

CHURCH OF ST. ANNE
BISHOP AUCKLAND

DIOCESE OF DURHAM



REPORT ON QUINQUENNIAL INSPECTION

Inspection No: 5
Date of Inspection: 21st July 2009
Previous Inspection: 13th July 2004 by this Architect

Geoffrey Holland Dip Arch Dip Cons Studies RIBA AABC IHBC FFB

DECEMBER 2009

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

ARCHITECTURE | CREATIVE CONSERVATION | HERITAGE

Contents

I INTRODUCTION

1. General Notes
2. Work carried out since last inspection
3. Brief Description
4. Notation of Report

II MAIN REPORT

Exterior

Roofs:

1. Nave; Chancel; North Aisle; South Aisle; North Vestry; South-East Vestry; Porch; Rainwater Disposal

Walls and External Fabric:

2. West Elevation
3. South Aisle and Clerestory
4. North Aisle and Clerestory
5. South Porch
6. South-East Vestry
7. Chancel
8. North Aisle (Vicar's Vestry)
9. Surroundings

Interior

10. Nave
11. Chancel
12. North Aisle
13. South Aisle
14. South Porch
15. Vicar's Vestry
16. Organ Chamber
17. Belfry
18. Boiler Room (below South-East Vestry)
19. Services

III SUMMARY AND RECOMMENDATIONS

IV APPENDICES

- A. Photographs
- B. Electrical Test Report

I INTRODUCTION

I. GENERAL NOTES

- I.1 This report summarises the findings of an inspection of St Anne's Church, Bishop Auckland, carried out on 21st July 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 that 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; it is not a specification for the execution of the 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. In any application for grant-aid, a full specification is always required.
- 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.
- I.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 According to the Vicar, the work carried out since the last inspection in 2004 includes the following:

- a. Repairs to slate roofs and replacement of flashings
- b. Kitchen refurbishment
- c. New floorings to Café area
- d. Re-decoration to South Aisle upper rooms

3. BRIEF DESCRIPTION

3.1 The church was built in 1869 to the design of Anthony Salvin and it is typical of his churches in a plain Early English style. It stands in the busy Market Place next to the later Town Hall that obscures its North side at low level.

3.2 The roofs are steeply pitched and covered in Westmorland slate, but the South-East Vestry added later is roofed in lead. The walls are coursed rubble local sandstone with dressed ashlar stone to window and door reveals.

3.3 The church consists of:

Bell Turret
Nave with Clerestory
North Aisle
South Aisle
South Porch
Chancel
Vestries
Organ Chamber

3.4 The South Aisle was altered in the 1980's to provide kitchen, toilet and community facilities.

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 or 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

I.1 Nave, North Side

- I.1.1 Westmorland slate in random widths and diminishing courses laid to a very steep pitch. The whole roof looks very 'tired'.
- I.1.2 There are one or two patched areas and a limited number of slipped/dislodged/chipped roof slates which require replacement. A
- I.1.3 The ridge is of sandstone pieces all apparently in good condition.
- I.1.4 The small upstand parapet walls are generally in good condition, but the flaunching at the West end is cracking and coming away in places. B
- I.1.5 Cast iron rainwater goods to clerestory wall gutter. Rusty but fair for now.

I.2 Nave, South Side

- I.2.1 As North side, but repaired and in fair condition.
- I.2.2 There are, however, several dislodged/chipped roof slates which require replacement and in the centre of the roof at the eaves, and at the ridge (3no. slipped slates). A
- I.2.3 The junction with the bell turret is covered in lead flashings in fair condition.
- I.2.4 The copings to the North and South parapet walls are in fair condition but there is slight spalling of mortar flaunching at the West parapet. B

I.3 Chancel, North Side

- I.3.1 Similar to the Nave, but the slates are far smaller. In addition, the condition of the slating is slightly worse than the Nave with several slipped and one missing slate. The overall condition can only worsen and comprehensive replacement is the most sensible long term recommendation. A/D
- I.3.2 There are several places where slates are damaged or chipped and which will need attention. In addition, there is a fair amount of undulation in the slating. A
- I.3.3 The parapet upstand wall at the East end is covered in lead sheet which appears to be in fair condition. At the West side where it abuts up to the gable of the Nave the junction is covered in a mortar flaunching, and there are cracks in the mortar that require repair. B

I.4 Chancel, South Side

- I.4.1 As North side, and in fair condition. This roof slope is also looking very 'tired'
- I.4.2 Many cracked and chipped slates but some have slipped or are missing altogether. Replacements are necessary soon. A
- I.4.3 A cruciform stone finial appears to be missing from the East end parapet ridge. N

I.5 North Aisle Roof

- I.5.1 Similar to Nave roof, but at a far shallower pitch. There is some undulation at the East end of the roof but this is not a cause for concern. The mortar flashing at the junction of the Clerestory wall is of cement mortar but with a few cracks. It is, however, in fair condition. N
- I.5.2 There are at least 40no. slipped or damaged slates that require replacement or refixing immediately especially an area at the west end. A
- I.5.3 Of more concern is the condition of the lead valley gutter which abuts up to the Town Hall next door. The westernmost gutter was replaced relatively recently and is in good order. The lower gutter has bay lengths now considered to be far too long and has been repeatedly patched. The leadwork is suffering from attack by acids from the lichen running from the Westmorland slates. There appear to be no drips in this gutter. For the long term good of the roof the renewal of this leadwork should be considered. B
- I.5.4 The gutters require cleaning out but some of the upstand flashing joints are open and require immediate attention. A
- I.5.5 The lead flashing and flaunching to the east end have deteriorated and require replacement. A

I.6 South Aisle Roof

- I.6.1 Generally as North Aisle roof, but of a far simpler configuration, having eaves gutters recently renewed. It is in fair condition.
- I.6.2 There are however some uneven patches of roofing where alien slates have been introduced and there are at least half a dozen areas where slates are missing or damaged especially at the west end. A
- I.6.3 There is an extension to the South Aisle at the East end which is similar to the South Aisle roof. This roof has uneven patches adjacent to the Nave and again there are one or two replacements are required. B
- I.6.4 New lead flashings appear to have been installed.

I.7 North Vestry Roof

- I.7.1 Generally as North Aisle roof but replaced in 1991.
- I.7.2 There is a small leaded valley behind the South face of the brick offset (parapet) which discharges at the North-East corner of the roof. Although the gutter bay is long it seems to work adequately. N
- I.8 South-East Vestry (now toilets)
- I.8.1 This roof is covered with lead sheet with one drip, draining to the East side, each part of the roof containing seven bays. Although there are many patches to the leadwork it appears to be in fair condition.
- I.8.2 The rainwater hopper to the East side of the Vestry requires cleaning out. M
- I.8.3 In the South-West corner adjacent to a former lead burn repair, there is a crack in the lead and this ought to be properly repaired with a lead patch. B
- I.8.4 The gutter to the East side is lead-lined in fair condition but the flashing joints need to be re-pointed. One of the flashings has cracked due to the lead being too long. B

- 1.8.5 The remaining flashings fixed into the wall of the South Aisle and the Chancel are in fair condition, but one section at the North-East corner has cracked and will need to be replaced. In addition there are gaps above the flashing. This will be an opportunity to replace also the poor pointing which is also required in one or two areas in the wall above. A
- 1.8.6 There are several parapet joints to point, especially on the South and East sides where there is evidence of movement. B
- 1.8.7 There is some debris to clear out of the gutter outlet at the North side of the gutter. M
- 1.9 Porch**
- 1.9.1 Similar to Nave roof and generally in fair condition.
- 1.10 Rainwater Disposal**
- 1.10.1 Rainwater is collected via gutters on the Nave and Chancel eaves and delivered down to the North and South Aisles. At the North side the water is then delivered to the East end of the Church or via downpipes in the valley gutter between the Town Hall and parapet wall.
- 1.10.2 To the South side the rainwater is taken to the West and East end of the Nave down to ground level, but at the East side it is taken down to the Chancel eaves gutter and then down to the South-East Vestry roof into the gutters at the South Aisle roof eaves.
- 1.10.3 In general terms the rainwater disposal system is fair having recently been renewed, but some larger pipes discharge into narrower ones rather than the reverse. N
- 1.10.4 The gutter in the centre of the North Aisle roof takes water from the Town Hall next door via 100 mm diameter rainwater pipe and there is some responsibility on the Town Hall to maintain the gutter and the rainwater goods.
- 2. WEST ELEVATION**
- 2.1 West Wall, North Aisle**
- 2.1.1 The coursed rubble work is in fair condition, but there are one or two stones eroding especially above window head. N
- 2.1.2 Some of the hard pointing has unfortunately stayed in place while the surrounding stone has eroded. N
- 2.1.3 There is evidence that water comes down the parapet and spills over onto the front face of the adjoining buttress and it would be desirable to insert a small lead flashing to divert the water inwards. D
- 2.1.4 There are one or two areas of repointing required, especially below the window sill, to the plinth, below coping, at lower level of North buttress and below the window. C
- 2.1.5 The window is a single lancet in fair condition but needs attention at its top where a wash leather has been inserted to prevent water ingress. There is a condensation groove in the sill but no corresponding condensation tray. Protective acrylic sheets now cover all of the windows. N
- 2.1.6 There are two 'stones' to the reveal of the window which are poorly executed mortar repairs and considerable erosion to one of the carved heads to the hood moulding. N

2.1.7	Attempts have been made to reinstate the hood mould in a plastic or mortar repair but this is not very convincing and is in a very hard dark mortar. The piece of original hood mould on the righthand side is spalling badly and a small section should be put back.	C
2.1.8	There is a suspected movement crack following the line of the stonework to the top left of the window arch. It should be pointed soon and observed. In addition, there are one or two small joints to point.	B
2.1.9	The low level iron ventilation grille is broken requiring replacement.	M
2.1.10	There are areas of hard pointing which are now proud of the stonework accelerating the rate of stone erosion, particularly at the upper levels.	N
2.2	<u>West Gable</u>	
2.2.1	This is of an unusual design having a very dominant bell turret at the head of the gable (see later).	
2.2.2	The stonework is generally in fair condition, but there are one or two areas which have obviously eroded at quite a rate. These areas are: below the Northern lancet, above the Southern lancet and the Southern pier, above the Southern lancet and generally below the gable copings. The rate of erosion should be observed.	N
2.2.3	There appear also to be signs of rising damp (perhaps not helped by the stone paving butting up directly to the church walls).	
2.2.4	The copings to the North side are chipped in places and there are many joints to point.	C
2.2.5	In addition, there are many areas, corresponding principally to where the stonework is eroded, which require re-pointing especially to the north side below the parapet coping.	C
2.2.6	The Southern buttress is a case in question where, in addition to many stone faces exfoliating, there is a good deal of pointing and 'plastic' or mortar repair required.	C
2.2.7	The buttress to the North has been pointed in the past, but in a dark, hard cement-based mortar.	
2.2.8	There appears to be a sign of former fracture from the bottom right hand corner of the large North lancet down to the small rectangular window. This should be observed. There are also signs of a fracture on the South large lancet at its bottom Northern (left hand) corner.	N
2.2.9	At high level there are 2no. lancets with glazing in reasonable condition but it is difficult to tell their true condition from the exterior. There are protective acrylic panels to each window.	
2.2.10	At the crown of both lancets there are sections of stonework which are exfoliating and which will spall unless consolidated.	C
2.2.11	Lower down at ground level there are 2 no. windows either side of the West doorway and these are in fair condition.	
2.2.12	The West doorway has carved mouldings in good condition but attempts have been made to patch up the lower parts in the past after erosion has brought off the surface of the stone. This rate of erosion should be carefully observed. There is also considerable mortar erosion to the joints above the moulding.	N/D

2.2.13	The doors are oak boarded and battened and they appear to have been vigorously cleaned and then varnished. The decorative finish is now fading at the bottom of the doors.	
2.2.14	Both stone columns to West doorway are exfoliating.	N
2.3	<u>West Wall, South Aisle</u>	
2.3.1	Generally as North Aisle.	
2.3.2	The arch stones to the top of the lancet window are eroding quite fast now and replacements ought to be thought about in the near future.	C
2.3.3	There is a fracture in the window cill at the North side which should be observed.	N
2.3.4	There are two stones to the South side of the window where a replacement piece ought to be inserted.	C
2.3.5	The pointing is generally fair but the finish is perhaps slightly harsh.	
2.3.6	The buttress to the South side has several stones which are eroding at an accelerated rate and it may be wise to think of replacement stones for the long term.	D
2.3.7	There are 2no. stones at high and low level which have been re-faced with mortar with only reasonable success.	
2.3.8	There is 1no. stone at high level below the kneeler that ought to be replaced in the near future.	C
2.3.9	To the northern side there is a 75mm diameter rainwater pipe in good condition. The gully is still blocked.	M
2.3.10	At the intersection of the buttresses on the South end of the West elevation and the West end of the South elevation there is a great deal of pointing to be carried out to the stonework. This amounts to about 3m ² or 4m ² and the stones themselves, where they have been repaired in the past, also need more repair. In addition approximately 8no. stones need replacement.	C
2.3.11	There is a patch of erosion to the South side of the lancet window and the pointing is unsightly and inconsistent.	N
2.3.12	The stone parapet coping is chipped in one area.	
2.4	<u>Bell Turret</u>	
2.4.1	Octagonal bell turret in ashlar stone with stepped stone roof. Below the roof level of the turret there are arched openings forming an arcade. Four of these openings are pierced and filled with louvred timberwork.	
2.4.2	In general the stonework of the bell turret seems to be in good condition. However, one or two of the stones have lost their face (perhaps wrongly bedded) and 1 no. stone has been repaired in the past probably as a result of losing its face also. It appears that several of the larger stones above the corbels are bedded in the same manner and so a closer inspection would be advisable.	N/D
2.4.3	There are 2no. louvre blades to replace in the South and East openings.	C

3. SOUTH AISLE AND CLERESTORY

3.1 South Clerestory

- 3.1.1 Generally fair stonework and pointing.
- 3.1.2 The junction of the Clerestory wall with the South Aisle roof is covered in a cement-based flaunching which, apart from hairline cracks, appears to be in reasonable condition.
- 3.1.3 The gutter at high level is a large section ogee cast iron gutter falling East and West which requires redecoration. M
- 3.1.4 There is a crack above the sixth lancet window from the West which needs pointing and observing. B/N
- 3.1.5 The lancet windows are in reasonable condition, but the ferramenta requires painting. M

3.2 South Aisle

- 3.2.1 The South Aisle walls are of coursed rubble stone with dressed squared stonework to the twin lancets.
- 3.2.2 The stonework to the first bay from the West is eroding at low level probably due to rising damp. There are one or two stones in need of replacement. B
- 3.2.3 Some re-pointing has been carried out in a hard mortar and further sympathetic pointing is required to the walling below window sill level and to the West end adjacent to the buttress. It appears that the erosion of the latter is due to a leak in the gutter above.
- 3.2.4 The second bay from the West is similar to the first bay from the West with much erosion below window sill level. There is an area of approximately 4m² to re-point. Again, the hard cement mortar is not helping matters. B
- 3.2.5 The twin lancet is generally in good condition,
- 3.2.6 The third bay from the West is similar to the second bay to the West with one or two joints to point. Unsightly hard mortar repairs have caused erosion. Further sympathetic pointing is required. B
- 3.2.7 The window ferramenta to the Eastern lancet requires re-painting. M
- 3.2.8 The fourth bay from the West is in slightly better condition but there are signs of erosion above the plinth. Again, much of the stonework has been re-pointed in a hard mortar that will accelerate the erosion rate of the stone.
- 3.2.9 At high level at the East side below gutter there is an area of open-jointed wall approximately 1m² to re-point. B
- 3.2.10 The metal opening light to the lancet window, third bay from the East requires redecoration and the acrylic window guard is fixed in position using unsightly silicon mastic. M

4. NORTH AISLE AND CLERESTORY

4.1 North Clerestory

- 4.1.1 Rubble walling in reasonable condition with several stones eroded but not in such a serious condition.

- 4.1.2 There are several areas of re-pointing necessary amounting to approximately 10m², especially around the Western and Eastern rainwater pipes. B
- 4.1.3 The gutter is a new round section cast iron held on cast iron brackets. It falls to East and centre and discharges into hoppers and 65 mm round cast iron rainwater pipes.
- 4.1.4 There are four pairs of lancets with diamond leaded lights in fair condition. The ferramenta is rusty and requires painting. But the window to wall joints need re-pointing. B
- 5. SOUTH PORCH**
- 5.1.1 The South porch is generally as the South Aisle but there are large sections of stonework which are eroded some back to 25mm. The hard mortar pointing has perhaps exacerbated the erosion of the stone. Consideration ought to be given in the long term to these replacements as erosion will probably continue at an accelerated rate. Some cutting out and re-pointing would be a short-term answer. To the West elevation there is an area of approximately 1.5m² to re-point. D/C
- 5.1.2 The rectangular windows to East and West side are fitted with reinforced acrylic sheet.
- 5.1.3 The gutter is generally in good condition.
- 5.1.4 The South elevation contains a doorway similar to the West doorway. The stonework is in reasonable condition with several areas of erosion/patching in hard cement-based mortar. No immediate action is required, but the condition ought to be observed over the years. N
- 5.1.5 There is a fracture in part of the hood moulding to the left hand side of the doorway. Some of the moulded stonework has been painted over at low level and it requires some thought as to whether to remove it or to repair it. D
- 5.1.6 There is excessive rising damp even up to capital level of the door surround where there are a number of open joints. N
- 5.1.7 The East elevation of the porch is in a far better condition than the West. It has been rebuilt in the recent past, but again exhibits signs of rising damp with erosion taking place below the window and towards the South front and above the doorway. This ought to be observed. N
- 6. SOUTH-EAST VESTRY**
- 6.1.1 This is a small additional Vestry in similar stonework to the remainder of the church and the former boiler room (now a store) is housed beneath it.
- 6.1.2 The South elevation contains several stones that are eroding with one or two up to 30mm deep. The crown coping has moved and needs re-setting. Stonework elsewhere is also eroding and again the hard pointing has not helped matters. The top part of this wall needs to be re-pointed at some time in the near future. B
- 6.1.3 The window is a simple three-light rectangular window. The ferramenta of the central hopper requires painting. Acrylic protective panels are in place. M
- 6.1.4 The left-hand leaded diamond quarries are bulging and some of the quarries do not fit properly. This window ought to be re-leaded at some time. C
- 6.1.5 At low level the window to the boiler room has a lintel which has a section of spalled stone which ought to be made up with a mortar repair or replacement stone. D

- 6.1.6 The East elevation of this Vestry is in a far better condition despite the pointing being a little harsh. The rainwater pipe at the west end has a missing bottom section to replace. B
- 6.1.7 There is a rectangular window with leaded diamond quarries in good condition. The ogee headed lintel and surrounding mouldings are in good condition.
- 6.1.8 The door is oak boarded in poor condition at its base, and the ferramenta requires painting. M
- 6.1.9 The stonework around the rainwater pipe is excessively stained from leaks but it was not evident whether this is current and should be observed. M
- 6.1.10 There is a build up of litter within the cellar steps which requires removal. M
- 6.1.11 Several of the stone cellar steps are broken/chipped and require patching. D
- 6.1.12 The timber door and ironmongery requires redecoration. M
- 6.1.13 Mesh guard to balanced flue requires replacement. M

7. CHANCEL

7.1 South Wall

- 7.1.1 There is a small section of rubble wall above the Eastern part of the South Aisle roof. This is rubble stonework in fair condition but there are one or two open joints to point. B
- 7.1.2 The Eastern half of the Chancel wall contains rubble stonework in reasonable condition. The elevation contains a pair of lancets again in reasonable condition but with the ferramenta to paint. M
- 7.1.3 The new cast iron gutter and pipes at the bottom of the South Chancel roof (taking half of the South Nave roof) drains towards the East end. A 100mm² cast iron rainwater pipe discharges onto the South-East Vestry roof.
- 7.1.4 The electric cable to the external spotlight is loose and requires securing. M

7.2 Chancel, East Wall

- 7.2.1 This is a simple elevation with a triple lancet central window.
- 7.2.2 The stonework appears to be generally in fair condition but there are several areas of significantly eroded stonework below sill level, due possibly to rising damp.
- 7.2.3 The pointing is again harsh in places and not well executed.
- 7.2.4 Several of the stones have been faced up or rendered but not very convincingly.
- 7.2.5 The joints to the stonework surrounding the lancet window (central) require re-pointing. B
- 7.2.6 The windows themselves are in reasonable condition if rather dirty. The leading is fair but the ferramenta is in need of repainting. Protective covers are of acrylic sheet. M

7.3	<u>Chancel, North Wall</u>	
7.3.1	This is a small upstand section of wall at the top of the North Vestry roof.	
7.3.2	It is a rubble wall in reasonable condition with one or two eroded stones. In addition, there are one or two places especially at the West and East ends where pointing is required. There is some unsympathetic pointing at the East end. There is on crack in the masonry at the east end.	B/C
7.3.4	The rainwater goods have now been replaced and are in good condition.	
7.4	<u>Chancel Arch Wall (East end of Nave)</u>	
7.4.1	This is coursed rubble work in reasonable condition but with a dozen or so stones eroding, some up to 25mm deep. Replacements of one or two stones may be desirable in the near future.	D
7.4.2	In addition, there are several areas to point especially near the kneeler stones.	C
8.	<u>VICAR'S VESTRY, EAST WALL</u>	
8.1.1	This is similar to the South Aisle walling but there are one or two stones below the kneeler of the Chancel where there are deeply eroded pockets and some replacements ought to be considered soon. Elsewhere there are areas of pointing required, especially below the lancet window.	C
8.1.2	The stonework to the North side is green and has been very damp. It has been harshly pointed in the past and there are some open joints to re-point.	C
8.1.3	The single lancet window is surrounded by stonework in reasonable condition but the crown stonework is eroding.	
8.1.4	The two lower leaded panels have been replaced in the past and are in good condition but the leading to the hopper is poor and may require replacement in due course.	D
8.1.5	The doorway which is no longer regularly used is in fair condition but not open on day of inspection. The door appears to be oak with pleasant hinges and ferramenta.	
8.1.6	In front of this part of the Vestry there is a section of iron railings in fair condition. Several railings have rusted away sections and requires redecoration.	M
8.1.7	The rainwater gully adjacent to the Vestry is blocked and requires clearing out. The adjacent area needs tidying up.	
9.	<u>SURROUNDINGS</u>	
9.1.1	The church is surrounded on the East side by a roadway which is very close to the church (only 60mm away). To the South side the whole area is flagged with stone pavings, some of which needs weeding out and several areas are cracked.	M
9.1.2	There is a new section of railings to the Eastern end of the South elevation which forms the entrance to the boiler room. The railings are of modern section and design. They need re-painting.	M
9.1.3	Elsewhere to the South elevation and to the West elevation the immediate area in front of the church is covered in stone flags. The West end especially needs tidying up.	M

Interior

10. NAVE

- 10.1.1 The Nave is quite reminiscent of Early English work and is generally in a good state of repair.
- 10.1.2 The roof structure is formed from large arch braced trusses bearing down onto stone corbels, with intermediate principal rafters. All of the timber boarding, rafters, purlins etc are stained dark and from floor level all appears to be in good condition.
- 10.1.3 The arcade walls are supported on octagonal stone columns which in turn support the simple chamfered moulded arches. All of the stonework is in very good condition but there is rising damp to the majority of the columns, especially on the North side, to approximately 1.2m. This has reached a stage where it is starting to disfigure the stone and there is a great deal of powdering of the faces of the stone. This phenomenon has been present throughout the remainder of the external walls, but recent redecoration has lessened the visual effect of this problem.
- 10.1.4 The East or Chancel arch wall is plastered and in fair condition. There are signs in the Northern part of the Chancel arch of slight deformation of the line of the arch but there appears to be no recent movement. There is also slight discolouration to the plasterwork to the West side and there is a slight crack in the plaster. N
- 10.1.5 Both the North wall and the South wall contain Clerestory windows and all of the plasterwork reveals appear to be in good condition.
- 10.1.6 The plaster to the West gable wall and adjacent areas of Aisle walls are showing signs of discolouration and flaking. Of more concern is the large crack from the junction of the bell stair turret down to the window head on the north side which is accompanied by loss of plaster. This should be investigated at close range as soon as possible. A
- 10.1.7 There is some cracking at the junction of both Aisle walls with the West end. Although these appear to be longstanding these should be monitored quite closely in the coming years. N
- 10.1.8 The West wall is very unusual indeed. It contains an inner porch at the West end which rises in the centre to support the bell turret above roof level and it sits over the inner West doorway between the two lancets.
- 10.1.9 There are two small recesses to either side of the porch. The outer walls are suffering from rising damp with loss of decoration, but otherwise the walls are in fair condition. N
- 10.1.10 The floor is covered with stone flags, again in fair condition. A small platform is formed from the offset of this porch feature and this is composed of pine timbers generally in fair condition but some evidence of leaks at the South side.
- 10.1.11 The door through to the West end is covered in burgundy coloured baize and is in reasonable condition.
- 10.1.12 The windows to the Clerestory are opened by mechanical winders and these ought to be retained in order to encourage ventilation.
- 10.1.13 The South walls of the arcade has been filled in with a pleasantly designed timber and infill panel system in Douglas Fir. The infill panels appear to be concrete block lighting rendered, some of which are visually uneven, but overall the appearance is quite fair. They do require re-decoration.
- 10.1.14 The floor is now carpeted and inspection of the stone slabs beneath was not possible. Beneath the pews are boarded stall risers with small vents in the side timbers. N

- 10.1.15 The pews themselves are sturdy pine, generally in good condition but some decoration would help. The pews sit on softwood boarded stalls and in places there is a good deal of woodworm to treat. The pew front to the north rear of the Nave is wobbly. 7no. of the pews on the south side are 'moveable' C
- 10.1.16 Lighting is by 3 no. large discharge lamp fittings mounted at Clerestory level on the South side. These give plenty of light, but cast quite a harsh shadow. They are also rather visible and the scheme certainly lacks subtlety. A new scheme ought to be considered. D
- 10.1.17 On the South arcade wall panels there is a crack where the floor of the upper section of the South Aisle meets the wall. This should be pointed and decorated. C
- 10.1.18 At the East end of the Nave just before the Chancel the area of flooring is of concrete screed and carpeted. Inspection of the sub-floor was not therefore possible.
- 10.1.19 The pulpit is a very good example of the traditional carved pulpit composition with brass handrails and wrought iron support rails. The pulpit was made by Goodalls of Manchester.
- 10.1.20 There is a brass lectern and wooden steps in good condition.

II. CHANCEL

- 11.1.1 The Chancel roof structure is similar to the Nave roof structure but the arched trusses support a mansard or wagon shaped ceiling rather than a double pitched ceiling. The spaces between the purlins and the trusses and principals are divided by timber mouldings. Generally, all of the roof appears to be in very good condition.
- 11.1.2 The walls are plastered and lined out and all appears to be in good condition. The far north aisle wall contains some slight fractures within the plaster wall surfaces. N
- 11.1.3 There are however one or two signs of old fractures on the South wall around the Chancel arch and these should be observed. N
- 11.1.4 The walls to the sanctuary are covered in oak panelling with enriched heads and tracery frieze. This is all in excellent condition.
- 11.1.5 So too is the carved reredos with gilded painting and oak figures.
- 11.1.6 The window to the East wall has arches and moulds which are supported on 4 no. shafts. All of the stonework is in good condition.
- 11.1.7 The window on the South elevation is a twin lancet in good condition.
- 11.1.8 The North and South walls appear to bow inwards at the centre but there is no recent cracking or movement apparent.
- 11.1.9 The West Chancel arch wall is plastered, ruled out and painted and in fair condition.
- 11.1.10 Choir stalls and back screens are carved oak, very nicely executed and in good condition.
- 11.1.11 On the North wall sits the organ with painted pipework. The painting is attractive but perhaps in need of careful cleaning.
- 11.1.12 The lighting of the Chancel is achieved by a recent installation, but rather noticeable.

- 11.1.13 The floor to the choir and sanctuary is terrazzo tiles with stone stop facings. This is now carpeted and could not be inspected.
- 11.1.14 There are 'Quartzray' heaters on the North and South walls at the Chancel arch similar to the Nave. Unfortunately, they are visually intrusive and some might say inappropriate.
- 11.1.15 There is evidence of old cracking to the East gable wall adjacent to the North wall which should be monitored.

12. NORTH AISLE

- 12.1.1 The North Aisle roof is composed of large principal timbers every third bay with downstands onto stone corbels. The boarding and timbers are all stained dark brown and generally in fair condition except that several of the purlins have large shakes. Sections of this boarding were replaced recently when roofing and gutter repairs were carried out. There is still evidence of some woodworm attack in places. C
- There are some worrying marks on the ceiling boarding at the extreme west end. This needs further investigation but is probably associated with poor masonry on the west gable and roof slate problems. A
- 12.1.2 Walls are plastered and generally in fair condition, but at the West end discolouration of the paintwork is evident on the plaster. There is a significant crack above the west lancet window and also evidence of water ingress on the north wall. This latter is probably the result of problems in the gutter above at roof level. (see section 1.6 earlier) B
- 12.1.3 There are several blocked openings on the North elevation. There are two twin lancet recesses, the stonework of which is in reasonable condition. There appears to be damp on the wall between the North Aisle and the Organ Chamber. N
- 12.1.4 There is a pine wainscot at low level on the North wall in the same pattern as the backs of the pine pews. The pews themselves are pine and in fair condition.
- 12.1.5 The floor in the Aisle way is now carpeted; therefore inspection of the sub floor was not possible.
- 12.1.6 At the West end there is a font with carved oak bracket cover, of limestone and marble of 1892 all in good condition. The floor here is terrazzo tile as in the Chancel.
- 12.1.7 The remainder of the floor in the Aisle beneath the pews is timber boarded on a stall riser all generally in fair condition.
- 12.1.8 At the East end there is a small altar chapel which sits below the organ pipework and organ panelling. All of this area is raised on a suspended timber floor and is carpeted.
- 12.1.9 Lighting is by 2 no. large discharge lamps, not as noticeable as those in the Nave and Chancel, but give the same effect.
- 12.1.10 The plasterwork is pattern stained over the Westernmost blocked lancet window adjacent to the font. This is possibly as a result of a leaking internal gutter now remedied.

13. SOUTH AISLE

General Note

The South Aisle was converted some years ago into a kitchen and tea room, toilets at east end with a charity shop in the rooms above.

13.1 Kitchen

13.1.1 Plastered ceiling in fair condition.

13.1.2 Floor is solid finished with new vinyl sheet in good condition. There are modern kitchen fittings and worktops. On the North wall there is a hatch through to the Nave. There is a split door through to the entrance area.

13.1.3 The walls have been lined out with acrylic sheet presumably for public health reasons.

13.2 Entrance Area

13.2.1 Similar to kitchen except most of this is exposed blockwork painted, with Douglas Fir doors, staircase, skirtings etc all in very good condition.

13.2.2 The floor is carpeted.

13.2.3 There is rising damp to the stone column on the north wall.

13.3 Tea Room

13.3.1 Similar to entrance area but with new ceramic tiles to the floor. All generally in good condition.

13.3.2 The room seems to have effective ventilation, but it smells a bit smokey.

13.3.3 The windows on the South wall are all generally in good condition.

13.3.4 There are signs of rising damp adjacent to the WC door and a small amount of patching/redecoration is required to the plasterwork.

M

13.3.5 Beyond the tea room are the toilets for the public. There are ladies, gents and a disabled persons cubicle. The floors are vinyl sheet, walls and ceilings are plastered and all in good condition.

13.4 Charity Shop

13.4.1 This is formed from the upper part of the South Aisle and divided into four areas; two rooms at the East end, a landing and gift shop area at the West end.

13.4.2 The room to the West end: some affected plaster and cracking at southwest corner and higher up in North-West corner around window. Eventually scrape off and redecorate. Hopper window in fair condition. Radiator in good condition.

C

13.4.3 The roof structure of the South Aisle (similar to the North Aisle) is quite clear from this level and all generally appears to be in fair condition. Leaks have been reported at the west end.

13.4.4 To the Eastern-most room there is a vesica window, in fair condition, but the adjacent plaster is eroding badly. Pointing or flashing probably require attention externally. There is a new extract fan also in the East window. Dual control fluorescent lights. The wall to the west of this room also shows signs of water ingress.

- 13.4.5 The two Eastern-most rooms are heated by a new radiator system and lit by fluorescent light fittings. The Charity Shop office is showing signs of water ingress on the north wall as a result of a possible faulty flashing. This requires further investigation. B
- 13.4.6 There is a header tank in the Eastern-most room in the North-East corner. The upper parts of the arcade opening through to the Nave are filled with obscure glass panels in a Douglas Fir framework, all in very good condition.
- 13.4.7 There is a fireproof partition and door dividing the upper rooms from the staircase, but the doors into the rooms require closers. The East room and others need smoke detectors. B
- 13.4.8 The floor is suspended timber and is carpeted.
- 14. SOUTH PORCH**
- 14.1.1 Lofty porch with painted pine purlins, ridge, rafters and board all generally in good condition.
- 14.1.2 The walls are plastered out and in good condition. There is a pine dado up to 1 m off the floor. There is a set of oak doors with the frame all in good condition with good quality "Collinge" hinges.
- 14.1.3 The floor is sandstone flags laid in diamond pattern. These are slightly uneven and the open joints would benefit from being pointed. 2 no. floor slabs also require replacing. There is an additional danger of tripping up at the start of the carpet where the matwell is well below the carpet trim. A new matwell may well be the answer. D
- 15. VICAR'S VESTRY**
- 15.1.1 The Vestry has been altered in recent years to form an additional upper store room accessed by a new staircase. Newly decorated and in good condition.
- 15.1.2 At lower level there is a dado to 1m in fair condition.
- 15.1.3 The window to the East wall is in fair condition but the ferramenta needs painting and the window vent does not open properly. The stonework surround to the window has eroded slightly and there is considerable evidence of damp penetration. This room would also benefit from increased ventilation.
- 15.1.4 The step and bottom of the door to the doorway in the East wall shows signs of water ingress. The reveal to the stone doorway is crudely formed. There is also some rising damp evident above the dado on the South wall and decoraton is required. N
- 15.1.5 The other doorway in from the area adjacent to the organ chamber is a shouldered doorway within an arched opening. The door is of softwood, battened and boarded in reasonable condition. M
- 15.1.6 The floor is solid and covered in carpet.
- 15.1.7 The lighting is modern and in good condition.
- 15.1.8 Wall safe and floor safe in good condition.
- 15.1.9 Sink unit and water heater all in fair condition.

16. ORGAN CHAMBER

- 16.1.1 The problem of water ingress from the chimney seems now to be of no relevance as the chimney stack has been removed.
- 16.1.2 Within the organ chamber archway, the doorway and adjacent pier to the Vestry is heavily eroded due to rising damp and there is some eroding render at low level. It seems this is the result of old rather than recent leaks.
- 16.1.3 The organ case panelling at a 45^o angle opposite to the Vestry door is loose and requires refixing. M
- 16.1.4 There is a loose floorboard within the doorway to re-fix. B
- 16.1.5 The door is fouled by the fire extinguisher! N

17. BELFRY

- 17.1.1 The belfry or bell turret is reached via an opening in the wall at the West end of the church above the small lobby. There is no permanent access up to the landing below the opening and this is achieved by any available unfixed ladder. Ideally a handrail should be installed to prevent fall. A narrow stone spiral leads up to the bell turret. A light is definitely needed internally. D
- 17.1.2 The stonework inside the turret looks to be in fair condition, but several steps at high level are badly eroded and one is missing and one is damaged. Some stonework consolidation below the access hatch at the top is necessary. C
- 17.1.3 The timber access hatch to the chamber is completely rotten and needs re-making. C
- 17.1.4 The bell has a rusty clapper but seems to be in fair condition (not tested)

18. BOILER ROOM (below the South-East Vestry)

- 18.1.1 Steps down are stone in reasonable condition, but with several horizontal joints to point. A handrail is needed. C
- 18.1.2 The roof support structure is steel beams and in-situ concrete infilling probably reinforced spanning between, but the beams are rusty and need painting. C
- 18.1.3 The floor is concrete in fair condition. There is reported to be a central gully.
- 18.1.4 There is a vent on the East wall to outside floor level. The gas meter is situated on the East wall.
- 18.1.5 The walls are brick and rubble stone in fair condition considering the situation.
- 18.1.6 The door is of oak. It is in fair condition but needs easing and painting. M
- 18.1.7 The metal guardrail at the top of the steps needs painting. M

19. SERVICES

- 19.1.1 The lighting of the interior has already been commented upon in separate sections. It is far from complementary and ought to be comprehensively re-thought.
- 19.1.2 The boiler which serves the radiators in the South Aisle is situated on the East wall of the former South-East Vestry, now the toilet area. It is gas-fired and appears to be in good condition.
- 19.1.3 The heating of the Nave and North Aisle interior is achieved by 6 no. Quartzray heaters to the Nave and 3 no. to the North Aisle; these have recently replaced very large industrial type inappropriate fan heaters, but still do not complement the interior at all and are reported to be inefficient. A new scheme is under consideration following DAC advice.

D

III SUMMARY OF REPORT AND RECOMMENDATIONS

I. GENERAL CONDITION OF THE FABRIC

- I.1 The general condition of the church fabric is sound, although there are still items detailed below in the recommendations that ought to be attended to.
- I.2 Replacement of original areas of decayed stone ought to be considered in the near future, but in addition a longer-term programme of replacement of eroded sections of stone should be put in place.
- I.3 A programme of masonry re-pointing ought to be prepared as this is a universal problem throughout the church.
- I.4 Further investigation should be made into the defective internal plaster, possible structural cracks and open jointed stonework referred to in section 10.1.6 and the problems at ceiling level in the North Aisle.
- I.5 The leadwork to the roof of the South-East Vestry is now approaching the end of its useful life. It has been patched many times with various degrees of success and renewal ought to be considered. The same applies to the gutters on the North Aisle roof.
- I.6 Regular replacement of roofing slates to the Chancel and Nave on the south side continue to cause concern and long-term replacements ought now to be seriously considered.

2. WORKS OF REPAIR IN ORDER OF PRIORITY

These items do not cover normal works of regular maintenance such as occasional roofing slate repair, painting and decorating etc.

2.1 A Items which need urgent attention

- a. Replace missing, slipped or damaged slates to roofs (refs. 1.1.2, 1.2.2, 1.3.1, 1.3.2, 1.4.2, 1.5.2, 1.6.2)
- b. Re-fix or fill joints of upstand flashings (ref. 1.5.4, 1.5.5, and 1.8.5).
- c. Inspect west wall of north aisle at high level (ref. 10.1.6 and 12.1.1).

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

- a. Replace slates to South Aisle roof at east end (ref.1.6.3).
- b. Replace flashing and flaunching to internal parapet Nave/Chancel, North Aisle and other roofs (refs. 1.1.4, 1.2.4, 1.3.3, 1.5.5 1.8.4).
- c. Renew lead gutters to North Aisle roof (ref. 1.5.3) and repair lead to South East Vestry roof (ref. 1.8.3)
- d. Re-point open joints in stonework, copings etc (refs. 1.8.6, 2.1.8, 3.1.4, 3.2.4, 3.2.6, 3.2.9, 4.1.2, 4.1.4, 6.1.2, 7.1.1, 7.2.5, 7.4.2, 8.1.2).
- e. Replace stonework in various locations (ref. 3.2.2).
- f. Repair cracks in leadwork to North Vestry roof (ref. 1.8.3).

- g. Replace broken section of rwp to South East Aisle (ref. 6.1.6)
- h. Fit smoke detector to South Aisle upper rooms (ref. 13.4.7).
- i. Re-fix loose floorboard in organ chamber doorway (ref. 16.1.4).
- j. Investigate cracks in west wall of North Aisle (ref. 12.1.2) and South Aisle (ref. 13.4.5)

2.3 C Items which should receive attention during the quinquennium

- a. Re-pointing of stonework mainly lower levels (refs. 2.1.4, 2.2.4, 2.2.5, 2.2.6, 5.1.1, 7.3.2, 7.4.2, 8.1.1, 8.1.2, 10.1.17, 18.1.1).
- b. Isolated masonry repairs (ref. 2.1.7, 2.2.10, 2.3.2, 2.3.4, 2.3.8, 2.3.10, 17.1.2).
- c. Replace louvre blades to bell turret (ref. 2.4.3).
- d. Re-lead leaded window to South elevation of South-East Vestry (ref. 6.1.4).
- e. Inspect roof boarding over west end of North Aisle at close quarters (ref. 12.1.1).
- f. Brush off and redecorate (ref. 13.4.2, 18.1.2).
- g. Strengthen pew front (ref. 10.1.15).
- h. Re-make timber access hatch to belfry (ref. 17.1.3)

2.4 D Items which it would be desirable to carry out

- a. Insert lead flashing to buttress to top of west face of west wall (ref 2.1.3).
- b. Replace eroded stones (ref. 2.3.6).
- c. Inspect bell turret at close quarters and consider replacement stones (ref. 2.4.2).
- d. Investigate repairs to hood mouldings (ref. 5.1.5).
- e. Repair boiler room lintel (ref. 6.1.5) and steps (ref. 6.1.11).
- f. Stone repairs to Chancel and Vicar's Vestry (ref. 7.4.1, 8.1.1).
- g. Replace glazing to Vicar's Vestry window (ref. 8.1.4).
- h. Consider less harsh lighting scheme (refs, 10.1.16, 19.1.1).
- i. Level out particular stone slabs to south porch (ref 14.1.3) and fit new matwell.
- j. Fit rail and/or safe access up to belfry entrance level (ref. 17.1.1)

IV

APPENDICES

- A. Photographs of defects
- B. Electrical Test Report

