

2010 QUINQUENNIAL INSPECTION REPORT

**ST. MARY THE VIRGIN
NORTON, STOCKTON**

**0935/Dch258
Inspected July to
October 2010**

DIOCESE OF DURHAM

ST MARY THE VIRGIN
NORTON
0935/Dch258

Inspection of Churches Measure 1955
(as amended 1995)

Architects Report No. 9 made July to November 2010

Archdeaconry of Auckland
Deanery of Stockton
Incumbent: Reverend Dr. Norman Shave

J B Kendall Dipl Arch RIBA AABC
Inspecting Architect
HLB Architects
Unit 139
Stockton Business Centre
Brunswick Street
Stockton on Tees TS18 1DW
Tel: 01642 345 174
Fax: 01642 345 175

This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

INSPECTION OF CHURCHES MEASURE 1955 (AS AMENDED 1995)

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RECOMMENDATIONS

Where work is recommended a code number in brackets is entered in the right hand side age margin to indicate the priority: as follows:

- (1) Urgent works requiring immediate attention.
- (2) Work recommended to be carried out during the next 12 months.
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structures and services.
- (6) Work required to improve disabled access.

A. BACKGROUND AND GENERAL

- A.1 The Church of St Mary the Virgin is situated at the north west corner of Norton Village Green, and overlooks the roundabout, which is the junction of the A1027 ring road and the B1274 road from Norton to Carlton/Redmarshall. Norton is approximately 2 miles north of Stockton town centre.

The Ordnance Survey Map Reference is NZ 4428 2213.

There is a benchmark at the SE transept corner 99.86ft above sea level.

GENERAL DESCRIPTION OF CHURCH

- A.2 The Church has a cruciform plan with central tower crossing. The orientation is almost east/west but is slightly east by north, i.e. approx 11° north of true east.
- A.3 The Nave has attached north and south aisles with an entrance porch on the south aisle in the west end bay with a balancing extension on the North Aisle in the West end by which comprises Kitchenette, Disabled Toilet and Storeroom.
- A.4 The north and south transepts are on the tower transverse axis with an external door serving the south transept.
- A.5 The Chancel and Sanctuary are east of the tower and have an organ chamber and Vestry situated on the north side. The Vestry has an external door on the north side.
A raised hatch on the external face of the North Transept gives access to a basement Boiler Chamber containing a boiler for the underfloor heating.

Fuller descriptions of the Church are given in the attached references:

- A.6 Pevsners 'Buildings of England' County Durham Volume 1983:

"ST MARY THE VIRGIN. At the NW end of the village, and one of the most rewarding village churches in County Durham, owing to the almost complete survival of its Saxon crossing tower, and its later collegiate status (Norton was a C10 estate centre) The N transept and the E and W walls of the S transept also remain (S wall rebuilt 1874). The nave fabric probably survives too above the C12 arcading, but the chancel has vanished apart from wall stumps visible on the E face of the tower inside. The square-headed doorway in the S wall of the tower always gave access to the tower via a wooden stair on the W wall of the S transept. There would have been a wooden gallery round the inside of the tower from which triangular-headed doorways (now windows) led to upper chambers in nave, chancel, and transepts (cf. a similar opening at Jarrow). Above these first-floor openings two small round-headed windows in each face lighting the tower. The Saxon tower head was probably only about 5 ft higher than the tops of these windows. On the tower faces scars of the original steeply pitched roofs. Tower top Perp with battlements; the rest also embattled.

These remains, probably dating from the late C10, are the only visible evidence in the county of the pre-Conquest cruciform plan with crossing tower, apparently popular in the C10. They are followed by a faint indication of vanished Norman work (stones with zigzag decoration in the S porch) and then by much more in the Transitional style. To this belong the nave arcades of three bays with circular piers, capitals moulded or with some waterleaf embellishment, and pointed arches with complex mouldings incorporating keeled roll mouldings. Also Transitional and also with keeled roll mouldings the E and W arches of the crossing tower. To this phase too belong the round-arched windows of the clerestory on the N and partly on the S, and of the E sides of the S and N transepts (that on the N blocked). Fully EE the remains of the shafted E windows of the chancel (with shaft-rings) and the SEDILE (with dogtooth and hoodmould on leaf stops). Originally there were apparently sedilia instead, but the evidence is confusing. E window (probably originally five-light, see the jambs) and two S windows Perp, datable 1496, with simple panel tracery. Of the same time the nave roof W and S transept S window C19 (restoration of 1874 (S) by Alexander & Henman of Stockton. The aisles were narrowed to their original width, putting right the extension of 1923), the low aisle windows C20 (all probably by C H Fowler).

STAINED GLASS. N transept N by Kempe, 1896; chancel S by Kempe & Co, 1916, still entirely in the C19 style. - SCULPTURE. Two C10 cross-shaft fragments with interlace, one in the S jamb of the chancel arch, the other inside the E wall of the S porch. - MONUMENTS. Foliated-cross tomb lid in the S porch. - Also in the porch a much damaged but originally fine C14 effigy of a lady. - Effigy of a knight, early C14, the arms altered in the C16 to those of the Blakiston family, originally no doubt a Fulthorpe. The best effigy of its date in the county. Bare head, long curls, crossed legs in chain mail. Above the head a cusped arch ending in a slight ogee. Below the feet animals and a little seated woman reading her prayers. Over the rim of the shield reaches another little figure, humorously carved."

A.7 The Town & Country Planning Act Listed Status issued by Stockton on Tees Borough Council is included in the Appendix. The Church is classified as a Grade I building.

A.8 There are eight tombs in the churchyard that are Grade II listed and are included in the Appendix, these are named as:

20/288	Hogg family tomb	1776-1797
20/311	White family tomb	1776-1812
20/325	Stagg family tomb	1780-1811
20/326	Barras tomb	1819
20/327	Ray tomb	1806
20/328	Rev John Starkey tomb	1828
20/310	Jane Wilkinson tomb	1811
20/312	Hogg family vault	1730's-50's

A.9 The wall to the south of the churchyard is listed Grade II and is dated C18. The listing is also included in the Appendix.

- A.10 An Archaeological Assessment was carried out by Peter F Ryder: Historic Buildings Consultant, in May 1996. This is an 18-page document and gives the most comprehensive record of the architectural history of the building available. The Assessment contains recommendations in view of 'importance of the fabric' and these are referred to later in this Report.
A copy of the Archaeological Assessment is on the Architect's file and copies are held at the Diocesan Office (DAC) at Auckland Castle.
A subterranean vault at the East end of the Chancel was found when a gas supply was being laid to the Boiler House. The area presented a hazard and was infilled with aggregate before a full Archaeological investigation could be undertaken.

Other references available at the time of the inspection are:

- A.11 Anglo Saxon Architecture by H. M. Taylor Vice Chancellor University of Keele 1965 and John Taylor. Vol 1 See Norton pages 467 – 469 and Vol 3.
- A.12 St Mary the Virgin, Norton 'A Short Guide' by Angela Baker 1975.
- A.13 Norton, St Mary the Virgin 'Clergymen of Cleveland' published by The Christian Inheritance Trust 1991.
- A.14 The Church stands in the Norton Conservation Area, which places additional planning restrictions or protection on any development, conservation and maintenance.
- A.15 There are no Tree Preservation Orders in connection with the churchyard, but Stockton Borough Council have advised that as the trees in the churchyard contribute to the character of the Conservation Area, any work to the trees requires Local Authority consent. Correspondence is on file.

B SCOPE OF REPORT

- B.1 This Report is based on findings of inspections made from July 2010 to November 2010. Viewing was from ground level with the aid of binoculars and a roof inspection was made.
- B.2 There were no roof voids or ceillures, which required opening up. The Basement Boiler House was inspected. See Section 15 of this Report.
- B.3 There were no suspended floors or voids, which could be inspected.
- B.4 The extent of the churchyard that was inspected is shown on the Site Plan in the Appendix.
- B.5 The garden/tool shed at the SE corner of the churchyard adjacent to the lychgate was locked and could not be inspected internally.
- B.6 No manhole covers were lifted or drains checked.

B.7 See Appendix 'c' of this Report for a full description of the limitations of the Report.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

June – Dec 2005	Kitchen/ Toilet extension to NW Nave including Disabled WC, Kitchen & Storeroom Architects: Purcell Miller Tritton of York	Contractor Historic Property Restoration Ltd, North Shields Tender Sum: £191,051.00
September 2005	New Church Notice Board erected at RHS of Drive gate pillars	
September 2006	New Vestry gas boiler and radiators to Choir, Sanctuary and Vestries	Dunphy Heating Ltd
November 2006	Churchyard Boundary Wall repairs at SW corner Rebuilding of settlement crack full height in brickwork in two locations	Repairs by Subcontractor to Stockton Borough Council at LA expense
November 2006	Lead stolen from Toilet/ Kitchen Extension with collateral damage to slates (and North Aisle Roof).	Temporary roof repairs by Porchwood Construction
December 2006	Lead stolen from Organ Vestry & Choir Vestry Roofs. Water damage to the organ has resulted in Harrison of Durham have attended to Repairs	Redfern Building Services carried out temporary repairs to gutter and roofs £
	Lightning Conductor Test to BS6651 Report was satisfactory	Stone Technical Services, Darlington
March 2007	Lead stolen from South Transept South Bay only Lead flashings to South Aisle East wall abutment, RWP pipe to Nave roof broken, Entrance Porch Cross damaged and skirt flashing disturbed	Messrs K Lydiatt was appointed to undertake permanent Stainless Steel renewal following competitive tendering. The final account sum paid to K Lydiatt on 10.01.08 was £82,586.65 and included the following: Organ Roof; Vestry Roof; North Aisle & Kitchen Roofs; Chancel & S. Transept; Nave; RWP replacement; Tower lead repair, Tower hatch repair, and Porch Cross repair. Architect: HLB

27/28 March 2007	Lead stolen from Nave roof South side and Chancel Roof East end bay only	Messrs K Lydiatt repaired as above
11/12 & 20 August 2007	Nave roof lead stolen over a period of 2 weeks resulting in approx. 90% of Nave North roof area lost	
October 2007	South Aisle lead gutter stolen and Porch roof lead soakers to Hips stolen. Lead flashings to Nave roof East & West gable parapet stolen. Damage to West end stone cross at Apex of Parapet gable	West end gable stone cross repaired May 08 by D France Stonemason *
March 2008	West end Nave Gable Cross repairs including removal of cross with cracked base, replacement of rusted dowel and replacement with Stainless Steel dowel and new stone slips	Repairs by David France Stonemason £1,780.00
August 2008	Roof damage and lead stolen to following areas: Porch roof Cross lead flashing; South Aisle SW corner lead gutter; Damaged slates to North Aisle eaves area; Damaged slates to Kitchen hipped roof Work contract managed by HLB Architects: DAC & Certificates obtained	Repairs by Wensley Roofing Cost £5,697.67
2008	North Churchyard Boundary pedestrian gate repaired following vandalism damage	Repairs by Volunteer labour
	North Aisle outer wall brushed down to remove drying salts from gutter leakage caused by lead theft.	Repairs by Volunteer labour
14 January 2009	Lead stolen from following areas: South Aisle gutter flashings; Porch roof gutters from SE corner to NW corner abutment with Nave including valley gutters; North Transept flashings to Tower NW corner	Repairs by Wensley Roofing

Jan – Sept 2009	<p>VESTRY REFURBISHMENT comprised: New robe, storage, safes and music cupboards, new lighting, electric switch panel, carpet & decorations to Choir Vestry New equipment cupboard, wash basin, lighting, carpet & decorations to Clergy Vestry Architect: HLB Architects, Stockton DAC Certificate & Faculty obtained</p>	<p>Contractor Murray Construction of Sunderland £25,841.00</p>
September 2009	Drains rodded by Seaton Drainage and root blockage found at SE corner of Churchyard	
April 2010	Realigning and fixing pews on floor battens	St Marys working party
June 2010	Pedestrian Steps on North side Churchyard edges painted white for safety	St Marys voluntary labour
Annually: Autumn	Sweeping leaves from Churchyard and accessible roof gutters	St Marys working party
July 2010	PATS testing of Portable Electric equipment has been undertaken and found satisfactory	
Annually	Grass in Churchyard cut in season by Stockton Borough Council Tree maintenance by Stockton Borough Council	No charge
	Lighting bulbs replaced on regular cycle as required	Repairs by Volunteer labour
Annual Service	Organ maintenance by Ellis Scothon	
Annual Service	Boiler and Heating Equipment	
Weekly	Interior Cleaning	St Marys Cleaners Rota
October 2010	Entrance Gates & Pillars restored by K Heslop Contractor Church Architect Management	£3,000.00 approx

2.0 GENERAL CONDITION OF CHURCH

2.1 The church has undergone some significant Building & Restoration works in the last Quinquennium: The Kitchen & Toilet Extension in 2005 being the largest scheme followed by The Vestries Refurbishment in 2009. 8 successive lead thefts over 3 years resulted in over 80% of the lead covered roofs having to be replaced in stainless steel. Flooring including new insulated decking, flooding damage to walls and pews in the North Aisle and water penetration into the organ were also caused by the lead theft. Added to this practically all lead lined gutters and flashings were stolen or disturbed with associated damage to slates and to a metal cross on the Porch roof. All damage caused by lead theft has been restored or repaired.

Ongoing maintenance to the installed systems together with cleaning/ churchyard maintenance continued in spite of tribulations.

Overall the Church is in excellent condition and is very well cared for considering the age of the building. New lighting is under consideration and early discussions and options are being examined.

EXTERNAL INSPECTION

3.0 ROOF INSPECTIONS OCT – NOV 2010

The roof has 9 No separate roof areas; Tower; Chancel; Nave; North Transept; South Transept; Organ; Vestry; North Aisle and Kitchen/ Toilet; South Aisle and Porch. These are described in greater detail as follows. See attached roof plan.

3.1. TOWER ROOF

3.1.1 This roof is covered in 8 no. full lead bays and 2 No part bays with rolls, have no steps, and are laid to a shallow pitch. The saddle roof discharges water into box gutters on the north and south sides, each with an internal lead downpipe discharging rainwater at lower level through narrow window openings onto the Nave roof at the East end. The South side downpipe is part flattened as it bends through the narrow window opening and could be causing an obstruction. This pipe requires careful restoration to allow full rainwater discharge.

3.1.2 The gutters have wooden duckboards, which are considerably weakened with rot and cause debris blockage to the gutters unless cleared regularly. A lead covering on the West side was repaired in 2008 with a patch but this has cracked at the soldered edges and should be lead welded. Another lead panel on the East side is cracked and needs lead welding.

- Some lead flashings are cracked and need replacing; others need repointing
- 3.1.3 The duckboards should be removed and the rainwater downpipe outlets protected with metal filter cowls to prevent blockage. 1
- 3.1.4 Other repairs listed below also require attention:-
- * Exposed weathervane metalwork is heavily rusted and requires protection with special paint coatings. The vane pole is working loose and will require anchoring in due course 2
 - * The lightning conductor should be tested as soon as possible and at 5 yearly intervals. 1
 - * Crenel copings are well worn and some are in need of replacement. See tower stonework recommendations. 3/4
 - * The tower hatch is becoming damaged with use and a hinged mechanism with stays is recommended. The flagpole is loose in its concrete harness and requires proper anchoring. 2
- 3.1.5 The Parapets have open crenels, which are unprotected and could be a hazard to anyone working on the roof. Consideration should be given to protective bars over the openings or workers using body harnesses fixed to an anchor point.
- 3.1.6 There are a number of old timber 'plugs' set in the parapet walls on the internal faces which should be removed and repointed in lime mortar. 3
- 3.2 CHANCEL ROOF**
- 3.2.1 The lead coverings were stolen in the summer of 1999 and replaced by mineral felt installed by Barclay Roofing of Stockton as a temporary protection prior to permanent reinstatement in lead at a future date when funds were available. The felt is beginning to shrink with thermal movement and its age is limited. 3/4
- 3.2.2 Lead flashings and gutter on the North side require attention where the far east end lead is open to rain ingress and flashings are split through expansion. New shorter flashings recommended to Architects Specification.
- 3.2.3 The Chancel roof single lead bay at the east end was stolen in 2007 and this was replaced under insurance cover in 2008 with Stainless Steel sheet.
- 3.2.4 The lead gutter on the south side is intact and appears to be satisfactory.

3.3 NAVE ROOF

- 3.3.1 This area previously had 18 lead bays in a dual 15° pitch with rolls and has no steps between ridge and gutter but was largely stolen in March 2007 and was replaced in tinned Stainless Steel sheets on an insulated and vented deck in 2008 by K Lydiatt & Co
- 3.3.2 The two ridge box ventilators have been replaced with Stainless Steel coverings to match but they remain as before, non-functional and the lack of ventilation at roof level does not appear to have had a detrimental effect on the interior.
- 3.3.3 There are 4no. Cast iron downpipes from this roof 2 on each side. The swan neck outlets are inclined to blockage and one has been replaced. All the downpipes are in need of redecoration. Regular checking of these downpipes to ensure they function is essential. 1
- 3.3.4 The west end gable has a hidden leaded gutter between the higher gable parapet and a lower parapet. This gutter has had many lead repairs over the years and has continued to crack because of its confined location and fixing. The lead gutter requires replacing with a new lead and neoprene expansion joint and cover flashings to ensure a fully weatherproof installation. 2
- 3.3.7 The box gutter on the north side has fractured across its width and will be a source of leakage. A replacement length of approx. 1 metre of lead is required. 1

3.4 NORTH TRANSEPT ROOF

- 3.4.1 This roof has a stainless steel covering in 13 narrow bays with standing seams to a dual pitch of approx. 10°. As mentioned previously the material is shiny and springy and trafficking should be avoided in wet conditions to avoid accidents. The coverings are sound. Flashings at wall abutments and chimneystacks are in lead and satisfactory. The wall abutment flashings have been replaced following theft. 2
- 3.4.2 The table stones at the north gable are partly broken and some require replacement to give full protection to the wall face and avoid water staining down the wall face. 2
- 3.4.3 The boiler house chimney is of stone and rises at the N.E. corner in 7 courses and has a flue terminal. The west side of the stack is eroding and requires monitoring for future maintenance. 4

- 3.4.5 The roof has overhanging eaves to the east and west sides but the West side gutter is in pvc, is loose and water is missing the gutter and tracking down the wall. It is recommended this gutter and down pipe are renewed in cast iron. 2
- 3.5 SOUTH TRANSEPT ROOF**
- 3.5.1 This roof was previously covered in lead bays to a dual pitch of approx. 20°, but like the Chancel roof the lead was stolen leaving only two lead bays intact at the gable end, which was stolen in March 2007 and was subsequently replaced in tinned stainless steel in 2008. Temporary mineralised felt coverings are now installed to this roof with the intention of renewing in lead when funds allow. 3/4
- 3.5.2 The east and west lead parapet gutters are in need of attention with many split lead flashings. The east side gutter especially needs early attention where a 'dip' in the mid section indicates rot to the timber boarded base. Opening up initially is recommended to determine the extent of rot. 1
- 3.5.3 The south side tower wall just above the Chancel roof is showing signs of stone decay, and loose pointing. This important Saxon masonry needs careful repointing to the Architects specification. 3
- 3.6 ORGAN ROOF: NORTH SIDE OF CHANCEL**
- 3.6.1 Previously this was a lead covered monopitch roof but was stolen in December 2006 and was recovered in tinned sheet in 2008.
- 3.7 VESTRY ROOF: NORTH SIDE OF CHANCEL**
- 3.7.1 Previously this was a lead covered monopitch roof but was stolen in December 2006 and recovered in 13 bays of tinned steel on a ventilated/ insulated deck in 2008 by K Lydiatt & Co. The roof has been repaired many times with patches; was damaged during the theft in 1999 and requires further repair. 1
- 3.7.2 Noted – flashing to west side of Vestry wall abutment is leaking and stains appear on wall inside! Recommend opening up to investigate and reform flashing with greater depth. 1
- 3.7.3 The flashings to the gutter parapet wall have loosened and require repointing as soon as possible. 1
- 3.7.4 The projecting stone spitter is lead lined but the lip is cut short and should be restored to give proper discharge of water. 2

3.7.5 The previous infra red beam detection system was removed when the new stainless steel roof was installed and there was little lead remaining on the roofs.

3.8 NORTH AISLE ROOF & KITCHEN/ TOILET EXTENSION

3.8.1 These monopitched and hip end slated roof to approx. 35° are covered in Westmoreland slates to diminishing courses with a tinned steel lined gutter. The slates appear to be generally sound with a few wired repairs previously. The lead gutters were stolen in 2006 and replaced in stainless steel in 2008.

3.8.2 The gable at the Aisle west end has a narrow lead gutter at low level and this has been previously repaired in a temporary manner but 2 splits are still in need of repair.

3

3.8.3 The north parapet gutter rainwater outlets were modified prior to the 2002/4 inspection to avoid leaf blockage and this continues to be satisfactory. Leaves from the north side of the churchyard still collect on the roofs and it is important to keep these cleared regularly.

2

3.9 SOUTH AISLE AND ENTRANCE PORCH ROOFS

3.9.1 The monopitched Aisle roof is in Westmoreland slate to approx. 35° as for the north aisle roof. Slates are in good condition following repairs in the last Quinquennium.

3.9.2 The porch roof is of matching construction with sloping lead valleys and mitred slate hips. There is a fine decorative metal cross at the end of this roof with a generous lead flashing at the base, which was replaced following damage by lead theft in October 2007. The east and west side mitred hips have been repaired with lead soakers since the last inspection. The roof construction was opened up and the boarded ceiling replaced following discovery of extensive woodworm decay.

3.9.3 The rainwater outlets to the south aisle gutter were reformed to have horizontal outlets discharging into cast iron rainwater heads to match those of the north aisle roof. This is working well.

3.9.4 The porch parapet gutter was replaced in lead following a theft in January 2009 when the sump outlet on the west side was modified to improve drainage and lead bay construction.

4.0 GROUND DRAINAGE

- 4.1 All rainwater pipes discharge into trapped gullies and drains. Drains from the kitchen/ toilet extension are functioning and discharge into the public sewer in the dual carriageway to the north. Other surface water drains are routed to the south churchyard boundary where a blockage has been recorded by drainage investigation contractors. Some gullies are blocked and require cleaning and testing. Further drainage investigation is needed to trace the south outfall to ensure rainwater is being discharged safely. The underground drainage system is recorded on the ground floor plan in the Appendix, which records 5 manholes, all under paving flags. These were inspected by a drainage specialist firm in 2008/9.
- 4.2 As a matter of routine maintenance all gullies should be checked and cleared of debris each year and the manhole covers lifted and the branch drains tested for free flowing. 2
- 4.3 Gullies at the lowest point of the church drive are believed to be covered and water collects here. An investigation to find the gullies and bring them back to use is recommended.

5.0 WALLS AND MASONRY

5.1 TOWER

- This is a simple stone structure but of good proportions which sits comfortably with the nave, chancel and transept roofs.
- 5.2 The tower still maintains its dominance and any future development should respect this central feature.
- 5.3 The masonry has a somewhat patchy appearance having been restored in the 1960's. P Ryder refers to "...recent renewal of the facing, generally respecting the shape and size of the individual blocks, but not the valuable archaeological evidence of the earlier roof lines." The new refaced stone is a warm buff colour but with a smooth ashlar appearance that looks strangely out of place with the existing weathered stone.
- 5.4 The pre-existing stone is now by comparison, much weathered with some areas deeply eroded, which need to be monitored at each Quinquennial for restoration.
- 5.5 The most eroded masonry appears soft and is spalling with evidence of heavy deposits on the roofs below the tower faces. Some previous pointing to some of these areas is roughly patched and unsuitable which usually advances decay.

	<p>Generally the new stone is weathering in but still appears flat and featureless. The lower tower windows are Anglo-Saxon triangular headed former door openings containing long and short work. The north side 'window' is the best preserved externally. The left side lintel is delaminating and in danger of losing a piece of its soffite. We recommend a detailed close up inspection with findings to advise on conservation of this important historic fabric. An area of new stone on south side of tower to the lower west corner may need repointing. At lower tower level are pairs of narrow slit windows with round heads to each elevation. Some are heavily restored with the facing work of earlier date, but others remain as 'original' and heavily weathered. RWP from the tower roof are routed through the 2 west windows down to nave roof level. Consideration should be given to the future maintenance of the tower walls. Firstly a more detailed study will be required to prepare an accurate record. P Ryder suggests rectified photographs. A close-up test inspection of one or more of the eroded areas at higher level by tower scaffold is required to evaluate the 'soft' areas and depth of erosion. A report with costing should then be prepared as a basis for English Heritage grants.</p>	3
5.6	<p>At parapet level there is a projecting stringcourse and this is much eroded and some sections are missing which should be restored when funds allow. The crenellations appear to be sound though much weathered.</p>	3
5.7	<p>The belfry louvred openings are of timber set in pairs of square-headed openings with trefoil heads. The louvres seen externally are intact and the masonry surrounds and tracery appear to be sound. The south belfry opening was renewed at the time of the new stone facing and part of the north and east openings.</p>	
5.2 EAST ELEVATION: CHANCEL AND VESTRY		
	<p>The large east window sits centrally in the gable with broad corner buttresses up to window tracery level. Renewed masonry at higher level is smooth and flush but presumably replaced the former bond pattern. Some spot repointing is required at lower level at 1st to 4th courses also rising damp erosion to part of 4 courses. Minor settlement of LHS buttress on 2 faces no attention required now but monitor at next inspection</p>	3
	<p>The window on RHS reveal has 2 patches, which require some attention, and 2 No. cill stones require repair. The window glazing is protected with polycarbonate. The ferramenta behind the polycarbonate is heavily rusted and should ideally be treated and decorated but this can be undertaken later when funds allow.</p>	4

The vestry gable wall was added in the 19th Century and is generally sound but in a different stone to the main gable. The vertical joint between the main gable and vestry gable has been repointed in the last quinquennium and appears to be static apart from a minor hair line crack.

The vestry gable coping joints have been repointed and are satisfactory. The NE vestry buttress has some erosion at the lower face under the second splayed plinth and this will require attention in the future.

4

Repointing is required to 2 no stones at 1st splay. Repointing at high level below kneeler is also required.

Below the path at the east end gable , a burial vault was discovered some years ago when a section of the path subsided. The 'cavity' was filled with gravel and the path level restored. There are no records of a vault in this area and no further investigations were made.

5.3 CHANCEL SOUTH ELEVATION

This elevation has been extensively refaced in masonry giving a very smooth ashlar appearance.

The SE corner buttress has a small crack just below the first splay, which requires repointing. See 5.2

3

The RHS window cill and stonework below requires some repointing where joints have been washed out. The glazing bars are in need of derusting and decoration cleaning required behind secondary glazing.

3

The LHS 'Gilpin' window is collecting dirt behind the polycarbonate sheeting, which is dirt engrained and blocking daylight to the interior.

3

The walling at ground level, especially adjacent to the planted beds is soil spattered and would benefit from a gravel strip, which would help drainage. Repointing is also required at this level.

2

5.4 SOUTH TRANSEPT

The east wall is dated from the 11thC and contains stones of character. Some selective repointing is required as follows:

- Parapet level LHS above and below stringcourse.
- Patch above window to RHS.
- Wall adjacent to buttress at top splay.
- Behind rainwater pie

3

3

3

3

The RWP requires repair where the 2nd length is cracked and the bottom length requires refixing and a shoe to discharge into the gully.

2

The east lancet window cill is split and requires repair. The polycarbonate sheet protection is loose and requires refixing when accumulated debris has been cleared.

The south transept gable wall with tall window is generally in good condition with only repointing required as follows:

- Window cill centre joint requires repointing. 3
- RHS buttress requires repointing below first splay. 3
- The buttress at each corner have plinth bases of older stone. The RHS plinth has deep erosion, which will need repair in the next 5 years.

A metal strap to the LHS of door lintel should be removed and repointed.

The sundial above the door has lost its metal gnomon and if funds should ever allow this would be good to have restored. There is a faint inscription so may be a memorial. 4

The west return side of the transept is satisfactory except for some minor repointing at parapet level at the south end. 3

5.5 SOUTH AISLE AND CLERESTORY

Four broad windows in two pairs are separated by a central buttress. The stonework is generally good with only minor attention required as listed.

- Remove moss and algae to stringcourse and buttress splay.
- Repair or replace metal grille at RHS 4th window. 3
- Repoint bed of window No. 4. 3

Noted there is some erosion to window hoods especially no.2, which will require replacement in due course. 4

A cast iron air grille to RHS window is damaged and needs repair to prevent 'bat' access.

Clerestory: light limestone masonry generally satisfactory, description similar to north clerestory wall, except for new double window with trefoil head which is different to its neighbours left and right. The downpipes have been cleared of blockages in the last few years but require regular monitoring to prevent leakage down walls.

5.6 SOUTH ENTRANCE PORCH

There are a pair of oak doors set in arched opening with ordered reveals and shafts all in good condition. The hood moulding is good but some repointing is required to centre and RHS joints. Some spot repointing is required to the stonework over, to LHS of light fitting, and to SE corner buttress. 3

The west side of the porch is generally satisfactory with minor attention required to:

- Repoint to LHS of window reveal. 3

5.7 WEST GABLE ELEVATION

The large 5-panel window fills the west gable and this is flanked at each corner with a tall buttress terminating with a pinnacle. The north and south aisles have monopitch gables flanking each side of the nave gable.

The north aisle window moulding has a fracture at the top LHS that is defective and should be repaired.

Stonework is sound and has been occasionally repaired and repointed over the years. Minor attention is now required to:

- South aisle gable copings have open joints and require repointing. 3
- The west window tracery has some ferrous occlusions, which are staining and should be removed and patched in due course. 4
- The triangular panel above the west window to RHS will need repointing in the next 5/10 years. 4
- The horizontal crenulated parapet is weathering and will need repointing in 5/10 years. 4
- The two corner finials are slender and prominent and could be vulnerable to lightning. It would be worth considering lightning protection. 3
- The centre stone cross on the pitched gable pediment has been repaired following fracturing possibly caused by lead thieves.
- The west gable pediment appears weathered and may require repointing in say 5 years, subject to close inspection. 3
- The south gable triangular panel is sound except for four stones, which need repointing. 3
- The north aisle window moulding has a fracture at the top LHS caused by fault. This should be repaired.
- The north Aisle west buttress has a broken corner plinth stone. The missing piece is adjacent and can be bond-repaired 3

5.8 NORTH AISLE AND CLERESTORY

The north aisle has three pairs of flat arched windows with buttresses between each pair. Since the kitchen extension of 2005 one pair of windows has been incorporated in to the extension with one window being altered to form a door opening internally. A crenulated parapet at eaves level houses the gutter from the monopitched aisle roof. The nave clerestory above in remarkably light block stones with some darker banding and this is capped with a crenulated parapet. Buttress at higher level align with columns below.

At clerestory level some isolated stones and pointing are eroding and spalling and these should be examined at close quarters to assess when replacement is due. 2

The clerestory windows have well formed headstones and the proportions are good. The two rainwater pipes are heavily rusted. One was replaced when the roofing works were in progress in 2007.

At lower level the aisle walls are satisfactory and well pointed. The aisle window and tracery is satisfactory, though some surface erosion and efflorescence to the three LHS windows will need attention in due course. The installation of new parapet outlets to new rainwater heads in the previous quinquennium and downpipes continues to work satisfactorily and there has been no report of blockages by leaf collection.

5.9 NORTH TRANSEPT

This is a simple 11th Century end gable and the stones are of great character and antiquity. The window, a later insert, does not do justice to the elevation. The broken coping over allows rainwater to stain down the wall which will cause erosion. The right-hand side kneeler appears to be deflecting water down the front wall face and this requires reforming to prevent decay.

3

Repairs or replacement of the coping is a first priority.

Generally the stonework, though old, is intact and weathering well, Noted NW & NE quoin stones were consolidated by Seamus Hannah the conservator in 2002.

- RHS quoin stones at high level require repointing to the west side. The small stone apex cross, which appears to be a later addition, should be checked for stability.

5.10 VESTRY AND ORGAN ELEVATION

The organ chamber gable is a curious addition with its stepped parapet and corner stack but not in use of dark coursed masonry standing alongside the transept gable. The lower part of the wall is in lighter limestone up to vestry door height and the darker brown sandstone over gives a strange mix of colours, coursing and character. The 3 light windows at high level is in good condition and generally the gable stonework is sound. Above the vestry door a vertical settlement crack repointed by a mason and appears to be stable. The east face return above vestry roof is sound except for a patch to the right of the spitter, which will need repointing.

3

5.11 VESTRY NORTH ELEVATION AND ABOVE

Again the horizontal banding of different stone at mid-door height gives a patched appearance, perhaps there was some economy of re-using stone when built in the 19thC. The upper brown sandstone has a tooled face and is sound and well pointed.

The lower more weather-beaten limestone ashlar shows only light tooling but pointing is fine. Two buff air bricks at high and low level were previously installed for an earlier gas boiler air supply. Now a new boiler has been installed with separate air supply, these air bricks are no longer needed and should be removed and infilled with stone.

3

The NE corner angled buttress is satisfactory except for pointing required at the base and noted 3 courses are soft and weathering.

3

The chancel wall at high level over the vestry roof has a mixture of coursed stones, pointing is satisfactory but some isolated pocket erosion will require attention in due course.

3

The carved spitter has lead protection and appears to be working satisfactorily even though others have downpipes installed. The downpipe is cracked at lower level and requires renewal

3

6.0 EXTERIOR DOORS

6.1 Entrance porch doors: a pair of light oak chevron boarded doors with pelleted fixings; 2 missing. Frame and door all in good condition and sound. LHS forged ring drop handle missing but as the right hand side handle is intact and works singly, a replacement handle is not required. The lock is in working order with bolts inside giving adequate security.

3

The boarding finish faces south and is dry so will require regular boiled linseed oil treatment to prevent the oak from drying out and cracking. The drop ring handle would benefit from a coat of black unicaceous paint.

2

The left door leaf at the bottom corner is damaged and will require attention in due course. An added weatherboard with brush strip will cover the damaged area and will give protection from driving rain and dirt ingress.

- 6.2 Door to the south transept: a single leaf vertical oak-boarded door with ring handle. There are Yale and 5-lever locks fitted.
- The handle and escutcheon are heavily rusted and require treatment. The oak boarding is dry and has shrunk leaving gaps between the boards which requires attention, possibly the addition of shaped laths to cover the gaps. Linseed oil treatment should be applied. There is a gap at the door threshold which allows driving rain through unless checked. A thresh bar or rear board should be considered. 3
- The doorframe requires repointing to the external face. 3
- 6.3 Vestry door north side: a single oak boarded door well weathered but with smooth close grain and in need of linseed oil treatment. 2
- The door ring handle is loose and worn and requires a replacement 2
- Locking by night latch and security lock appears satisfactory.
- A new timber weatherboard has been added during the Vestry refurbishment and appears to be keeping rain water at bay. 2
- 6.4 The south chancel door is not in use and is curtained off internally. There is a flagged path leading up to the door externally and this should be removed as it sometimes confuses visitors as an entrance. The handle which matches the south porch door could be removed and refixed where one is missing. Security is adequate being bolted internally. The timber boarding is dry and requires cover laths and linseed oil treatment for the other doors. 3

INTERNAL INSPECTION

7.0 TOWER

- 7.1 Access: the tower access from the south transept is via a loose ladder, normally locked away but connects to an intermediate timber platform and from there a fixed timber ladder through an access hole in the wall to a steep cast iron ladder and up to the clock chamber floor. The access route is precarious and not considered safe by any current day standards. Guidance notes issued by the Diocese warn of the hazards of ladders and the church have a rigorous set of rules in place for their use. 2

- 7.2 The clock chamber contains the clock mechanism for four faces and electric drive mortars in a cabinet etc, all maintained by Potts, now Smith of Derby. This is understood to be working well and is maintained annually in November. There is a trap door and hoist arrangement for lifting and lowering stored goods and a safety rail, which should be checked to conform to minimum safety standards. The floor is timber boarded on large timber beams and appears to be sound. It is understood timbers have been woodworm treated. Walls are whitewashed and dry. A central light fitting for the tower ceiling below is lowered from the clock chamber floor. 2
- 7.3 Belfry: The belfry is accessed by a fixed timber ladder in the SE corner to a trap door. The belfry floor timbers are of rough tree trunk shapes and obviously very old but still serviceable. In the bell chamber are 3 bells by Mears of London dated 1664 but re-cast in 1893. The stout timber bell frame appears to be pre-Victorian but altered in Victorian times. The bells are rung automatically and are in good working order. There are louvred openings on all four sides of the tower formed in timber with a mesh covering internally to prevent bird entry. There is electric lighting 2 No. sufficient for maintenance. The walls are rough masonry and white washed. The rainwater pipe system from the gutters over are routed internally in pvc pipes to lead lined hoppers through window openings and thence routed externally from the west tower wall to the nave roof.
- The tower roof over the belfry is modern stained timber. Access to the roof is via another timber fixed ladder to a roof hatch which is lead covered and fits into the roof covering satisfactorily, but is heavy to lift. Consider refacing in a lighter covering.
- 7.4 There are some stone telltale markers installed by Denis Waite Engineer on the tower pillars at low level, which have been in place for some years. There is no sign of current movement though some vertical fractures are in evidence, it appears there is no active settlement. Continue to monitor 3
- 7.5 The stone panel over the nave arch, being the west wall of the tower below roof level displays a former opening but infilled in matching stone. The south side of the infill panel has a vertical crack line on the side of the wall only and may be of long standing. To ensure the crack is dormant the crack should be raked out and repointed as a monitor to be reviewed at the next Quinquennium. 3

8.0 ROOF STRUCTURE

- 8.1 Nave: It was not possible to make a close inspection of the roof as the ladders could not reach to the ceiling. Seen from ground level the timbers appear to be dry and solidly constructed. There are no obvious signs of distress or distortion. There are seven dark oak truss/beams to a shallow pitch, these support three longitudinal purlins, one at ridge level. Rafters span the purlins at 5 No. per bay and these support the boarding, all of which are exposed from the underside and are therefore well ventilated. The two ventilation boxes referred to earlier do not function and since reroofing in stainless steel are merely historic copies of an earlier ventilation method. There are some white stains on the roof boarding deducted as being historic marks from previous leakage. 2
- 8.2 The chancel roof is of similar construction to the nave. The first beam adjacent to the east gable wall still has a white stain to the LHS/north soffit. This was examined from a ladder previously when it was found to be dry. There appears to be no increase of the staining areas. The condition should be monitored and inspected at the next Quinquennial. 3
- 8.3 The north and south transept roofs appear to be late Victorian, being constructed of stained substantial softwood members, two truss beams, two purlins and ridge purlin, rafters and boarding, all open as with the nave and chancel. These appear to be in good condition with no indication of leakage or rot.
- 8.4 Aisle Roofs: Lean-to timber construction of three bays with open half truss, purlins, and rafters with diagonal boarding in the north aisle, but perpendicular boarding in the south aisle. The construction is sturdy and sound with only drying shakes to the large members. There has been previous reference to an outbreak of woodworm in the north aisle west end. This should be treated if not previously covered by a former treatment. 3

9.0 WALL FINISHES

- 9.1 All walls internally are fair faced stone and pointed. The aisle walls are dark ashlar square cut with narrow beds. The north aisle wall has suffered from gutter leakage in 1997 and 2006. Discoloration is still evident in places and the lower part of the walls show sign of surface decay. Surface salts have been brushed off and removed by a working party approx 2 years ago and some minor dusting is still evident, though the worst of the efflorescence appears to have worked out.

There is a vertical metal holding down bolt, presumed to relate to the roof construction, buried in the north wall in line with one of the timber principal rafters. The wall soaking caused by lead theft appears to have caused the metal rod to rust and expand, which is now partially visible in the wall face.

This should be monitored on an annual basis and the Architect be consulted if the condition deteriorates.

9.2 The transept walls are older 11thC stones and roughly coursed and have been cleaned and repointed in recent years and now look well. New arches to the north and south aisles at the transept walls are in ashlar and presumably replaced previous eroded work.

9.3 The chancel walls contain a mixture of stonework from 13th to 15thC but are generally sound. There has been indication of settlement at the SE corner where some pointing has been filled in the vertical cracks. This should be monitored to check whether it is active.

3/4

At lower level in the chancel east wall some hard cement ribbon pointing has been carried out which is quite unsuitable and should be replaced with soft lime pointing when funds allow.

On the south wall adjacent to the priest's door are some eroding stones and thick deposits of white efflorescence. A new radiator mounted on the wall, under the south 'Gilpin' window may have exacerbated the damp condition. Externally there are no adjacent downpipes, however blocked gullies in the vicinity could have caused local high ground moisture. It is recommended that a gravel trench is installed along the south chancel wall to lower the water table and reduce effects of rising damp.

2

9.4 North Transept: east wall face at north end at about 2/3m height under a memorial is some heavy efflorescence, which should be removed and monitored. Noted a cracked lower panel should be monitored at future inspections.

2/3

9.5 Stone Piscina in the south sanctuary wall has white efflorescent salts adjacent. It is understood water has been drained occasionally here and could have caused 'salting'. It is recommended that the practice of washing is stopped, unless a new lined drainage pipe can be installed.

10.0 GROUND FLOOR AND FINISHES

- 10.1 The nave, aisles, and transept floors re-laid with new stone flags to a diagonal pattern in two tones when the underfloor heating was installed in 1990/92. The floor has now worn-in and staining is showing up in the most heavily trafficked areas. In the fullness of time the stone may acquire a patina of dirt, which may disguise the more obvious marking. Some of the paving joints are cracked, presumably caused by settlement and thermal expansion. When funds allow, a programme of repointing would improve the appearance.

3

A sound 'loop' was installed in the floor joints before 1997. Care must be taken with any repointing to avoid damage to the 'loo' cables.

- 10.2 The chancel floor is stonework from a previous generation and is wearing well with little staining and contains the Davison slate memorial.
- 10.3 The sanctuary floor is stone flagged, in good condition, parts have been repointed in the last Quinquennium.

11.0 WINDOWS

- 11.1 All windows have leaded lights and are mainly 19th and early 20th Century. Several are by Kempe or Kempe & Co. In recent years there has been much vandalism to the glass but this has been carefully restored by Abbey Stained Glass and Kymes, and now all windows are protected externally with polycarbonate secondary glazing.

The North Aisle window at the west gable was badly damaged by burglars who broke in, during 2001. The window was replaced with the surplus window from the kitchen extension when converted to door in 2005.

- 11.2 High level windows to the nave clerestorey and tower are clear glazed in shades of purple and green, allowing much light into the interior. It was not possible to inspect these closely.

The tower north side leaded window above transept roof level is distorted by perished lead work and needs releading. The outer secondary glazing is protecting the inner window from leakage and wind/damage. Other windows at this level need close examination by an accredited glazier.

2

There is a hopper opening light at the east end on the south side, which is poorly fitted with gaps and requires attention.

Cracked quarries should be replaced only if leaking. There are 2 hoppers on the north side, which appear satisfactory. The centre window has a broken quarry in need of replacement.

- 11.3 At lower level most of the windows have figured/stained glass installed as memorials and these are generally in good condition with little sign of bowing or distortion. Some windows, as the chancel Gilpin window, have saddler bars to give additional support to the glazed panels.

There are reports of leakage to the west window under driving rain conditions. This window should be examined for condition by the stained glass installer when the above work is in hand.

2

- 11.4 The previous QI report listed the window dedications.

- 11.5 All glass may be carefully washed with distilled water and soft leathers annually to remove dirt. Alternatively a skilled stained glass conservator should clean all glass and give a condition report of glazing with recommendations.

2

- 11.6 Windows in the two Vestries were professionally cleaned by Kymes Studio in 2009 following the Vestry refurbishment. Noted that some rust staining on the glass was ingrained and could not be removed.

12.0 FITTINGS, FIXTURES AND FURNITURE

12.1 NAVE AND AISLES

- Pews are in light oak, simple style with plain gables by Thompson of Kilburn; installed 1970. There are two blocks of pews in the nave with a central aisle. 9 rows of 5 and 3-person length plus a frontal fixed together with oak runners at floor level bracketed to gables in a simple manner that has suffered wear and tear. A broken runner is awaiting replacement following some repairs in 2010. The side aisle has 8 pew rows 4 person length, plus a frontal of matching make and fixing as for as the nave.
- At the rear an antique oak chest looking very handsome approx 580mm wide x 1730mm length x 700mm height decoratively carved in square and circular patterns with a lid finely carved edged. A leaf pattern base, with some repair. Noted some woodworm attack on LHS panel - has this been treated?
Could be of some worth and should be valued for insurance.
- A table standing by the rear wall in dark oak with 4 turned bulbous legs and foot rail, much repaired. A modern-ish top but a fitting piece.

2

- 2 individual oak pews and prayer desks in carved traditional style in memory of AA Wilson Curate 1932-5 and DB Elliot Curate 1937-43.
- Font: A stone bowl on pillar and base with carvings is dated 1851. The bowl is lead lined. An oak crown cover with rise and fall chain to roof in good condition. The cover in memory of FB Watson 1916. A portable font is use in memory of Margurette Longstaff 1927-2001.
Noted: oak strip at floor level with plinth.
- An inauspicious stained softwood bookcase standing at the west wall, in poor condition.
- The antique wall mounted bookcase in the NW corner with spindle front is understood to have been an alms cupboard apparently 18thC. Again this should be valued.
- In the south aisle: a modern portable altar in light oak of slender construction on castors.
- In the south aisle next to tower pillar: a large eagle lectern on lion feet in brass, of sturdy proportions and Victorian style. In memory of Rev MCJ Mortimer, dated 1890.
- In the north aisle an upright piano on castors by Forster-Leipzig reported to be of average tone but used frequently. Castors noted to be difficult.
- Pulpit at tower NW pillar in modern style, oak steps, circular platform with 10 No. square metal balusters supporting sturdy oak rail and removable book rest. Legs with oak feet sits on stone floor uneasily.

4

12.2 NORTH TRANSEPT

- The Blakeston knight effigy described by Peter Ryder as "the most important monument in the Church", resting on a simple new stone plinth sits comfortably in this corner; though the space afforded this fine relic is becoming cluttered with discarded furniture. On the window cill a framed illustrated historical note of the knight.
- An antique oak lectern richly carved with figures and incorporating a novel adjustable swivel top is housed in the corner. Worth having valued.
- Two oak pew frontals stored here.
- A newly installed modern light oak bookcase fixed to the west wall extends for much of the wall length. A pleasing simple design. In memory of Ivy Robertson 1926-92 by Stephen Thompson.
- Three rows of 5 good new chairs in beech and upholstered.

2

2

12.3 SOUTH TRANSEPT

- A carpeted area surrounded by upholstered chairs acts as a chodie under the tower arch, two modern oak chairs in solid uncompromising construction with loose cushions, with a small modern oak table with a carved 'MU' insignia
- Mounted high on the west wall an hexagonal tester with radial marquetry design and fluted edge. The marquetry is lifting and its condition should be monitored. It must be one of the few surviving timber furnishings of a bygone age and should be preserved.
- Small timber bookcase, wall mounted on SE tower pillar, a simple example of its period, worth safekeeping.

3

12.4 CHANCEL

- Oak choir pews and frontals in traditional style with carving in good condition. Separate stalls and pews for clergy one on each side with decorative carving, good condition.
- Modern broad altar rails in oak with simple metal legs and centre hinged section, in good condition.
- Built in on the north wall an aumbry with oak front.
- The altar, a simple framed table, sturdy and sound.
- Organ on north side of chancel: rebuilt by Prested. A 2-manual instrument now maintained by Ellis Scothern. It is understood to be in fair condition for an aging instrument. A few stops do not work but with ingenuity these can be avoided.
- An upright piano on castors is in use in the Transept crossing the sound and action are reported below par. Timing is required annually. The instrument is difficult to move but is used regularly.
- On the north side a 'Bishops Chair', a fine oak antique piece with carved back, bottom rails but poor repairs; probably 17th C. This should be valued.
- A large oil painting on the north wall of the Chancel at awkward high level being biblical scene subject "On the road to Emmaus". Consideration could be given to lowering the painting to a visible level and adding artificial light. This should be valued separately for insurance purposes. At lower level a small wooden triptych, possibly modern.
- Built into the north corner of the east wall a quatre partite foral bowl of historic interest.

2

2

13.0 VESTRIES

- 13.1 The choir vestry leading from the chancel with external access door contains new choir robe music and store cupboards, in painted panel construction, desk and two safes. The electric distribution cupboard is in the SE corner and electric bells and alarm controls are built into a cupboard at the SW end. The floor is newly carpeted. The walls are plastered and redecorated including ceilings. Small outbreaks of efflorescent are showing on the north wall of the vestry above the store cupboards. This should be treated and redecorated. Dampness has encroached on the vestry ceiling at the west end caused by a failure of the roof flashing above which needs opening up and reforming.

2

The Chancel to Vestry doorframe has been refixed.

- 13.2 New lighting is installed over cupboards and spot lights at ceiling level.

- 13.3 Previous settlement in the SE and SW corners corresponding with the external settlement mentioned previously has been filled when decorations undertaken.

- 13.4 Windows: The East-facing window comprises three lights clear glazed and leaded in good condition. The glazing was cleaned by Kymes following the refurbishment.

To the north at higher level a three light window with 2 cracked panes but these appear to be watertight.

- 13.5 The safe in the SE corner is built into the wall, manufacturer F Whitfield of Birmingham. The new built in cupboards also covers the safe giving a degree of security. Fire proofing of safes question able and should be reviewed.

3

The safe in the west wall for records is a gift of W S Grey 1866 and has also been covered with a panelled door to match the robe cupboards.

The new wall mounted gas boiler is housed in a cupboard on the north wall with vertical flue which discharges at roof level.

- 13.6 The clergy vestry is a smaller inner room at the rear of the organ, and has been refurbished with built in cupboards, lighting, wash basin, carpeting, robe hanging space, altered access doors and redecoration.

The North-facing window at high level has three lights with clear leaded panes, recently cleaned, and has an undecorated stone surround.

The new wash basin has hot and cold running water.

2 interesting carved head corbels to west wall at high level.

14.0 MONUMENTS

The Church is richly endowed with monuments and no records appear to catalogue these. A photographic record would be useful for historians etc. A list in the previous report gave basic details.

3

15.0 HEATING INSTALLATION

15.1 The heating installation was introduced in 1990/92 and is an underfloor heating system of hot water coils by WIRSBO (UK) Ltd supplemented with fan convectors to provide boosted heat when required. The underfloor heating installation is understood to be working well apart from minor maintenance attention in October 2010.

15.2 The Dunham Bush fan convectors located in each of the transepts and at the west end of the Nave require annual servicing and cleaning of the air filters noted to be dusty. The thermostat settings need some adjustment, which is in hand.

2

15.3 The boiler house located below the north transept and extending under the tower is a brick vaulted structure, in sound condition, dry and painted.

The floor is flagged and concreted in part, and dry though some efflorescence noted to the East side and end South wall at low level is noted. Access to the boiler house is by an external stair on the north transept gable where a steel framed hatch with louvres is installed. The hatch roof has two hinged lids and all is well made and functional; a small amount of rot is in one edge of one lid.

3

Noted some tampering of the Stainless Steel flashing for the hatch, which requires dressing down and fixing.

3

Leaves tend to accumulate at the bottom of the stairwell and should be removed. The stone steps are worn but safe.

2

There is no handrail and users should be aware of the risks.

2

- 15.4 The gas supply pipe enters the stairwell from the north side and is surface mounted and well marked. The gas meter is located in the potting shed adjacent to the lychgate at the SE corner of the churchyard. A galvanised metal duct is installed along the corridor access to provide a fresh air supply and this was seen to be working well.

There are 3 bulkhead lights working in the boiler house area and one at the stairs, which is off, and the cover broken. Electrics generally in MICC on trays to an excellent standard.

- 15.5 The underfloor heating boiler is a Potterton Condensing Diplomat model 46.3 Kw heat input. On the west wall 2 piped manifolds with upvc circuit pipes to the underfloor system all appears well and working apart from salts at some of the manifold joints indicating minor weeping. These should be reinspected when the pipes are cold. Also noted below the LHS manifold, a damp area on the floor. The condition should be monitored regularly over 6 months. There is a Control panel, Breflo expansion vessel and pvc tank. The whole installation is neat, workmanlike and tidy. The boiler is understood to be maintained annually. 2

In the 18 years of operation, one water pump, the ventilation fan and condensate pump have been replaced. There have been no failures in the last 5 years

- 15.6 The new Vestry boiler is a Potterton Commercial 'Paramount' 60 with twin wall flue rising to roof level. Also contained in the Boiler cupboard is a 'Flexcon Top 50//1.5' pressure vessel and a Grunfos Model C pump ref PC0541 that serves 5 radiators in the Vestry and Chancel. The Chancel radiators and pipework remain undecorated and would benefit from a paint scheme to blend with the stone wall background. 2

The Vestry boiler cupboard contains 3 air bricks , the upper air bricks are no longer in use and are blocked off. The lower air brick is open but could be removed as air supply to the boiler is drawn through the flue pipe.

- 15.7 The two boilers and controls are maintained by Connaught Gas Force who also carry out an annual gas safety inspection.

A report from Connaught in August 2010 have advised that as the system is now 19 – 20 years old, parts are becoming increasingly difficult to obtain. The Church should now plan to have a new control system in the foreseeable future and consider options and costs. 2

16.0 ELECTRICAL INSTALLATION

- 16.1 The incoming electric supply enters the Vestry at the SE corner where switchgear and distribution equipment rated at 100 amp and 500 volts are housed in a small cupboard. There is now a new switch panel and distribution panel with mcb's serving the whole Church. Only lighting switches are located in the Church.
- 16.2 There are another set of switches at the SW corner of the nave wall mounted, which controls the main church lighting. As it is understood lighting may be rewired in the future the opportunity to house the nave switchgear in a discrete cupboard should be taken. 3
- 16.3 There are a smaller set of light switches for the chancel and crossing at the NE corner of the tower and these are unobtrusive.
- When the church is rewired and relit the overall switching strategy should be considered to avoid unnecessary switching locations. 4
- 16.4 The present lighting installation is almost entirely based on uplighter and downlighter spot lighting, which gives satisfactory illumination but a harsh emphasis with a tendency to glare. The pendant light fittings at the tower crossing and transepts are outdated chandelier fittings, which originally had opal shades, but now some bare bulbs remain which give a poor quality light and impoverished appearance. Some of the spot lights have deteriorated with age and are difficult to lamp. Relamping is a 2 man job and volunteers may not always be available in the future. Some switching is faulty. The Church are now considering a new lighting scheme to give better lighting with economy of power. 3
- 16.5 Externally there are lights mounted over all three entrance doors and one on the west gable at high level; these are well placed and useful. There is a single post light on the path approach to the church adjacent to the war memorial, which has been troublesome and another adjacent to the Lych gate. The switching of these was repaired when the Vestry was refurbished. A delayed switch for external lighting was in use but now appears to have failed. Users of the Church exiting in darkness have concerns for security. An external light over the South Chancel door has been removed but the bare wire remains. This should be removed and the hole pointed up. 2

- 16.6 A sound reinforcing system and hearing loop were installed by Tony Atkinson of Darlington before 1997. The equipment is located in the Clergy Vestry cupboard and includes fixed and portable microphones, some await repair. 2
 There is a loose loop cable at the pillar base adjacent to the Pulpit, which could be damaged if not refixed. 2
- 16.7 There is a lightning conductor installed to the tower and nave roof and this comprises a coronal conductor to the tower parapet with air conductors to the flag pole and weathervane. There are three down conductors from the tower, two at the west side and one at SE corner, these terminate at ground level at the SE corner of the tower and NE corner of the nave. The down conductors are protected with anticlimb paint at lower level. There are testing points at the two ground terminals. The NW corner conductor has been disturbed at parapet level presumably by vandals and this should be reinstated by the specialist when the conductor is next tested. Additional anti-climb protection is therefore required at the parapet level. 2
 The lightning conductor was last tested in December 2006 when all was well but should be tested at least every 5 years or annually to be in accordance with the British Standard. 2
- 16.8 An internal intruder alarm system has been installed by Render Alarms and continues to work satisfactorily. This comprises movement detectors within the church and a key pad at the South Transept door. The control equipment is installed in the Choir Vestry. The alarm system is connected by telephone to Renders Call Centre in Middlesbrough who relay any 'alarm calls' to key holders. The installation is subject to an annual maintenance agreement. 2
- 16.9 Following the theft of roof leadwork in 1999, a roof detector system was installed by NEL of Durham on the Vestry roof being the lowest and most vulnerable. This system proved to be unreliable and was disconnected when the Vestry and Organ Chamber roofs were recovered in Stainless Steel in 2007. Some redundant plastic conduit/ wiring should be removed when an electrician is next on site. See item 17.5.
- 16.10 Smiths of Derby (Potts) have installed an automatic bell chiming system, which has a control panel in the Choir Vestry. This is maintained annually was reported to be working satisfactorily. Continue to maintain annually. 2
- 16.11 All portable electric fittings in the Church have been tested under the PATS testing regime.

16.12 The new electrical installation for the Vestries was tested in 2009 and will be due for a retest in 2014. The lighting and power circuits in the Church were not tested and there are no records of when they are due so should be tested at the earliest opportunity.

1

17.0 SECURITY

17.1 The external doors are all protected by 5-lever security locks and bolts, the doors are of sound heavy framed construction, which is adequate for normal security.

17.2 The church is installed with an internal movement detector systems, see previous item 16.8 and 16.9.

17.3 All external windows are fitted with secondary polycarbonate glazing and this has been effective apart from the NW window, which was broken into, and the polycarbonate sheet damaged. The internal alarm detectors picked up the intruders and internal alarms sounded and deterred any further theft or damage.

17.4 Following lead thefts and on the advice of EIG/ insurers all lead was marked with 'Smartwater' DNA code deterrent. The Church still holds reserves of this fluid for future use.

17.5 PCC agreed in September 2010 to install a roof level system using heat detection radio controlled sensors to prevent further lead theft. At the time of writing the report approvals were still being sought for the installation.

17.6 Noted by the Roof Security Surveyor, a metal grid built into the South Aisle wall is broken and could give a foothold for intruders trying to access the South Aisle roof. It is recommended this is replaced with a matching pattern. Other items in the report should be noted.

2

17.7 The former security system installed on the Lower Vestry roof, which is now redundant and should be removed including all loose conduit and cabling.

2

18.0 FIRE PRECAUTIONS

18.1 There are a number of fire extinguishers in the church for use in the event of fire and these are serviced regularly each September. The following equipment is recorded: Continue to carry out serving.

2

- Vestry:
2kg carbon dioxide
6 litre multipurpose foam spray
- South transept:
9 litre water/gas,
- Nave: west end entrance:
2 gal water/gas,
- North transept:
Chubb 9 litre water/gas
All equipment was last serviced in October 2010

In the vestry is a red button gas supply cut off valve to the boiler in the event of emergencies.

19.0 DISABLED ACCESS **KITCHEN AND ACCESSIBLE TOILET**

19.1 The two public entrances to the church at SW porch and south transept both have ramp approaches, adequate for wheelchairs with assistance, and these have been found quite adequate for wheelchair disabled and pushchair usage.

19.2 The approach from the church drive parking area is gently inclined and presents no problems for access to the church.

19.3 A new 'Accessible' toilet was built in 2005 within the North West extension and this provides full disabled and baby changing facilities. There is an emergency alarm call system with 'sounder', which can be heard within the Church.

19.4 The kitchen with Stainless Steel sink and drainer provides cupboards for refreshments and has a wall mounted hot water boiler. The kitchen units have hardwood doors and drawers, which have been well used in the first five years of their life needing hinge adjustments to re-align. The kitchen and fittings are wearing well and are still in 'as new' condition.

20.0 BATS

20.1 There are no known bat roosts in or round the church.

21.0 HEALTH & SAFETY

21.1 St Marys have instigated a 'Health & Safety Policy' for the Church, The Parish Hall and The Forge. This Quinquennial Report will deal with matters affecting the Church only as the Inspection Procedure is limited to the Church. The policy document covers the following headings: -

- * Health & Safety Policy
- * Tower Access
- * Contractor access to the Church
- * Control of Hazardous Substance
- * Fire Safety
- * Electrical Safety
- * Safe Working at Height
- * Monitoring Health & Safety standards

Much of the Policy deals with the way the Church is managed and run, but there are issues that affect the fabric as presented such as the access route to the Tower. See item 7.1

Access routes to the Church have also been noted such as paving and steps. See 23.2 and 23.5

Electrical testing is covered under 16.12 and Night time lighting should be noted under item 16.5

CURTILAGE

22.0 CHURCHYARD

22.1 The churchyard is roughly rectangular measuring approx 200 x 80 metres with the church at the east end.

22.2 The churchyard is thought to be closed and is maintained by Stockton Borough Council. Cremated remains are still interred in approved locations and marked by small flat memorial stones with carved inscriptions on the North side of the Churchyard. Noted that a new headstone was being installed on 23.07.2010 at the West end of the Churchyard during the inspection.

22.3 The churchyard is enclosed by brick walls on all sides, some low and modern at 1.4m and others high at 3m with buttressing. There are two open entrances to the churchyard: one at the east end via the lychgate, another at the north boundary via a pedestrian gate.

22.4 The headstones in the churchyard are generally intact, though inevitably a number have fallen and are laid flat. Vandalism has taken its toll. There are some good examples of stone memorials from 18thC to the present day. See the Listing Status ref A.8. Note 8 No. memorials are Grade II Listed

23.0 BOUNDARY WALLS, AND LYCHGATE

23.1 The south boundary wall from the S.E. corner up to the former Vicarage is tall and old, being a Listed Grade II structure, see separate listed in the appendix. Generally, the wall is structurally sound but in need of some repair to ensure it will not deteriorate. The works required include:

3

- Some missing stone copings to replace at the east end and 2 courses of bricks to replace.
- Centre section of wall copings disrupted and lifting together with 2 courses of bricks, requires reinstatement.
- Brick piers on north side of wall requires repairs.
- Removal of accumulated rubble at the east end of the wall.

The former Vicarage adjacent to the south boundary is no longer in use. The gate opening has been bricked up. The site has been acquired by Red House School and a Planning Application has been made for 3 dwellings.

The brick wall at the western end of the south boundary is approx 1.5m height and has brick piers and copings and is in satisfactory condition. A modern metal gate in line with the North-South footpath is chained and padlocked and used occasionally for maintenance equipment. A repair to the South West corner boundary wall was carried out under the direction and expense of Stockton Borough Council to rectify structural settlement. This was completed approx 2 years ago.

23.2 The western brick boundary wall is in good condition.

23.3 The north boundary wall has piers at intervals and has good saddle copings. The wall is generally sound though some diagonal settlement has occurred and some open coping joints require repointing.

2

Some triangular brick copings are missing and need replacing.

2

The eastern end of the north boundary has been replaced in recent years with a new 1.4m high wall in brown sand faced bricks with concrete copings.

The pedestrian gate in the north boundary is satisfactory and the latch has been repaired by St Mary's volunteers

- 23.4 The Lych gate dated 1948, a memorial to A and E Pickersgill, on the east boundary is a fine traditional piece of construction by Thompson of Kilburn. The ashlar stone base has been repointed at the RHS inner face.
The stone base NW corner is cracked at the post and requires resetting and pointing. Minor repointing is required on the North and South sides. The two gates are missing presumed removed for safety. The oak roof framework over is sturdy and sound though has shakes and is well weathered. A small outbreak of woodworm on the RHS post requires treatment. 2
The roof is tiled with clay Rosemary tiles and a collared ridge. Repairs are required on the South side and NW eaves. Ivy should be cleared off the walls. Overhanging tree branches need cutting back.
Some tiles on the RH roof slope have been repaired.
The roof verges have cracked bedding but are intact and no attention is needed at present.
- 23.5 The low brick wall with piers on the east boundary is one brick thick with soldier brick coping now repaired. See 22.8. The stock bricks are in sound condition.
- 23.6 In the SE corner is a brick built store shed with tiled roof and timber battened door, which was not open for inspection. There are no windows. Ivy has grown vigorously over the roof making an inspection impossible, and it is suspected the ivy has grown under the tiles and should therefore be cut back and the roof repaired as necessary. 3
A sycamore tree on the north side of the store is too close and the roots will be causing disruption so should be removed. 3
- 23.7 **NOTICE BOARD**
A new Notice Board has been installed on the RHS of the entrance gates in the place of the former board and comprises and aluminium panel on metal poles with 2 framed windows for paper notices. The main board in colour blue with stuck-on lettering/ graphics and is of low maintenance materials.
- 23.8 **ENTRANCE GATE & PILLARS**
Following vandalism, the metal gates were removed for safe keeping and further damage followed to the gate pillars and adjoining low walls. In September/ October 2010 new sturdier brick gate pillars with caps were erected and the adjacent walls repaired and the gates redecorated and rehung, following Diocesan Planning / Building Regulation Approvals.

24.0 PAVINGS AND DRIVE

- 24.1 The drive, which was resurfaced in tarmac prior to 1997, is still in sound condition.
The drive falls in its length from Lych Gate to Drive Entrance where surface water collects after heavy rain. There is no apparent gully to take water away at the lower end and the grassed area becomes soggy in wet conditions. Further investigation is recommended. As a road gully is thought to be covered. 3
Some of the low concrete pillars at the edge of the centre island have been disturbed and will need resetting or removing, but a kerb detail is necessary to prevent traffic encroachment. 3
- 24.2 The pavings from the lychgate to the church entrance and vestry doors are generally sound and drain well, some of the pavings have settled in places or lifted by tree roots but have been relevelled by the Local Authority. Continuing monitoring required. 2

The paths from the church to the west churchyard are tarmaced but these become overgrown at the T-intersection.

Application of weed killer annually would help control vegetation. 2/3
- 24.3 The War Memorial at the SE corner of the church, in white limestone could be the work of W.E Brierty of York, remains in good condition except for the bottom step of the plinth base which is spreading, leaving a gap and open joints to the south side including one cracked kerb. This requires resetting with dowel anchors to prevent future movement. 3
- 24.4 Pavings have generally been occasionally maintained by the Local Authority where there is a public right of way. These have been levelled recently to prevent trip hazards.
- 24.5 Other pavings around the church also require repair and maintenance but these are a church responsibility. 3
The paving and steps to the North boundary gate have been maintained by Church volunteers. One step appears to be settling and requires attention to prevent it toppling. 2
The step edges have been painted in white to make users aware especially in darker conditions.
The 'crazy' paving approach to the south transept door is rough and uneven, and should be re-laid or renewed with stone flags. 2

- 24.6 The Hogg Family Tomb (Listed Grade II) at the NW corner of the Church is an enclosed burial site containing 3 headstones and 2 table tombs with metal railings and 3 openings. The one remaining gate is laid flat within the enclosure. This neglected memorial is an interesting historical feature.
- 24.7 Two footpaths in the churchyard are no longer in use and flags could be lifted to provide spares: The footpath to the south chancel door is no longer in use but may be retained as an emergency exit route. The footpath to the former vicarage on the south side churchyard from the south entrance porch is no longer required.

25.0 TREES AND PLANTING

- 25.1 The churchyard has a good mix of mature and newer trees and shrubs giving all year round foliage and colour. Some of the trees require attention, especially where dead branches were noted and may fall.
- 25.2 A tree survey was carried out in September 1995 by Peter Harris of Stokesley but is understood his recommendations and testing have not been carried out.

3

It was noted at the last inspection that the trees are the responsibility of the local authority and approaches have been made for them to act but with little apparent result. The 'Tulip Tree' at the SE corner of the South Transept has grown to maturity and there is concern that its roots may be affecting the Church foundations with resultant settlement of the South Transept wall. Approval was given for an exploratory trench to discover the extent of root penetration but the work has not been undertaken. Ivy growing up tree trunks on the North side of the Church has been cut but the Ivy has not yet been removed.

- 25.3 Noted in the churchyard were some self seeded sycamores and other species close to graves, which are now disrupting the headstones and tablets. These should be carefully removed to prevent further damage.
- A Prunus tree to the SW of the Entrance Porch, which died in the winter of 2009, was removed by the Local Authority in September 2010.
- 25.4 Grass is cut in the churchyard by the local authority in season and this presents a neat and kempt appearance.
- 25.5 Leaves are removed from the roofs and Churchyard by church volunteers each winter.

3

2

- 25.6 There are 7 Yew trees on the South side of the main approach path in good health but wired to prevent spreading. An Arborist should advise on their condition. 3
- 25.7 The large Black Poplar close to the 'Potting Shed' has grown to a great extent and Arborist advice should be obtained on its management; it is believed that tree roots have invaded drains in the area. 3

25.0 PREVIOUS INSPECTIONS

The following reports are held by the Architect on file:

- Inspection No. 2 1971 by Middleton Fletcher & Partners
- Inspection No. 3 1976 by LD Rooker RIBA
- Inspection No. 4 1981 by LD Rooker RIBA
- Inspection No. 5 1986 by LD Rooker RIBA
- Inspection No. 6 1992 by LD Rooker RIBA
- Inspection No. 7 1997 by J B Kendall RIBA
- Inspection No. 8 2004 by J B Kendall RIBA AABC

APPENDIX

a. GENERAL

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

b. PRIORITIES

Where work has been specified as being necessary in the preceding pages a code number in brackets, from 1 to 6, has been inserted in the Margin indicating the degree or urgency of the relevant works as follows:

- (1) Urgent works requiring immediate attention
- (2) Work recommended to be carried out during the next 12 months
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structure and services.
- (6) Work required to improve disabled access.

c. SCOPE OF REPORT

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part, which may require further investigation, is referred to in the appropriate section of this Report.

d. CLEANING OF GUTTERS etc

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e. POINTING AND MASONRY

Wherever pointing is recommended it is absolutely essential that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f. HEATING INSTALLATION

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

g. ELECTRICAL INSTALLATION

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without

instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h. LIGHTNING CONDUCTORS

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

j. MAINTENANCE BETWEEN INSPECTIONS

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

k. FIRE INSURANCE

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO2 type where heating apparatus is oil fired.

HLB Architects
Stockton Business Centre
Brunswick Street
Stockton on Tees TS18 1DW