

CHURCH OF ST. ANDREW
SOUTH CHURCH BISHOP AUCKLAND

DIOCESE OF DURHAM



REPORT ON QUINQUENNIAL INSPECTION

Inspection No: 5
Date of Inspection: 5th June 2009
Previous Inspection: 13th July 2004 by this Architect

Geoffrey Holland Dip Arch Dip Cons Studies RIBA AABC IHBC FFB

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GEOFFREY **HOLLAND** ARCHITECT
9 SEVERUS AVENUE, ACOMB, YORK, YO24 4LX
Telephone / facsimile : 01904 340360 Email : gjholland@ntlworld.com

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I INTRODUCTION

I. GENERAL NOTES

I.1 This report summarises the findings of an inspection of St Andrew's Church, South Church, Bishop Auckland, carried out on the 30th June 2009. The inspection of the Church was visual and such as could be made from ground level, ladders and other readily accessible roofs, and only selected areas have been examined in detail. Parts of the structure which were inaccessible, enclosed or covered have not been inspected and we are unable therefore to report that any such part of the structure is free from defect.

I.2 This is a summary report only, as is required by the Inspection of Churches Measure 1955 as amended by the Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of any recommended work and must not be used as such. The architect is willing to assist the PCC in applying for an Archdeacon's certificate or a faculty, as may be required to comply with the regulations. The PCC is reminded that their Minutes must record the fact that application is being made for a certificate or faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work.

I.3 Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this report), by a competent electrical engineer, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring and fittings selected at random, without the use of instruments.

I.4 The lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with the British Standard Code of Practice, No CP.326 1965 or current relevant CP by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.

I.5 A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins; the PCC should consider arranging an Inspection Contract with their Insurance Company.

I.6 At least one fire-extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO₂ type where the heating apparatus is oil-fired. (There are three main types, and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the local authority Fire Prevention Officer.)

The PCC should note the following:

I.7 The PCC are strongly advised to enter into an annual contract with a local builder for the cleaning-out of gutters, gullies and downpipes twice a year, unless members of the Church together with the Verger can undertake this themselves.

I.8 Although the Measure requires the church to be inspected by an architect every five years, it should be realised that serious trouble may develop in between these surveys

if minor defects are left unattended. It is strongly recommended that the churchwardens should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Guidance may be had from the pamphlet "How to Look After Your church", obtainable from Church House Bookshop, Great Smith Street, London SW1.

- 1.9 The PCC are reminded that insurance cover should be index-linked so that adequate cover is maintained against inflation of building costs. It is, of course, important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office Limited, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

2. WORK CARRIED OUT SINCE LAST INSPECTION

- 2.1 This is a report of the fifth inspection by this Architect.
- 2.2 The Church is to be commended for its programme of structural and fabric repairs over the years. However, further elements of repair to the fabric are required throughout the building.
- 2.3 The work carried out since the last inspection in 2004 includes the following:
- a. Watermarking of lead at roof level.
 - b. Replacement of stolen lead flashings.
 - c. Various minor repairs.
 - d. Repairs to sections of boundary walls.

3. DESCRIPTION

- 3.1 The church, said to have been rebuilt between 1260 and 1274, is situated on an elevated site near the River Gaunless. It is flanked on its west side by recent housing but the approach from the south gives the church a particularly fine prospect, as there are open and wooded areas to the south and east. It is surrounded to the north by a large, elongated churchyard containing many mature trees. There is a detached churchyard to the south-east bounded by Auckland Road which stretches down to the river.
- 3.2 The present church is unusually large and long, due probably to its earlier Collegiate status. It has a broad nave with fine moulded arcades, and large chancel with lancet windows. Substantial alterations have been made over the centuries including the additional of tower, porch and transepts at probably the same time, enlargement of windows to the chancel and south transept in the 13th century. During the late 15th century the upper stage of the tower was added and the chancel and nave made taller, the nave gaining a clerestory. In addition to the 1881 restoration an organ chamber to the north of the chancel and vestry as a continuation of the south aisle were added in the 19th century.
- 3.3 The walls are generally of local sandstone with some areas of rubblework. With the exception of the tower and the low pitched roofs are covered with stainless steel; otherwise they are lead. The pitched roof of the porch is covered with sandstone slates.

3.4 The church consists of:

Bell Chamber
Intermediate Chamber
Ringing Chamber
Nave
North Aisle
South Aisle
Porch
South Aisle Room (now kitchen and toilets)
Choir Vestry
North Transept
South Transept
Chancel
Organ Chamber
Heating Chamber (below ground to south)

4. NOTATION OF REPORT

Against each of the items in the report where attention or some action is required, a letter has been placed indicating the extent of urgency in carrying out the work, or indicating the kind of work required, as follows:

- A Items which need urgent attention.
- B Items which should receive attention within the next 18 months.
- C Items which should receive attention during the quinquennium.
- D Items which it would be desirable to carry out.
- M Maintenance items which need regular attention.
- N Items to be noted either now or at the next quinquennial inspection.

II REPORT

Exterior

I. ROOFS AND RAINWATER DISPOSAL

I.1 Tower Roof

I.1.1 The roof coverings and gutters are in lead generally falling to the west and north. All of the lead to the roof (9 bays west and east with central cover bays) and the gutter was replaced by Norman and Underwood in 1991. Excellent condition. Minor roof repairs and new gutter bottoms were also installed at the same time.

I.1.2 The gutters fall to outlets at roof level on the north and west sides.

I.1.3 The access hatch is a square top timber framed hatch in reasonable condition and again the lead was replaced in 1991. It is however still very stiff and makes roof access awkward and dangerous. It ought to be improved as soon as possible by re-setting the top hinge and greasing regularly. A

I.1.4 The flagpole is a fibreglass replacement with a hinged base and cover pattress at roof level. All of this seems in very good condition.

Parapet Walls to Tower

I.1.5 These are rubble work topped with chamfered copings and upright jambs to the crenellated openings. These parapets were completely re-pointed and new stone copings have replaced badly damaged ones. All in excellent condition but one area to the west is loose and there are a couple of open joints. C

I.2 South Aisle Roof

I.2.1 The roof is a replacement of stainless steel sheet with standing seams and extends over to the south vestry. It is all in very good condition except for a few dents on the steel. There are 9 no. patches to the stainless steel in total. The flashings up to the walls are in lead and painted over with bitumen for some reason. These are generally in good condition but there are some movements cracks. In several places there are gaps between the flashings and the clerestory wall, say five linear metres that need pointing.

I.2.2 The central sections of gutter are in stainless steel also and need cleaning out. The flashings are lead. The section of gutter to the west end of the parapet gutter are original with drips at reasonable centres. However, these need a good deal of cleaning out especially at the drips and at the west end. A/M

I.2.3 The rainwater pipes from the south nave roof on the clerestory wall are in lead and discharge into a lead shoe which in turn discharge into the stainless steel roof. These shoes are fixed back to the wall rather crudely. This discharge from the shoe was causing some blackening of the stainless steel but it is not considered detrimental.

- I.2.4 The parapet walls and copings on the inner side are in fair condition. There are however several joints to point, especially at the SW corner and at the chimney stack. Also there is one section of flashing to re-point near the south porch. C
- I.2.5 The north gable wall of the porch is rubble stone which has been rendered over in the past. It is poor in places and needs considerable repair extending to say 1.5m². C
- I.2.6 The window in this location is also bowing considerably and letting water in. It is also very rusty. C
- I.3 South Porch Roof**
- I.3.1 The porch roof is covered with sandstone slates in diminishing courses and random widths. All re-laid in 1991 and in good condition but one slate is cracked and covered with a temporary repair.
- I.3.2 The copings are in sandstone and also in good condition, there is some loose pointing at the south gable. B
- I.3.3 The gutters to east and west are cast iron ogee sections in good condition although but the west gutter needs clearing out. M
- I.3.4 Beyond the north-west corner of the porch, above the access stair, there is a flat roof which is covered in lead. It was renewed in 1991 and is in excellent condition having recently been covered in grp.
- I.4 South Transept Roof**
- I.4.1 Double pitch roof with multiple bays of stainless steel renewed in 1991.
- I.4.2 The gutters are stainless steel lined and seem to be in good condition.
- I.4.3 The parapets on the east and west side are cloaked with lead.
- I.5 Nave Roof**
- I.5.1 Recovered in 1984 in stainless steel with batten roll seams and lead gutters and outlets. All generally seem to be in good condition when viewed from available vantage points but some of the flashings are over long and have expansion tears on them. N
- I.5.2 The parapets in fair condition with the occasional coping joint to point.
- I.5.3 There is a stretch of the inner face of the south parapet wall where the rendering has been renewed.
- I.6 Chancel Roof**
- I.6.1 Recovered in stainless steel with lead gutters and flashings etc. All generally in good condition but one or two coping joints to point on both north and south walls. East wall is flashed over the parapet in lead. There are some disturbed areas of lead on the north parapet that need to be replaced or attended to as soon as possible. (the vicar was made aware on the day of inspection) A

- I.6.2 This roof has standing seams and not a batten roll system as on the nave.
- I.6.3 The parapet wall between chancel and nave is of coursed rubble in good condition, but with a few joints to point. C
- I.7 North Aisle Roof**
- I.7.1 Generally as south aisle recovered recently in stainless steel with lead flashings and stainless steel gutters. There is a lot of discolouration of the stainless steel. Four sections of steel are covered in bitumen paint. There are plants growing out of the parapet coping joints and these should be removed soon. B
- I.8 North Transept Roof**
- I.8.1 Generally as chancel, stainless steel roofing with lead gutters, outlets and flashings.
- I.8.1 There are missing sections of lead to the north and east (and west?) parapet walls and these seem like recent thefts. These should be repaired / replaced with stainless steel as soon as possible. (the vicar was made aware on the day of inspection) A
- I.9 Organ Chamber Roof**
- I.9.1 This is similar to the south transept roof and viewed through binoculars all generally seems in good condition. Close inspection is not possible. It seems to be a very recent renewal in stainless steel with standing seams. N
- I.10 Rainwater Disposal**
- I.10.1 The rainwater comes from the upper roof to the aisle roofs via lead hoppers and lead rectangular section rainwater pipes. In places there are new lead chutes with overflow spitters.
- I.10.2 Generally at transept roof level and aisle roof level water is transferred via gutters again into lead rainwater hoppers and thereby into round section cast iron rainwater goods. The cast iron goods are relatively recent and are in fair condition. Some of the large lead hoppers from 1881 are falling away from the walls and should be re-fixed, although one has been re-fixed recently C
- I.10.3 In some locations the outlet from the chute into the rainwater hopper is quite small and would benefit from being enlarged. The main point however is to ensure that these outlets are kept free in some places as the hoppers are covered with lead to stop birds nesting etc. M
- I.10.4 At ground level some of the gulleys are blocked and must be attended to on a regular basis, but the large perimeter gulleys / channels at ground level are now much tidier. M

2. TOWER

The upper stage of the Tower including parapets was re-pointed in 1991. Several copings were renewed.

2.1 North Face

2.1.1 The parapet course is in good condition.

2.1.2 The bell chamber stage is in excellent condition. Some eroded stones around the lightning conductor and below the new lead outlet from the roof gutter.

2.1.3 The belfry window is a twin cinquefoil arched headed window in reasonable condition, but with some erosion at the crown. This erosion continues and must be carefully observed.

2.1.4 Within the openings there are oak louvres in good condition.

Intermediate Stage:

2.1.5 In fair condition, but with several stones having deep cavities due to local erosion. These would benefit from limited and careful pointing at some time in the future. D

2.1.6 The window is a Norman three-centred twin lancet window with central pier, the stonework of which is in fair condition but the window to wall junction appears to need pointing. 'Lexan' or similar acrylic sheets recently installed to protect windows. C

Ringling Chamber Stage:

2.1.7 Several stones say 30no. have eroded pockets and laminating faces and some remedial action will be necessary in due course. Some pointing required at the top of this stage just below chamfered offset. C

2.1.8 There is a shouldered single lancet window to the centre of the elevation which is in good condition. However, the glazing is in three patterns; diamond, square and plain glazing. It would be desirable to make this uniform. Lexan sheet protection now installed. D

2.1.9 Below this window opening there is a timber opening panel for ventilation to the ringling chamber. This should be repainted, preferably in a darker colour. The stone frame around it also needs pointing. C

2.1.10 The string between this stage and the ground stage has open joints that require pointing. C

Ground Stage:

2.1.11 Rubble stonework is all in generally fair condition. Shoulder headed window in fair condition. The glazing is covered with polycarbonate sheet protection.

2.1.12 The lightning conductor is now covered by a galvanised sheath to protect against theft.

- 2.1.13 The plinth around the base of the tower is rubble stone and quite badly in need of some consolidation. Also the channel needs a thorough cleaning out.
- 2.2 West Face**
- Parapet Stage:**
- 2.2.1 As north face. Rubble stonework in excellent condition.
- Bell Chamber Stage:**
- 2.2.2 Mainly as north face. There is a new false stone spitter.
- 2.2.3 The two-light window was re-pointed in 1991, but the stonework is eroding and must be observed. N
- 2.2.4 Jackdaws still perch on the top louvre blades on all sides of the tower. Some of the louvre blades are very worn. N
- Intermediate Stage:**
- 2.2.5 Similar to north elevation, but with only one or two stones with spalling faces or eroded pockets. Eventually replacement or repair will be necessary. N
- 2.2.6 The window is similar also and requires pointing at the junction of glass with one. 'Lexan' sheet protection. C
- Ringing Chamber Stage:**
- 2.2.7 Several eroded stones with deep pockets throughout this elevation especially next to staircase turret and buttress in need of pointing or replacement in due course. D
- 2.2.8 The 2no. buttresses consist of ashlar stone in fair condition, but with several joints to point on the central buttress. C
- 2.2.9 The window is a single lancet in reasonable condition. Some buckling is evident.
- Ground Floor Stage:**
- 2.2.10 Several deeply eroded stones below the string course at high level, but otherwise the stonework is in fair condition. N
- 2.2.11 The central buttress has several ashlar stones which are exfoliating especially on the south side. The west side of the buttress is very heavily covered in algae. N
- 2.2.12 Two no. lancet windows protected by polycarbonate sheet. The heads have been repaired in the past but erosion still continues. The polycarbonate sheet is divided by an aluminium bar that ought to be painted a dark colour. D

- 2.3 **Staircase Tower**
- 2.3.1 All of this stonework is blocked ashlar in regular courses generally in very good condition, but there are one or two stones which are eroding. N
- 2.3.2 The top of the tower is tabled or roofed with sandstone pieces and at the verge or eaves several of the stones have lost their oversail which will encourage water to enter at the top. This top was thoroughly re-pointed in 1991 and is in good condition.
- 2.4 **South Face**
- Parapet Stage:**
- 2.4.1 Fully re-pointed in 1991 and in excellent condition.
- Bell Chamber Stage:**
- 2.4.2 There are many areas of eroded stone, but re-pointing in 1991 has brought back the masonry to good condition.
- 2.4.3 Just below the string course is a stone gargoyle spitter which, as on the east face, is not now used as an outlet. There is a gap above this that ought to be filled. B
- 2.4.4 The window is similar to the north face and has a new replacement arch stone, but again the remainder of the cusped stonework which could not be replaced in 1991 is eroding quite steadily. There are 4no. louvre blades missing and evidence of jackdaws nesting. The whole of the timber louvre window seems to be falling forward. There are open joints below cill level. B
- Intermediate Stage:**
- 2.4.5 As north side. There are at least 30 no. stones which have eroded pockets in them. The 'pointing' between these rubble stones is very empty. C
- 2.4.6 The central pier in the twin lancet window has lost part of its detail at column level and has been patched in the past. One glass quarry to replace. D
- Ringing Chamber Stage:**
- 2.4.7 As north side, but 3no. quarries to replace. D
- 2.4.8 There is a crack in the masonry between the ringing chamber lancet window upwards to the intermediate stage twin lancet window. Observe. N
- 2.5 **East Face**
- Bell Chamber Stage:**
- 2.5.2 Generally as north side, but there are 2no. louvre blades missing. C
- 2.5.3 Generally the stonework appears to be in good condition with only one or two small eroded pockets. The pier in the central widow has lost its detail at capital level and just below.

3. **SOUTH AISLE**

3.1 **South Aisle, West End**

- 3.1.1 Squared rubble stonework, the majority of which is in fair condition but an area of 2m² above the lancet window has eroded and it will require replacement in due course. The rwp is covered with anti-climb paint. C
- 3.1.2 One lancet window in fair condition.

3.2 **South Aisle, South Side**

Bay 1 from West:

- 3.2.1 Similar to west side (of the same build) but the stonework has eroded on the west end. This is especially so below the parapet level and above the label course of the window. Recent pointing in 1991 may have solved the damp problem.
- 3.2.2 The chimney stack in between the original west end of the south aisle was rebuilt in 1991.

Bay 2 from West:

- 3.2.3 Original rubble wall generally in fair condition, but several eroded stones over the window head which may be causing the problems internally. There are also several open joints to the window reveal. C/N
- 3.2.4 The window itself is a twin lancet Early English style with eroded archstone and hood mould on the eastern side. This will only erode away in time unless arrested soon. C/N
- 3.2.5 75 mm diameter rainwater pipe (1881) in corner. The outlet here might be enlarged and as this pipe takes water from a large area of roof it ought to be increased to 100 mm diameter. D

3.3 **Staircase to Porch Room**

- 3.3.1 Ashlar stonework to west and south faces generally in good condition with only one or two joints to point especially on the west side, say four linear metres. C
- 3.3.2 The stonework is of several builds and the course lines do not run through convincingly.
- 3.3.3 The doorway at ground level has at some point been blocked up and a small window inserted.
- 3.3.4 The oak window in the west wall has open joints at junction with wall reveal and should be re-pointed. C
- 3.3.5 The eroded stones just below string course at parapet level are probably a result of overflow from the adjacent spitter on the south aisle elevation. This is where pointing will probably be most effective.

3.4 South Aisle to East of Porch

Bay 3 from West:

- 3.4.1 Generally as bay 2. There are several sandstones which appear to contain a lot of iron and which may be more porous than other stonework. There are several areas where the stones are exfoliating and eroding and where pointing at least will be required. C/N
- 3.4.2 There is a crack to the east of the window which extends up to the parapet from the string course. It is probably old and seems the same as last inspection, but ought to be observed. N
- 3.4.3 The buttress to the east has been pointed up in the past but again there are several stones which are heavily eroded. Isolated pointing will be necessary. C
- 3.4.4 The window stonework is in fair condition but the hood mould to the east side is split on its lower sections and this could possibly spall off in the near future. N
- 3.4.5 There are two vents to ventilate the underfloor of the south aisle, both have been renewed in recent years. The gulley at the bottom of the rainwater pipe needs regular inspection and clearing. It is blocked at present. M/A
- 3.4.6 There are several joints to point at string level and at plinth level. The plinth also has lost some detail at the west end. C

Bay 4 from West:

- 3.4.7 Generally as bay 3. There are several areas of eroded stonework which have been pointed in the past, but now the pointing, which has lasted longer than the stone, is falling off in large chunks. This will need to be very carefully treated. C
- 3.4.8 The stonework is quite heavily eroded below string level which has been made up with a mortar repair. Of more concern are the dark patches on the stone which are presumably tar deposits from the boiler flue. N
- 3.4.9 There is slight erosion on the lancet tracery and many repairs in mortar have been carried out in the past.

3.5 South Clerestory Wall

- 3.5.1 Rubble work generally in very good condition with several joints to point at parapet coping level. Say 20 linear metres in total. C
- 3.5.2 The windows here are bulging and may require replacement (see interior notes). They have been protected recently with 'Lexan' sheeting.
- 3.5.3 Return face to Nave south clerestory has 1.0m² of open joints to point. C

4.	<u>SOUTH PORCH</u>	
4.1	<u>South Porch, West Face</u>	
4.1.1	Rubble stone with ashlar buttresses all generally in good condition.	
4.1.2	The rainwater pipe is part aluminium but mainly cast iron. It requires painting. In addition the hopper needs to be set vertically and there are a few open joints.	C
4.2	<u>South Face</u>	
4.2.1	The double storey structure is unusual for a church in this region and it creates an impressive entrance to the church.	
4.2.2	The walling is generally rubble with ashlar buttresses but the doorway appears to be not quite in the centre producing an effect of imbalance at the top of the gable. The sundial face is eroded badly.	
4.2.3	One or two stones have eroded up to 30 mm in depth but are thought to be not serious at the moment.	
4.2.4	The twin trefoil headed window is different from all the other windows in the church and unfortunately the hood mould has lost its detail especially at the corbels. There is quite heavy erosion at the crown of the window and to the eastern reveal, but otherwise fair.	N
4.2.5	At ground level there is some erosion to the stones of the entrance arch especially the to column bases. The mortar repairs to the doorway arch is failing and visually poor. The pier shafts appear to be renewed, but these are even now being attacked by rising damp. A repair strategy needs to be agreed about treatment of these features.	N
4.2.6	The paving at the entrance is sandstone flags, some of which are broken and which require pointing. They also require levelling to avoid accidents. This treatment could be extended to form a far more pleasant area in front of the church.	B/D
4.3	<u>East Face</u>	
4.3.1	As west elevation except that there are only one or two joints to point at the bottom of the rainwater pipe. The gully appears to be completely blocked.	B
4.3.2	The 2no. windows have new stonework tracery and 'lexan' sheets. The window to the south is eroding badly on the southern side and is losing detail.	N
4.3.3	The paving is set right up to the south porch wall lessening the effect of the offsets of the buttresses but probably encouraging damp in the lower sections of the wall. This ought to be reviewed. There are also a few open joints.	N

5. SOUTH TRANSEPT

5.1 West Side

- 5.1.1 The walling is mainly snecked squared rubble work, generally in fair condition. The wall appears to bulge out at window level. N
- 5.1.2 There are however some areas of eroded stones and open joints, below string course level, at the corbelled chimney stack at high level, and at upper levels at the east end of the south aisle roof. This area was re-pointed in 1991 when several replacement stones were inserted, but there is still an area of about 2m² to re-point as soon as possible. C
- 5.1.3 The twin light window is in fair condition but the ferramenta require painting. The newly installed 'lexan' sheet moves considerably with the wind. M

5.2 South Elevation

- 5.2.1 Similar to west elevation, but with one or two eroded stones just below parapet level and one or two open joints to point. The window stonework appears to be fair, but the sill displays open joints and ought to be pointed soon. B

5.3 East Elevation

- 5.3.1 Generally as west elevation with the extended section to the south. The condition of the stonework and the pointing is generally good, but with many eroding stones above the northern most window below parapet level and on the central buttress between windows. There are also one or two open joints at parapet level. C
- 5.3.2 The window stonework is fair.
- 5.3.3 The channels at ground level are formed by covered in stone slabs and are in need of careful cleaning out and attention. M

6. CHANCEL

6.1 Chancel, South Side

- 6.1.1 This is quite an unusual elevation as there is a large number of lancet windows. The effect is, however, very pleasing.
- 6.1.2 Rubble walling generally of the original build is in good condition except that there are one or two stones with eroded pockets throughout the elevation. However, generally the pointing is good with just a few linear metres of re-pointing required at string course and parapet level. C
- 6.1.3 The rainwater pipe in the centre of the elevation is recently painted with anti-climb paint.
- 6.1.4 There has been a good deal of moisture ingress into the reveals of these windows (see later notes). Despite many of the reveals and hood moulds appearing to be replacement stonework, there are many areas where the stones

	of the arches and tracery are exfoliating or eroding quite badly. Pointing is required also to areas above the window arches in several places.	C/D
6.1.5	There are 4 no. twin lancets ('Y'-tracery) and 4 no. single lancets. The third lancet double from the west has a section of mullion which is splitting seriously and will need repair in due course. Repairs are required also at the head of this window.	C/N
6.1.6	Below this lancet there is a former priest's doorway through to the Chancel. A 'plastic' stone repair has been carried out to try to match the purple Hollingbrooke stone which continues to erode. This has been reasonably successful, but rather noticeable. There are also one or two cracks in render.	N
6.1.7	In addition, there is a structural crack above the eastern side of this doorway at its crown, but this seems to be longstanding. However, it should be observed.	N
6.1.8	The steps below the doorway are in fair order.	
6.1.9	The concreted area in front of the doorway is also very badly cracked and appears to be holding water. This should be remedied as soon as possible.	C
6.1.10	The very large corner buttress at the south-east corner of the chancel has several stones eroding and several joints to point.	C
6.2	<u>Chancel, East Side</u>	
6.2.1	The window tracery belongs to the 1881 restoration but is a copy of the 13th century original. It is generally in very good condition. It appears that the buttresses (typical of Early English work) in the centre of this elevation were cut down to form squat buttresses below the string level of the window. It may originally have contained separate lancets.	
6.2.2	The window has been built plumb but the original side sections of the wall lean out slightly and this gives a strange effect to the elevation.	N
6.2.3	There are several large open joints to point at high level especially above the crown of the arch towards the south-east corner, and at sill level.	B
6.2.4	There is a fracture on the northern side of the top of the gable which appears to be longstanding but this should be pointed and observed.	C/N
6.3	<u>Chancel, North Side</u>	
6.3.1	Stonework and pointing generally in good condition, so too is the lancet window. The two bays to the east of the north transept are generally in good condition. They display the stages of the later build when the height of the chancel was raised. There are some open joints to point in parapet string course, east buttress.	
6.3.2	The window to the west unfortunately has lost its hood mould and corbels.	D
6.3.3	The gulleys around the base of the building needs a thorough clean out, especially below the entrance to the organ blower chamber.	M

7. ORGAN CHAMBER

7.1.1 The organ chamber is of Victorian period probably contemporary with the South Transept and is built up squared snecked rubble. The stonework is generally in good condition, but there are one or two eroded stones on the north side above and below string level, but more so to the north-west corner buttress and at the junction of the north wall of the Chancel on the west side, and behind the rainwater pipes. In this location there are many eroded stones and several open joints to re-point.

C

Blower Chamber:

7.1.2 This is a small chamber between the Organ Chamber and the Chancel and is of snecked ashlar all generally in good condition. It straddles the perimeter gulley. The door has a metal vent and is covered in sheet steel. The barbed wire on its roof is unsightly but stops vandals gaining access to the Chancel window.

8. NORTH TRANSEPT

8.1 East Side

8.1.1 Generally rubble wall of two builds, the stonework being heavily covered over with rendering in parts.

8.1.2 Several eroded stones, but generally the pointing is in good condition. Some of the plastic repairs to the reveals are starting to spall and breakdown. The visual quality of the pointing however leaves a lot to be desired.

N

8.1.3 The buttress to the north side has lost its tabling detail.

8.1.4 Some deep open joints to point around rainwater pipe.

B

8.2 North Side

8.2.1 Same as east side. Although the condition of the walling and pointing can be said to be reasonable the visual quality of the pointing is very poor.

8.2.2 There are 2 no. air grates providing ventilation to the underfloor void.

8.2.3 There are several small areas of open joints at the parapet top.

C

8.2.4 The western label mould to the window is spalled and should be pinned or replaced along with other smaller repairs to the arch.

C

8.3 West Side

8.3.1 As north face. The original string course has lost a great deal of detail and one or two stones are exfoliating. The smeared render continues to break down. The string course at lower level is also spalling at its junction with the north aisle wall and should be observed.

8.3.2 The window is a small two light lancet which appears original but has lost its corbels.

9. NORTH AISLE

9.1 North Wall

- 9.1.1 Four no. bays of rubble work some of which appears to be later stone in the two eastern-most bays. Only the fourth from the west has a string course below sill level.
- 9.1.2 The stonework is generally in good condition, but there are several open joints at parapet level which need pointing and several stones which have eroded quite deeply especially around the doorway bay 2 from the west and above the window in bay 1 from west. Some joints are supporting plant life C/N
- 9.1.3 There are three no. bays with windows. That in bay 1 from the west has several joints of its hood mould to point. The stonework is in fair condition although there is pronounced de-lamination to one arch stone. C
- 9.1.4 The tracery of the windows in bay 3 and 4 from west are in fair condition with slight surface erosion.
- 9.1.5 Bay 2 from the west contains the north doorway that appears to be an ancient battened and boarded door. This has been repaired in its bottom section probably in Victorian times. Some of the mortar repairs to the western-most reveal are starting to fail.
- 9.1.6 In front of this doorway is a stone paved area with modern flank walls that form part of the drainage system. Some of the stonework to the eastern side has been made up and rendered. D

9.2 Clerestory Wall (North Side)

- 9.2.1 Original rubble wall with 5no. cinquefoil headed double light windows. All of this appears to be in generally good condition, but this could only be assessed through binoculars. There is a barbed wire barrier on top of the north aisle parapet wall. N
- 9.2.2 There are many open joints to point at the centre and west end of the parapet above string course level. C
- 9.2.3 The windows themselves appear to be in better condition than the south side but they are protected by the ubiquitous 'lexan'. The ferramenta and saddle bars require painting. M

Interior

10. **BELL CHAMBER**

- 10.1 **Bell Chamber**
- 10.1.1 Open ceiling displaying the heavy oak framed structure of the Tower roof itself. Large section oak beams and wallplates and joists all seemingly in good condition. One or two seatings/intersections are not as close as might be desired. There are however signs of beetle attack and if the timbers have not been sprayed in the recent past they should be. B
- 10.1.2 There is 1 no. joist end on the north side in the centre which has decayed to leave a very small seating and this should be reinforced in some way. B
- 10.1.3 The softwood boarding appears to be in reasonable condition but again some signs of woodworm. The floor needs a thorough cleaning of jackdaw debris to allow reasonable access around the bell frame to get to window openings. D/N
- 10.1.4 Some form of grab rail at the top of the ladder leading onto the roof is essential as the access onto the roof is very tight indeed. A
- 10.1.5 The rubble walls of the interior are in fair condition. Several areas below wallplate level and around the louvred openings were re-pointed in 1991.
- 10.1.6 The four no. arched belfry openings are lined with softwood boarded inner doors in fair condition and there is mesh to the rear side of the louvres. This also is in reasonable condition. The doors however have rusty hinges and ferramenta which should be painted and oiled at regular intervals. M
- 10.1.7 There are several louvres missing or displaced to the east and south windows. B
- 10.1.8 There is a modern bell frame with a peel of eight bells all seemingly in good condition.
- 10.1.9 The entrance into the ringing chamber is very narrow and there is no protective guard rail adjacent to the steps. This is needed soon as a safety measure. B
- 10.2 **Stone Staircase at Tower**
- 10.2.1 Quite a broad stone lined spiral stair with a good deal of erosion at the upper stages, especially at entrance into ringing chamber. Some repair to the stone steps here would be an advantage as they could be dangerous. B
- 10.2.2 A proper handrail needs to be fixed in this location. B
- 10.2.3 The door into the bell chamber is an ancient oak door; well weathered but in reasonable condition. A proper lock is necessary. D
- 10.2.4 Elsewhere on the staircase there is an excessive amount of erosion and ideally many of the deep open joints require pointing. B

- | | | |
|--------|---|-----|
| 10.2.5 | In addition, there are one or two steps at high level through where there is excessive erosion and where light is visible at the junctions with each other. This is now considered to be a potential danger spot and these junctions ought to be replaced or reinforced in some manner. | A/N |
| 10.2.6 | There is a rope handrail but this does not extend up to the Bell Chamber. | |
| 10.2.7 | At the crown of the spiral staircase (which has a stone hood externally) there are signs of a good deal of water ingress. This hopefully has now ceased. | N |
| 10.2.7 | The Tower staircase is adequately lit for access etc. | |

11. INTERMEDIATE CHAMBER

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| 11.1.1 | There are three no. stone steps up to the intermediate chamber which are in poor condition. Again, renewal or extensive repair of these is desirable. | D |
| 11.1.2 | The intermediate chamber shows the ceiling or floor structure of the bell chamber above which consists of four no. massive oak beams floored across with very deep floorboards. These floorboards display some signs of water ingress especially around the central section. | |
| 11.1.3 | The beams are seated on a new timber wallplate which is set onto new oak braces which in turn are set on new stone corbels. All generally in very good condition, but one of the corbels is spalled. | |
| 11.1.4 | The walls are rubble and generally in good condition. The keystone to the southern window has dropped by approximately 3-4 mm. | N |
| 11.1.5 | There is a good deal of erosion to the window sills, but their repair is not considered to be urgent. | |
| 11.1.6 | The 4no. windows have leaded quarries and some have been recently repaired. 3no. are cracked and 1no. is missing. | |
| 11.1.7 | The floor is boarded softwood with a central section for access for bells, all in fair condition except there seems to be a fall from the east to the west. There is a great deal of debris on this floor that ought to be removed soon. | M |
| 11.1.8 | The lighting is in working order and the wiring is of covered MICC. | |
| 11.1.9 | There is a softwood boarded door on the staircase just before the intermediate chamber which has some good quality ironmongery. | |
| 11.1.10 | There are a lot of wooden items stored here, possibly a fire hazard, but there is a large amount of dust, mess and debris on the floor making the space look tatty. It ought to be removed soon. | D |

12. RINGING CHAMBER

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| 12.1.1 | The ceiling structure is of boards on large joists on 2 no. strutted beams all in softwood. Even at this level there appears to be some water ingress. | N |
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12.1.2	The walls are painted rubble and in reasonable condition except that on the south side there is a crack above the lancet window opening extending from the ceiling down to the head of the arch. This is no doubt due to the weakening of the structure below the window where there is a deep cut out to form the window opening.	N
12.1.3	The floor is softwood but covered in carpet at the moment.	
12.1.4	The walls are lined up to 1.5 m in softwood boarding in fair condition.	
12.1.5	On the walls there are 4no. painted boards set on the square.	
12.1.6	Electrical services are in MICC and seem modern and in fair condition.	
13.	<u>SOUTH PORCH</u>	
13.1.1	The ceiling is of two bays of quadrupartite vaulting; stone ribs with assumed stone or masonry infill. These spring from a central columns either side of the porch and from corbels at the four extreme corners. The corbels and capitals have unfortunately lost a lot of their detail and those nearer to the main door appear to be eroding at quite an accelerated rate. The eastern-most central pier shaft is a renewal.	N
13.1.2	The walls are rendered and painted internally. There is a stone topped seat either side of the porch. All of this is in fair condition.	
13.1.3	The southern wall is similar to the flank walls except there is considerable erosion at springing capital level and up to 600 mm above floor level, so much so that the pier shafts are exfoliating and eroding. Some attempt has been made to patch these up with plastic repair but replacement will be inevitable. Otherwise, the archway is in fair condition.	N/D
13.1.4	The doorway into the main body of the church is in a similar condition with damp effecting the capitals and base mouldings around the doorway. The capitals have lost their detail however, but it is refreshing to see that the figure head corbels at the bottom of the label moulds are still recognisable. Some patching in mortar has been carried out, but this is obviously not the answer. There are replacement pier shafts either side of the doorway.	N/D
13.1.5	The floor is of sandstone flags generally in fair condition, but one or two badly eroded and several joints require pointing.	C
13.1.6	There are two Early English windows to the east side and one to the west side.	
13.1.7	These 3no. windows have lost a great deal of the detail on their label mouldings and it would be desirable to replace these if only for visual reasons.	D
13.1.8	The door into the church is a good example of an ancient planked door with metal fixings. It has been repaired in the past, probably in Victorian times, with new oak battens and a new oak slip door that generally appears to be in good condition.	

13.1.9 There is an inner door of softwood of high Victorian design with some pleasant ironwork. This again has a personnel or slip door, but both can be opened if required.

14. MEETING ROOM ABOVE PORCH

- 14.1.1 The former vestry is used principally as a Sunday School room and general purpose room. There is an ancient timber structure comprising rather thin tie braced trusses supporting oak corbels at close centres. The majority of the timber has been coated over, but there are signs of active woodworm in the trusses. In addition, the bearing end of the south truss at the east end is hollow in places and should be further investigated. The purlin on the eastern side at the north end appears to be spongy and should be further investigated. D
- 14.1.2 The ceiling is boarded in wide oak boards and it appears that some of the boards can be removed to inspect the rafters above. However, for the moment this appears to be in fair condition. B
- 14.1.3 The walls are plastered generally in fair condition except there was evidence of water ingress or damp affecting the northern wall. The decorated window on the south side dedicated to Robert Long is in fair condition.
- 14.1.4 The northern window is suffering quite badly from rusting and this should be brushed down and pointed up properly. The ferramenta internally should be repainted. C/M
- 14.1.5 Slit window on the east side is oak framed internally and in fair condition. So too that on the western side although this is spoiled because of poor decoration. There is no effective ventilation in this room. D
- 14.1.6 The floor is oak block all sounding in fair condition, but covered mainly in carpet.
- 14.1.7 Staircase down to entrance part is an adapted spiral shape with stone treads all in reasonable condition. The ceiling is newly plastered and painted. The ceiling has additional support by way of a top post from the spiral centre this is in good condition. The walls are plastered and in need of decoration, mainly due to damp penetration and poor preparation. Some ventilation may help. N/D
- 14.1.8 The handrail appears to be a type of mahogany, approximately 60 mm diameter and this is in good condition.
- 14.1.9 There are several slit windows on the staircase, all of which have oak linings and sills and are all generally in good condition except the bottom one in clear glass is broken.
- 14.1.10 The wiring to the meeting room is in MICC all apparently in fair condition. The room is heated by electrical fan heaters (not tested).
- 14.1.11 The doorway into the staircase that leads to the room to above the porch has a good oak door with pleasant wrought iron strap hinges probably Victorian but all in good condition. The handle is missing! There is some woodworm that has attacked the softwood in the oak boards, it should be treated locally. C

15. SOUTH WEST AISLE

- 15.1.1 This area was converted some years ago into a kitchen and two toilets. The kitchen has a simple suspended plastered ceiling, plastered walls but retains the stonework surrounds to the windows. The ceiling cuts back at the west and quite cleverly to display the stained glass lancet window. The floor is of woodblock and in good condition. The electrical cable to the west skirting should be boxed out if possible. D
- 15.1.2 The fittings are generally Colombian Pine or Hemlock nicely worked and in good condition. There are white tiled splashbacks behind the tiled worktop.
- 15.1.3 In the south-east corner there is a former fireplace which has been blocked in with a timber panel, this should perhaps have a vent. C
- 15.1.4 There are persistent signs of rising damp within the eastern doorway. There are also signs of ingress of water in the southwest corner adjacent to the extract fan. These may disappear following external pointing, although there will be residual salts in the stonework for many years. N

16. TOILETS

- 16.1.1 The same joinery and finishes apply for the toilets and lobby as for the kitchen.
- 16.1.2 Again there are signs of some penetrating damp on the west and north walls where the plaster is hollow. The dampness has also made decorating difficult on the tower or north wall. N
- 16.1.3 One or two of the wood blocks are loose and should be re-fixed. B
- 16.1.4 Both the WC's are plumbed on the maceration principle, but appear to work reasonably well most of the time.

17. CHOIR VESTRY

- 17.1.1 This is a pleasant room formed above the kitchen and toilets and now used as a creche. The ceiling (of the original aisle) is of pine boards on large section pine rafters on a large truss purlin with well executed braces with trefoil infill panels. All of this appears to be in good condition.
- 17.1.2 The walls are generally plastered except at window reveals and there are signs of considerable damp ingress in the south-west corner. N
- 17.1.3 The cracks on the north side mentioned in the last quinquennial report have now been lost following relatively recent re-decoration. N
- 17.1.4 The window on the north side has been covered over with acrylic sheet probably for sound proofing reasons, but this work has been crudely executed. The leaded window behind which gives on to the tower area is badly buckled and damaged and ought to be replaced with an appropriate renewal. D
- 17.1.5 The floor is timber suspended but covered in carpet.

- 17.1.6 The stonework to the Early English window is clearly visible and some movement has occurred at the top of the south window. Some pointing at reveals is necessary and a note should be made of the rate of erosion of the stonework. Clearly there is a lot of damp entering especially on the western side. B
- 17.1.7 This applies equally to the western window where salts are coming out of the stone surface. The sill of this window requires pointing due to erosion of the joints by moisture and the saddle bars and ferramenta require painting. B
- 17.1.8 There are metal rails at the window recesses for safety reasons, but that to the south window which is not permanently fixed is rather wobbly. D
- 17.1.9 The services (not tested) are new and all seem in good condition. Heating is by Dimplex fan heater.
- 17.1.10 The handrail up to the Vestry is loose and needs re-fixing. C

18. VICAR'S VESTRY

- 18.1.1 This is situated at the west end of the Nave below the Tower. The boarded walls to the vestry are of pleasing oak panelled design on the outside but internally the character is rather dull and dark. This area could and should be improved considerably.
- 18.1.2 The masonry walls are generally of squared rubble with many replacements over the years lacking the character of other parts of the Church. The pointing is out of character.
- 18.1.3 The floor is of sandstone flags appearing generally in good condition but part of them are covered in carpet.
- 18.1.4 On the north side and west side there are several areas of open joints in the stonework which would benefit from re-pointing. This may be as a result of the wetting and drying process caused by the adjacent heating pipes. On the south wall there is a crack below first floor level. C
- 18.1.5 There are two lancet windows on the west side, both memorial window of the late 19th century. These are in reasonable condition, but the saddle bars require painting. M
- 18.1.6 The small trefoil headed window on the north side is in reasonable condition, but the ferramenta require painting. In addition, the stonework at the head of the arch requires pointing. C
- 18.1.7 The ceiling is of very sound quality softwood divided into 9no. panels with intersecting beams with heavy enriched mouldings. All of this appears to be in good condition.
- 18.1.8 The west arch opening is flanked by octagonal piers, the bases of which have started to erode. (Again, probably exacerbated by the adjacent heating pipes.) N

18.1.9	Adjacent to this on the southern wall is the main switchboard mounted on the stonework. It could perhaps benefit from being enclosed, although it is not too conspicuous.	D
19.	<u>NAVE</u>	
19.1.1	The Nave is very large and long with 5no. tall arcade openings to the side aisles. At the east end there is a wide chancel arch, the arcade columns are alternatively octagonal or cluster mouldings. The octagonal respond column at the eastern end of the north side of the Nave appears to have been replaced at some time with a carved corbel and so the two do not balance. The majority of the columns are still suffering from rising damp manifesting itself as salts at various points above floor level.	N
19.1.2	The roof structure and ceiling date from the late mediaeval period and consist of ten no. large oak beams with curved base ends sitting on stone corbels with central top offsets to produce the pitch in the roof. In turn there are oak purlins, oak ridge, large oak rafters and oak boards. This has been inspected by others at close quarters some time ago when the Nave roof was recovered many years ago but for the present it appears to be in fair condition. There were light patches on the boarding and drip marks adjacent to some of the beam supports, but these appear to be no worse than at last inspection.	N
19.1.3	In addition, all of the timbers have had a very dark stain applied to them and in places in the past this has run down the adjacent stonework following water ingress from the gutters.	
19.1.4	The walls are rubble stone with various toolings and generally in good condition. The pointing is far from satisfactory in many places, but fair. There are several sections of new stone that display new tooling marks.	N
19.1.5	Structurally the arcade walls appear to be sound with no noticeable movement or cracking, save for a vertical cracks above the first and second columns from the west on the north side, and the third from west on the south side. This ought to be advised upon soon. It is worth noting that the pier on the south side (second from chancel wall) leans to the west and the corresponding pier on the north side leans to the east.	B/N
19.1.6	The western wall is generally in good condition with some water marks from previous ingress of water. The cable route from the top of the blind window above the tower arch is rather unfortunate and distracts from the symmetry from this end.	D
19.1.7	The east end above the chancel arch all appear to be in good condition.	
19.1.8	The floor is of solid softwood strip below the pews and elsewhere stone flags. The former appear to be in good, sound condition and the latter although suffering in places from rising damp are generally in good condition, but require pointing in place. This is especially so in the north and south entrances.	C
19.1.9	The font and the Saxon cross are positioned at the west end and they are both in good condition.	

- 19.1.10 The clerestory is lit by eleven twin-cinquefoil headed windows, five on the north side, six on the south side. These are of simple design with diamond quarries. Those on the south side appear to be in a worse condition and one has been removed due to falling glass. They have all bulged and distorted over the years and are very dirty. If at all possible it would be wise to consider re-glazing these as it may throw better quality light onto the ceiling and to Nave floor level. Several of these windows have large opening hoppers and these should be kept to encourage ventilation to the church interior. D
- 20. SOUTH AISLE**
- 20.1.1 The roof structure and ceiling is similar to the Nave roof with little sign of any significant structural defects. Although there are white patches on the boarding and timbers, this is probably due to the presence of residual salts from many years of wetting.
- 20.1.2 The external walls on the south side are generally all in good condition, but there is a disturbed area of stone above the eastern-most window (to George Edward Green) which needs closer inspection. B
- 20.1.3 The south wall displays salts below string course level and above the timber panelled dado level. Attention should be paid to pointing the fabric on the exterior. At this level also to the east of the main door there are some open joints in the stonework to point. N/C
- 20.1.4 The string mould has open joints which need pointing. C
- 20.1.5 There appears to be a damp area of wall around the western-most window to the west of the doorway and a slight amount of erosion is taking place to the window reveals.
- 20.1.6 The western wall with blocked up window is generally in good condition, but some rising damp is present. The doorway to the room above the porch has a moulded hood of Early English period that unfortunately has lost detail on its corbel faces.
- 20.1.7 There are one or two areas where wires could be chased in and mortar replaced that would improve the visual appearance of this wall. D
- 20.1.8 Generally the windows are in fair condition, some being recently re-leaded. The window to wall joints need pointing in places and the saddle bars require painting. C
- 20.1.9 The floor in the aisle passageway is stone in fair condition and below the pews is softwood boards raised slightly off the ground. Again, all of this appears to be in good condition.
- 21. NORTH AISLE**
- 21.1.1 Generally as south aisle, but again discolouration of some of the boards does require observation. N
- 21.1.2 The wallplate to the arcade wall has moved out considerably over the years and is just about held on the corbels. The main beams appear to have pulled out

	from the wall approximately 50 mm and this should be checked at close quarters preferably with the advice of a structural engineer. In this location also some of the wiring could benefit from painting in.	B/M
21.1.3	On the north wall in the centre there is a small fracture leading from the centre of the window down to the left hand side approximately 1.5m. The window arch has also opened up. This appears to be longstanding. Several portions of the wall on the south side have been rebuilt in a squared snecked rubble that does not match the character of the ancient work.	N
21.1.4	Windows on the north wall match those of the south arcade as does the corresponding doorway.	
21.1.5	There is a good deal of rising damp in the north-west corner adjacent to the effigies and ancient slabs and stones. This area could perhaps be slightly better lit, although it is lit separately at present.	
21.1.6	The floor is similar to the South Aisle with rising damp affecting the stones, and several open joints to point in the stone slabs.	C
22.	<u>SOUTH TRANSEPT</u>	
22.1.1	This has a typical 14th century braced beam, double pitch roof matching the character of the Nave. The ends of the trusses have received splints in a few cases, but generally the main structure appears to be sound. Repairs to the northeast and southeast corners were carried out in 1991.	N
22.1.2	The walls are of snecked rubble rebuilt in the 19th century and are generally in good condition. There is however evidence of rising damp but this has not affected the walls as badly as in the aisles.	N
22.1.3	There is a very fine three lancet window to the south elevation dedicated to William Trotter. The glazing is in good condition, but the saddle bars need painting.	M
22.1.4	The two light window at high level on the west elevation is in fair condition and has a hopper which should be made to open.	D
22.1.5	There are 2no. triple lancet windows on the east wall all generally in fair condition but some erosion to the southern-most window. At the moment this is not serious. There is some evidence of condensation run-off. None of the windows has condensation grooves to allow condensate to escape at sill level.	N
22.1.6	The wall above the arch into the Nave is of original stonework and is in fair condition.	
22.1.7	The floor is similar to the side aisles and generally in good condition.	
23.	<u>NORTH TRANSEPT</u>	
23.1.1	Similar in many respects to the South Aisle but the whole of the transept recess has a raised floor and is carpeted. The roof is similar in construction to the South Aisle, but appears to be more recent. Roofing boards are not visible and	

it appears that insulation was inserted in the roof when the roof coverings were replaced. Generally the roof structure appears to be in good condition.

- 23.1.2 In general terms the walls are also in good condition but the pointing is very angular and raised.
- 23.1.3 The window to the west wall is similar to that on the South Transept.
- 23.1.4 The window to the north is a good example of mid 19th century stained glass but the saddle bars need to be painted. There are cracks at the window masonry joints. As might be expected the glass is dirty. M
- There is also erosion in the top sections of the arched head and erosion at sill level. There is evidence of run-off presumably from either condensation or water ingress. In addition, halfway up the mullion there is erosion to the western side that could be repaired with plastic stone. N/D
- 23.1.5 On the east wall at high level between the beam corbels there is a two light window similar to the west side. Some of the still appears to be damp in the head.
- 23.1.6 Lower down on this elevation there are two no. lancet windows (possibly original, but with new architrave mouldings at some point). These are in good condition, but the lancet to the south has spalling stone at its crown. N
- 23.1.7 To the southern side there is a triple lancet window in fair condition, but the saddle bars appear to be poorly painted. There are some replacement leaded panels in this window. In addition, on the northern side there is some erosion of the window reveal. The lighting could be much improved. M/N/D
- 23.1.8 Between the north transept and the nave beneath the arcade there is a stone pulpit of cluster columns of an unusual design, but well executed and in good condition.
- 23.1.9 There is a trefoil headed piscina just behind the pulpit and it appears to be suffering from rising and/or penetrating damp.

24. CHANCEL

- 24.1.1 This is a very fine ancient Chancel with a roof construction similar to the south transept. All of this appears to be in good condition having been re-roofed in relatively recent years. The walls are a mixture of ancient stones, modern rebuild and piecing in but are in reasonable condition.
- 24.1.2 On the northern side there is evidence of cracks in the two central bays above the organ arch and these should be pointed and observed. C
- 24.1.3 On both the north and south side there is evidence of some rising damp. This is especially so on the south side at the back of the very fine original choir stalls. N
- 24.1.4 The condition of the reveals and associated stonework of the lancet windows on both north and south sides is still of some concern although they now appear better than at the last inspection. The southern side is very fine 13th century work and the majority of window heads and reveals have eroded in places to a

- greater or lesser extent the west end of the south side is particularly bad. There are some salts also to many of the reveals, but this appears not to be as bad as the last inspection. This might be due to the lack of pointing on the outside wall or possibly weaker stone. C
- 24.1.5 In general the windows are in reasonable condition, but saddle bars need painting. M
- 24.1.6 Within the sanctuary area by the south door of the chancel are three no. sedilia, one with five headed arch.
- 24.1.7 To the east wall there is a large fine five light window all generally in fair condition but with some erosion to the southern-most springing point and to the northern reveal.
- 24.1.8 There is a very fine painted reredos in good condition and the area below the reredos is filled with stone panelling and there are some open joints to point. C
- 24.1.9 Within the Chancel the 15th century oak choir stalls are raised on oak boarded stall risers in good condition.
- 24.1.10 The main part of the Chancel itself is covered in carpet, but it appears that the floor is tiled in sandstone slabs approximately 300mm² set on the diamond. Some of these have eroded and are loose. Some pointing is required. C
- 24.1.11 Within the Sanctuary there is a pleasant Minton tiled floor all generally in fair condition although the central part of the sanctuary is covered in carpet.
- 24.1.12 Communion rails are oak but without hinged rail and despite one or two florettes missing are generally in fair condition.
- 24.1.13 The organ casing is in oak and in very good condition, the organ having been restored some years ago. Access to the organ chamber roof void was possible. The ceiling is of timber boarding and seems in fair condition.
- 24.1.14 On the south side of the Chancel is a relatively modern oak boarded and battened door in very good condition and which re-utilises the original ferramenta and ironmongery.
- 24.1.15 The additional choir shelves are oak on cast iron brackets and quite pleasant.
- 24.1.16 The pews are generally heavy pitch pine section with plain ends and all generally in good condition.

25. SERVICES, FURNISHINGS AND FITTINGS

- 25.1.1 The lighting is a relatively recent installation dating from 2004. Many of the lighting fittings are readily visible and there is a fair amount of glare. The yellow lights contrast noticeably with the harsh white light from the metal halide floods. The majority of the wiring is surface run and in many places this is visually distracting.
- 25.1.2 The electrical test report found in Appendix B lists a number of defects that require urgent remedial work including lack of RCD protection for sockets and

- cables. The Distribution board will have to be replaced and these items will need to be carried out as soon as possible but others are recommended. At present the installation is classed as unsatisfactory. A
- 25.1.3 The heating is by remote boiler from near the porch via large cast iron pipe sections. The majority of these have been covered in at the front of the nave with pine casings of a pleasing design. However, some of the mesh grille work requires overhauling and the beadings also. D
- 25.1.4 At the west end of the church the heating pipework could well benefit from some re-arrangement or adaptation in the future to give a more flexible space. D
- 25.1.5 There are several good items of furniture, tables, cases etc.
- 25.1.6 Fire precautions: there appears to be no visual means of precaution against fire at the moment. There ought to be an extinguisher in the kitchen at least (see General Notes). D
- 25.1.7 The sound reinforcement scheme was installed about twelve years ago.
- 25.1.8 Monuments: there are some very fine 18th and 19th century monuments in both limestone and marble throughout the church. In addition there are some good quality alms and insignia boards.
- 25.1.9 Security: a system incorporating PIRs is installed.
- 25.1.10 Insulation: There appears to be no thermal insulation to several of the roof areas but it is understood the when the Chancel, Aisle, Nave and Transept roofs were recovered, slab insulation was incorporated in the construction.

26. BOILER HOUSE

- 26.1.1 This is located beyond the east of the south porch and access is via external hinged trap doors. These doors have been set up from the concrete kerb. All of the ironwork needs regular painting. M
- 26.1.2 There are stone steps down to the heating chamber itself which is quite large and spacious. The chamber roof is constructed of arched brick vaulting spanning onto steel beams with sandstone flags spanning in the east and west ends. The walls are mainly brick with some rubble stone all in reasonable condition considering the location. There is a separate brick enclosure for the oil tank and this is now sealed. Some of the steel beams are severely rusted and laminating and their integrity ought to be commented on by a structural engineer. B
- 26.1.3 The floor appears to be concrete and is damp throughout. N
- 26.1.4 There is evidence of a great deal of damp in the roof and walls. A large amount of lime is coming through the roof brickwork structure. N
- 26.1.5 The boiler is a recent gas installation Ideal Harrier GT (not tested) and the electrical installation and pipework is also recent and is well insulated.
- 26.1.7 There is an air extract vent with a metal hood above. Further ventilation is achieved via the open hatch kerb.

27. MAIN CHURCHYARD

General:

The following descriptions comprise boundary walls and gates etc surrounding the church dealing mainly with the outer faces of the wall. Starting at the south entrance in Crown Street the report continues counter clockwise. This is a closed churchyard.

27.1 Section of outer or lower wall from Steps to junction of outer and inner retaining walls

- 27.1.1 The left hand gate pier has moved in the past, but despite some recent movement is in fair condition.
- 27.1.2 The knob and latch are missing on the iron gate which was being re-painted on the day of the inspection. M
- 27.1.3 The lower stone retaining wall about 1.0m high has a chamfered stone coping and is bulging outwards slightly. N
- 27.1.4 The upper part of the inner retaining wall (3.0m high when seen from the south) has open joints that need re-pointing. C
- 27.1.5 Some weep holes have been formed but there is a great deal of pointing required in this area – probably 100%. C
- 27.1.6 One section of the coping is spalled and should be replaced or repaired in due course.
- 27.1.7 The iron railings above the coping require repainting. In addition, the horizontal rail is broken at one point and a foreign type of railing has been introduced. M
- 27.1.8 The bottom 150 mm of three lengths of railing to the east end have concrete feet.

27.2 Section of inner retaining wall from its junction with outer railing wall to the end of Crown Street

- 27.2.1 Random stone faced wall with two offset plinths at west end. Considerable re-pointing required especially immediately to the east of the south gateway and approximately 3.0m high on south side. C
- 27.2.2 There are some bulges in the wall towards the south gate due to tree root pressure. This occurs on both sides of the gate. Also there are cracks in the masonry at 2.5m and 6.0m from the south lych gate. C
- 27.2.3 The gate wall is not tied into the churchyard wall at present. N
- 27.2.4 There are existing weep holes but more are required. D
- 27.2.5 Some pointing repairs have been carried out but more are needed especially at all points on this stretch of wall. C

27.2.6 Rubble walling adjacent to lych gate needs re-pointing and weeds need to be removed. D/M

27.3 Lych gate at east end of Crown Street

27.3.1 The roof structure is supported by a king post truss and all is in oak in fair condition.

27.3.2 The two leaf iron gate is in need of repair. The inner timber tie in the roof has split horizontally and some repairs have been carried out but otherwise the structure looks fair.

27.3.3 There are stone slates on both sides of the roof and several are broken, defective or slipped. C

27.3.4 There are many scratches and graffiti on the stonework.

27.3.5 The adjacent low level retaining walls to the west topped by iron railings are in very poor condition and a great deal of work is needed to get these into a presentable form. C

27.3.6 There is a stone built gas meter chamber to the north side of the lych gate with rather an ugly felt roof.

27.4 Section of wall from south lych gate to north lych gate

27.4.1 Stone retaining wall with stone copings. To the north end there are stone pillars at intervals with iron railings between. There is a lot of ivy growth towards the south end. M

27.4.2 Generally the tall section of wall, now bounded by a busy road, is in fair condition. There is however one large bulge to the wall where it is 3m high, but there are many open jointed sections where the wall is 2.4m high. There are worrying bulges in various places usually adjacent to trees (some of 600mm girth) that in some places are only 1.0m away from the wall. There is one alarming location 10.0m away from the south lych gate. Tree roots are the problem midway along this part of the wall and a structural engineer ought to advise. The local authority ought to be alerted to these concerns as they presumably now have the responsibility for churchyard maintenance B

27.4.3 There are several open joints at coping level especially towards the north end where, in addition, some copings have spalled. C

27.4.4 There are many sections of the railings missing, deformed or mutilated. D

27.5 North lych gate

27.5.1 An oak framed lych gate with stone plinth walls and steeply pitched roof of pleasing design.

27.5.2 The roof tiling has been replaced over the years with felt tiles.

27.5.3 The oak soleplate to the west side has been repaired at its joint.

27.5.4 The stonework has graffiti all over it.

- 27.5.5 Modern inner steel gates do not lock. N
- 27.6 Section from north lych gate to its junction with outer wall in Crown Street**
- 27.6.1 This is a stone retaining wall with a random stone face. It has a stone coping and stone pillars at intervals with iron railings between but only for about a sixth of its length. Otherwise it is approximately 1.5m high and generally in fair condition, but still there is an area of 60.0m² that needs comprehensive re-pointing. D
- 27.6.2 The copings are generally rounded or chamfered. At least one coping is missing. There are no weep holes in the wall at all.
- 27.6.3 It appears that some sections have been taken down and rebuilt in the past.
- 27.6.4 Although the condition is fair there is a lot of graffiti especially at the northern end of the wall.
- 27.6.5 The wall varies from 1.2m to 3m in height at the sections of wall towards St Andrew's road and there are some sections here to point. C
- 27.6.6 In addition, there is an area of approximately 2m² of eroded stonework some of which should be replaced. C
- 27.7 Section between two junctions with railings of outer retaining wall**
- 27.7.1 There is a steep grass slope between the two walls. This is a stone wall with triangular shaped copings of old 50 mm thick deep red bricks. One or two areas of the coping have been replaced with newer bricks.
- 27.7.2 Generally, this is in fair condition and weep holes have been introduced in the past.
- 27.7.3 One of the stone pillars at the top of the stone step is off plumb but seems sound. This is also evidence of metal arches with possibly a light over on the stone pillars. N
- 27.7.4 The collapsed area of stonework to the retaining wall between the stone steps and this junction with the railings towards the east of Crown Street has been rebuilt. Isolated pointing is required.
- 27.8 Drives and paths in churchyard**
- 27.8.1 The drives and paths are in tarmacadam laid about 13 years ago in fair condition.
- 27.8.2 There are stone and vitrified block edgings visible over the majority of the front drive.
- 27.8.3 Where the church floor is below ground level there are stone conduits which in places require thorough cleaning out. M

- 27.8.4 Throughout the churchyard there are some very fine grave stones and some particularly good early 17th and 18th century grave stones at the east end of the church. However, there has been vandalism throughout the churchyard but especially to the northwest corner and this would certainly benefit from a concerted effort to tidy this area, and correct also some of the badly leaning headstones. D
- 27.8.5 The access paths to the north doorway on north side of church is completely overgrown and should be cleared and re-instated. D

28. EAST CHURCHYARD (open)

Boundary walls and gates clockwise from St Andrew's House

The Churchyard has been cleared since the last inspection. The gravel paths, however, are overgrown to such an extent that not one is fully visible. The whole churchyard is in a state of severe neglect and many parts especially to the east are inaccessible. Nettles abound everywhere. Some of the comments below have had to be made from quite a distance.

28.1 North Boundary

- 28.1.1 Iron railing approximately 1.4 m high in need of painting. M
- 28.1.2 There is some metal park fencing and in a poor state and in some places some railings are missing. There is a new boarded fence behind. D
- 28.1.3 Many of the paths in this area are completely overgrown and access is extremely difficult especially to the east boundary next to the river. D

28.2 East Boundary

- 28.2.1 From the north-east corner along the river there is a rusty metal boundary fence.
- 28.2.2 There are many mature trees around the perimeter in this location.

28.3 South Boundary

- 28.3.1 There is now a 2m high boarded fence in fair condition. D/M
- 28.3.2 The fencing or hedge adjacent to the new development (Prince Bishop) has been replaced with a timber fence.

28.4 West Boundary along south church (Auckland Road)

- 28.4.1 This is a random stone retaining wall about 1.8 m high at the south end reducing to 1.2 m high towards the north end. The wall is only 300mm high internally.
- 28.4.2 There is an iron railing on top of the entire length and several sections are missing. Painting and repairs are required. D
- 28.4.3 The stonework is worn in places and there are a few places where stones are missing and where a small amount of re-pointing is required. D

- 28.4.4 In places there is a slight lean outwards.
- 28.4.5 The joints of the stone coping require pointing and in some places copings may need to be re-set. D
- 28.4.6 There are no weep holes in the wall, but these should be provided at intervals. D
- 28.4.7 At the north end there used to be a fine gate with ornamental stone gate pillars. The tree adjacent to the gate is disturbing the wall masonry and should be removed.
- 28.4.8 There are several mature trees in the centre of the graveyard including Beech, Alder, Birch and Yews.
- 28.4.9 There are some fine Victorian grave stones throughout the churchyard, but many have fallen into a poor state of repair. However, paths are mown and tended to certain gravestones mainly those who served in the armed forces. N

III SUMMARY AND RECOMMENDATIONS

I. GENERAL CONDITION OF THE FABRIC

- I.1. It is acknowledged that such a large historic building demands regular maintenance to deal with inevitable repairs that become necessary over time. Dealing with lead thefts and similar urgent issues can knock any planned maintenance and improvement programmes to one side, but it is still important to have an established repair programme in hand to deal with and manage the principal items noted in this report that have inevitably built up over time and are still left over from reports in the past.
- I.2. Bearing this in mind however and with the exception of certain of the items listed below and highlighted in the report, the building can be said to be in a structurally sound condition. There are certain critical areas that need attention besides regular maintenance. These should be carried out sooner rather than later to avoid the exacerbation of problems and an inevitable increase in the funds to remedy them.
- I.3. There are still isolated examples of structural movement especially through the middle of the aisle walls. The services of a structural engineer will be necessary to provide a viewpoint on whether the movement is live or not. The Nave parapet walls are becoming more open jointed and unless these are pointed reasonably soon, this may lead to water penetration and loss of fabric.
- I.4. There is concern over the condition of the treads to the top of the spiral stair and this could become dangerous at some point in the near future.
- I.5. The condition of the south windows is considered to be not so grave but their condition ought to be observed over the coming years to see whether they deteriorate faster than anticipated. It is appreciated that these are now covered in acrylic sheet.
- I.6. There are now many areas of re-pointing required on almost all facades of the church as might be expected with this type of ancient stone building, but this must be carried out sensitively and carefully. This may solve one or two of the damp areas within the church (eg south-west corner of the kitchen). It will not be too difficult to set up a programme of repairs on an area by area basis, perhaps focusing, say, on one elevation per year.
- I.7. The stonework to the north and south sides of the chancel is very damp for no major apparent reason, but again careful re-pointing may alleviate the problem. Isolated replacement of stones will be necessary, but this ought to be done as sparingly as possible.
- I.8. The immediate surroundings to the church and the lych gates are in a poor and disappointing condition and in some cases such as the east boundary wall an alarming condition. Perhaps representations to the Local Authority or others should be made to encourage a campaign of repair, cleaning and tidying.
- I.9. Immediate attention is needed for the items noted as urgent in the Electrical Test Report.

2. WORKS OF REPAIR IN ORDER OF PRIORITY

These exclude normal works of regular maintenance (M) or items to note (N).

2.1 A Items which need urgent attention

- a. Re-fix tower roof hatch door (ref. 1.1.3).
- b. Replace stolen lead (or substitute stainless steel) to Chancel north parapet and North Transept parapet walls (refs. 1.6.1 and 1.8.1).
- c. Fit grab rail to top of ladder below roof hatch (ref. 10.1.4).
- d. Repair badly eroded stair tower treads at belfry level (ref. 10.2.5)
- e. Carry out at least recommendations 1,2 6 and 7 of electrical test report (ref. 25.1.2)

2.2 B Items which should receive attention within the next 18 months

- a. To coping of North Aisle parapet remove established plants (refs. 1.7.1).
- b. Fill hole in masonry just below gargoyle on south face (ref. 2.4.3).
- c. Fit 4 no.and 2no. louvre blades respectively to Tower south and east face belfry window (ref. 2.4.4 and 2.5.2).
- d. Re-point stone paving to south side South Porch (ref. 4.2.6).
- e. Clear out gulley to east side of South Porch (ref. 4.3.1).
- f. Point isolated open joints at upper levels west elevation and at sill to west window of South Transept (refs. 5.1.2 and 5.2.1).
- g. Point open joints at crown of arch of window and at sill level to east window of Chancel (ref. 6.2.3).
- h. Point open joints around rainwater pipe to east wall of North Transept (ref. 8.1.4)
- i. Attend to main beam seatings in Bell Chamber and spray treat timbers (refs. 10.1.1 and 10.1.2).
- j. Fit grab rail on top of stair out to roof (ref. 10.1.4) and at entrance to ringing chamber (refs. 10.1.9 and 10.2.2).
- k. Carry out pointing repairs to tower staircase stonework (ref. 10.2.4).
- l. Investigate suspect bearing end to purlins supporting South Porch roof (ref. 14.1.1).
- m. Re-fix loose woodblocks to Toilet floors (ref. 16.1.3).

- n. Point stonework to choir vestry window at high level to both windows (refs. 17.1.6, 17.1.7).
- o. Instruct Structural Engineer to advise on cracking to north and south sides of nave arcade wall and the disturbed area of wall, and the displaced purlin in the north aisle (refs. 19.1.5, 20.1.2, 21.1.2).
- p. Instruct Structural Engineer to advise on bulge in churchyard wall on north side adjacent to trees (ref. 27.4.2). This may be a local authority responsibility?

2.3 C Items which should receive attention during the quinquennium

- a. Overhaul or replace metal window to north gable wall of South Porch (ref. 1.2.6). (See also (14.1.4).
- b. Re-point occasional open parapet and coping joints (refs. 1.2.4, 1.5.2, 1.6.3, 3.5.1, 5.3.1, 6.3.1, 7.1.1, 8.2.3, 9.1.2, 9.2.2).
- c. Re-point lower stages of tower stonework, windows, plinths etc (refs. 2.1.6, 2.1.7, 2.1.9, 2.1.10, 2.1.13, 2.2.6, 2.2.8).
- d. Consider replacement of isolated deeply eroded stones mainly to Tower, but elsewhere in the external fabric (refs. 2.1.7, 2.2.7, 2.4.5, 3.1.1, 3.2.3, 3.2.4, 3.3.5, 3.4.1, 8.2.4).
- e. Carefully re-point external window joints and features (refs. 3.2.3, 3.3.4, 6.1.4, 6.1.5, 6.1.9, 9.1.3, 13.1.5).
- f. Re-point generally areas of stonework with eroded or open joints (refs. 1.2.5, 3.3.1, 3.4.3, 3.4.6, 3.4.7, 3.5.3, 4.1.2, 6.1.2, 6.1.10).
- g. Re-fix rainwater hoppers especially to south clerestory elevation (refs. 1.10.2 and 4.1.2).
- h. Treat oak door to room above South Porch (ref. 14.1.11).
- i. Provide vent to kitchen flue fireplace (ref. 15.1.3).
- j. Re-fix loose handrail on Vestry staircase (ref. 17.1.10) and redecorate (ref. 17.1.11).
- k. Carry out isolated pointing internally to Vicar's Vestry (refs. 18.1.4, 18.1.6) South Aisle (refs. 20.1.3, 20.1.4 and 20.1.8).
- l. Point stone flags in Nave (ref. 19.1.8), North Aisle (ref. 21.1.6) and Chancel (ref. 24.1.10).
- m. Point North Arcade arch cracks (ref. 24.1.2, and point open joints to panels below reredos (ref. 24.1.8).
- n. Carry out re-pointing to isolated areas of churchyard walls (refs. 27.1.4, 27.1.5, 27.2.1, 27.2.5, 27.4.3, 27.6.1 and 27.6.5).

- o. Rebuild rubble walls adjacent to south lych gate to retain soil (ref. 27.3.5) and re-fix slipped slates (ref. 27.3.3).
- p. Replace small section of eroded stonework in churchyard wall to southwest of church (ref. 27.6.6).

2.4 D Items which it would be desirable to carry out

- a. Consider replacement of upper level window tracery to Tower (refs. 2.1.3, 2.4.4).
- b. Re-glaze Tower window ringing chamber stage on north face (ref. 2.1.8).
- c. Paint dividing bar to polycarbonate sheet low level Tower west face ground floor stage (ref. 2.2.12).
- d. Replace broken quarries to Tower windows south face (refs. 2.4.6, 2.4.7).
- e. Enlarge rainwater pipe from South Aisle (ref. 3.2.5).
- f. Extend paving in front of South Porch (ref. 4.2.6).
- g. Replace hoodmoulds and corbels to west window on north side of Chancel (ref. 6.3.2).
- h. Replace modern block wall at North Aisle entrance (ref. 9.1.6).
- i. Clear debris and spray Bell Chamber timbers (ref. 10.1.3).
- j. Consider re-pointing open joints and replacing several stair steps (ref. 10.2.3).
- k. Replace several steps in doorway and remove debris from Intermediate Chamber (refs. 1.1.11 and 11.1.10).
- l. Replace mouldings to windows of South Porch (ref. 13.1.7).
- m. Improve character of Vicars Vestry (ref. 18.1.1)
- n. Introduce ventilation to Meeting Room (ref. 14.1.5) and stair (ref. 14.1.7).
- o. Box out electrical cable in South Aisle Vestry (i.e.Kitchen)(ref. 15.1.1).
- p. Repair Choir Vestry window (ref. 17.1.4) and fit restraint to window rail (ref. 17.1.8).
- q. Enclose fuseboard (ref. 18.1.9).
- r. Re-route cables on west wall of Nave (ref. 19.1.6).
- s. Re-glaze Clerestory windows (ref. 19.1.10)
- t. Chase wires into joints in South Aisle (ref. 20.1.7).

- u. Open hopper in South Transept (ref. 22.1.4).
- v. Improve lighting in North Transept (ref. 23.1.7).
- w. Overhaul mesh grilles to heating casings (ref. 25.1.3).
- x. Reposition or re-arrange heating pipework at west end below Tower (ref. 25.1.4).
- y. Provide fire extinguisher within Kitchen (ref. 25.1.6).
- z. Repair churchyard walls, by pointing, re-building, introducing weepholes etc (refs. 27.1.5, 27.2.4, 27.2.6, 27.6.2, 28.4.3, 28.4.5, 28.4.6).
- aa. Consider replacing railing where missing or broken (refs. 27.4.4, 28.1.1, 28.1.2, 28.4.2).
- bb. Tidy up gravestones (ref. 27.8.4) and paths (ref. 28.1.3) in both graveyards.
- cc. Remove tree by gate in East Churchyard (ref. 28.4.7)

IV

APPENDICES

- A. Photographs of Defects and points of concern
- B. Electrical Test Report