

The Care of Churches Measure 1955  
as amended by  
The 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**

by Alan J Frost LVO AA Dipl ARIBA DCHM AABC  
DONALD INSALL ASSOCIATES LTD  
Chartered Architects, Historic Building and Planning Consultants  
19 West Eaton Place, London SW1X 8LT

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## 1.0 INTRODUCTION

- 1.1 This is the fifth 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, for blocked, 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 summary 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 with oil tank and other stores 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 chancel roof can be seen above its shallow pitched replacement and of the former steeply pitched nave roof over the chancel and tower arches. The 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 former 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 stained glass east window has been comprehensively overhauled and re-leaded.
- 2 A deaf-aid loop has been installed in the church, including the chancel.

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

- 1 Further sections of churchyard boundary wall re-pointed and rebuilt.
- 2 Joints in the north aisle and north transept copings re-pointed.
- 3 North aisle rainwater downpipes repaired.

## 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 is generally in fair order except the western jamb and arch of the eastern window and the eastern jamb of the western window which are eroding. B  
C
- A3.2 **East wall:** double pitched parapet dated 1615 and window masonry all in fair order, except that some joints need re-pointing. B
- A3.3 **South Wall:** the parapet coping is weathered but otherwise is in good order. The decorative stone string course below it is slightly eroded. Random coursed sandstone walling shows much old erosion which will need attention eventually, but will survive for the time being. 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 a hairline crack above the chancel west arch and one old crack running vertically between the two upper storey windows to the vestry. Here, limewash is peeling away over an old cement mortar repair, also there is slight blistering of the limewash behind the funerary helm on an iron bracket in the centre of the south wall, all as noted in 2006. C
- A4.2 Limewash behind the sedilia is blistering slightly. There is old distortion of the surface finishes on the south side under and around the projecting corbel supporting the easternmost truss. As noted before, this corbel rests entirely on the stone adjacent to the keystone of the eastern window on the south side; this stone has moved downwards approximately 10-15mm, but not recently.
- 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. A

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

A5.1 This is a shallow double pitched lead covered roof with hollow rolls and a broad lead gutter 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 appears in good order. On the south side the parapet flashing is in good order. On the north side some of the mortar pointing to the stonework is still becoming loose and this parapet should be re-pointed.

A

A5.2 Some minor traces of vegetation remain in the south parapet wall to the chancel roof. There is inadequate cover to the flashing immediately south 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 remain 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, all in good order.

A7.2 **South side:** two of the three 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 remaining lead hopper on this side discharges directly into a cast iron pipe; all are in good order, although the uppermost sections of the central and eastern pipes remain painted black, which is discordant with the grey of the other pipes.

M

## **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. M
- A8.2 **East side:** five-light traceried window, again with stained glass and mesh fitted externally, all restored in 2008/9 and now in good order.
- A8.3 **South side:** eastern window three-light obscured patterned and leaded with inner inset stained glass medallion, with protective mesh in good order. Centre and western windows, both three-light traceried with stained glass behind similar mesh, all in good order. The eastern window has well painted external ironwork.

## **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 still 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. A few remain cracked.
- A10.2 In the body of the chancel one or two 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.

## **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, including now the deaf-aid loop.

## **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 deaf-aid loop has now been installed throughout the church, including around the chancel.

## **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

<b>A17.1</b>	<b>M: Maintenance items requiring regular or routine attention.</b>	<b>Band</b>
	1. Re-fix loose mullion on Chancel screen panelling.	W
	2. Remove/renew fragmentary external mesh over north-western window tracery glazing.	W
	3. Paint upper black sections of southern rainwater downpipes grey to match the remainder.	W
<b>A17.2</b>	<b>A: Urgent repairs that should be undertaken within the next 12 months.</b>	
	1. Check and extend the flashing by the steps leading to the south aisle roof.	W
	2. Repair badly cracked north window mullions.	X
<b>A17.3</b>	<b>B: Necessary repairs which should be undertaken during the next 5 years.</b>	
	1. Re-point open joints in masonry.	X
	2. Check and re-bed any loose floor slabs.	W
<b>A17.4</b>	<b>C: Longer term repairs and improvements</b>	
	1. Further re-pointing will be needed.	X
	2. Decorations will need touching up where blistering	X

## **B THE CHURCH, VESTRY AND CHURCHYARDS**

### **B3.0 WALLS EXTERNALLY**

#### **B3.1 South Aisle**

**East Wall:** of fine coursed ashlar generally in good order, except for some open joints and spalling of stonework, particularly of the spandrel on the north side, which is made up in 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 has old but stable erosion with a small amount of vegetation in some joints, but the stone roof tabling remains sound. Many joints in the walling above both east and west slopes of the porch roof are open and will require re-pointing soon. The coursed ashlar walling is otherwise mostly in sound condition though there is some surface erosion and spalling at low level, particularly east of the porch, and at high level near the south-east corner. The projecting buttresses have varying amounts of 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. There is 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, all of which will require attention during the next five years. A  
A  
B

**West Wall:** sandstone ashlar as the east wall except for the northern spandrel panel made up of randomly coursed rubble, which requires re-pointing. Further re-pointing is 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 re-pointed. Open joints at ground level above the cement gutter should also be re-pointed. The apex of the window arch is eroding. B  
A  
A  
C

#### **B3.2 South Porch**

Finely coursed stone construction continues to erode slowly though no action is yet called for except for careful but thorough re-pointing. The south arch is more deeply eroded particularly on the east side as indicated in previous reports. The remnants of the existing and former gate pintles continue to rust and may split the stone. The stone surface of the arch is very soft and friable and some conservation will be required within the next five years. The internal vault stones are spalling and this has been exacerbated by cement mortar pointing which in some places is projecting over 25mm from the face of the parent stone. C  
B

### B3.3 North Aisle

**West Wall:** is of random coursed sandstone, with heavy over-pointing below window sill level. The stonework shows some signs of erosion except above window head level where it has been re-pointed. At ground level some stones are very open-jointed. A

**North Wall:** stonework to the westernmost bay has been re-pointed and is in good condition. Elsewhere the stonework, especially above the western of the two windows, is open-jointed with significant stonework erosion below sill level and at the eastern end of the wall, against the north transept. The window masonry is in adequate condition. One stone forming the western jamb of the west window is showing more erosion, and this will require attention within the next five years. The parapet has a good stone coping, but there is some erosion below it near the centre of the wall. 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 has open joints and should be re-pointed. The window masonry is generally in fair condition, except for the centre window which should have the open joints at head and sill re-pointed and the west window where the west jamb is eroding at low level. A hairline crack extends downwards from the sill to the centre window and this should be monitored to check for any continuing movement. B  
B

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

### B3.5 Boiler House and Adjoining Oil 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 here, with holes in several places and attention should be given to re-pointing this wall at an early date. The north-west corner buttress stonework shows some erosion, with many open joints particular near ground level. The parapet is badly eroded below the chimney, also the supporting decorative string course below it.

A

A

**North Wall:** the random rubble masonry is generally in sound condition except for open joints at high level. Hood mouldings to the two upper storey windows should be renewed where sections are missing.

B

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 some stone replacement will soon be necessary.

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 of the window masonry, the stonework here is generally in good order. This wall bears some traces of former render covering.

**East wall:** this is similarly in good order. Tabling stones remain, indicating the line of the earlier steeply pitched chancel roof.

**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 remain in fair order. There are also traces of limewash at clerestorey 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 their appearance. The east wall shows slight surface efflorescence at low level as a result of damp penetration and this defect continues onto the south wall where efflorescence is extensive particularly 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 south wall. The exposed stone walls within the south-east cell suffer from exfoliation and dampness.

#### 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 is also evident at low level in the west wall. Hairline fractures run vertically downwards from the west window sill.

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

There is green mould near the door in the north wall, again an indicator of water penetration and this may cause some degradation of the adjoining monuments, although one at low level has been isolated from the masonry. The dado panelling 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 walling joints have been re-pointed in an unattractive dark cement. A movement crack under the central north window has not moved in the past ten years and is therefore 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 south walls and also on the west wall for approximately two metres from the north end. The surface of the plaster has been affected around the windows on both the north and east sides; this deterioration has increased appreciably over the past ten years.

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. Again, the condition is similar to that noted in 2006.

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 will be needed in the long term.

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.

**B5.2 South Aisle**

This roof is of shallow pitched stainless steel with separate cappings over solid rolls and is said now to give less trouble than formerly. The gutter along the south side is also 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. Pointing is falling away at the north-east corner. 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.

A

M

**B5.3 North Aisle**

This roof has been renewed in lead with solid cored rolls, 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. Mortar pointing to this flashing has now been renewed. Joints in the north parapet coping have now been re-pointed.

**B5.4 North Transept**

The leadwork to this roof has also been renewed in a similar fashion to the north aisle. Previously open joints in the north parapet coping have now been re-pointed.

**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 remains in good order.

**B5.6 Boiler House**

This is a single pitched roof covered in large stone slates, rather mossy but in reasonable condition. The flashband to the east and south abutments remains in fair order.

**B5.7 Oil Store**

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.

**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 between 1991 and 1996. No defects were noted then and there appears to be no degradation subsequently; timbers, particularly the boards in the eastern part of the nave bear the marks of dried-out water stains. Note: patches of light coloured timber are reflections through the south clerestorey windows of the shiny stainless steel south aisle roof covering.

### **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.

### **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 have overflow chutes with cast-iron downpipes discharging over the aisle roofs. On the south side the western downpipe is cracked full-length (this seems to be a casting flaw) and on the north side the eastern pipe is also badly cracked. This downpipe also 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.

A

A

### **B7.2 Vestry**

The lead hopper head with cast iron downpipe discharges into a gulley at ground level, which also serves the vestry sink, all in fair order.

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

There are three lead hopper heads and downpipes all with cast iron lower sections all in good order.

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

Two lead hopper heads with lead downpipes connecting to cast iron for the lower two sections, with cast iron shoes discharging into gullies at ground level. Both lead hoppers are distorted. The eastern downpipe's lowest two sections have now been renewed, but these are rusting and need re-painting.

M

### **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 discharges over partially blocked ground level gulley. 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 or renewal (why was this not done at the same time as the rest of the rainwater goods, or is it to be renewed?).

A

- B7.7 Dry Area**
- As noted in previous quinquennial inspection reports, concrete aprons extend around most of the church except on the south side of the chancel, and these are cracked in places. They encourage rather than prevent rising damp and when the opportunity occurs they should be progressively removed and replaced with a French drain as on the south side of the chancel. C
- A gully cover is missing by the north face of the north transept, and should be replaced. M

**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: the recently renewed east window oak frame already has a badly decayed sill and obscured glass behind ironwork in good order. South window is an older obscured leaded light with remnant of mesh, but stout iron bar in front rusting slightly. One glass quarry is broken and should be renewed. A

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

Next window westwards: also stained glass in good order, but one panel of mesh has broken away at low level. M

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 disrupted modern mesh. Side lights of obscured diamond leaded glass slightly undulating and with former copper wire mesh now almost all fallen away. Has this been stolen? M\*

**B8.2 North Aisle**

West window three light obscured diamond leaded glazing, a few 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. There are no external mesh guards to most windows on this side of the church, and their installation should be considered M

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 in fair order but copper mesh is badly disrupted with the lower parts missing; again, has this been stolen? A

Northern east window: three-light traceried, of stained glass with modern mesh to main panels, older mesh to some of the tracery lights, but four lights have no protection.

Southern east window: three-light stained glass with traceried panels also of stained glass protected by modern mesh in good order.

### **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, which incorporates an opening hopper in all windows except one on the north side, in good order.

## **B9.0 TOWER**

## B9.1 **Masonry Externally**

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

**North Wall:** the uppermost stage is becoming increasingly open jointed, particularly below the belfry window, and is affected by water run-off from the gargoyle. Some re-pointing 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. Stone steps at ground level leading up to the turret door are falling away. C  
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

## 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 Level**

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.

The roof coverings were renewed in 2003, in new lead, which remains sound, although some of the pointing to the flashings is still loose at the north-east corner. One nail is rising below the lead near the trapdoor and this should be hammered down before it penetrates the lead. The steel bracket supporting the GRP flagpole is rusting. M  
M  
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. The metalwork is showing slight surface rusting. 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.

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

The flat bed clock by Potts & Sons of Leeds is in working order, with electric winding by Smith of Derby. The clock was last maintained on 17<sup>th</sup> January 2011. The ringing room walls and ceilings are plastered and are in fair order. The timber floor is covered in coconut matting but seems sound although there is some minor deflection towards the centre of the room. Leaded light north and south windows are in fair order. On 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 blowing under the east door that gives access onto the nave roof.

#### **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. The walls are of exposed stonework, but limewashed 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.

C

The single pane windows formed of fixed sheet 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 of 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 now redundant clock weight casing descends for some distance below ceiling level, below which a modern electrical trunking runs down to the electrical cupboard which once formed the base of the tower stair entering into the church. The cupboard door is in fair order.

The external door to the turret stair is of varnished oak, vertically boarded, with decorative iron studs and a slightly rusting handle, but otherwise in good condition. The stone door jamb has been badly split by rusting iron door gear and pieces of stone have broken away.

A

## **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 still 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 need remaking.

A

Storeroom below tank room: softwood boarded door in fair order, but base of frame decaying.

A

Steps down to the boiler room and storeroom have stone treads cracked that are becoming displaced. C

**B10.8 Boiler Room Door**

This is 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. Near the centre of the alleyway a line of tiles is cracked and depressed. This subsidence, which is quite old, is becoming a safety hazard and the tiles should be reset with broken plain tiles renewed. Efflorescence is visible on the surface of the tiles by the choir stalls, where it has not been swept away. C  
B

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 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. A boarded areas east of the pews is carpeted.

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. The condition of the boarding could not be determined, but the flooring appears reasonably stable except for a slightly springy section in front of the altar.

The alleyways, as elsewhere, are of diagonally set red and black quarry tiles with encaustic tile inserts, all of which have been affected by water penetration causing considerable 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 and isolated from the wall 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 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. This group is surrounded by a low screen of wrought iron railings in good order.

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 been cleaned and is in 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. These monuments are also bounded by a low wrought iron screen in good order.

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 there is a very fine iron-banded churchwardens' chest. 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. This area has now been much tidied since 2006.

### **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. At the west end is a 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 stainless steel insulated flue rising into the masonry flue. Damp ingress earlier led to corrosion of iron pipe work within the boiler room. 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 electric heater in the vestry (although there is a modern flat-panel radiator) and an electric fan heater in the south aisle by the organ console. At vestry first floor level there is a redundant fireplace, with a Victorian cast iron grate on the west wall and a discarded radiant electric fire.

M

### **B15.2 Oil Tank Room**

Slender twin steel oil storage tanks stand on low plinths on the floor. These are not bunded, and are now illegal unless a bund wall is formed across the doorway. This would not be required, of course, if a gas-fired boiler were to be fitted.

A

## **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 under the tower by the electricity cupboard and a 9 litre water extinguisher in the vestry. There is a 2kg dry powder fire extinguisher in the boiler chamber. All are admirably hung on wall brackets with adjacent notices and all were last serviced December 2010.

**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 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 deaf-aid loop system has now been fitted 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 re-pointed, 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 an 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 re-pointed, with small stones being reset. One previously fallen coping stone, at the north-west corner where the outer face of the wall is very open jointed, has now been reset.

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 would be beneficial for the remaining sections of iron, which are set in lead, to be cut out and the holes filled neatly. At the west end of the iron railings fronting the mausoleum on the north side of the churchyard, some re-pointing 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 has isolated open joints that need to be re-pointed.

B

B

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 badly damaging the stonework and a lump of stone has broken away from the south pier.

M

B

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 re-pointing on the road side and on the churchyard side at low level within the next five 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. In other areas the wall is becoming unstable and will need some reconstruction.

C

B

A

B

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 leaning outwards.

C  
B

Around the churchyard extension the north boundary wall is constructed in coursed random rubble with a bullnose coping over. This wall has now been substantially rebuilt and is in fair order, though with some ivy that will cause long term damage if not removed.

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 re-pointing 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 re-pointing on both sides. 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

The west boundary wall of the extension is generally in sound condition, minor re-pointing 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.

**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  
B

There are two similar table tombs near the north-west corner of the churchyard, both with plinths disrupted by former railings, but now enclosing a bramble patch. These plinths also would be better removed.

B

To the south of these are two more table tombs; one has a collapsed side panel and the displaced tabletop is becoming very insecure; *this is a public hazard*.

A\*

In the large churchyard extension east of the church and main road, there are several groups of graves some enclosed by iron railings. Gravestones 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 work to Captain Ralph Vane. The whole of this churchyard has been greatly cleared of undergrowth in recent years.

### 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 uneven 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 a quantity of dead wood. They would benefit from the services of a tree surgeon whose earlier pruning 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 of which appear to be in robust health.

### 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

<b>B20.1</b>	<b>M: Maintenance items that require regular or routine attention</b>	<b>Band</b>
1	Keep gutters, rainwater hopper heads, chutes and gulleys clear of debris.	W
2	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
3	Reinstate lead comes falling off ringing room window.	W
4	Dry-clean efflorescence from quarry tiles in north aisle and apply proprietary non-slip wax floor polish.	W
5	Seal leaks in heating pipework as they occur.	W
<b>B20.2</b>	<b>A: Urgent repairs that should be undertaken within the next 12 months.</b>	
1	Renew and refix lead flashings on south aisle roof.	X
2	Relay any storm drains that cannot be unblocked.	W/X?
3	Renew broken rainwater downpipes on clerestorey walls.	W
4	Refix north aisle lead hopper heads.	W
5	Renew defective eaves gutters to boiler house roof.	W
6	Refix loose vestry door threshold board.	W
7	Renew rotten tank room door and store room doorframe.	W/X
8	Renew rotten south-east cell window frame in durable timber	W
9	Make safe the tombs, boundary walls and trees that could be hazardous to the public.	X
10	Relay hazardously uneven paving around the church.	X
11	Re-point south porch roof and walls, south aisle south wall and vestry west wall and renew the most badly eroded stones.	X/Y?
12	Make the oil tank 'legal' by installing a bund, or change boiler to gas.	X

**B20.3 B: Necessary repairs that should be dealt with during the next five years.**

- |    |   |   |
|----|---|---|
| 1. | Continue masonry repointing and repair  | X |
| 2. | Improve flashings to stainless steel on south aisle roof, especially at the north-east corner.              | W |
| 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. | Re-point 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 C: Longer-term repairs and improvements**

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|-----|---|-----|
| 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.  | Control the heating system more effectively and economically; consider installing a gas-fired boiler.                   | X   |
| 10. | Neatly repair the door between the vestry and chancel   | W   |
| 11. | Continue repair of churchyard boundary walls.   | Y   |