

Diocese of Durham
St Mary, Gainford

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report
On the architect's inspection of

31st January 2023

Archdeaconry of Aukland
Deanery of Barnard Castle
Grade I listed – Gainsford Conservation Area
alongside three separately listed memorials, tombs and headstones within the grounds.

Incumbent – Revd Canon Eileen Harrop



Report prepared by

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REVISION B – *Minor amendments to sections 19.1, 20.2, 21.3, 21.4 & 23.1;*

Sections 14.9 & 18.4 updated to show correct sub-floor construction following further information provided.

Dates of inspection - 31.01.2023

Weather – Dry and cold, 4°C

Date of report – February 2023

Date of previous report – March 2015

PART ONE

1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and tower roof level. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

2. Brief description

The following is provided from an earlier Quinquennial inspection by Christopher Downs.

A fine and almost completely early 13th century church on what is probably an ancient and archaeologically important ecclesiastical site on the edge of the North escarpment above the River Tees. Later mediaeval elements include windows with perpendicular tracery, the 15th century North vestry and possibly the top stage of the tower – to which the corner pinnacles and stair turret were added in 1786.

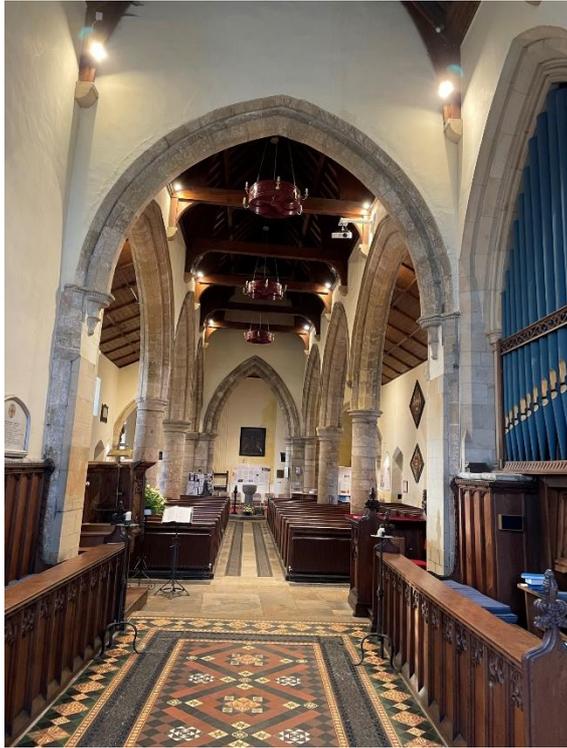
The upper ranges of windows in the side walls of the aisles appear 14th century, but may be 18th century, associated with the insertion of galleries which have since been removed.

An extensive but generally sympathetic restoration in 1864-5, under the direction of J A Cory of Carlisle, appears to have included renewal of all the main roofs and much of the stonework to the windows, as well as raising the height of the chancel, adding the North porch and organ chamber (together with the organ), new clock and three bells and refinishing, including the oak pews.

The Church as it now stands comprises chancel with vestry and organ chamber on its North side, and nave with three-bay arcades flanked by aisles which continue westwards to clasp the large square tower (with stair turret on its West face) and from which North and South porches project.

Walls are local buff coloured sandstone (weathered grey), mostly plastered internally; roofs are green Lake District slates on timber structures open to the interior.

Historic features include the 13th century sandstone font with Jacobian cover, 13th century North and South doors with original ironwork, a couple of early cross-shaft fragments, several medieval grave markers and Anglo Saxon architectural fragments built into the walls of the North porch and a fine early 18th century Royal Arms of Queen Anne.



Internal View looking from Chancel



Internal view from Font

2.1 Listing Description

NZ 1616 - 1716 GAINFORD LOW GREEN
(South side, off) 9/116 **Church of St. Mary** 14.9.66 **Grade I**

Parish church. Early C13 with C15 north vestry and later west stair turret; organ chamber and north porch added during restoration by J.A. Cory in 1864. Dressed sandstone with graduated green slate roofs. West tower with stair turret; aisled nave with aisles engaging tower, north and south porches; chancel with north vestry and attached organ chamber to west. Mainly C19 Perpendicular-style fenestration.

3-stage tower; belfry has corbelled parapet with 4 corner pinnacles of 1786. Full-height stair turret has spiral stone stair within. 4-bay nave has tall aisles with C19 2- and 3-light windows and an original 2-light window with Perpendicular tracery on south aisle to west of porch. Porch has restored outer arch and contains 2 medieval stone benches and oak door under pointed roll-moulded arch of 2 orders; door has pair of possibly C13 iron C-hinges with elongated straps. Upper aisle windows have ogee heads of C18 appearance. East return of south aisle has lancet with vesica above. North wall has similar upper aisle windows. North porch has built-in grave slabs and similar medieval door and hinges. Narrower 2-bay chancel, heightened in 1864, has continuous chamfered sill band; south wall has 2 lancets and C19 priest's door; east end has 3 stepped lancets under individual hoodmoulds and restored vesica above. Single-storey north vestry has lancet in north wall and -diagonal buttress to north-east. 2-storey gabled organ chamber has truncated end chimney.

Interior: nave has wide double-chamfered pointed arches under hoodmoulds on cylindrical piers with circular moulded bases and capitals, the south-western with nailhead; octagonal north-western capital. Semicircular- east and west responds, the former with early stiff-leaf ornament. Tower on rectangular piers has similar transverse arch. Similar pointed chancel arch, on semi-octagonal mid-wall corbels with nailhead, has been raised about one metre. C19 nave roof. Chancel: east end has 3 lancets with splayed roll-moulded rear-arches separated by detached shafts; continuous roll-moulded band corresponds to external sill band; remnant of piscina behind wainscoting in south wall; Minton encaustic-tiled floor; C19 arch-braced roof.

Fittings: C13 circular font with Jacobean-style wood cover. 3 medieval brasses in chancel. Elaborate wall monument, in western bay of south aisle, to John Middleton died 1709: tablet in segmental pedimented aedicule with Corinthian columns, cartouche above and draped apron below, with skull and flanking putti. Two C10-II cross shafts attached to internal west wall.

(Proceedings of the Society of Antiquaries of Newcastle-upon-Tyne, 3rd series, Vol II, 1907)
Listing NGR: NZ1697016680

3. Previous Inspections

This is the author's first inspection; however, the previous 2016 report has been obtained and was conducted by Mr David Beaumont, who was consulted and assisted with information for continuity.

4. Recent recorded works

The logbook was available at the time of inspection, it was clear and concise.

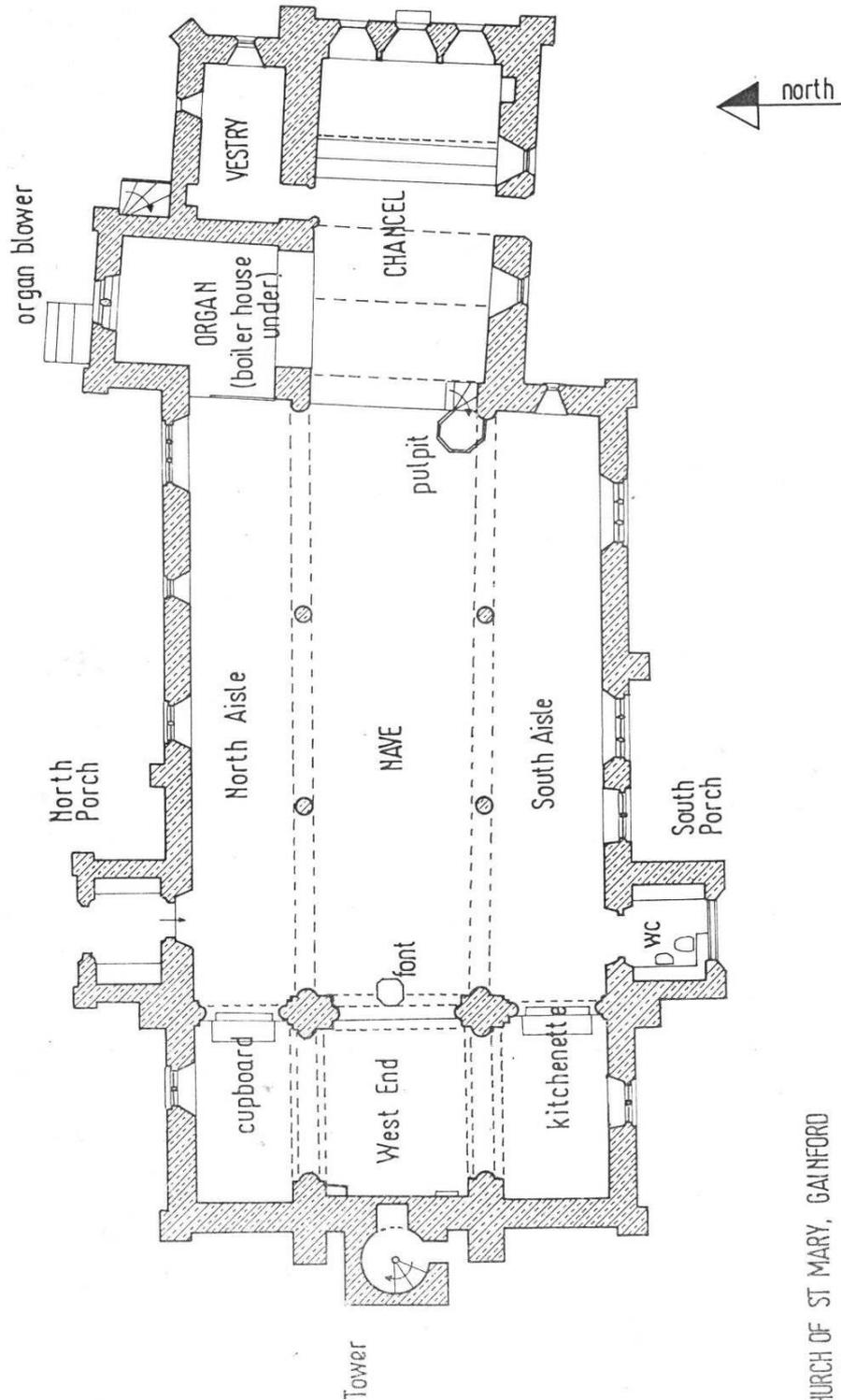
Works completed since the last inspection		
Date:	Description:	By whom:
Sept 2015	Replacement of light fittings (one LED)	Lightfoot
Oct 2015	Minor roof repairs to west end of south aisle	Charge Bros
March 2016	Re-ordering to form St Cuthberts chapel & exhibition area	Charge Bros & Christina Unwin
Feb 2016	Sound reduction and electrical works to tower	Charge Bros
Sept 2016	Replacement of gate sign with name of new Vicar	Christina Unwin
Jan 2017	Refurbishment of organ blower	Allfab
Feb 2017	Minor repairs to south aisle roof and tower	Charge Bros
Dec 2017	Repair to floor of Nave at west end	Charge Bros
Jan 2018	Clear out all gutters	Charge Bros
Feb 2019	Lights to N & S doors replaced, wall heaters replaced	Lightfoot
March 2019	Organ blower repaired	Lightbown
July 2019	Boundary of remembrance garden marked with stones	Mike Roff (PCC Secretary)
Feb 2020	WC door mechanism replaced	Charge Bros
June 2020	Replace and repair stonework to Priest's door	Charge Bros
May 2021	Re-roof vestry with green Westmorland slates	Ranson Roofing
May 2021	Fencing to steps to St Mary's well	Nick Pickering
June 2021	Replace sound system amplifier	Tony Atkinson
July 2022	Installation of AV system	Clockwork AV Ltd
July 2022 - ongoing	Repairs to clock winding mechanism	Cumbria Clocks

5. Summary of condition

- 5.1 The church is generally in good condition, particularly for its age. There has been some movement in the past which has led to minor cracking. The east gable needs to be monitored for progressive eaves spread. Often seen in churches of this age, rising damp persists and there is no 'quick fix' solution to this, however it does need to be managed to minimize damage to historic elements or fittings.
- 5.2 The walling is generally sound, although there are some areas of repointing required. The celtic stones to the porch and embedded near the entrance are degrading due to the rising damp and are at risk of any remaining decoration being lost.
- 5.3 There are some large cracks to the inside of the stair tower, but these have been infilled in the 20th century with cement and do not appear to be presently moving.
- 5.4 There are a number of slates missing and slipped that need repair. The rainwater goods require full redecoration or replacement as this is believed to be the source of some internal damp.
- 5.5 There is some degradation to window mullions but they are serviceable for the long term. The glass within is generally in good condition.

5.6 Externally, the churchyard is in good condition, although some of the monuments are temporarily supported and the timber is beginning to age, a permanent solution should be implemented.

Plan of the church (Courtesy of Chris Downs – former Inspecting Architect)



CHURCH OF ST MARY, GAINFORD
Key Plan
Revised 9/11/95

6. Roof Coverings

6.1 **The tower:** Lead roof, roll top and 9 bays, with a box gutter on both the N & S sides. There is a good fall to each gutter and the lead appears to be in satisfactory condition.

6.1.1 The access hatch is also lead covered and heavy to lift, there is also no stay so if the hatch closes it would be incredibly difficult to open. It would be wise to either replace the covering or install a hydraulic mechanism to assist the opening function. There are signs of woodworm in the hatch cover and surrounding timbers.

6.1.2 Both of the outlets have some standing water and there is sediment and vegetation built up at the ends.

6.1.3 At the eastern end by the flagpole the pointing to the leadwork in mastic is coming away.

6.1.4 The south-east pinnacle ball top is heavily weathered, and the previous QI reported a crack, this should be investigated and replaced if necessary. Interestingly, the replacement top for the weathervane on the opposite side is in timber.



Figure 1- Tower roof and hatch

6.2 **Chancel:** Steeply pitched in diminishing green Westmorland slate, lead apron and cover flashings at nave wall. Slate fair but one slate cracked on the bottom row of the north side. Ridge appears to be ok. To the south side, two slates appear to be coming away in the middle lower section at the junction with the nave, and two missing. There is one slate on the ground which had recently fallen. At the foot of the roof the replacement slates are not wide enough. The flashing abutment to the east appears incomplete. Where the flashing turned up to the water table require dressing back.

6.3 **Vestry:** Not easily visible from ground level; however, this entire roof has been replaced in mid-2021. From ground level this is evident with new pointing, the box gutter should still be regularly checked for vegetation. Monitor internal damp for drying out as item 14.5.

6.4 Organ Loft

6.4.1 East Elevation: Ridge bedding missing at apex of valley gutter, abutment flashings appear ok.

6.4.2 West Elevation: Ridge bedding missing at apex of valley gutter. One cracked slate. There is a slate slipped into the valley. One is coming away and going into the valley and one broken slate to the base.

6.5 **Nave and aisles** steeply pitched nave and lower pitched aisles in diminishing Westmorland slates. The weak point will always be at the point where the slope changes over the aisles, there is some internal staining, but appears to be no current leaks. To the north slope there are three cracked tiles towards the west and the tiles adjacent to the west abutment look uneven. To the south the ridge bedding is coming away in multiple locations. There are five areas where slates are missing or broken and one large slate in the middle is loose. The south aisle has three slates missing or slipped at the aisle junction about mid-way.

6.5.1 To the south the area of slating at the junction of the nave crossing and aisle has had multiple repairs in the

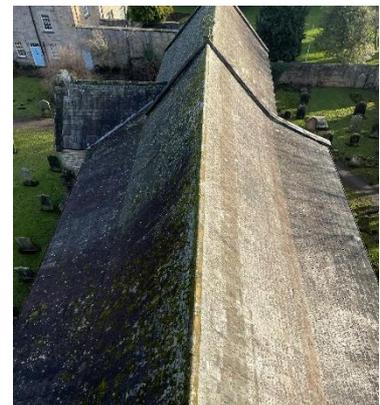


Figure 2- North Face of Nave Roof

past, evidenced by tinges. The internals at this location should be closely monitored for any leaks. To the western water tables there were repairs noted in 2015 and 2017 to the 'southwestern end and the tower', where there was a great deal of damp internally previously – see item 14.3.

6.6 North Porch

- 6.6.1 East elevation: Ok condition, as are the abutment flashings. The roof has a lot of moss and one cracked slate mid-pitch.
- 6.6.2 West elevation: Ok condition, as are the abutment flashings. The roof has a lot of moss therefore it is difficult to comment on the condition of the roof beneath this. This is also building up at the box gutter and the buttress which will need inspecting from ladders when it has been cleaned.

6.7 **South Porch:** Slating to both sides appear in satisfactory condition, lead flashing at ridge looks to have been improved but light still showing inside as item 12.7.

7. Rainwater Goods – Generally half round cast iron to the north and south porches and aisles, hidden lead gutters to the tower and vestry.



Figure 3- Gutter to west organ loft

7.1 **Chancel:** The gutter to the north drains onto the organ loft roof, the gutter is rusted at the end and meets a valley. As noted in the last inspection a running outlet with directional shoe would be better in this instance. An additional downpipe to the east would be a further improvement.

7.2 The organ loft:

7.2.1 East Elevation: Gutter and downpipe are beginning to rust at the junctions, the downpipe collar fixing is still twisted slightly. It should be checked for having a shoe at the bottom for correct flow into vestry box gutter.

7.2.2 West Elevation: Appears okay, the gutter has an internal corner joint with the north aisle, this corner is extremely rusted and could be leading to damp internally as item 14.1.

7.3 **North Aisle:** The guttering is laid to fall to two downpipes at either end of the gutter run. There might be leakage at a couple of joints where there seems to be rust. Downpipes are okay apart from the one on the left-hand has multiple cracks. It might be that it overshoots the gully in storm conditions. The downpipe at the Western end is ok.

7.4 North Porch:

- 7.4.1 East Elevation: Rusting to both ends and joint with RWP. The downpipe doesn't appear to go to a gully and the ground around it is very wet.
- 7.4.2 West Elevation: Some rusting and moss filled gutter, gully is also full of moss.

7.5 **Tower** downpipe looks okay and discharges to a gully formed in concrete which then runs to a ceramic gully. This gully was completely buried at the time of the survey. It is unknown where this connects so could be adding to the damp issue at item 14.9.

7.6 **South Aisle:** This is in two parts. First is the Western end. Gutter looks okay, but does have some ivy encroaching, as does the downpipe that leads to a gully.

- 7.6.1 Remaining section: gutters look okay, as does the downpipe, which has a shoe that doesn't quite connect

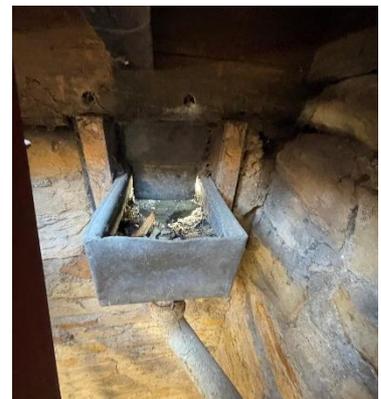


Figure 4- Internal hopper to tower

to the gully, the downpipe is also in three sections which are at different angles but appear firmly in place.

7.7 South Porch

7.7.1 **West Elevation:** Gutter and downpipe okay apart from rust to base of downpipe.

7.7.2 **East Elevation:** Gutter and downpipe okay. Leads to a gully where the cement encasement has broken and the sections now move independently.

7.8 **South Chancel:** Possible backfall to the gutter towards the aisle. Replacement gutter at the East end requires decoration and the end cap making plumb. Downpipe is okay but has had quite a bit of debris in it in the past, possibly collecting at the change of angle at the plinth.

7.9 **East elevation Vestry:** Gutter and downpipe okay but the downpipe is just shy of the gully.

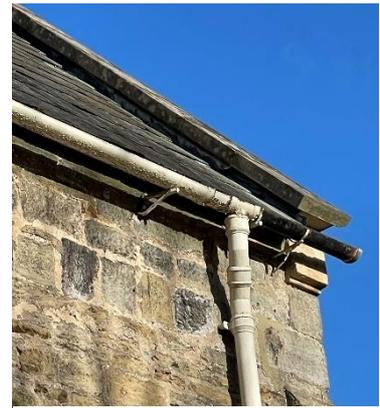


Figure 5- Gutter to South Chancel

8. External Walls & Buttresses – Semi-coursed dressed sandstone, with buttresses and quoins. To south, most windows have hoodmoulds, elsewhere dressed stone to reveals.

8.1 **Chancel:** Open joint above vestry roof. The pointing has been rather smeared on in the past.

8.2 **Vestry:** Three open joints at parapet coping. Buttress has large open joint at foot. There are round holes in the walling from a previous installation.

8.3 Organ Loft:

8.3.1 **West Elevation:** Generally satisfactory. Corner buttress has open joints. There is what appears to be a historic crack in one of the stones.

8.3.2 **North Elevation:** Chimney flaunching looks poor, capping needs to be checked from above. There is a water trap at the head of the water tabling. Some erosion to the stonework above the window, this area also requires re-pointing. Walling generally sound, as is the lancet, apart from one minor crack in the quatrefoil window. The crack appears to have progressed very slightly from the previous inspection report but looks to be due to weathering rather than additional movement, this should be monitored closely.

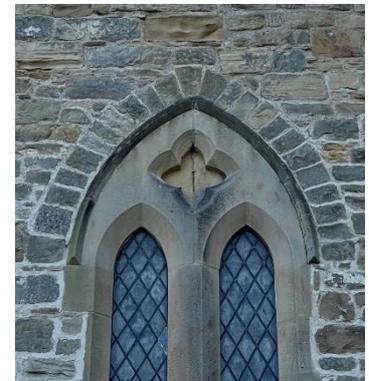


Figure 6 - crack in lancet in 2014 (top) and 2023 (bottom) item 8.3.2



Figure 7 – east elevation stone as item 8.3.3

8.3.3 **East Elevation:** Okay apart from some open joints on the buttress and at plinth. One stone at corner with aisle has delaminated and this is now directing water into the structure.

8.3.4 **Organ blower chamber:** A lean-to structure with large slabs of York stone for the roof. It has open joints at low level and some at the pointed verge. There is significant historic movement to the structure as it has pulled away about 12mm in the past, no additional movement since last report. The stonework above the lintel needs to be tied together.

8.4 **North Aisle:** Repointed, albeit heavily. Buttress is okay. One laminating stone to the right of the buttress but no action required. At the Western end, there is one laminating stone and a small hole in the buttress, requires pointing (ensure no wildlife present).

8.5 Porch:

8.5.1 **East Elevation:** walling generally okay, to the mid base of the buttress there are open joints.

8.5.2 **North Elevation:** The water table joints have lost their mortar and have significant moss growth in its place, this is evidenced by the water staining particularly to the Eastern side. There is a slight open joint to the left-hand side of the door. Again, open joints at the base of the buttress and moss growth.

8.5.3 **West Elevation:** This has been heavily cement repaired but acceptable. The plinth has open joints at the buttress. The bottom coping stone has the bottom right-hand side missing.



Figure 8 –porch buttress

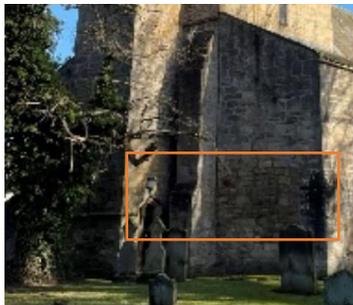


Figure 9 –porch standing stone

8.6 West Elevation

8.6.1 North Aisle: Open joint to base. The wall is very stained on the corner and could be an indication that the gutter is overflowing.

8.6.2 South Aisle: Generally, the pointing is okay, but there is a band of damp at just above head height, corresponding with inside as item 14.3, where the cause and actions are further explored.

8.7 **South Aisle, Western end:** Eight weathered stones at the base of the wall but generally not currently requiring attention, one needs monitoring to determine point of replacement. The buttress has a metal piece in it that will rust over time and break the stone. The buttress against the porch has its foundations on show. There is dead ivy on this elevation which should be removed.



Figure 10 – S.W aisle stone

8.8 **Remaining part of Aisle:** All of this is in good condition. Recently repointed to a better standard.

8.8.1 **East Aisle Elevation:** Open joint just below the water tabling, perhaps where there is a slate installed. One stone wearing away, three-quarters above the vesica window but no action needed. The metal piece in the buttress will rust over time.

8.9 South Porch:

8.9.1 West Elevation: Okay apart from the broken WC overflow pipe, which appears to have been running awhile and is staining the wall.

8.9.2 South Elevation: Open joint of water table at apex. Walling is generally okay. Erosion to the left-hand jamb. It has had minor additional deterioration since last inspection. its replacement should be scheduled.

8.9.3 East Elevation: Looks okay, the broken gully discussed in section 7 needs addressing.

8.10 **Chancel:** Poorly executed mortar pointing over various stages, some now beginning to weather. However, it is generally sound. A suggestion of cracking on the Easternmost lancet head but not problematic. The Western lancet has open joints on the hoodmould and it can be seen that there has been movement in the lead. Both windows are unprotected. New stones to the door jamb are settling in nicely. The buttress is okay apart from a couple of open joints.

8.11 East Elevation:

8.11.1 South water table has been renewed recently. The broken stone below the kneeler has not been dressed well and doesn't match the opposite profile.

8.11.2 Walling is generally in good condition; however, the structural issues discussed at item 13.1 are visible to a lesser extent - The central lancet has a crack running through the stone up to the vesica window. There is no crack below it but there is a buttress there, suggesting that this has been strengthened in the past. The left-hand lancet has a crack running vertically and a crack in the cill. The lancet on the right-hand side looks okay. Above the vesica, a crack continues to run up, although not far, to the apex. There has been slight movement of the northern kneeler in the past. This all suggests the wall head is spreading here.



Figure 11 – East lancet cracking

8.11.3 Vestry: Bedding missing for the coping at the chute outlet. The walling is generally satisfactory. There is a historic crack in the jamb where there was no doubt fixing for the metal window which has expanded. The top of the northeast buttress has several fractures which will need to be monitored, specifically for the corner becoming loose.

8.12 Boiler Room



Figure 12 – boiler room

8.12.1 Situated at the West end of the church on the North side. The steps down to it are covered in moss and leaves. The stonework is slightly eroded around the enclosure. The boiler room door is a simple boarded door with rusting iron hinges, but reasonably serviceable.

8.12.2 Within the room the ceiling has been lined with fire resistant boarding. The walls are a combination of masonry, random rubble and some brickwork.

8.12.3 There is damp at low level, particularly in the North-West corner and this is due to its subterranean location. To the South there is a dividing wall in blockwork separating this room from a room containing a (redundant?) metal oil tank. The ceiling here is joisted boarding and there is an organ above it.

8.12.4 The fire protection is not complete as the doorway between the two spaces is fairly simple, always open and this needs to have fire cladding on it as well.

9. Tower Bells, Frames & Clock

9.1 Tower:

- 9.1.1 **North Elevation:** Open joint to the quoin at the North-East corner, some open joints above the window and to its right, where there is some slight erosion. There are also open joints just below the rainwater chute, although this looks historic. Open joints to the overhang above the corbels in multiple locations, one stone to the left of the overflow looks to have more erosion than the others.
- 9.1.2 **West Elevation:** The corbels are lightly eroded. The conductor strap comes down on the Southern side and does not have a guarding at its foot.
- 9.1.3 **South Elevation:** Open joints and slight hole to the top right of the belfry window which should be re-pointed as part of a wider tower maintenance scheme.
- 9.1.4 **East Elevation:** Stone shows slight erosion across the upper section, some stones require monitoring for replacement. North-West pinnacle has the weathervane and decorative star hung from this, with questionable safety for this installation. The pinnacles themselves appear okay from the ground, for closer inspection see item 6.1.4.

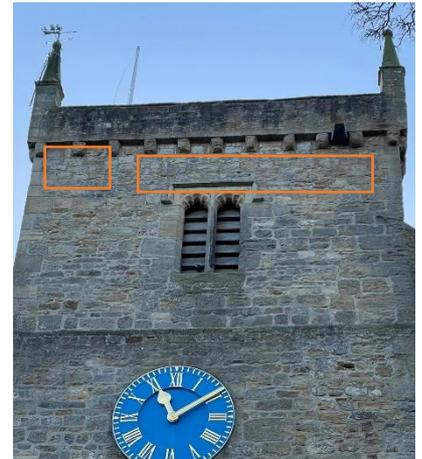


Figure 13 – North tower elevation

- 9.2 **Stair Tower:** This is on the West elevation of the tower. It is all in good condition, although not possible to see the roof from the ground, which is a lean-to, this should be inspected more closely. There is damp staining beneath the light on the north elevation, alongside a larger area of historic damp, this is most likely due to water from the roofs and lack of sunlight. Patches of moss build up as tower has no gutter, so water gathers on ledges.

Internal Tower

9.3 Belfry:

- 9.3.1 Some minor delamination of stonework and occasional open joints, particularly at high level in the South-East corner. The roof structure appears sound and no evidence of water coming from the parapet gutters, there is some historic staining to the underside but no current damp patches.



Figure 14 – Belfry from SW corner

9.3.2 There is a build-up of dust/ sand from stone erosion around the perimeter. Although the area appears to have been tidied of some loose debris, there are still old clappers that should be removed. The timber bell frame rests on the floor and supports six bells. There are some bird markings, although these appear to be historic. The mesh to the louvres appears ok, but wildlife can get in through the rainwater hopper inlets as below.

9.3.3 There is clock weights mechanism to the North-West corner which is now redundant. There is some build-up of nesting debris on the downpipe and fallen to the floor. Its removal would enable a better inspection of the hopper on that side. On the Southern hopper, this has an open inspection gully which leads to a couple of bends in the pipe. These could block up so they need to be inspected regularly. Mesh to inlets could prevent further build-up of nesting material.

- 9.3.4 Since the last inspection a new door and frame have been installed to assist with blocking the passage of sound to the bellringers.

- 9.4 **Stair Tower at Belfry Level:** Crack of approximately 2mm at the Western face, unchanged since the last inspection. This has been repaired many times, in cement. The walls are green from

ongoing damp. The spiral staircase has slight historic cracking at the junction to the newel post. The stairs themselves seem sound above. The ones below have been repaired in the past, some have had cement pointing to them, as have the walls. One step is fractured along a natural fault line. This has been patched in the past and there is cracking at the patching but appears to remain unchanged. A rope handrail has been fixed to the newel, it is a bit loose and would benefit from a more secure fixing and possible increase of rope diameter.

- 9.4.1 At the entrance to the ringing chamber on the right-hand side of the door jamb, there is a wide crack. It has been patched in the past and mortar is continuously lost from the infill. Above it, there is a further hole in the stonework and this is next to the cable. To the left of the arch, the same applies. There are some large areas of stonework jointing that need infilling.

9.5 Ringing Chamber:

- 9.5.1 There are damp stains on the ceiling timbers, but this has not changed from photographs taken at the last inspection. The walls are heavily pointed with cement, although they appear to be sound. The floors are timber boarded without major flex or undulation, although it is covered with carpet so is not easy to inspect, it feels as though there are a couple of loose boarded areas. Door to the stairwell recently replaced. The room contains the clock and chime mechanism. Below the clock are a set of hand bells. Heating and cooling is elementary with a couple of fans/ fan heaters. The electrics are surface mounted cabling, new electrics would be beneficial in this room.
- 9.5.2 Outside the chamber, the spiral steps descend, and they have had heavy cement repairs in places, slight cracking to the cement repairs but generally sound.
- 9.5.3 On the North-Eastern side, the wall has had a large infill of cement. This needs to be replaced with stonework, the old lintel here is damp, has woodworm holes and also needs to be removed and replaced with stone.
- 9.5.4 At the foot of the stairs old heating duct grilles are stored behind the door and should be moved.

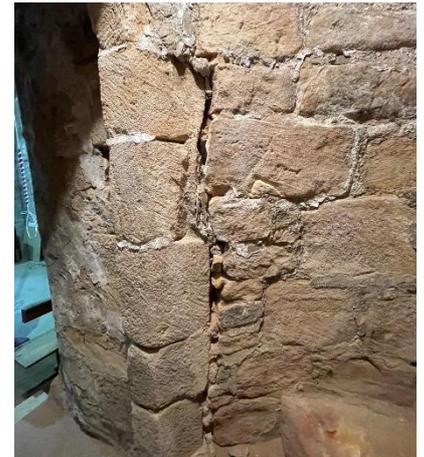


Figure 15 – jamb of ringing chamber

- 9.6 **Bells:** Six bells cast by Taylors of Loughborough in 1865. Redundant chime hammers have been removed from the bells but have been left in the room. The timber frame has been checked for woodworm in the past, but should be continuously monitored. No ringing issues reported.

10. External Windows & Doors

- 10.1 **North Aisle:** All the windows are okay apart from the pointing to the top eastern most window has cracked.
- 10.2 **Tower:** The windows to all elevations seem okay, as do the timber louvres within them. The mullion to the south window is eroding but still retains around 80% integrity, very minor change since the last inspection, however this should be monitored closely.
- 10.3 **Stair Tower:** The window openings have a single pane of clear glass in them and they are fixed in well enough, although on the ground stage the mortar around the windows appears poor due to the tight area to apply it.



Figure 16 – south porch door

- 10.4 **Southwest Aisle:** Pointing to the clerestory window cill has come away. The window below it has a fracture on the upper mullion and has had its glass heavily mortar pointed in, replacement should now be scheduled.



Figure 17 – southeast aisle tracery

10.5 **Southeast Aisle:** The tracery to the window closest to the south porch has some erosion, to be monitored for further degradation, though no action required in this quinquennium.

10.6 **Doors** are generally in good condition, the sealed door to the south porch requires decoration, as does the northern porch and priest door externally.

10.7 The door to the organ blower chamber has become jammed and the door no longer opens. The door and frame and lintel all require replacement.

11. External Metalwork, Woodwork & Paintwork



Figure 18- NE weathered window

11.1 The gates to the north porch are in good condition.

11.1.1 There is a metal grate over the entrance the sub-terranean boiler room which provides protection from falling, however when opened this currently rests on the waste pipe from the vestry and could cause damage to the pipe.

INTERNAL FABRIC

12. ROOF STRUCTURE & CEILINGS

12.1 **Nave:** Open trussed roof with exposed boarding and rafters and purlins, to the west end there are heavy cobwebs which should be removed in order to ensure there is no staining beneath. Appears in good condition otherwise.

12.2 **Chancel:** Similar construction technique, without horizontal principal beam. Apart from cobwebs, this appears okay, again cobwebs should be cleared to ensure visibility of any issues.

12.3 **North Aisle:** Plain boarding with ornamental ribs. This seems okay.

12.4 **South Aisle:** Plain boarding with ornamental ribs and some loss of decoration to the boarding, historic damp staining midway.

12.5 **Vestry:** Plain boarding which has been water stained at the eaves. This should be re-decorated and monitored for any returning staining as roof has now been replaced.

12.6 **Organ** – limited visibility due to organ, timber boards with some damp staining seen through small opening.

12.7 **South Porch:** There is daylight showing at the ridge of the roof as it joins the church, and there is a bird's nest just above the light which appears to have been there for many years, there is another birds nest at the ridge. New flashing required at ridge.

12.8 **North Porch:** The roof is open and in fair condition.



Figure 19 – internal view of Nave

13. CHANCEL ARCH, ARCADES & MASONRY / STRUCTURE

13.1 Hairline cracking on the nave side of the chancel arch of approximately 1mm shows no change since the last inspection. A historic crack in the arch stonework itself on the Northern side close to the apex remains unchanged.

13.2 Despite some cement re-pointing, all the arcades to the nave appear to be in good condition.

13.3 The arch to the tower crossing looks to have been poorly cement pointed in the past at the apex. The southern arch looking from the nave side has a hairline crack emanating from the apex, which was not noted in the last inspection therefore should be monitored closely for any progression. Both the North and South arcades to the tower look okay.

13.4 There is a crack midway along the North aisle wall from a clerestory, below and above it. The previous inspector believed that this might have been as a result of lack of integrity of the walling rather than any other major failure, which I am inclined to agree could be the case if no further progression is recorded, to be monitored.

13.5 Within the chancel there are some slight easings as the truss comes down onto the boss above the organ arch, these were not photographed in the last report so it is difficult to know if there has been any progression. To be monitored.



Figure 20- Crack to southern aisle arch

13.6 At the East gable below the vesica window, there is cracking at the apex of the central lancet. There are also diagonal cracks emanating outwards from the outer arches of the outboard lancets. The issues are reported to emanate from the fact that the wall appears to be constructionally thin, perhaps 700mm wide, so the very build-up here is fundamentally weak, lacking a robust structural tie. However, no visible changes to cracks from the last inspection.

13.6.1 The previous inspector took evidence from nearby St Andrew's Church at Winston and suggested that it would be wise to rebuild the central arch if there are problems seen on the outside (light cracking visible outside suggesting wall head spread). Therefore we will monitor in this quinquennium and decide on any corrective action following this.

13.7 There is a crack to the lintel as you enter the vestry. This has been patched in the past and has only dropped a fraction, no additional movement since last report. There is some slight cracking to the vestry east window on its left-hand side, all to be monitored, decoration to vestry will aid this.

13.8 There are cracks as both porches pull away from the church, these show no change from available records.

13.8.1 To the South porch, the walls are exposed stonework with cement pointing. Some slight cracking to the west of the arch on the south elevation, as highlighted on the previous inspection. Some eaves spread could have occurred and should be monitored, there is also a crack to the east side of this arch, from the spring point, it is unknown if this is historic.

13.8.2 North Porch Same design as the South and suffering the same problems of pulling away from the church. However, the cracking appears no worse than the previous inspection.



Figure 21- Crack to south porch

14. Plaster & Decoration

14.1 **North Aisle:** Rising damp persists, particularly at the porch area. Slight cracking above the top-most hatchment. Some water staining at the eastern eaves near the organ, at the porch and midway along. The area nearest the organ appears to be due to the gutter directly behind this, as per item 7.2.2. The roof has reportedly been repaired in the other areas of historic damp staining. The rising damp needs to be managed, to ensure no damage to other areas. The Celtic decorative stones are cemented to the floor with no other restraint other than the cement bond, the damp is causing irreparable damage to these, and an alternative form of mounting should be considered to provide separation from the damp conditions.

14.2 **South Aisle:** Historic water penetration above both clerestory windows, as per last report. The East return wall decoration has broken down, reportedly as a result of water penetration which has since been repaired. Therefore, redecorate and monitor for any changes.

14.3 **Tower Crossing:** The West wall decoration is broken down across a large area, severe rising damp presumably behind paneling and above upto around 3m. The wall is physically damp to touch and nearby arcades have established algae growth to their bases upto around 1.2m. At both north and south aisles at the west end, the walls had historic water ingress from above, this is reportedly fixed (as 6.5.1) the wall does appear dry at the top in comparison to pictures from the previous report. However, major damp issues persist across this western wall. It may be that the newly installed heaters at item 20.2 have encouraged damp to rise further as the paneling and lack of ventilation prevents it from escaping at low level. The issue of rising damp is discussed further at item 14.9.

14.4 **Chancel:** Some slight damp marking showing on the North wall. The South wall appears to have a damp patch to the east of the easternmost lancet, cause currently unknown, further investigation required in heavy rain as suspect issue with gutter or window allowing water ingress. There are some minor hairline cracks at the top of the apex of the lancet, also recorded in last

report, the description suggests these have not progressed. The East wall is exposed stonework with cement pointing.

14.5 **Vestry:** Significant water penetration at the eaves. The roof has recently been replaced (as item 6.3), once time has allowed the walls to dry out, the walls should be re limewashed and monitored for new staining.

14.6 All the arcade stonework has been lime-washed in the past but is now back to bare stone.

14.7 **South Porch:** Converted into a WC and walls exposed stone with some cement pointing, cracks as item 3.8.1. The room is also used for storage which makes the room messy and difficult to inspect. An arrangement of cupboards would assist with the overall aesthetic.

14.8 **North Porch:** The walls have some slight open joints at the doorway to the church. There is a lot of damp coming up and all the walls are green. some large historic cracks reside. Cracking internally to the west wall is currently 3-5mm in width. The area is walled in grave covers which are pleasant but will deteriorate if attacked by damp. The large slab to the right-hand side of the doorway will also continue to degenerate whenever it is attached to a damp wall, and this has progressed since the last inspection (with birds nest also on top). On the northern side of the church, damp will always be an issue in an open porch such as this, but regular clearing of moss on the roof and maintaining gutters will aid and allow a better feature of these attractive artefacts.

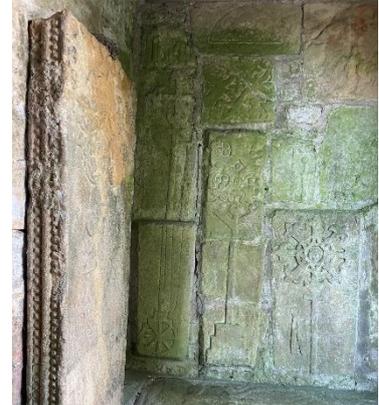


Figure 22- North porch walls

14.9 The rising damp is a concern, especially to the western wall. Ideally, a strategy should be devised and implemented to both improve the ground drainage externally, improve air flow to these walls and regularly inspect this area. Initially, I would look to investigate if the gullies connect to a wider drainage system. The churchwarden has informed me that what the previous inspector suspected was a timber floor is concrete screeded with DPM, which is beneficial as the damp conditions would have made any timbers very vulnerable to damp, however the floor can therefore not breathe over a large area, which is likely causing the damp to rise higher up the western wall.

15. Partitions, Doors & Paneling –

15.1 **North Porch:** Main entrance door with wicket gate is stained oak in good condition, the main door has pair of circa C13 iron C-hinges with elongated straps. The elementary door closer is no longer operating and externally the door requires some re-decoration.

15.2 **South Porch/ WC:** replicates main entrance door with addition of modern WC locking mechanism. The door latch mechanism has been replaced but needs some slight adjustment as it has once again become hard to open.

15.3 Nave wainscot is good quality oak dark stained paneling to top of pew level. Paneling sits on some areas of very damp walls and therefore risks rot to the rear face. Consideration should be given to improve ventilation behind and prevent damage of any important elements.

15.4 **Chancel:** Oak paneling in chancel to cill level to all walls in good condition as is Communion rail. The choir stalls are okay. Vestry door looks to be in good condition.

16. **Ventilation** – There is a hopper in the vestry window. The nave has ventilation ducts at ground level and three ceiling fans in the nave, however no external ventilation sources on external walls.

17. **Glass** - Stained glass mostly to the Western end of the nave and all of the chancel, apart from one light in the chancel formed of leaded panes.

17.1 **East Elevation:** 3 lancets. Perhaps a slight buckle to the central light midway up, but the ferramenta and tie wire looks okay.

17.2 **South Elevation:** Window no 1 – Plain glazed in obscured. Three panes are broken. No 2 – Pictorial glass which looks okay.

17.3 **Nave – South Arcade, East Elevation:** Pictorial glass which looks okay, although there is some spot marking to it. Perhaps this is dirt on the outside.

17.4 **South Arcade:**

17.4.1 Window no 1 – Slight movement to the window head on the left-hand side, but this appears historical. The tracery is all okay, as is the glass within it.

17.4.2 Window no 2 – Clerestory: Metal framed window with method of operation unclear.

17.4.3 Window no 3 – This is the central feature window. The tracery is okay, as is the glass within it.

17.4.4 Window no 4 is a mixture of obscure glazing window types in a two-light window. There are three cracked panes at the top left-hand side and the tie wire looks to have come away from one of the bars.

17.4.5 Window no 5 – Clerestory window and its pulley operation is no longer used. This is a tilting window in a metal frame.

17.4.6 Window no 6 – The tracery has some open joints and three broken panes to the upper lights. It has a grave cover for a lintel. The glass within it is a mixture of obscure types.

17.4.7 Window no 7 – Clerestory. Same condition as the others.

17.5 **North Aisle:**

17.5.1 Window no 1 – a double window with quatrefoil head with obscure glazing in a couple of patterns. The tie wire looks to be coming away from one of the windows and there are three broken panes. This is very dirty, and has a polycarbonate sheet externally.

17.5.2 Window no 2 – double window and the tracery is okay. The glazing within is obscure and has multiple cracks to the top lights.

17.5.3 Window no 3 – Clerestory window with the same issues as on the South Aisle.

17.5.4 Window no 4 – single trefoil head window in good condition, with pictorial glass. It seems okay apart from at the foot the pointing has broken away and you can see outside through it. The pane next to this hole is also cracked.

17.5.5 Window no 5 – Clerestory window with same details as the North side.

17.5.6 Window no 6 – Three-light window, cement is breaking at the springing point. The mullions have reportedly been removed. There has been a crack in the cill which has been repaired in the past. The glass is pictorial within and is beginning to fade, losing some detail.



Figure 23- window no 4

18. Floors, Rails

18.1 **Nave:** Pew platforms with stone at the circulation areas, interspersed with heating grilles. Both aisles at the East end have had timber floors taken up and are now infilled with stone. The floor is slightly uneven near the font.

18.2 **Chancel:** Tiled floor in fair condition. Leads up to altar, similarly tiled. Some slight open joints at the altar rail.

18.3 **Vestry:** Stone floor with indications of damp coming up. Open joints.

18.4 **Tower Crossing:** Contrary to the previous QI which stated the floor was carpet over timber floor, the churchwarden has informed me this is in fact cement screeded with a damp proof membrane beneath. Unable to be inspected as the carpet had a tight fit.

19. Monuments, Brasses, Furnishings, Organ & Clock

19.1 **Nave:** Simple oak pews in the nave and the aisles. At the West end of the nave is a stone circular font on an octagonal plinth. At the entrance a number of light oak tables and purpose-designed hymn book unit and noticeboard. There is a dark oak chest with the Jacobean style carved font cover on top, they are both in good condition.

19.2 There are loose chairs and tables to the west end. The Northern side has a new light oak fitment containing sink, instantaneous water heater. The doors on the cupboards have dropped and some no longer close. There is also a Yamaha Clavinova piano.

19.3 **Organ Loft:** Not inspected. Organ: By Brindley of Sheffield also dated 1865. 3-manual. Restored in the 1980's. In regular use. Tuned annually. Recommendation to Service at regular intervals.

19.4 **Clock:** By Potts of Leeds, dated 1865. Has first example of electric winding mechanism that has now become reliable, no issues reported. Recently underwent work by Cumbria Clock Co.

19.5 The **Pulpit** is in good condition; however the 4th tread up has a slight angle to the tread.

20. Heating

20.1 Gas tested in June 2022. Certificate held in log book. Renewed in 1996/7 by Dunphy with two gas boilers serving pipework and radiators. Three 'Heat Redeemer' fans are in the nave and push warmed air down.

20.2 The wall-mounted radiant panel heaters to the western end of the nave were replaced in 2016.

21. Electrical

21.1 Tested in March 2019. Certificate in logbook. The system is mainly mineral insulated copper cable. Typical of a building, never designed for electricity, the cables run over the surfaces and in instances, the fittings are less than ideally placed. PAT test in September 2020.

21.2 Radiant heaters supplement the heating at the tower crossing in MICC cable.

21.3 Lighting was fully upgraded to LED in 2015, with the main lights being dimmable.

21.4 Sound Loop: Induction loop and sound reinforcing system installed c. 2006. Recently modified.

22. **Lightning Conductor** - Lightning conductor: Last test date unknown, no test certificates in logbook since 2014. Recommendation: Put test certificate into the log book.

23. Water & Sanitary Facilities –

23.1 The 1993 installation of the accessible WC and sink provide facilities to the rear of the church, a cold sink also sits in the new cabinetry at the west end with a sink, cold tap and instant water heater.

23.2 There is a sink within some cabinetry to the vestry.

23.3 The water heater to the rear nave seating area has a continuous drip and requires repairs.

24. **Fire Precautions** - Good two-way escape. Extinguishers all serviced March 2022 as follows:

24.1 **Extinguishers:** Reportedly serviced annually, however last service certificate in log book from January 2019.

24.2 The PCC are directed to the explanatory notes at the rear of the report. Advice can be obtained from the fire prevention officer of the local brigade and all extinguishers should be inspected annually. Certificates should be stored in the log book.

25. Security –

25.1 The church is left open during the day with valuables locked in the vestry. This is in line with current Ecclesiastical Insurance guidelines, however the PCC should make themselves familiar with all recommendations. The church also lies on a well-trodden footpath, increasing passive security throughout the day.

26. Access – Level access across graveyard from parking. Step down into the nave at the porch and limited width access through day- to –day wicket door. The main door is openable and a temporary ramp is used.

27. Churchyard, boundaries, signs, paths, trees

27.1 The churchyard is closed and in the care of the Local Authority (LA). It has many monuments within it. These should be thoroughly checked by the LA. It also has mature trees and these should also be regularly checked and maintained. PCC to put on record which trees are covered by Tree Preservation Orders, this information should be kept in the logbook.

27.2 The Northern boundary has a large entrance gateway with gates which are in servicable condition. The bottom hinge is broken in the gatepost and these need a better fixing arrangement. The passage gate is jammed against the post, and also requires some routine maintenance.



Figure 24- entrance gate

27.3 The North boundary wall adjacent to the house has many open joints to the walling and it is looking to lean slightly towards the house. The remainder of the boundary is covered in ivy.

27.4 The Western boundary is formed of a fine stone wall with good coping to it. This looks in good condition.

27.5 The South boundary is a post and rail fence. This leads down to the river. To the east there is a wire fence to some of the boundary interspersed with shrubbery, some of this fence has come loose.

27.6 The East boundary is on to a former vicarage. This has a high stone wall which is in good condition.

27.7 Paths are tarmacked and these are in good condition.

27.8 There is a sign at the entrance which is in good condition and a small wooden sign along one of the pathways which has no text, it currently looks redundant.

28. Archaeology – The local authority archaeologist advises that with Gainford being a medieval village the church and its site may have archaeological importance and the DAC Archaeological advisor should be consulted when significant works are being considered.

29. General comments

The church is generally in good order and requires maintenance works and some prevention in line with the damp considerations. Most of the remaining recommendations should be dealt with as funds allow. The following order of priority sets out the relative urgency of foreseeable repairs over the next five years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if their condition deteriorates. They are priced individually but savings could be made by

grouping the works together and taking advantage of access arrangements for other works. No scaffold costs are involved.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget Costs
Category 1 - Urgent, requiring immediate attention.			
1	Install hydraulic assistance and stay to roof hatch	6.1.1	£0 £1,999
1	Clean all gutters and box gutters	6.1.2, 6.3	
1	Begin investigations to damp at W, starting with drainage routes and gullies	7.4.1-2, 7.5, 14.3, 14.9	
1	Fire-proof link to secondary room with oil tank	8.12	
1	Fix ridge to south porch	12.7, 6.7	
1	Adjust locking mechanism to WC	15.2	
1	Test lightning conductor and keep certificate in logbook	22	
1	Repair water heater	23.3	
Category 2- Requires attention within 12 months.			
2	Check activity of woodworm	6.1.1.	£2,000 - £9,999
2	Re-point leadwork (mastic) near flagpole	6.1.3	
2	Investigate SE Pinnacle (with a safety harness) replace if needed	6.1.4	
2	Re-fix all slipped and broken slates	6.2, 6.4.2, 6.5	
2	Remove moss from roof and gutters and inspect beneath	6.6, 14.8	
3	Clean, repair, redecorate or replace all gutters and downpipes	7.1, 7.2.2 (14.1), 7.3, 7.8	
2	Fix the cement around gully	7.7.2	
2	Fix WC overflow pipe	8.9.1	
2	Replace or repair door and frame to organ blower chamber and Repair stone on organ blower	10.7, 8.3.4	
2	Inspect organ loft when organ is being serviced (asked not to access at time of inspection)	12.6	
2	Inspector to visit in heavy rain to assess capacity of gutters	14.4	
2	Lift tower crossing carpet to inspect	18.4	
Category 3- Requires attention within the next 12-24 months.			
3	Install directional shoe to end of gutter	7.1, 7.2.1	£0 £1,999
3	Re-bed ridge to organ loft and nave	6.4.1-2, 6.5	
3	Clear ivy completely from south elevation	7.6, 8.7	
3	Re-point with lime all missing areas	8.1- 8.6, 8.9.2, 8.11.3	
3	Remove clappers and grates to tower	9.3.2, 9.5.4	
3	Provide stop for metal gate to rest	11.1.1	
3	Re-decorate vestry with breathable materials	12.5, 13.7, 14.5	
Category 4- Requires attention within the quinquennial period.			
4	Monitor weathered stone for replacement scheme	8.7, 8.8.1, 8.9.2	£2,000 - £9,999
4	Monitor cracks	8.11.2, 8.11.3, 13, 14.2	
4	Re-decorate doors	8.12.1, 10.6	
4	Re-point high level areas as part of high access scheme (inspect stair roof concurrently)	9.1.1, 9.1.3, 9.2	
4	Infill stonework to tower	9.4.1, 9.5.3	
4	Monitor integrity of tower south mullion	10.2	
4	Replace mullion to SW window	10.4	
4	Clear cobwebs from roof areas	12.1, 12.2	
4	Re-decorate south aisle	14.2	
4	Repair cracked glass and tie wire, repoint North window No.4	17	
4	Re-point open joints to vestry floor	18.3	
4	Re-hang cupboard doors	19.2	
4	Repair and re-paint gates	27.2	
Category 5- A desirable improvement with no timescale.			
5	Install wider handrail with secure fixings to tower stair	9.4	

5	Replace electrics to ringing chamber	9.5.1	£2,000 - £9,999
5	Create separation from display stones	14.1	
5	Install cupboards to south porch	14.7	
5	Consider ventilating side of pews	15.3	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Complete annual service of fire extinguishers and keep certificate in logbook	24.1	
	Advise Local Authority to repair and re-point boundary wall to the north	27.3	

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Rear of tanks and pipes where inaccessible

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3 and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility> .

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>

Appendix 1 – Peter Ryder Plan with ages of church elements

