Gallery – the height of the guarding at the front of the gallery appears below current recommended standards. It is understood that this is only used occasionally, but it would be sensible to warn users of this. Previous reports note cracking (also noted below) as being present but stable and there is no evidence of significant deterioration. West wall – hairline cracking is visible to the left hand side of the Northern window arch and there are salts visible. Coving has failed and there are signs of water ingress which are assumed to be historic. However, if this is unknown, this should be checked and monitored. North wall – Slight blistering and flaking of paint over the window arch with some cracking noted between plaster and stone and salts to the stone reveals South wall – cracking and slightly dropped stone visible to the window head with some open joints and salts A number of loose floor boards were noted including to the central area. Edges of steps would benefit from more prominent marking. West wall – as for the East wall, some deterioration of stonework is visible including to the arch, but not currently a significant concern.	Provide warnings (within he gallery space and verbally) of the low edge guarding.	

		Roof Space – very dep insulation has been added over the Nave. Dust, debris and shavings are visible under a couple of the lights on cobwebs and the insulation – it is not clear if this is debris from installing or maintaining lights or signs of wood boring insects. It would be prudent to vacuum all existing debris and monitor the situation. East wall – some deterioration of stonework is visible, but not currently a concern.	Clear debris and dust below purlins in the roof space and monitor for signs of future build up of debris/frass that might indicate an issue with wood boring insects which may need treatment.	2

3. Chancel	Painted plastered walls with stone detailing and paneling to lower walls. Exposed trusses with painted ceiling between. Carpeted floor	East Wall – Some peeling paint is visible above the window with signs of blistering and exfoliating stonework to reveals. Some damage and loss of paint/plaster in the same area. North Wall – dampness visible above the door and near the corbels at higher level there are areas that have either been poorly painted or may be showing signs of dampness also. These need further inspection and investigation to ascertain when any ongoing water ingress may be coming from. The junction between the two roofs would be a good starting point. Debris form sanding stonework is accumulating on the floor by the door to the vestry to both sides of the opening.	Investigate where water ingress may be stemming from which is affecting the North wall and carry out repairs. Gently brush of loose material form the stonework to the vestry door Further inspect areas of concern on the East wall and carry out repairs.	2 2 then M 4
4. Vestry	Painted plastered walls with panelling to lower walls and plastered ceiling. Carpet to floor	Doors to the cupboards on the West wall are catching and need easing. Dampness is visible to the North wall over the panelling- possible sources of water ingress need investigation and rectification. There is movement to the floor under the carpet in certain areas – it is not clear if this is a few boards moving, an issue with joists or a wider problem – the carpet needs lifting to allow investigation and possible repair.	Ease cupboard doors Investigate possible causes of dampness to the vestry and carry out any repairs required. Investigate reason for movement of the floor and carry out repairs if required.	2 2 2

5. Hall and ancillary spaces		This inspection was not as detailed as for the main body of the church and aims to pick up significant issues only. Lobby – consider the addition of a handrail tot the steps down from the vestry to improve accessibility. Accessible WC – the door is stiff to close and requires easing. WC – the fan would benefit from cleaning Kitchen – there is patch on the ceiling near the light – this needs checking to discover if this is damp related – if it is the possible sources need further investigation The hall appeared to be in reasonably sound condition at the time of the survey.	Ease door to accessible WC so it closes without resistance. Investigate the cause of the patch to the kitchen ceiling and rectify any sources of water ingress if the area is found to be damp Consider the addition of a handrail between the lobby and vestry Clean fan to WC	1 2 5 5

External areas including graveyard				
		Water was ponding by the Northern side of the Tower – this should be monitored, and if this is a regular occurrence options considered to ensure this area drains properly. Potholes are forming to the main entrance road - although at the time of the survey they were not that deep for vehicular traffic, as this is the main pedestrian route into the church too and many abut the narrow pavement, they do present a potential trip hazard for foot traffic. <u>Boundary walls</u> East wall in the Memorial garden – this wall needs some attention as there is one area of fallen stonework, open joints and failing mortar and ivy growth. The East wall to the North of the Church was not accessible. Wall by the main gate is in poor condition with hard mortar and significantly weathered stonework. Some cracking noted. Main eastern and Southern Boundaries – the brick wall in this area requires work as mortar is now in a fairly poor condition, some areas are leaning and there are a number of cracks visible to the wall. Copings are also failing in some locations, in some places fairly significantly. These walls abut pavements so need to be monitored until work can be carried out	Repair potholes to the main entrance road. Check whether the Local Authority are periodically checking that gravestones are safe Monitor the extent and frequency of ponding to the ground immediately to the North of the Tower and carry out work to rectify drainage issues if the problem persists. Carry out works to the wall in the memorial garden. Discuss the need for boundary repairs with the Local Authority and agree a programme for the works. Consider organizing some volunteer groups to tidy up parts of the churchyard, such as collecting and neatly stacking loose bricks somewhere that is away from likely pedestrian areas.	1 1 2 - 3 3 2 – 3 5

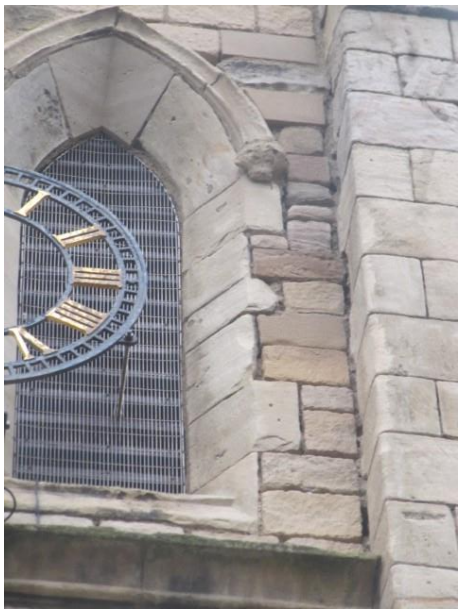
		Western Boundary – this abuts the school which has a high metal and mesh fence. On the church side of this there are the remains of failing brick walls and piles of bricks. There is the remains of a low wall running perpendicular to the School boundary between the graveyard and grassed area which also presents a trip hazard for anyone unfamiliar with the churchyard, especially if grass is kept long in this area. Northern Boundary – the remains of a low wall divide the churchyard from a public open space, but many sections have fallen, meaning there is no serviceable boundary between the two areas in places. A number of graves are leaning significantly – as the churchyard is closed it should be the responsibility of the Local Authority to check security of gravestones, but it would be prudent to check that they are carrying out that role.		

Photographs

General View of the South Elevation from the West

General View of the eastern end of the North Elevation

General View of the North Elevation (Nave) from the East



Area of open joints to the south Elevation of the tower at high level

Open/hungry joints to the Northern buttress On the West Elevation of the Tower

Water ponding to the North of the Tower

Are of mortar repair to the water tabling to The Nave (West)

Mortar repair starting to weather to the South Elevation of the Nave

Hungry/Open joints to the South Elevation Of the Nave

Weathered stonework to the West Nave window (North)

Lifting slates to the North Nave roof

Damaged and slipping slates to the East end of the Nave roof

Slipped missing and damaged slates to the South Nave roof and failing pointing to the ridge

Mortar fillet over the organ Chamber roof

Vegetation growth around the tower roof hatch

Ponding and vegetation growth to the tower parapet gutter

Shoe to the base of the downpipe to the North side of the church needs to be repositioned as adjacent stonework is becoming wet

General view of the Nave looking West

General view of the Nave looking West

General view of the Nave looking east from the gallery

General view of the Nave looking East

Deteriorating stonework to the entrance to the gallery stairs and variable condition of the stonework to the stairs themselves

Descaling stonework within the base of the tower

Damage to painted skirting int h same area

Dampness, salts and failing paint to the West wall in the base of the tower

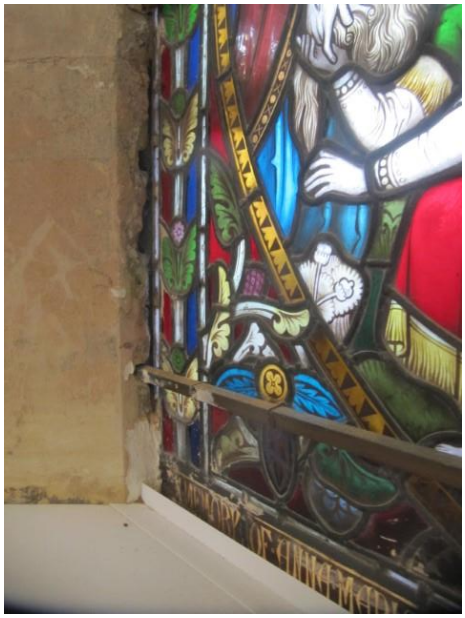
Rusting metal within the bell Chamber

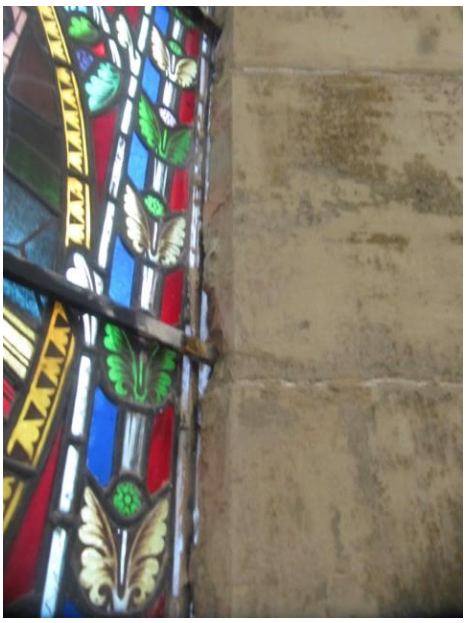
Good levels of insulation above the Nave

Failing coving to the West wall in the gallery

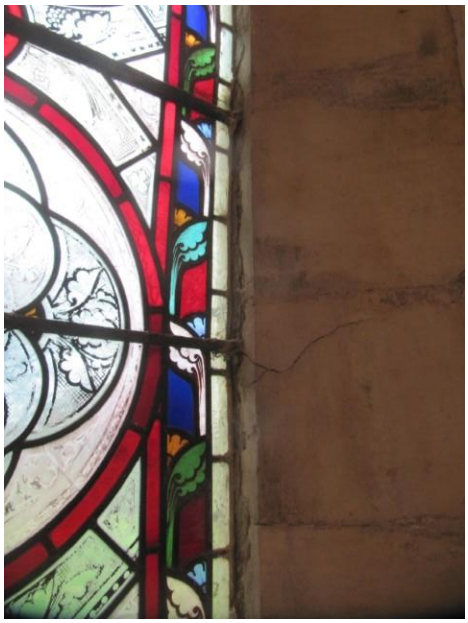
Cracking over the North Gallery window head

Dampness to the North wall of the Chancel





Poorly secured glazing to South Nave window as not all saddlebars are bedded into the masonry correctly



Glazing bars causing damage to masonry to a window reveal in the Nave

Failing stonework to reveal of Nave window

Hall

Failing paintwork to East wall of the Hall

Open joints to the water table, cracking/open joints around the vent and weathered stonework to the East gable of the hall

Hall roofs (left) with a close up showing disturbed states over the boiler house

Cracked mortar fillet to the hall roof

Damp staining under the leaking gutter

Damaged memorial bench in front of the Hall

Churchyard

Potholes and ponding to the access road adjacent to the footpath

Weathered stone to the side wall near the entrance

Failing capping, cracking and hungry/open joints to the boundary wall

Fallen sections of the Northern boundary wall

Loose bricks and low wall perpendicular To the Western boundary

Leaning gravestones