

CARE OF CHURCHES AND ECCLESIASTICAL  
JURISDICTION MEASURE 1991

THE PARISH CHURCH OF ST. MARY THE VIRGIN  
STAINDROP, CO. DURHAM

DIOCESE OF DURHAM

**QUINQUENNIAL SURVEY REPORT  
ON THE BUILDING AND ITS CONTENTS  
WITH RECOMMENDATIONS  
FOR REPAIR & IMPROVEMENT**

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of

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1.0           **INTRODUCTION**

1.1           This is the fourth report on the church prepared by this author.

1.2           The survey consisted of a visual inspection of all normally accessible parts made from ground floor level and from upper levels reached by stairs or ladders existing or provided for the purpose. Voids were not opened unless indicated otherwise.

1.3           We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the building is free from defect.

1.4           The electrical installation and lightning conductor should be tested immediately if this has not been carried out within the last five years and a certificate issued on the prescribed form by a member of the Institute of Electrical Engineers. This certificate should be presented with the church log book at the next visitation by the archdeacon.

1.5           It is recommended that an annual maintenance contract should be arranged for the heating system, and the bells checked by a bell hanger once every ten years.

1.6           The local fire protection officer should be invited to advise on the provision of fire extinguishers, if this has not already been done. These should be checked annually. He should advise on a fire plan and other relevant details which the local fire brigade should possess.

1.7           The importance of regular cleaning out of parapet and eaves gutters **CANNOT BE OVER-EMPHASISED**. A contract should be placed with a reliable local builder to carry out this work **AT LEAST TWICE A YEAR**, i.e. after the main fall of autumn leaves and after the winter storms have abated. Additionally, constant watch should be kept for signs of water entry into the church, or blocked or leaking or over-flowing down pipes and these matters promptly investigated.

1.8           This is a general report only as required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and does **NOT** form a schedule or specification of repair work. The architect is willing to advise on repair, and help in applying for a faculty following diocesan advisory committee approval of a specification as may be required to comply with canon law.

1.9           The suffixes "M", "A", "B" and "C" in Sections 3.0 - 19.0 indicate categories of action:

- M        -Maintenance item needing routine or regular attention
- A        -Urgent repairs, which should be undertaken in the next year
  
- B        -Necessary repairs which should be dealt with by 2001
- C        -Longer-term repairs and improvements

These are listed in the summaries, sections A17.0 and B20.0, together with indications of costs.

## **1.0 DESCRIPTION**

- 1.1 The church, Ordnance Survey grid reference NZ 131207, consists of a chancel with a two-storey vestry on its north side, nave, north transept, wide north and south aisles enclosing the west tower, a south porch and a boiler room on the north side of the chancel.
- 1.2 The nave contains fragments of 8th century walling and parts of two Saxon windows above the 12th century arcades. The fourth and last bay from the east was occupied by a 12th century tower but this was rebuilt one bay westwards the following century with north and south arches opening into extended aisles. Lines of the steeply pitched nave roof can be seen over the chancel and tower arches and eaves tabling of this roof remains over the arcades in the north and south aisles.
- 1.3 Few features of the 12th century remain in the chancel, which was extended in the 13th century when the vestry, north and south transepts were built. The projection of the north transept was diminished, and a west window blocked, when the north aisle was widened in the 16th century.
- 1.4 The south transept became incorporated in a widened south aisle in the 14th century when the south porch was built. The nave clerestory was added and the west tower heightened in the 15th century, and many windows have had their tracery renewed in the 19th century.

## **2.0 WORK CARRIED OUT DURING THE LAST FIVE YEARS**

### **2.1 Chancel**

- 1 The south wall, south-east buttress window sills and some parts at low level have been repointed.
- 2 Parapet flashings have been repaired or renewed.
- 3 Woodwork of the chancel screen has been conserved and the doors rehung.
- 4 Floor boarding below the choir stalls has been secured.
- 5 Rainwater goods have been redecorated.

### **2.2 Church, vestry and churchyards**

- 1 The tower roof leadwork has been renewed.
- 2 The timber Nevill monument has been conserved and a replacement 'bull's head cushion installed below the Earl's head.
- 3 Rainwater goods have been redecorated
- 4 Some external walls have been repointed at low level.
- 5 A new timber window frame has been installed in the cell at the south-east corner of the south aisle.
- 6 Some sections of churchyard boundary wall have been repointed and rebuilt.

## A THE CHANCEL

### A3.0 WALLS EXTERNALLY

- A3.1 **North Wall:** random coursed sandstone with wide mortar joints; open joints and some loose pointing at low level and just above window sill level, more open jointing above the western of the two windows. Stonework generally in fair order except eastern jamb of the western window which is eroding, especially adjacent to the label stop. B
- A3.2 **East wall:** double pitched parapet dated 1615 and window masonry all in fair order, though minor crack visible towards southern end of the window arch and from sill level down to ground level where there is clumsy later pointing. Some minor open jointing and loose sand cement pointing by the south western corner buttress. The south east buttress has been re-pointed very well B
- A3.3 **South Wall:** double pitched parapet in good order, random coursed sandstone walling showing much old erosion which will need attention eventually, but will survive for the time being. Previously open joints to the window masonry particularly the eastern most window and the sills, have now been re-pointed. C

### A4.0 CHANCEL WALLS INTERNALLY

- A4.1 All walls are plastered but with exposed stonework to window reveals and quoins. All except for the window mullions and tracery have been lime washed and this is generally in fair order except for one crack running vertically between the two upper storey windows to the vestry, where limewash is peeling away, and slight blistering of the limewash behind the funerary helm on the iron bracket in the centre of the south wall. C
- A4.2 The sedilia is still slightly damp and the lime wash here is blistering slightly. There is some distortion of the surface finishes on the south side under and around the projecting corbel supporting the eastern most truss. As noted before, this corbel rests entirely on the stone adjacent to the keystone of the window below which is the eastern window on the south side and this stone has moved downwards approximately 10-15 mm.
- A4.3 The low level panelling remains generally in good order throughout, but refer also to paragraph A12.3. At the junction of the south wall and the west chancel arch the damp stain remains as in 2001, running down vertically from under the decorated wall plate. On the north side, rusting iron saddlebars in the two 3-light windows are cracking the mullions, especially the eastern mullion of the western window B

## **A5.0 CHANCEL ROOF EXTERNALLY**

A5.1 As noted in the 2001 Quinquennial Report, this is of shallow double pitched lead with hollow rolls and broad lead gutters on the south side with cess boxes leading to down pipes and overflow chutes. There is also a gutter on the north side between the north vestry and north transept. Leadwork generally all appears in good order. On the south side the parapet flashing has now been renewed. On the north side some of the mortar pointing to the stonework is still becoming loose and this should be re-pointed.

B

A5.2 Some minor traces of vegetation are noticeable in the south parapet wall to the chancel roof. There is inadequate cover to the flashing immediately east of the steps to the south aisle and this may be causing the damp staining noted internally at the south west corner of the chancel.

A

## **A6.0 CHANCEL ROOF INTERNALLY**

A6.1 The main structure consists of beams, purlins, decorated ridge piece, braces, and wall posts with decorated paneling, eaves and frieze which generally remains in good condition. Slight peeling of paintwork at the extreme north west and south west corners is probably caused by heat from the tungsten halogen fittings immediately below.

## **A7.0 CHANCEL RAINWATER DISPOSAL**

A7.1 **North side:** decorative lead hopper head with overflow chute and two upper sections of lead down pipe and two lower sections in cast iron. The cast iron has now been redecorated and appears in good order.

A7.2 **South side:** two of the lead hoppers were renewed in 1997 with large box section hoppers supported by new projecting stone corbels and this modification allows the section of cast iron rainwater pipe to run vertically down to the gullies at ground level, which are set in a gravelled French drain. The sections of cast iron have now been redecorated. The remaining lead hopper on this side discharges directly into a cast iron pipe, which has also been re-decorated.

## **A8.0 CHANCEL WINDOW GLAZING AND VENTILATION**

A8.1 **North side:** two three light traceried windows with stained glass. The main panels are protected by black mesh externally and are in good order, but rusting remains of old mesh still cover the small tracery lights of the western window..

A8.2 **East side:** five light traceried window, again with stained glass and new mesh fitted externally in good order. As noted in 2001, the second panels from the bottom of the centre and centre south lights are slightly disrupted at their joints and in the long term this lead work should be attended to. C

A8.3 **South side:** eastern window three light obscured pattern leaded with inner inset stained glass medallion and with protective mesh in good order. Centre and western windows, both three light traceried with stained glass behind similar mesh, all in good order.

## **A9.0 CHANCEL ARCH SCREEN**

A9.1 The screen contains substantial remnants of the medieval rood screen, but with later mouldings. The doors are mostly original; they received conservation treatment in 2005 and were re-hung on their original hinges. North of the central doorway, on the west side of the screen, an applied mullion strip is loose and requires re-fixing. M

## **A10.0 CHANCEL FLOORS**

A10.1 The chancel is floored with stone black and white checker-board tiles set diagonally in the sanctuary and orthogonally in the remainder of the chancel. The black squares are of frosterley marble and a number have been reset in the sanctuary in recent years.

A10.2 In the body of the chancel several slabs are still very slightly loose and they need expert relaying especially where cracked. Great care should be taken that the stone is not further damaged when re-laid. On no account should the floor become wet, because water seeping through the joints can activate the lime bedding and cause the tiles to become loose again. B

A10.3 Floor below the choir stalls is of softwood boarding, stained dark to match adjoining oak; on the south side several loose boards have now been securely re-fixed.

## **A11.0 CHANCEL MONUMENTS**

A11.1 On the south side: one hatchment in good order and three marble wall plaques to members of the Vane family. Above the choir stalls on the north side is a brass plaque on an oak board noting that the adjoining window is in memory of Caroline, Duchess of Cleveland, died 1883; this remains in good order.

## **A12.0 CHANCEL FURNITURE AND FITTINGS**

A12.1 The sanctuary is lined with tall oak dado panelling incorporating the reredos with linen fold panelling and gilded enrichment to mouldings all in good order. The altar is a Jacobean piece of open work, the frontal having now been removed. Also in the sanctuary is a priest's chair and prayer desk and small oak table all in good order.

A12.2 Fine oak choir stalls and benches with misericords are also in good order.

A12.3 Later oak panelling at the east end of the choir stalls on the south side has panelling bowed and split, possibly because of heat from the radiator standing immediately in front. These panels should be carefully removed, strengthened on the back and the splits repaired.

B

## **A13.0 CHANCEL ELECTRICAL INSTALLATION**

A13.1 Quartz halogen lights were installed with the rest of the church lighting some years ago and are in good order. The sound amplification system is extended neatly into the chancel.

## **A14.0 CHANCEL HEATING INSTALLATION**

A14.1 The chancel is heated with the remainder of the church by low pressure hot water with cast iron column radiators on north and south sides of the chancel, with a Honeywell thermostat and frost-stat on the north wall. Although elderly, this is working order.

## **A15.0 CHANCEL DECORATIONS**

A15.1 **Walls** are decorated in limewash, which generally remains in satisfactory condition, except for minor blemishes noted in paragraph A4.1.

A15.2 **The ceiling panels** are decorated, with enrichment in stars and gold leaf over the sanctuary, and with the heavily moulded cornice picked out in medieval style in multi-colours.

## **A16.0 DISABILITY DISCRIMINATION ACT COMPLIANCE**

### **A16.1 Wheelchair access**

A portable ramp is provided to enable wheelchairs to gain access from the nave, which has level access throughout.

### **A16.2 Deaf-aid Loop**

A faculty is currently awaited for the installation of a deaf-aid loop system.

## **A17.0 CHANCEL SUMMARY**

The diocese has requested that an indication should be given of the cost of the repairs listed below. True estimates of cost can be supplied when defects have been studied in more detail than is required for a quinquennial survey, but to indicate the order of cost likely to be incurred the following cost bands are shown in the right hand column:

- Band W: £0 -£500
- Band X: £500 - £5,000
- Band Y: £5,000 - £50,000
- Band Z: over £50,000

**Band**

### **A17.1 M: Maintenance items requiring regular or routine attention.**

- |  |   |
|--|---|
| 1. De-rust and repaint rusting ironwork window saddlebars internally and externally. | X |
| 2. Re-fix loose mullion on Chancel screen panelling                                  | W |

### **A17.2 A: Urgent repairs that should be undertaken within the next 12 months.**

- |   |   |
|---|---|
| 1. Check and extend the flashing by the steps leading to the south aisle roof | W |
|---|---|

### **A17.3 B: Necessary repairs which should be undertaken during the next 5 years.**

- |  |   |
|--|---|
| 1. Re-point open joints in masonry.                        | X |
| 2. Check and re-bed any loose floor slabs.                 | X |
| 5. Re-secure oak panelling east of the south choir stalls. | X |

### **A17.4 C: Longer term repairs and improvements**

- |   |   |
|---|---|
| 1. Leadwork of stained glass east window will require overhaul. Specialist reports on its condition were obtained by Stephen Rochford in 2002 but it was agreed no action was necessary then. | Y |
|---|---|

**B THE CHURCH, VESTRY AND CHURCHYARDS**

**B3.0 WALLS EXTERNALLY**

**B3.1 South Aisle**

**East Wall:** of fine coursed ashlar generally in good order, but (as in 2001) some spalling of stonework particularly by the spandrel on the north side, which is made up of random rubble, and on the south side of the window at tracery level. C

**South Wall:** the boldly projecting closet at the south east corner remains eroded with vegetation now appearing in the joints, but the stone roof tabling remains sound. The coursed ashlar walling is generally in sound condition though there is some surface erosion and spalling at low level particularly on the east side of the porch. The projecting buttresses display greater levels of historic stone erosion and the exposed surface of the stone is powdery in many places. One stone in particular on the easternmost buttress has lost almost its entire depth and repair will be required soon. The window masonry is generally sound except for heavy erosion of the eastern jamb of the easternmost window and surface spalling of the east jamb of the third window from the east end, as well as open joints to tracery elsewhere, and spalling of other surfaces, all of which will require attention some time after the end of the next five years. The joints in the general walling above both east and west slopes of the porch roof are generally open and require repointing sooner. B C

**West Wall:** sandstone ashlar as the east wall except for spandrel panel to the north side made up of randomly coursed rubble, which requires repointing. Further repointing required at high level above window head level, loose mortar repairs to the window itself require renewal and the bed joints in the mullions should be repointed. Open joints at ground level above the cement gutter should also be repointed. B

### B3.2 South Porch

Finely coursed stone construction continues to erode slowly though as previously no action is yet called for except for the removal of accumulating lichen and moss particularly on the east side. The gate arch is more deeply eroded particularly on the east side as Quinquennials 1996 and 2001 and the remnants of the gate pintles continue to rust and may split the stone. The stone surface on the west side is particularly damp to this arch and the surfaces very soft and friable. Some action will be needed for the stones on the gate arch within the next five years. The internal faces of the stones forming the south porch for this vaulted construction require removal of loose material and repointing in a lime rich mortar combined with the cutting out of the existing cement mortar which has exacerbated the destruction of the stonework by forcing the migration of damp through the crystal lattice structure of the stone itself. This is becoming increasingly urgent. In some areas the cement mortar is projecting over an inch from the face of the parent stone.

B

B

B

### B3.3 North Aisle

**West Wall:** is of generally random coursed squared sandstone, with heavy pointing below window sill level. Although the stone shows some signs of erosion it is generally in sound enough condition to last for the next quinquennium. Above window head level the stonework has been repointed. The window hood moulding should have its joints repointed, as should stones to the plinth at ground level immediately above the cement gutter at ground level

B

B

**North Wall:** the stonework to the westernmost bay has been repaired and repointed and is therefore in good condition. Elsewhere the stonework above the western of the two windows is open jointed despite previous repointing with cement mortar and this is causing significant stone decay, which should be attended to. Similar comments apply to the area above and below the eastern of the two windows and at the eastern end of the wall for a margin of approximately 1 metre wide against the north transept. The window masonry is in adequate condition. One stone forming the western jamb of the west window is showing worsening erosion, and this may require attention in five to ten years. Damp mould around the rainwater pipe will disappear once leaks are attended to.

B

B

C

#### B3.4 **North Transept**

**North Wall:** with west return random coursed sandstone slightly eroded and with some loose pointing. The stonework at high level above window head level is displaying open joints and should ideally be re-pointed. The window masonry is in a satisfactory condition except for the centre window, which should have the open joints at head and sill re-pointed. A hairline crack extends downwards from the sill to the centre window and this should be monitored to check for any continuing movement. C  
B

**East Wall:** generally of similar construction to the north wall but with some loose pointing at low level and towards the junction adjoining the chancel. Pointing will be required eventually. Window stonework generally in fair order except for spalling of the hood moulding to the northern window and decay of the base of the south mullion of the south window and some of the tracery of the south window on the north side of it, both of which may require attention in five to ten years. C  
C

#### B3.5 **Boiler House and Adjoining Store**

Random coursed stonework remains in fair order although the store wall is becoming very mossy because of run-off from the concrete roof slabs, there being no eaves gutter, nor is there any throating to the edge of the concrete slab.

#### B3.6 **North Vestry**

**West Wall:** roughly coursed sandstone increasingly eroded both at ground level where there has been bad over-pointing with a cement-rich mortar and along the line of where an internal flue runs up to a chimney stack. A hairline crack runs through the masonry at this point and attention should be given to repointing this wall. The north-west corner buttress stonework shows some erosion and many open joints particular near ground level. Cement pointing should be removed and the whole wall re-pointed in a lime rich mortar. B  
C

**North Wall:** the random rubble masonry is generally in sound condition with minor erosion of the pointing at high level. Hood mouldings to the two upper storey windows should be rebuilt where sections are missing. C

**East Wall:** random stone work as north wall, but more eroded at low level although it has been re-pointed at high level. Erosion of the sandstone continues and whilst no stone replacement is yet necessary, consideration should be given to removing the remaining over-pointing in cement and renewing in a lime rich mortar. B

### B3.7 **Nave Clerestory**

**North wall:** random rubble sandstone with sandstone coping to plain parapet and sandstone dressings to clerestory windows. Although there is continuing minor erosion to the stone dressings to the windows, the stonework here is in good order. This wall bears some traces of former render covering.

**East wall:** this is similarly in good order, though some stones near the apex of the former tabling to the more steeply pitched earlier roof are heavily eroded and will eventually require renewal.

C

**South wall:** this is a similar construction to the north wall and like it remains in good condition.

## B4.0 **WALLS INTERNALLY**

### B4.1 **Nave**

The four bay arcades on both sides, with exposed random walling above, are all in sandstone and, as at the 1996 Quinquennial, they remain in fair order, although there is much staining especially on the north side from past water penetration. There are also traces of lime wash at high level. The tabling from the former steeply pitched roof is visible above the west chancel arch and above the arch into the tower.

### B4.2 **South Aisle**

The walls here are in fine ashlar with much dark pointing which somewhat mars the appearance. The east wall shows some surface efflorescence at low level as a result of damp penetration and this defect continues onto the south wall where efflorescence is extensive particular near the south east corner along the south wall and around the door through to the south porch. The surfaces felt dry at the time of the inspection, except to the west of the door to the porch, where there is damp mould. The dado panelling at the end of the pews also shows surface efflorescence. On the west wall some traces of ancient plasterwork remain at low level. Though there is some efflorescence in the joints at the bottom 450 mm of this wall, the damp is much less significant than on the other two walls of the south aisle. The walls within the south-east cell suffer from exfoliation and damp mould to outside walls.

### B4.3 **South Porch**

Noted under walls externally, paragraph B3.2.

#### B4.4 **North Aisle**

Again, exposed stone walling with heavy lined out pointing probably in cement and what appear to be traces of lime wash on the north wall. There is extensive efflorescence in the masonry joints immediately above the level of the dado panelling on the north wall indicative of rising damp as in the south aisle, and this defect is also evident at low level in the west wall. A pair of hairline fractures run vertically downwards from the sloping sill to the west window.

This west window probably leaks as is indicated by some surface efflorescence of mortar on the sloping internal sill and the masonry joints adjacent, particularly on the north jamb of this window. The wall below shows damp mould, and the adjoining floor paving shows surface efflorescence due to salt migration under the damp conditions.

B

Near the door in the north wall some green damp mould is visible again an indicator of water penetration and this may cause some degradation of the adjoining monuments. The dado paneling is also damp-stained here.

#### B4.5 **North Transept**

The walls, here are the same as elsewhere with similar surface efflorescence on the masonry rising above the level of the dado panelling, again indicative of rising damp. Some of the internal walling joints have been repointed in a dark cement, which is particularly unattractive; a movement crack under the central north window seems not to have moved appreciably in the previous ten years, and should therefore be assumed to be stable.

#### B4.6 **Vestry**

At ground floor level the walls are plastered and painted white with considerable signs of rising damp as previously noted on the north, east, and the south wall and also on the west wall for approximately two metres at the north end. The surface of the plaster has been affected around the windows on both the north and east sides; these processes of decay have continued appreciably since the 2001 survey.

B

At first floor level walls are similarly plastered and painted, but the paint has blistered away near ceiling level particularly on the west side and also at the head of the east window and both reveals to the western window on the north side. Some minor debris is on the floor and has presumed to have come down the chimney to the fireplace in the west wall. Again, the condition is worse than in 2001.

C

There is a newel stair connecting the two floors in the vestry. Here, the walls are limewashed and are sound up to first floor level; above this level, leading to the roof hatch, the surfaces are undecorated. The stair treads are becoming very worn higher up, and can be seen through in some places. Some consolidation work will be desirable. C

## **B5.0 ROOFS EXTERNALLY**

### **B5.1 North Vestry**

This is a continuation of the shallow pitched lead work on the chancel running northwards to the lead parapet gutter on the north side and remains in good condition. It was noted, however, that the supporting structure vibrates significantly whilst walked upon. On the west side there are some open joints on the external face of the parapet which should be re-pointed. B

### **B5.2 South Aisle**

This roof is of shallow pitched stainless steel with separate cappings over solid rolls and continues to give trouble particularly towards the western end. (NB buckets are now required to catch the drips coming through to the south aisle internally.) The gutter along the south side is laid to falls with drips and again is in stainless steel, but with lead flashings into the south parapet itself. A similar lead cover flashing is used at the top end of the roof against the south clerestory. This flashing is showing signs of tearing and has not been cut neatly to fit over the stainless steel rolls and this may be the cause of some of the trouble. Some sections of silicone mastic pointing or sealant between sections of stainless steel are also loose, and this may be another route for water penetration. Sections of the capping to the rolls have become loose in numerous locations at the very top of the slope, and given this problem and the less than totally satisfactory state of the flashing to the nave clerestory and tower, it may be advisable to consider renewing this flashing and extending it to cover the top part of the stainless steel rolls. A

Enough debris has blown into the gutter to allow vegetation to begin to grow, and this should all be removed. M

### **B5.3 North Aisle**

This roof has been renewed in lead with solid cored rolls, the rolls being offset in each bay position with lead flashings to the nave clerestory, a lead gutter along the north parapet and a lead flashing at the west end with another lead lined valley gutter running diagonally at the junction with the north transept. Some of the mortar pointing to this flashing is loose. Some of the joints in the north parapet coping are beginning to open up and will require attention in due course. B  
C

**B5.4 North Transept**

The leadwork to this roof has also been renewed in a similar fashion to the north aisle. No problems have been reported. However, some open joints are appearing in the north parapet coping and again these should be attended to in due course.

B

**B5.5 Nave Roof**

The nave is a shallow double pitched roof and was completely re-laid in cast sheet lead between 1991 and 1996 with hollow rolls and lead gutters on north and south side complete with lead flashings to both parapet gutters and both abutments. It appears to be in good order throughout.

**B5.6 Boiler House**

This is a single pitched roof covered in large stone slates, rather mossy but in reasonable condition. The thick moss should be removed as this encourages the ingress of water via capillary action through the joints between stone slates. The flashband to the east and south abutments remains in good condition.

M

**B5.7 Oil Store**

As noted in Quinquennial 1996 and 2001, this concrete roof is very mossy but otherwise appears in fair order, though it is noted there is no eaves throating or gutter and the run off will eventual damage the walling below.

M

**B5.8 South Porch**

This roof was described under external walls, paragraph B3.2.

## **B6.0 ROOFS INTERNALLY**

### **B6.1 Vestry**

The lean-to roof consists of oak beams, purlins, and joists with secondary boards below the present roof boarding. There are slight signs of old dampness, particularly below the bearings to the beams in the north wall, but the roof currently seems dry and in good order.

### **B6.2 Nave**

The structural timbers are all exposed to the underside and repairs were undertaken when the roof was recovered sometime in the five years prior to 1996. No defects were noted then and there appears to be no degradation subsequently; timbers, particularly the boards under the lead in the eastern part of the nave bear the marks of dried-out water stains.

### **B6.3 South Aisle**

This 19<sup>th</sup> century roof structure was examined only from ground level. Some damp-staining to boards was evident in the eastern bay. In the south west corner a lightweight canopy which can be raised and lowered has been fixed above the Neville tombs in order to catch any drips of rainwater penetrating through the roof coverings over.

### **B6.4 North Aisle**

This was examined only from ground level and repairs were undertaken when the lead coverings were renewed prior to the 2001 survey. Water staining is still evident to many of the boards, particularly towards the west end of the church.

### **B6.5 North Transept**

All as north aisle; minimal water staining.

### **B6.6 Tank Room**

The underside of the concrete slab seems sound.

### **B6.7 Boiler Room**

The roof structure is of relatively new softwood, and seems sound at present.

## **B7.0 RAINWATER DISPOSAL**

### **B7.1 Nave Clerestory**

On both the north and south sides lead hopper heads contain down pipes with overflow chutes discharging over the aisle roofs via cast iron pipes and shoes. These iron pipes have been redecorated since the last survey inspection. On the south side of the nave these rainwater pipes discharge onto lead sheet spreaders placed over the stainless steel roof, but there is no protection on the north side. The easternmost downpipe to the north clerestory has had an additional section of lead pipe fixed to the shoe enabling it to discharge onto the east-facing slope of the north transept.

### **B7.2 Vestry**

The hopper head and cast iron downpipe discharge into a gully at ground level, which also serves the vestry sink. All are sound at present.

### **B7.3 South Aisle**

There are three lead hopper heads and downpipes all with cast iron lower sections which all have been recently redecorated.

### **B7.4 North Aisle**

Two lead hopper heads with lead downpipes connecting to cast iron for the lower two sections with cast iron offsets and shoes discharging into gullies at ground level. Both leadwork hoppers are distorted and aged. A lot of water is leaking from the eastern downpipe, the lowest section of which is cracked and should be renewed.

A

### **B7.5 North Transept**

Lead hopper and upper section of downpipe with lead overflow chute and lower three sections of downpipe in cast iron with cast iron shoe are in good order.

### **B7.6 Boiler House**

Badly rusting eaves gutter and short cast iron downpipe discharging over blocked ground level gully all as previously noted in 1996. This eaves gutter is particularly important because it takes all the water from the north side of the chancel roof and if it overflows the water descends into the boiler house basement. The gutter now urgently requires redecoration (why was this not done at the same time as the rest of the rainwater goods, or is it to be renewed?).

A

M

B7.7

**Dry Area**

As noted in the 1996 Quinquennial, concreted aprons extend around most of the church except the south side of the chancel, and these are cracked in places. They are now considered to encourage rather than prevent rising damp and when the opportunity occurs they should be progressively removed and replaced with a French drain similar to that on the south side of the chancel.

C

A gully cover is missing at the north face of the north transept, and should be replaced.

A

**B8.0**

**WINDOW GLAZING AND VENTILATION**

B8.1

**South Aisle**

East window: stained glass of five lights with tracery protected by mesh externally, in good order.

Cell at south-east corner: east window now renewed with oak frame and obscured glass behind ironwork in good order. South window older obscured leaded light with remnant of mesh, but stout iron bar in front rusting slightly. Glass is broken to one quarry and should be renewed.

B

B

South side easternmost window: stained glass with rusting saddle bars externally and rusting remnant of protective mesh, but glazing is in fair order.

B

Next window westwards: also stained glass in good order together with mesh in good order.

Next window westwards, immediately east of south porch: again stained glass with remnants of rusting mesh externally, but glazing in satisfactory condition.

B

Small single light window west of south porch: one pane of obscured glass in satisfactory condition.

West window: centre panel of stained glass behind modern mesh in good order. Side lights of obscured diamond leaded glass slightly undulating and with copper wire mesh slightly loose and badly fitting.

B

B8.2

**North Aisle**

West window three light obscured diamond leaded glazing, one or two non-matching renewals, but otherwise in fair condition.

North side, western window: two-light clear diamond leaded with internal saddle bars rusting, but otherwise in fair order. Some undulation to the bottom west panel suggests the impact of a football or other similar object. There are no external mesh guards to most windows on this side of the church, and their installation should be considered

M

C

Next window eastwards: two-light stained glass, no protection externally, but glazing in reasonable condition, although lead very slightly disrupted between lowermost pairs of panels.

Three single lights of north transept: all of stained glass behind copper mesh in satisfactory condition.

Northern east window: three-light traceried, of stained glass with modern mesh to main panels, older mesh to some of the tracery lights, but three lights having no protection and north side light with rusting fragments of mesh only. The glass appears to be very dirty here.

B

Southern east window: three-light stained glass with traceried panels also of stained glass protected by modern mesh in good order. The base of the south mullion and sill stonework is disintegrating and will ultimately require renewal.

C

### B8.3 Vestry

West side, two small single-light windows with single panels of obscured glass in fair order.

North side, four single-light windows with clear diamond leaded glazing, saddle bars internally rusting slightly as also the opening casement light at first floor level. Glazing of one light at ground floor level remade in recent years, the other light has elderly leading, but is satisfactory for the present.

M

East side ground floor level, three-light traceried window: clear diamond leaded glazing with modern brass saddle bars internally and metal opening pivoted window all in good order. First floor level, central window single large panel of clear diamond leaded glazing older lead work, but satisfactory for the present, with internal saddle bars.

### B8.4 Nave Clerestorey

To both north and south facing sides, there are four three-light windows, all glazed with clear diamond leaded glazing. Many mullions have been renewed fairly recently, and the glazing (which incorporates an opening hopper to all windows except one on the north side, looks to be in good order. The opening mechanism was tested, and worked well on the north side; to the south, two of the hoppers were stuck fast, and should be eased open.

M

## **B9.0 TOWER**

### **B9.1 Masonry Externally**

The tower is set within the west ends of the north and south aisles and projects above the roof level with the east wall above nave clerestory and only the west wall continuing down to ground level with short returns on north and south sides. It is built of random coursed sandstone with sandstone quoins and dressings, including the slightly projecting upper stage and crenellated parapet.

**North Wall:** the uppermost stage is becoming increasingly open jointed, particularly below the belfry window, which is further affected by water run-off. Some repointing will soon be required. B

**South wall:** this is of similar construction to the north wall. There is slight erosion at the open joints particularly at parapet level, but otherwise the masonry appears to be in reasonable condition. The clock face is sound.

**West wall:** the boldly projecting staircase turret shows minor erosion on both the west and the south sides, particularly above nave level and this will require repointing in due course. Otherwise the masonry is in fair condition. The clock face is sound. C

**East wall:** construction the same as elsewhere, but there is now significant voiding in the masonry around the projection below the clock face and at higher level to the south side of the belfry window. The ashlar masonry forming the parapet would benefit from repointing. The clock face appears sound. B/C

Many of the parapet coping stones are secured by stainless steel cramps bedded in mortar. These appear sound. The rafters of the roof structure appear moderately infested with furniture beetle, but remain structurally sound as does the softwood boarding under the leadwork.

### **B9.2 Tower Rainwater Disposal**

Rainwater disposal is by cast iron pipes running internally from cess boxes on the north and south sides, and connecting to a single pipe at the north-east corner, which then drains through the wall onto the north aisle roof. This system appears to be in fair order.

### **B9.3 Tower Roof**

The roof coverings were renewed in 2003, in new lead, which remains sound, although some of the pointing to the flashings has worked loose. M

### **B9.4 Bells and Belfry**

The ringing of eight bells cast in 1925 hangs in the low sided cast iron frame on steel foundation beams. New stays have been fitted to seven of the bells. The metal work is showing slight surface rusting and there is only a small amount of pigeon guano suggesting that the mesh fitted to the belfry louvres is effective in preventing birds from entering. Birds however, do continue to nest amongst the louvres externally. Exposed random stone rubble walls at bell chamber level appear in reasonable condition with no visible signs of failure.

#### **B9.5 Clock Chamber and Ringing Room**

The flat bed clock by Potts & Sons of Leeds is in working order and electric winding has now been installed by Smith of Derby. The clock was last maintained on 11<sup>th</sup> November 2005 and is assumed to be sound, although the chimes are slightly uneven. The ringing room walls and ceilings are plastered and are in fair order. The timber floor is covered in coconut matting, but equally seems sound although there is some minor deflection towards the centre of the room. Leaded light windows to north, south and west walls are in fair order, the iron and water staining to the south and west window sills is assumed to be the consequence of internal condensation run-off. To the west side, the imitation lead comes are falling off the single sheet of glass that has been fixed in each of the two lancets forming that window. Water is also blowing under the east door that gives access onto the nave roof, and damp has affected the finishes above. The electric light fitting appears to be out of order.

M

M

#### **B9.6 Newel Staircase**

As previously noted this is unusually spacious and rises in the projecting turret in a clockwise direction. Some of the stone treads are very worn and a few have been made up in concrete, but they remain adequate. However, it would be helpful if the stairs were to be swept, particularly on the upper section of the stair above the bell-ringing room, as loose material on sloping treads can be hazardous. The walls are of exposed stonework, but lime washed up to bell chamber level, above which they have a rough over pointed surface probably remaining from the day the stair was built. There is still no handrail or rope provided.

M

C

The single pane windows formed of a fixed sheet of glass are often cracked, but do not appear to be letting in water.

## **B9.7 Tower Ground Level**

At ground level the base of the tower is really part of the main body of the church, having equally sized openings to the nave and to the north and south aisles, above which are exposed random squared rubble stone walls generally in good condition. The leaded light windows at high level appear sound as does the stained glass window to the west side. The floor of the tower has diagonally set stone paving in sound condition and a memorial slab on the south side from which the brasses are missing.

The clock weight casing continues down to a level approximately equal with the head of the arched opening to the north aisle and below that a modern electrical trunking runs down to the electrical cupboard, which once formed the base of the tower stair entering into the church.

There is a carbon dioxide fire extinguisher adjacent to the electrical cupboard. The oak door to the electrical cupboard is new and in good condition.

The external door to the south is of varnished oak, vertically boarded, with decorative iron studs and a slightly rusting handle, but otherwise in good condition.

## **B10.0 DOORS AND SCREENS**

### **B10.1 North Aisle**

North door: oak boarded and cross-framed with nice wrought iron hinges internally, in fair order. The handle and decorative studs are beginning to rust externally.

### **B10.2 South Aisle**

South double doors: oak panelled with enriched blind tracery externally and heavy oak frame with plain wrought iron hinges internally, in good order.

### **B10.3 Vestry**

Outer east door: oak panelled with blind tracery externally, oak frame and plain wrought iron hinges internally, in good order. The external threshold board is loose, and should be re-fixed.

A

### **B10.4 Door to Vestry Stair**

Softwood boarded and wood grained on vestry side, ledges with clenched nails on stair side, door now secured by wooden catch.

- B10.5 Vestry Door 1<sup>st</sup> Floor Level**
- An old oak cross-boarded door with wrought iron hinges and slide bolt on room side, rather large hole at bottom of door nearest hinge and cross-boards are here becoming detached and need careful re-clenching with hand made nails. B
- B10.6 Inner Door to Chancel**
- Oak boarded with blind tracery on chancel side, heavy oak frame to rear with plain wrought iron hinges in good order.
- B10.7 Tank Room Doors**
- Softwood boarded and painted, but boards rotting at base and hinges falling away. These doors will soon need remaking. A
- Storeroom below tank room: softwood boarded door in fair order, but base of frame decaying. A
- Noted that steps down to the boiler room and storeroom have stone treads cracked and becoming displaced. C
- B10.8 Boiler Room Door**
- Similar to the door to the store below the tank room, but the frame is sound.
- B11 FLOORS**
- B11.1 Nave**
- The alleyways are laid with diagonal tiles, mostly quarry tiles red and black, with a number of differently patterned encaustic tiles. Towards the west end a number of tiles are chipped and broken. As these are mostly the plain red quarry tiles renewals would be relatively straightforward. Efflorescence is visible on the surface of the tiles by the choir stalls, where it has not been swept away. C
- Flooring below the pews is of softwood boarding; again towards the west end of the nave on the south side boards are loose and springy indicating possible decay of the bearers below. B
- At the east end the nave choir stalls have oak boarding in good order.

### B11.2 **South Aisle**

At the east end the chapel sanctuary and paving immediately west are in relatively new York stone in good order. The alleyway is of diagonally set quarry tiles with encaustic tiles as in the nave, generally in fair condition.

The pews have a softwood boarded floor as in the nave, but here boards seem generally in fair order.

At the west end, the alleyway from the south porch doorway is made of large black ledger slabs with slightly uneven joints but otherwise in fair condition.

Behind and around the Neville tombs, the floor is York stone paving, which is uneven and covered by efflorescence by the extreme south-west corner, and generally open-jointed. A sweep, and re-pointing of joints would be beneficial

B

### B11.3 **North Aisle**

At the east end the raised boarded areas are fully carpeted and the condition of the boarding could not be determined, but the flooring appears reasonably stable.

The alleyways, as elsewhere, are of diagonally set red and black quarry tiles with encaustic tile inserts, all of which have been affected by recent water penetration causing some efflorescence. This could be reduced by brushing off dry, when all tiled floors could then be enhanced by application of a proprietary non-slip wax floor polish.

M

Softwood boards below the pews are generally in fair order, except for one or two areas towards the west end where holes have appeared. These do not seem to be getting bigger. There is also an area at the east end near the north wall where a hole has been left following repairs to the heating pipework, which should be filled.

B

B

At the west end the floor is stone paved with some ledger slabs; again joints are rather uneven, and efflorescence is a problem, but the paving otherwise is in fair condition.

B

### B11.4 **Vestry**

The ground floor is a timber floor entirely carpeted with odd scraps of carpet so the condition could not be established. Cast iron heating grilles are left exposed.

At first floor level there is some nice wide oak boards with later softwood boarding now partly covered with carpeting. Condition seems reasonable.

**B11.5 South Porch**

The stone flagged floor is slightly uneven at joints but otherwise is in fair order.

**B12.0 MONUMENTS**

**B12.1 North Aisle**

On the east wall three marble plaques to members of the Trotter family the last name being that of Gladys Mona Trotter, died 1996. All these are in good order.

At a slightly higher level two elliptical plaques in marble in memory of Frances Davison, wife of a Vicar, died 1799 and Thomas Scarth died 1835. They are nearly matching but the former plaque is rather stained and the stone border is rough. It could be carefully cleaned with the border treated to more nearly match its companion.

C

On the north wall of the north transept, two brass plaques on oak boards both commemorating work on the clock in 1896 and 1996 respectively, these are in good order.

On the north wall of north aisle, three hatchments are in fair order. Also at the west end two enriched high relief marble memorials to Katherine Margaret, Countess of Darlington, died 1807 and Sophia, Duchess of Cleveland, died 1859. The latter was consolidated in recent years and both are in good order.

Immediately east of the north door a plainer wall plaque to Richard Sherwood and Elizabeth, his wife, who died in 1816 and 1814 respectively. This stone plaque is slightly affected probably by cramp damage at the bottom left hand corner and would benefit from carefully cleaning, as also a marble plaque next to it, to Alice Blackett, died 1722.

C

On the west wall of the north aisle a substantial memorial to Henry, second Earl of Darlington, died 1792, and another to his wife Margaret, Countess of Darlington, died 1800. Both are in reasonable order although the latter memorial would benefit from careful cleaning.

C

Free-standing at the west end of the north aisle is the table tomb to the first Duke of Cleveland, died 1842. This was extensively consolidated some years ago and remains in good order. Nearby set in the floor is an enriched and coloured brass to John III Duke of Cleveland, died 1864. This is in fair order, but the black stone in which the brass is set could do with a careful clean, although the brass itself should not be cleaned but waxed.

M

## B12.2 Nave

The First World War memorial, on the south side of the west window, is an enriched and gilded oak plaque, matched by a Second World War stone memorial on the north side, both of which are in good order.

## B12.3 South Aisle

On the east wall a stone plaque set within a traceried surround to Susanna Merest, wife of a vicar, died 1842. This has recently been cleaned and is good order.

On the south wall a brass plaque on a marble ground to Thomas Freshfield, died 1872, slightly stained but in fair order. Above the south door a marble memorial to John Lee, died 1793, by Nollekens generally in good order, although the colour on the coat of arms is fading. East of the south door a marble plaque to Mary Tabitha Lee, died 1851, generally in fair order although the black coloured stone ground still has some colour peeling.

C

At the west end of the south aisle the very finely enriched alabaster triple tomb to Ralph Neville, died 1425, and his two wives. Although much eroded in places, this monument has been consolidated in recent years and is now in a stable condition. Next to this is a free standing horizontal effigy of Margery, wife of an earlier Lord Neville c.1343; this is in a stable condition. Southwards again another fine triple monument, this time in oak to Henry Neville and his first two wives, Henry Neville died 1564. This monument has been carefully consolidated and the missing bull's head cushion below the Earl's head has been renewed.

The descriptive boards to all these monuments are best set at low level because they are rather disfiguring standing on the monuments themselves.

On the north side, on the south arcade, one hatchment in a timber surround and below it a marble plaque to Mary Lee, died 1812; the plaque is slightly stained and would respond to careful cleaning.

C

In recesses in the south wall are recumbent effigies of Euphemia de Clavering, first wife of Ralph, Lord Neville, early 14<sup>th</sup> century; Lady Isabelle of the 13<sup>th</sup> century and a child of the Neville family have all been isolated from their surrounds in recent years and are much more stable since air can now circulate around them.

## **B13.0 FURNITURE AND FITTINGS**

### **B13.1 Nave**

At the east end, relatively modern s oak bench choir stalls on their own raised wooden platform are in good order. The 19<sup>th</sup> century oak pulpit with later steps and iron handrail is in fair condition, as also the fine brass eagle lectern with modern raised platform and iron balustrade. Softwood varnished pews are generally in fair order. At the west end a very fine iron banded churchwardens' chest is now used as a pamphlet stand. Several modern notice boards and a paschal candle are all on rather fine iron stands

Also at the west end there are two nice memorial tables presented in 1993, in elegant oak, and one less elegant table for pamphlets.

The Roll of Honour is set in a glass-topped case on an oak table. In front of the First World War memorial is a rather poor quality stand containing three paper photographs and a free standing softwood bench not currently in use. It would be nice if notices and pamphlets could be carefully coordinated in this area which otherwise is becoming a little untidy. The font, a fine and simple octagonal piece on a later stone base, tends to become submerged behind all of the other material. Some thought is needed how to present information here.

C

### **B13.2 South Aisle**

At the east end, the 20<sup>th</sup> century oak panelled altar and oak altar rail are in fair order, together with adjacent priest's chair and prayer desk. Softwood varnished pews generally in fair order. Glass-fronted prayer and hymnbook case in fair condition.

The electronic organ console presented in 1994 is in good order, with large speakers at high level in north and south aisles.

### **B13.3 North Aisle**

At the east end plain open oak altar table with prayer desk, but no rail; set of three chairs in oak presented in 1996 in good order. A smaller table in oak in use by the Sunday school in fair condition, softwood varnished pews generally although the front bench end and parts of the book rest in this aisle - as also in nave and south aisle - of are oak. Similarly the poppy head western bench ends across the church are also in oak.

### **B13.4 Vestry**

Various built-in cupboards of no especial merit; wall-mounted coat-hook rails; a modern sink unit.

## **B14.0 ELECTRICAL INSTALLATION**

- B14.1 Three phase electricity enters underground at the west end of the nave under the tower where, in a cupboard behind the tower staircase, are the main meters, switchgear and distribution board. Wiring from there is partly in trunking and partly in MICS cable to lighting and power points throughout the church. Lighting is by quartz-halogen fittings in nave aisles and chancel and 13amp socket outlets are also disposed around the building. Superficially all seems in order, but the system should be checked by competent electrician if this has not been done during the last five years. M

## **B15.0 HEATING INSTALLATION**

- B15.1 The church is heated by a low pressure hot water system powered by an oiled fired Ideal de Dietrich boiler with Riello pressure jet burner. The boiler has been renewed in recent years and appears in fair order. Pipe work has been partly insulated. The boiler has a new stainless steel insulated flue rising into the masonry flue. Damp ingress has led to corrosion of iron pipe work within the boiler room, which itself needs a good sweep out. Heating outlets in the church are by large bore pipes in the nave with cast iron column radiators at the east end, large bore pipes banked in threes in the north aisle with antique but operable cast iron radiators at the west end of each aisle. The system, although elderly is operable, but the pipes are known to leak at joints periodically. The boiler is controlled by a rather rudimentary 24 hour time clock in a cupboard in the north-west corner of the vestry. Heating is supplemented by a free standing portable gas heater and an electric fan heater in the vestry (although there is a modern flat-panel radiator) and another electric fan heater in the south aisle by the organ console. M

### **B15.2 Vestry First Floor Level**

There is open bar electric, and a redundant fireplace, with a Victorian cast iron grate on the west wall..

## **B16.0 FIRE PROTECTION**

- B16.1 There is a 9 litre water extinguisher by the south door in the south aisle, a 2kg carbon dioxide extinguisher at the west end of the nave by the electricity cupboard and a 9 litre water extinguisher in the vestry. All admirably hung on wall brackets with adjacent notices and all serviced December 2005.

There is a 2kg dry powder fire extinguisher in the boiler house also last serviced December 2005.

**B17.0 SECURITY**

**B17.1 North Aisle**

North door well barred with steel bar internally.

**B17.2 South Aisle**

South doors fitted with five-lever mortise lock.

**B17.3 Vestry**

Outer door with five lever mortise lock, inner door to chancel also with five lever mortise lock renewed in recent years causing a rather unfortunate hole to be cut in the oak moulding. It would be better if a longer key had been specially made so that the oak moulding can be carefully restored, preferably with an escutcheon plate as on the older lock.

C

In the vestry a modern floor standing safe supplied in recent years and made by John Tann also an older wall safe still currently in use, but perhaps not for valuable items.

**B18.0 DISABILITY DISCRIMINATION ACT COMPLIANCE**

**B18.1 Wheelchair access**

There is level access throughout the nave and aisles

**B18.2 Deaf-aid loop**

A faculty is currently awaited for the installation of a deaf-aid loop system in the church

## **B19.0 CHURCHYARDS**

### **B19.1 Boundaries**

The main churchyard is exceedingly well maintained. The gate piers in the south-west corner supporting wrought iron gates which would benefit from careful overhaul. The finials to the piers remain missing and rusting iron cramps and fixings are damaging the stonework. A few joints in both piers have been poorly repointed, but more careful and comprehensive action is required

B

B

The boundary walls are of local stone rubble semi-laid to courses with a bullnose stone capping. In the south-west corner is a new electrical junction box dated 1999.

The west wall incorporates the end gable of a neighbouring house. The section of the wall immediately north of this house has some voiding particularly at low level and should be repointed, with small stones being reset. One coping stone has fallen at the north-west corner where the outer face of the wall is very open jointed. Repointing, however, was in progress at the time of this survey.

C

On the north side the wall is generally in good order, though it is tending to lean outwards around the curve and some coping stones have suffered damage around the fixing points to an iron railing which has now been removed. It might be beneficial to cut out the remaining sections of iron, which are set in lead, and to fill the holes neatly. To the west side of the iron railings fronting the mausoleum on the north side of the churchyard, some repointing at low level will become necessary in the longer term. The mausoleum was not included as part of this report, but has been examined in recent years. The remainder of the north boundary wall appears sound and does not require attention at present.

C

At the north-east corner there is another pair of iron gates with a simple iron overthrow and a single pedestrian gate all in fair order, but would benefit from redecoration. Rusting ironwork fixings are damaging the stonework and a lump of stone has broken away from the south pier.

M

C

Along the east side the wall continues in reasonably good condition similar to the eastern section of the north wall, though with some areas of loose mortar pointing and some grass growing about mid-way along towards the point where it drops to become a retaining wall only. This wall will require repointing, particularly on the road side within the next five – ten years. The retaining wall appears generally sound and appears once to have supported a railing, the stubs of which remain. Some small pieces of stone coping have been broken near the south-east corner which should be re-bedded and the stonework repointed.

C

A

The south wall west of the services maintenance shed leans outwards to the road, though the masonry itself seems to be in sound condition, except where mortar has come out of the joints at ground level on the churchyard side. In the longer term this wall may need to be rebuilt. More pressingly however, near the south-west corner, much of the pointing has become loose and this should be attended to within the next five years. A vertical crack through the wall remains at the extreme south-west corner where the wall is starting to lean against a road sign.

C  
B

Around the churchyard extension the north boundary wall was originally constructed in random rubble with a bullnose coping over. Towards the western end this wall is still in a ruinous condition and is missing its coping for a distance of some 20m to a point near a large mature beech tree where there is a break in the wall. East of this tree further sections of coping are missing and part of the wall is overgrown by ivy, which should be removed. Another section of wall approximately 4 metres long which had fallen down at a point approximately 50 metres from the western boundary has now been rebuilt. The remainder of the north boundary is generally in reasonable condition.

A

The east boundary wall of the churchyard extension is about 2 metres high and of similar construction to the north wall, although it slopes down at the southern end where it joins the road. As previously noted, some of the copings may be loose and the wall would benefit from minor repointing for a zone about 10 metres long starting maybe 20 metres from the southern end. The south wall is partly a retaining wall, there being a difference in ground level of up to 1 metre, the wall generally being nearly 2 metres high on the road side. Again it would benefit from some repointing, particularly on the churchyard side. At one point a short section of the internal face of this wall has fallen out and this should be attended to. At the south west corner of the churchyard the wall becomes a retaining wall only and generally remains sound though it has many inappropriate cement repairs. In due course these could be removed and the open joints on the road side, particularly as it returns on the west side, could be re-pointed.

C  
C  
A

The west boundary wall of the extension is generally in sound condition, minor repointing having been carried out in recent years. Near the north-west corner a pair of heavy wrought iron gates is fixed between two ashlar piers. The north pier seems sound, but the south pier has suffered from some structural movement causing the joints to open up to 20 mm.

C  
C

## B19.2 Tombs

There is a collection of eight table tombs south of chancel, some becoming slightly displaced including westernmost tomb nearest to the chancel, which is leaning and with displaced plinth. The tomb south of the footpath has two side panels collapsing inwards. By the north boundary north of the chancel are two further table tombs, one leaning rather insecurely and the other having had the side panels removed, but with the plinth of former railings very broken and displaced. These plinths would be better removed altogether as one has already collapsed. B

There are two similar table tombs near the north-west corner of the churchyard, both with disrupted plinths for former railings, but now enclosing a bramble patch. These plinths also would be better removed. To the south of these are two more table tombs, in one of which the side panel has collapsed and the tabletop is displaced and very insecure; *this is a public hazard.* B  
A\*

In the large churchyard extension east of the church and main road, there are several groups of graves enclosed by iron railings and enshrouded with ivy. Grave stones include an unusual ceramic stone in the form of a tree stump with a white glazed heart bearing an inscription to members of the Bell family died 1873, 1874, and 1912. The Trotter group of graves is well maintained as also an unusual group to members of the Vane family including the 9<sup>th</sup> Baron Barnard, died 1918, and an obelisk with applied bronze ornamentation to Captain Ralph Vane. It is probably right that most of this churchyard has been left to grow naturally.

## B19.3 Paths

Stone paths from the north east to the south west gates running on both sides of the church and the short path to the south west porch all in fair order although the joints continue to increase in width. On the south side and by the north-east corner of the south aisle the path is un-even to the point of becoming hazardous A

These are no discernible paths in the churchyard extension.

#### B19.4 **Trees**

Four yew trees along the south boundary of the main churchyard continue to increase in size and there is an additional small yew between the vestry and the north transept, which is now about 2 metres high. Elsewhere there are many other small trees. These are growing healthily. By the north-east gates are two mature lime trees, both still carrying significant quantity of dead wood. They would benefit from the attention of a tree surgeon whose earlier pruning and cuttings back can readily be seen to have enhanced the health of the trees where this has been carried out. Being in a Conservation Area, Local Authority as well as diocesan permission will be required before such work can be undertaken.

B

The churchyard extension contains numerous trees of varying sizes. Most appear to be in robust health, but several have fallen with their trunks lying across grave stones and other trees. These should be removed. In time, others will cause disruption to adjoining graves and monuments if their size is not controlled by pruning, and possibly by selective felling.

B

C

#### B19.5 **Responsibility**

If the Local Authority is responsible for maintenance of these closed churchyards their attention should be drawn to those items that could be hazardous to the public, especially the tombs, boundary walls and trees. The parish should also establish whether the PCC, incumbent or church wardens, have any residual responsibility in this respect.

## B20.0 CHURCH, VESTRY, CHURCHYARDS SUMMARY

The diocese has requested that an indication should be given of the cost of the repairs listed below. True estimates of cost can be supplied when defects have been studied in more detail than is required for a quinquennial survey, but to indicate the order of cost likely to be incurred the following cost bands are shown in the right hand column:

- Band W: £0 -£500
- Band X: £500 - £5,000
- Band Y: £5,000 - £50,000
- Band Z: over £50,000

**Band**

### B20.1 M: Maintenance items that require regular or routine attention

- |  |        |
|--|--------|
| 1. Keep gutters, rainwater hopper heads, chutes and gulleys clear of debris.   | W      |
| 2. Remove moss from low level roofs of boiler house and tank room.   | W      |
| 3. De-rust and redecorate or renew rusting rainwater goods to boiler house, window saddle-bars and iron gates at north-east corner of main churchyard. | W      |
| 4. Reinstate lead comes falling off ringing room window.   | W      |
| 5. Put ceiling light in ringing room in working order.   | W      |
| 6. Sweep debris from upper parts of tower stairs.  | W      |
| 7. Dry-clean efflorescence from quarry tiles in north aisle and apply proprietary non-slip wax floor polish.   | W      |
| 8. Seal leaks in heating pipework as they occur.   | W      |
| 9. Obtain a report on the electrical system and act on any recommendations.  | W<br>X |

### B20.2 A: Urgent repairs that should be undertaken within the next 12 months.

- |   |      |
|---|------|
| 1. Renew and refix lead flashings on south aisle roof.  | X    |
| 2. Repoint lead flashing on north aisle roof (in hand).   | W    |
| 3. Relay any storm drains that cannot be unblocked.   | W/X? |
| 4. Renew broken rainwater downpipe on north aisle, overhaul or renew aged lead hopper heads                               | X    |
| 5. Renew defective or missing eaves gutters to boiler house and tank room roofs.  | W    |
| 6. Refix loose vestry door threshold board  | W    |
| 7. Renew rotten tank room door and store room doorframe.  | W/X  |
| 8. Provide alternative safer form of heating in the vestry; remove the portable gas heater..                              | W    |
| 9. Make safe the tombs, boundary walls and trees that could be hazardous to the public                                    | X    |
| 10. Rebed broken coping at the south-east corner of the main churchyard and at least make churchyard extension wall safe. | X    |
| 11. Make hazardous table tombs secure.  | W/X  |
| 12. Relay hazardously uneven paving around the church.  | X    |

B20.3	<b>B: Necessary repairs that should be dealt with during the next five years.</b>	
	1. Continue masonry repointing and repair especially to south aisle east buttress, south porch including its roof, north aisle, north transept and north vestry.	Y
	2. Improve flashings to stainless steel on south aisle roof.	X
	3. Overhaul the north aisle west window glazing to prevent leaks	X
	4. Deal with rising damp in the vestry.	X
	5. Check timber flooring on south side at west end of nave and in north aisle and renew any decayed bearers.	X
	6. Repoint paving at the west ends of the north and south aisles.	X
	7. Repair collapsing table tombs and boundary walls that have not been dealt with as urgent items.	X
	8. Overhaul gate piers at south-west corner of main churchyard.	X
	9. Obtain a tree surgeon's report and prune dead wood from trees that have not been dealt with as urgent items	X
B20.4	<b>C: Longer-term repairs and improvements</b>	
	1. Continue programme of masonry consolidation and repair.	Y
	2. When dampness has subsided, repair and redecorate plastered walls of vestry and room over.	X
	3. Consider removing concrete apron from around the church walls and installing a ventilated dry area with a French drain.	X/Y
	4. Fit a safety handrail or rope on the tower stairs.	W
	5. Repair the steps down to the boiler room.	W/X
	6. Renew badly cracked quarry tiles in the nave floor.	X
	7. Consider careful cleaning of discoloured and dirty wall plaques.	X
	8. Make the west end of the church a welcoming but orderly area.	X
	9. Control the heating system more effectively and economically.	W/X
	10. Neatly repair the door between the vestry and chancel	W
	11. Continue repair of churchyard boundary walls.	Y