



Church of St Thomas, Heatherycleugh
QUINQUENNIAL INSPECTION REPORT 2022

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| 1.0 | General Information

1.01 Name of Church and Archdeaconry

St Thomas at Heatherycleugh
Archdeaconry of Auckland

1.02 Name and contact of Adviser with qualifications

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Signed:



1.03 Form of the Report

The following report has been prepared in line with the recommendations set out in 'A Guide to Church Inspection and Repair' (1995), to comply with the statutory requirement of the Inspection of Churches Measure 1955, and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is a general report, aimed at offering an overview of condition.

The report offers General Information and a Summary of the building's condition within Section 1.0, and Recommendations for work within Section 2.0.

Following this, Sections 3.0 to 6.0 discuss each area inspected in turn, illustrated with photographs.

This report has been prepared following a *visual inspection* of the church only. All inspections have been made from the ground and safely accessible galleries and roofs. This report should be seen as an overview, and not a detailed survey report. If further inspection or investigations are required they will be outlined within the recommendations for work.

It must be noted that works recommended are *not* tailored to suit budgets - this is a faithful representation of the works and costs that the individual building requires. Following the submission of the report, it is then suggested that a discussion follows, which prioritises works within the church's budget, and other means of funding are discussed where required.

1.04 Specific limitations of the report

The inspections have been made from the ground only, except where safely accessible galleries and roofs have made higher level visual inspection possible. Ladders have been used where considered safe, giving access to some gutters, but not all. Internal valley gutters and inaccessible roofs have not been inspected. Ceilings, roof timbers and wall plates have been examined from floor level only. There has been no higher level investigations, nor intrusive inspections carried out; hidden structures, embedded timbers, floor and ceiling voids and areas beyond reasonable sight from the ground have not been subject to inspection and as such, it cannot be reported that areas such as these are free from defects.

1.05 Dates of Inspection and previous inspection

Date of inspection 1st December 2022

Previous inspection 25 July 2017, by Chloe Granger.

Before that 01 June 2012 by Jeremy Kendall R.I.B.A.

1.06 Weather on day of inspection

Weather on day of inspection was cold, with drizzle.

1.07 Brief Description of the Building and Listing Grade

The building is not listed, but is in a Conservation Area. See later note relating to the organ.

The church was moved in 1912 from its original site in Heatherycleugh due to the encroachments of the local quarry. It was moved to its current site and it is believed was completed in approximately 1915. It is a stone built church in coursed rubble stone and Westmorland slates to the roof.

The church consists of a nave and chancel with vestry to the north-east and organ loft to the south-east. There is a small porch to the northwest. The orientation of the church is almost 45 degrees out of the east west axis but for the purposes of this report and any drawings we will assume an ecclesiastical orientation with the altar at east end.

Internally all walls are plastered above dado-height timber panelling. The masonry to the chancel arch is exposed leading to timber barrel vaulted ceilings in both the nave and the chancel. Floors are a mixture of solid tiled to the chancel, sanctuary and central aisle with woodblock to the pews. There is a bellcote over the junction of the vestry and nave with hanging for one bell and two chimney flues. There is a boiler house set beneath the vestry.

1.08 General condition of the Building

The building generally appears in fair condition although there are specific issues related to water ingress and damp, most notably at the junction of the vestry and chancel, below the rising bellcote and chimney, and in the organ loft (south transept). All external walls are pointed in a hard cementitious mortar in a ribbon/strap pointing style which is clearly causing advanced decay to the stonework particularly the soft sandstone to the window reveals and mullions.

There are minor repair works that are required to the roof, for example broken or cracked slates, as well as some minor re-pointing works to ridges and at low levels of the walls. Gutters require refurbishment as they appear rather unsightly in their current condition.

It is clear that the church is cared for by the parishioners and P.C.C. and regular maintenance can be seen in the log book.

1.09 Safety aspects of the Building

The railing around the Boiler Room steps is in need of repair - several of the vertical balusters are missing.

The relatively new pathway down from the road appears

to have been successful and provides a slip free surface to access the porch. The large steps from the Vestry down to the pathway can become slippery when wet and are covered with moss; it may be considered desirable in the future to add an appropriate wrought iron handrail to these external steps should the need be justified.

1.10 Schedule of Works completed since the previous report

2017: Servicing of fire extinguishers,

2018: Tree works, fire extinguisher inspection, replacement boiler programmer, organ tuning,

2019: Portable appliance testing, fire extinguishers serviced,

2020: Portable appliance testing, weedkiller, noticeboard repairs, roof repairs, removal of dead tree

2021: Portable appliance testing, weedkiller, boiler service, internal painting, fire extinguishers serviced, pew cushions, new oil tank, storm-blown trees removed (Storm Arwen)

2022: Heating pipes repaired, portable appliance testing, new Nave carpet, further heating pipes repaired

1.11 Work outstanding from the previous report [items listed are those that are still considered necessary]

- Roof repairs
- Bellcote gutter & flashing repairs
- Gullies and drains clearing, drain survey
- Remove east window guards
- Clear trees adjacent to South Transept
- Lift stone flags immediately adjacent to building
- Repoint gable & copings to Porch
- Strip plaster below bellcote leaks
- Strip plaster from Organ Loft
- Clear moss & vegetation externally
- Refurbish rainwater goods,
- Install gravel trenches against church walls
- Re-point walls at low level
- Overhaul & redecorate doors & frames
- Replace barge boards
- Strip internal paint where salt / damp damaged
- Refurbish Vestry window

1.12 Records and Health and Safety file

The Log book is kept up to date with a basic record of work carried out.

| 2.0 | Recommendations for Repair/Renovation

All outstanding works from the last report (as noted above) that are deemed relevant have been included within the recommendations of this report. Please note; all works must be specified, overseen and approved by the inspecting architect or other conservation accredited professional to ensure quality and appropriateness of workmanship. This is not a schedule of works, only identification of where works are required - a full specification and schedule should be drawn up prior to repair works being carried out. The costs displayed are only estimates - proper costs should be obtained from the relevant craftsman before commencing.

It is important to note that these recommendations are made as a professional looking at a building and considering its needs for repair. The recommendations have not been catalogued to accommodate church funds - prioritisation according to funds should be a matter of discussion between the architect and PCC, when a plan of action should then be formed.

ITEM	(page no.)	RECOMMENDED WORKS AND URGENCY	APPROX. £s
2.01		Urgent works requiring immediate attention	
a)	p.13	Roof repairs: Replaced displaced, cracked or broken slates to all pitches. Repoint ridge tiles including raking out and packing full the perpend joints. Check lead valleys between nave and organ loft/vestry, and patch repair splits if required. Check coping and flashings to Vestry gable. Check ventilation hatches on Nave roof, re-dress or repair leadwork as required.	£2000
b)	p.13	Clean off all moss from roof coverings, copings, and other surfaces	£750
c)	p.14 & 16	Renew back gutter, flashings & pointing to chimney/bellcote. Revise caps to top of chimney flues, and renew bird mesh to vents. Will require scaffolding to carry out works.	£5,000
d)	p.15	Unblock all gullies at ground level and ensure water is running away freely, clear all gutters and outlets.	DIY
e)	p.15	Clean out all gutters, check for leaks, repair as necessary. Clearing of gutters to be carried out twice a year given the number of surrounding trees.	£1,500
f)	p.18	Emergency pointing & filling to East, west and south windows to make watertight and prevent further deterioration, all with soft lime mortar	£3,000
g)	p.18	Remove old wire window guards from east window, including ferrous fixings, and point up holes in soft non-hydraulic lime mortar.	£400
h)	p.17 & 18	Stonework survey of the porch and east and west windows by Architect to establish extent of repairs and produce drawing and specification for pricing.	£1500
i)	p.33	Tree surgeon to remove trees adjacent to South Transept	£2,000

2.02		Works recommended to be carried out during the next 12 months	
a)	p.15	Remove stone flags laid against base of north wall, approx. 400mm wide minimum, to allow base of walls to dry out. Clear grass and vegetation from around the building generally.	DIY / £250
b)	p.17	Rake out and repoint gable to north Porch, including watertabling. Repoint all dressed sandstone to the reveal, including hoodmould and jambs.	£1,500
c)	p.17 & 18	Repairs to stonework in East and West windows, following assessment and specification by architect. Scaffold will be required to carry out works.	£20,000
e)	p.21	Brush down stone reveal to Vestry doorhead & Chancel arch, strip off plaster in Vestry immediately below bellcote, back to stonework to allow masonry to dry out.	DIY / £150
g)	p. 26	Strip off internal render and plaster to east and south walls of South Transept (organ loft) back to exposed stone to allow walls to dry out. Monitor for water ingress above entrance to Chancel. Provide drain facility for dehumidifier	£1,500
2.03		Works recommended to be carried out during the next two years	
a)	p.14	Refurbish all rainwater goods, take down, de-rust, fully re-decorate, re-fix with all new stainless steel fixings, re-setting downpipes on new bobbins where out of plumb	£5,500
b)	p.14	Rub down and redecorate external timberwork to rafter feet and verges and soffits. Splice repairs as necessary. Replace bargeboards	£3,000
		Glazing specialist to survey windows and prepare Schedule of Works required	£500
b)	p.15	Add gravel-filled trench against external stonework of church in areas where there are damp issues, (mainly north and east), to aid drying out of foundations and base of wall.	£2,000
c)	p.16	Rake out and repoint in soft lime mortar all low-level masonry to height of approximately 600mm to allow base of wall to dry out.	£6,000
		Form sump in Boiler Room floor, fit electric submersible pump and float switch, run drainage pipe to nearby gully. Clear all extraneous material from Boiler Room. Fit new vents to door & walls	£5,000
d)	p.15	Employ drainage company to carry out an inspection survey of all underground drainage to establish condition and trace routes. Record on plans.	£1,500

2.04		Works required to be carried out within the next five years	
a)	p.13 & 14	Re-roof of the Nave & Chancel roof, including all new lead valleys, soakers and flashings. Include re-laying of watertabling to gables.	£80,000
b)	p.13 & 14	Re-roof of the Transepts and Porch roof, including all leadwork & refurbishment of watertabling	£30,000
	p.18 & 19	Repairs to stonework in East and West windows, following assessment and specification by architect. Scaffold will be required to carry out works.	£20,000
c)	p.17	Rub down and redecorate external oak doors and frames. Repair jamb to vestry door. Rub down and paint ironmongery.	£1,000
d)	p.18	Replace polycarbonate external window protection with new	£1,500
e)	p.19	Glazing refurbishment to all windows, including replacement of corroded saddle bars, repair of broken glass, cleaning, re-pointing into surrounds. Rake out all cement jointing to window surrounds and re-point in lime mortar	£15,000
2.05		Works required to be carried out in the longer term	
	p.25	Re-plaster South Transept (organ loft)	

| 3.0 | External Elements

3.01 Roof Coverings

The single nave and chancel roof is laid with green Westmorland slates laid to diminishing courses. The north and south transepts (vestry and organ loft respectively), and the porch are laid with a mixture of blue-greys and green slates laid to regular courses. All roofs have grey clay tile ridges which are butt-jointed.

All roofs have heavy moss coverings to the slates due to the sheltered position of the church and the large number of trees surrounding the building. In some instances particularly on the south elevation the moss is growing beneath the slates possibly causing some uplift but certainly allowing moisture to be absorbed between the slates. The slate work in general is in fair condition though there are several slipped and broken slates across all elevations. The worst area appears to be at the western end of the south aisle pitch where there are a collection of dislodged and broken slates and uplifted courses that could cause issues in driving rain. There are approximately 15 slates on the south nave pitch which require either replacing or refixing and approximately 8 to 10 on the north pitch. On the vestry and organ blower roofs there are perhaps a handful on each pitch, with more noticed on the east pitch of the vestry. It is difficult to tell the exact condition of the slates beneath the moss covering, but it is assumed that where there are areas of very heavy moss build up there are perhaps more gaps for the moss to take hold. A number of slates have been replaced on the main roof. Care should be taken to ensure that any new slates are an accurate match in colour and texture to the existing.

The clay ridge tiles to the nave appear to be set rather haphazardly in some areas with quite large gaps and lack of mortar between ridge tiles. Any large scale works to the roof would include re-bedding of the ridge on a full mortar bed. Short term works may include re-pointing the perpendicular joints of the ridge tiles.

There are lead-lined vents into the nave roof - these should be inspected from closer quarters and repairs carried out as necessary when roofers are employed for the slate work, as they may admit rainwater.

To each gable there are lead soakers up to the water-tabling with cover flashings. All lead work appears original some of which is looking worn and tired but appears serviceable at present. Lead soakers and flashings to the gables of both transepts and the porch are in similar condition to those of the east and west gables of the nave; in serviceable condition although looking rather tired.

The lead valleys between the organ loft and nave appear to have been patched with flash band, presumably over splits, indicating the lead is coming to the end of its serviceable life in these areas. Lead work flashings to the wall abutments from the organ loft and vestry roofs appear in fair condition. Lead flashings to the bellcote appear reasonable although there are clear open joints which will benefit from re-pointing.



Moss build up encouraged by lack of light and proximity of trees. Will hold water in the slates and prevent ventilation. To be removed



Poorly matched replacement slates. Adjacent slates appear to have been damaged during the work



Rafter ends in poor condition, and covering bargeboard missing

The back gutter behind the bellcote to the northeast of the nave could not be closely inspected however it is assumed that this may be in the similar condition as the lead valley to the organ loft and may therefore require some form of repair.

It is known that there are water ingress issues below the bellcote and so this area does need to be inspected at closer quarters. Moisture ingress will probably be a combination of lead work to the back gutter as well as moisture retention in the masonry itself, percolating down the chimney into the body of the wall below. The cementitious mortar will be exacerbating this situation. The condition of the internal wall below is a clear indicator of a problem in this area.

The short lengths of verge bargeboards, beyond the water-tabling of the over-sailing roof, are in fairly poor condition some of them have decayed quite substantially. There are substantial gaps between the underside of the slates and these verges which will be allowing birds, bees and wasps to create homes within the void above the soffit boarding and below the slate line. It would be beneficial if these verge boards were renewed.

The roofs are maintained on a yearly basis as is shown in the log book, however the condition is coming to the stage where a reroof would be beneficial. It is likely the main nave-chancel roof is the original 1915, possibly re-using slates from the earlier church. The lower roofs may also be from 1915, using a patchwork of slates to fill the roof area, or, alternatively, these roofs have been repaired more recently. Re-roofing of the main roof should certainly be looked at in the coming few years, and the lower roofs thereafter.

3.02 Rainwater goods and disposal systems

All rainwater goods are cast iron consisting of cast iron gutters leading to cast iron downpipes which lead to ground gullies.

The gutter to the Nave north slope has two leaking joints - splashback from these leaks is saturating the wall locally. They urgently need repair.

One downpipe to the Organ Loft (east elevation) has a broken cuff and needs replacement.

The downpipe to the Organ Loft (west elevation) has very loose fixings and needs to be re-fixed.

The downpipe to the Nave south has been replaced with a plastic pipe. This looks incongruous and will not be durable, so a proper cast-iron pipe should be fitted.

The cast iron drainpipes have historically been painted cream in colour but have more recently been painted in a black paint that is peeling off in many areas exposing the lighter colour beneath. This gives the appearance of looking rather unsightly and poorly maintained. When re-decorating the surfaces must be thoroughly prepared and appropriate compatible paints used. There are signs of rust to the gutters in many areas. Although some rainwater goods have been recently painted the remainder would benefit from rubbing down, removal of rust, resealing and repainting.

There are several areas where grass is growing out of gutters



Splashback from leaking gutters causing damp walls



Gutters are full of debris and vegetation in places. Clean out every 6 months to avoid overflow and resultant water ingress

indicating blocked outlets and build up of debris or moss in the gutters. It is essential the gutters are cleared at least twice a year to ensure that all gutters run freely and remove water from the wall heads. This is particularly important as the church is surrounded by trees.

All gutters are fixed to the rafter ends which are all painted timber. These exposed rafter ends would benefit from rubbing back and redecorating as many are showing signs of wear and tear, particularly at the end of verges as previously noted.

3.03 Drainage below ground

Most cast iron downpipes terminate at a gully in the ground. Some are open gullies and some have a stone or concrete cover to them. In some instances there is no gully at all. It is unclear however where the gullies actually lead to. From previous quinquennial reports it is believed there may be a soak away to the northwest of the church building as there is a manhole with two incoming pipes but does not appear to be an outgoing pipe. It is also understood that there was a land drain installed to the east end, although it was mentioned in the last QI report as not being complete. This is to be confirmed by the PCC.

At the time of inspection all the gullies appeared to be blocked with debris, and need clearing out to ensure that water flows away freely. The gullies with protective stone/concrete caps are intended to stop the gullies from becoming blocked, but are in some instances causing issue. Broken bit of stone/masonry should be removed, and a proper clean out attempted.

There are a few downpipes notably the one to the east of the organ loft and to the south of the nave where the downpipes appear to miss the gullies, allowing water to pour all over the ground, or where gullies are not present. There does not appear to be any noticeable movement in the foundations at these points but it is clearly not ideal having water discharging into the foundations.

It is recommended that all gullies and drainage routes are properly inspected and refurbished, and new gullies provided where there are none.

There are quite a number of downpipes which are missing their bobbins and therefore are not sitting correctly or true on to the wall. In many cases fixings are corroding or loose. Pipes should be re-fixed with new bobbins and new stainless steel fixings as necessary.

To the north of the nave, around the vestry, and to the north and east of the chancel there are flagstones laid right up to the walls of the building. This is causing some low level deterioration of the masonry as it encourages moisture to track up the walls rather than evaporate directly from the ground. It would be beneficial if these flagstones were removed at least just one course away from the building to allow a gravel strip to be inserted which would allow the ground immediately at the base of the walls to properly dry out.



Broken downpipe collar, to South Transept



Masonry to the bellcote requires fully re-pointing. Ideally the structure should be re-built on a lead tray



The back-gutter to the bellcote is almost certainly leaking - it should be renewed

There does appear to be gravel strips at ground level to the southeast of the chancel and around the organ loft walls, which have become completely overgrown with vegetation. The gravel should be cleared of vegetation to ensure water can freely flow away.

There is also a gravel strip along the west end of the church, in need of clearing. To the south is laid to grass up to the wall.

The outlet from the sink in the vestry runs externally down into a rainwater gully which is blocked and needs clearing. The wall locally is very damp.

3.04 Bellcotes, parapets, chimneys and upstand verges

All watertables to gables of both the nave, the vestry, organ loft and porch all appear in reasonably good condition. However there are several open joints are responsible for staining and damp ingress, particularly to the Vestry, Nave south slope, and the Porch. These should all be raked out and re-pointed with lime mortar.

The bellcote at the junction of the north chancel and vestry houses one bell and a chimney flue to either side. The walling masonry is of rubble to match elsewhere with dressed stone cappings above the bell and to the chimney flues. The masonry itself appears to be in reasonable condition but the pointing is cementitious with areas that are falling out, cracked, failed or missing. The top of the bellcote is covered in moss indicating retention of moisture. The flues appear to have perforated lead grilles - those on the south side could not be seen.

Knowing that there is a substantial water ingress problem below it can be assumed that one of the contributing factors will be the masonry absorbing rainwater and the moisture becoming trapped. The lime mortar bedding is not able to draw the moisture out to the surface for evaporation because of the cement pointing to the outside. It is highly recommended that if the internal damp issues are to be resolved this bellcote requires raking out and re-pointing in a soft fat lime mortar as a minimum, and the tops to the chimney flues are capped. *In the short term the back gutter and flashings should be checked and repaired, and any open joints in the masonry re-pointed. In the longer term the entire stack should be taken down and re-built on a lead tray to stop water tracking down into the building.*

The bell in the centre hangs on an oak beam all of which appears to be in reasonably good condition. The bell rope enters in through the vestry roof with some rather contrived lead flashing; this detail could be improved.

3.05 Walling

The external walling masonry is all rough hewn coursed rubble with dressed sandstone window and door reveals and dressed quoins. The dressed stone work has a pitched detail.

The main rubble walling stone is generally in reasonable condition despite being pointed in heavy cement strap pointing. Areas of advanced deterioration can however be seen at low level mainly below the bitumen D.P.C. which



Earlier cracking below south windows, pointed up and in places opening up again

can be seen at about one foot above ground level. This deterioration is caused from dampness within the ground being absorbed by the foundation stones but then is unable to evaporate due to the cement pointing. It is highly recommended that as a minimum the low level masonry is raked out and re-pointed in a lime mortar to allow this natural evaporation to occur. This would provide sacrificial pointing measures in lieu of damaged stone work that would be more costly to replace in the long run.

The dressed sandstone masonry has become damaged mainly as a result of being a softer stone compared with the pitched rubble. It is also often in vulnerable positions where it can absorb moisture more readily in thresholds of doors and windows and quoins to buttress and the like. The cement strap pointing exacerbates this issue.

To the porch the jamb stones to the arched entrance are very severely deteriorated, most probably due to the exposure and the cementitious pointing. The arched head is also showing substantial signs of salt damage particularly to the east. This indicates water ingress from above and at closer inspection it is clear that the coping joints require some work as well as the hood moulds.

Over the porch door there is quite a large hole where a previous fixing of a light fitting has been removed. All open joints and holes should be re-pointed with lime mortar.

There are some cracks in the masonry generally below windows and through the joints in quoins, notably to the north east corner of the building, below the Nave westerly windows, at the east window, below the west window, at the southeast corner of the chancel, and at the southwest corner of the organ loft. Also minor cracking below the west window of the organ loft.

There is evidence of former cracking below both windows of the south aisle which has been re-pointed. This is now showing signs of further cracking, albeit of a minor nature.

Clearly there is some minor movement of the structure occurring. It is likely that the church has been built on made-up ground where the hillside has been terraced. The underlying strata may be subject to seasonal change due to a variable water table or percolating rainfall. The trees which surround the church may be causing shrinkage of the ground during the growing season. It is notable that the adjacent Village Hall has been heavily buttressed to its south wall and restraining ties fitted, so it too has suffered structural movement at some time.

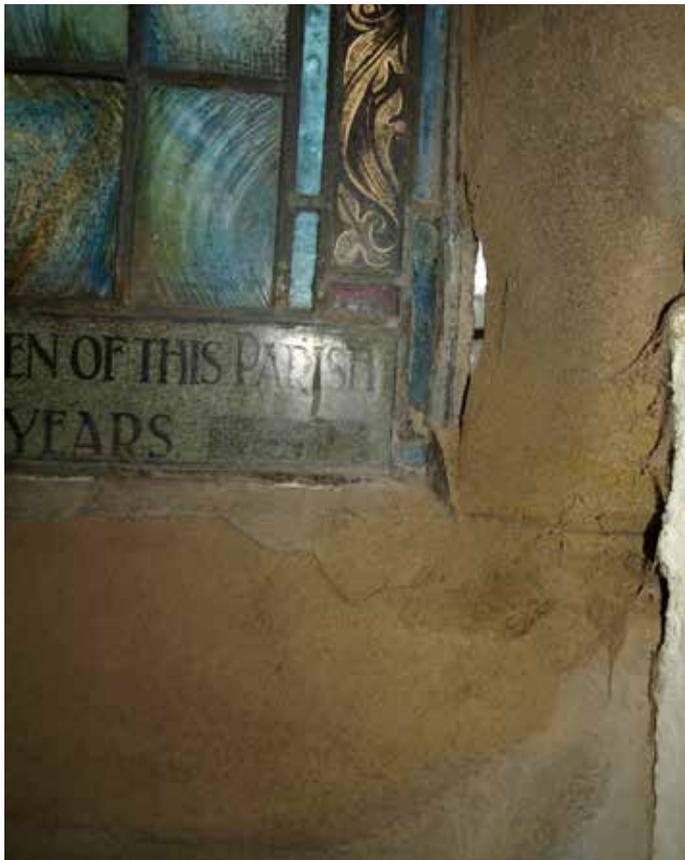
The movement in the church is most notable at the westerly Nave windows. On both the north and south sides of the Nave they have cracked through, with open cracks of approximately 2.5mm to the north, and 4.5mm to the south. These cracks should be monitored at each quinquennial inspection to determine the rate of movement.



Cracking in the internal cill of window sIV - should be monitored for change over time



East window - deterioration of masonry surround, failure of grilles



Window sIII - severe stone decay has opened up a gap against the glazing which will admit rain. Urgent repair required

3.06 Timber porches, doors and canopies

There are no timber porches or canopies.

The two external doors are those to the Vestry and to the Porch. Both are original, of oak construction, and mostly in very good condition. There is a split in the jamb of the Vestry door. It appears to have been split for many years, and would benefit from repair.

The Vestry door is heavily covered in algae which will be degrading the surface. It should be cleaned off. All the doors should be re-decorated with a compatible durable finish. Ironmongery to both doors would benefit from a rub down and re-paint.

3.07 Windows

There are two windows to the north aisle and two windows to the south aisle all of which are three lancets with a trefoil head carved in sandstone. The two windows to the north appear to have been replaced as they appear relatively new. The two windows to the south appear to have new heads with trefoil carvings.

The windows to the north aisle, nIII and nIV, are in good condition as they are reasonably new. The stonework to the south aisle windows is in a more poor condition due to age and the deterioration caused by the cementitious pointing.

The Vestry window nII is heavily colonised by algae. The joints are cement pointed - it would be beneficial to the stone to rake out and re-point with lime mortar.

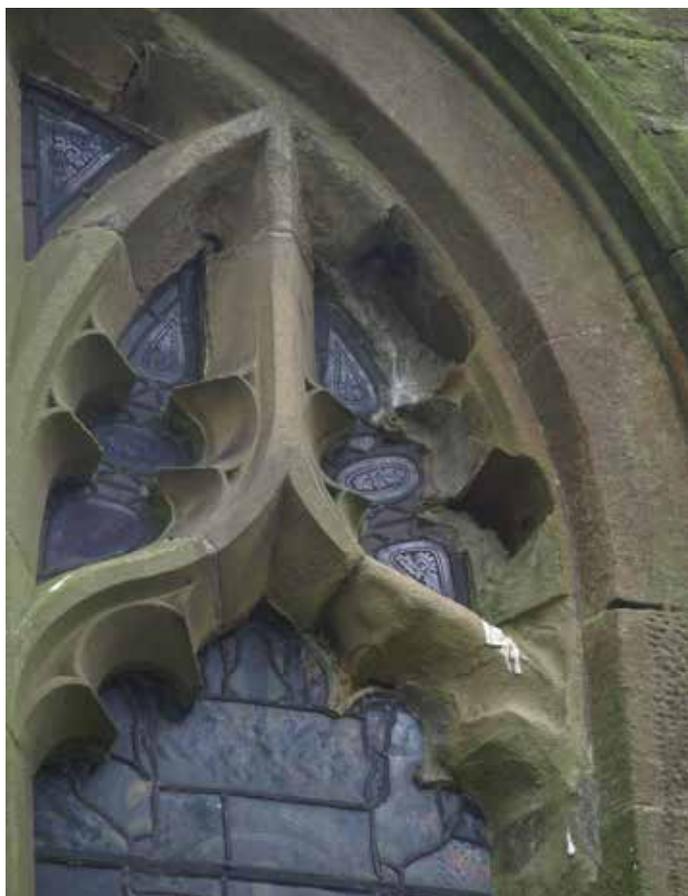
The window nI to the chancel has water ingress to one jamb which is causing severe stone decay internally. It should be re-pointed. The east window is severely deteriorated particularly on the southern jamb and the voussoir stones to the pointed arch head. Cementitious mortar repairs that have been applied to the stonework of the head and to the tracery which has then caused extremely rapid decay, almost to the extent that the upper levels of the tracery there is no stonework left. *As a result the window is no longer weather-tight. Lime mortar repairs must be made in the short term. In the longer term parts of the tracery will need to be replaced with new stone.*
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All the corroded wire guards to the east window should be removed before they fall off. Fixings should be carefully removed to avoid further damage to the stone surround.

The window to the south of the organ loft, sII, is in reasonable condition except some open joints at lower levels.

The masonry to the south aisle windows, sIII and sIV, is as noted previously in less good condition with a couple of jamb stones to sIV in pretty poor condition. sII also has severe stone decay to the lower left and side, resulting in a gap to the glazing which will admit rain. Lime mortar repairs must be made in the short term. In the longer term parts of the masonry will need to be replaced with new stone.

These south aisle windows are covered with polycarbonate



West window - deterioration of masonry and poor quality repairs

glazing clipped to the stonework with a ventilation gap which is a good detail. The polycarbonate glazing has however already begun to deteriorate under the UV light and has turned opaque and yellow. It should be part of the maintenance regime that every ten years these polycarbonate sheets are replaced with new to continue to protect the leaded lights behind.

The main west window is in a similar condition to the main east window with very heavy deterioration to the southern jamb and to the tracery and to the voussoir stones of the pointed arch, as an absolute direct result of cementitious mortar repairs that one can still see buttered over the stonework. These areas of vulnerable masonry will now be acting as a sponge absorbing even more water and causing damp issues internally. The window should be re-pointed and lime mortar plastic repairs carried out. In the short term patching with soft lime mortar will slow the deterioration. In the longer term the windows should be surveyed more closely by the Architect and a schedule of repairs drawn up for pricing.

There are two small sets of three lights directly above the main east and west windows which will be illuminating the loft space above the barrel vault ceiling. The masonry reveals of these windows appear in good condition.

There are two small leaded windows to the porch in reasonable condition.

Externally all window glazing and lead comes appear to be in satisfactory order although this is best illuminated from inside.

All the windows would benefit from close inspection and overhaul, including repair of cracked glass, re-rusting or replacement of saddle bars, repair of ties, repair of lead comes, repointing in soft lime mortar, and conservation cleaning. Such work is best undertaken by a skilled stained glass specialist

| 4.0 | Internal Elements



4.01 Towers, spires

There is no tower or spire.

4.02 Clocks and their enclosures

There is no clock.

4.03 Roof and ceiling voids

There is a roof void over the barrel vaulted ceiling, but this was inaccessible at the time of the visit.

4.04 Roof structures and ceilings.

The roof structure of both nave and chancel is presumed to be of a scissors-truss construction, boarded out to the underside to create a faceted, barrel vaulted ceiling. The timber work seen from below is of a pitch pine lightly stained, with ribs in line with the trusses.

All of the timber work and the timber corncing to the base appears in reasonable condition. There are a few small areas that appear to be showing possible signs of water ingress where the wood is slightly stained white. The main noticeable area is directly to the South of the ventilation grill that is roughly in the centre of the nave. Although dry at time of inspection this should be monitored and any signs of water ingress should be noted immediately. Areas of white staining at the west gable ends would appear to be paint smears. From ground level the ceilings appear in good condition.



Wall over the Vestry door is wet, causing stone decay to the door surround. Due to leaking bellcote above

4.05 Internal structures, balustrading, upper floors, balconies and access stairways.

The internal walls to the nave and chancel are all panelled up to dado height with increased height to the sanctuary and to the West end of the baptistery. All masonry work above the panelling is plastered and recently painted.

Most appears to be in reasonably good condition apart from isolated areas where there is clearly a water ingress problem - these areas all at high level and associated with coping joint leaks or the bellcote. The areas are above the doorway to the Vestry, a small area to the top Southerly side of the Eastern gable extending into the stonework reveal; and to the southerly gable of the West nave, again extending into the window reveal. There are also small areas of deterioration to the reveal of window n1. All these areas of plaster work and paint work deterioration are a result of salts being drawn through from externally wet masonry.

There are cracks over some windows including over the heads of nIV and sIV which continue through the cills below, as noted previously. There is a hairline crack through the n1 running from top left to bottom right.

The timber panelling of the nave stops short of the floor, exposing render behind large-bore pipe work running the



Leaking bellcote is now affecting the Chancel arch, causing rapid decay of the dressed stone

heating system. This render at the base of the wall is showing signs of salt damage due to moisture within the core of the wall. The render appears to be cementitious, which, combined with the cementitious pointing externally, will be exacerbating any damp issue.

There are no other internal structures or balustrading, upper floors or balconies.

4.06 Partitions, Screens, Panelling, Doors and Ironmongery

There are no partitions within the internal spaces of the nave and chancel. The timber panelling which runs around throughout church appears to be in very good condition.

There are double doors to the inner Porch, and a single door into the vestry from the chancel. Both are good quality and in good condition, although the frame to the porch has been butchered somewhat by a rather insensitive electrician. More care should be taken when installing new service routes in the future. This would benefit from being properly repaired.

The masonry opening to the vestry door is in a pretty deteriorated state with salts evident on the surface of the stone. It is assumed that the plaster or at least the paint work used is not breathable as the stonework is certainly acting as a sponge attracting the moisture rather than the moisture being allowed to breathe through the wall finishes. It's recommended that in this area the plaster work is removed to allow the wall to dry out which is then re-plastered in a lime plaster and painted in a breathable paint after the bellcote water ingress problem has been rectified.

4.07 Ground floor structure, timber platforms and underfloor ventilation

The ground floor structure is solid down the central aisle and in front of the chancel arch, with stone steps leading up to a solid, tiled quire and sanctuary. There are raised timber wood block floors to the choir stalls and flush woodblock to the main nave pews over a solid floor slab.

The solid floor to the aisle and to the front of the nave would have originally been sandstone flags, small in size, more like a large tile. Some are still evident towards the front of the nave, and possibly at the west end, but the majority have been removed and replaced with a what appears to be an early solid concrete floor, lined to look like tiles. Where exposed, the concrete has been painted red. The original sandstone is also painted over with red paint. There is a central run of carpet. There are several areas where the original sandstone is showing signs of spalling beneath the paint. There are also areas where the sandstone has been 'repaired' using cement, that will be causing advanced decay in that particular flag. It is assumed that the sandstone was deteriorating, and a decision was taken at that time to replace all of the stone that had spalled with widespread concrete. There now remains only a small area left of the original flooring, which is becoming more damaged due to the impervious floor paint that is preventing the stones from breathing. It is recommended that the paint



Deposits of stone dust are indicative of the rate of decay. This should be removed by vacuum cleaning



Recent heating pipe repairs have stopped the leaks which were affecting areas of the woodblock flooring



East window - no longer weather-tight due to erosion of the sandstone surround. Note also rusting saddle bars

is removed, the floor fully assessed, and a holistic approach adopted to prevent the original sandstone flooring from being lost.

The carpet is laid on a wool felt with a hessian backed carpet over which is excellent, as foam backed carpets cause sweating of the substrate.

The wood block floor of the nave pews appear to be in mixed condition; there are a number of locations where the wood blocks appear loose, uneven or has moved, and there are also quite a number of areas where the wood blocks appear to be water stained - this appears to relate to historic leaks in heating pipework, and all appeared dry at time of inspection.

The stone steps up to the chancel and to the sanctuary are in reasonable condition with satisfying wear. The tiles to the chancel are black and white, laid in a diamond pattern and appear in good condition. There is a localised area of stone flag spalling behind the pulpit.

The timber wood block flooring to the choir stalls is in much better condition than that of the Nave, and appears dry and sound.

4.08 Internal finishes

As previously noted the walls are panelled up to dado height, slightly higher at the East and West ends, with painted plasterwork above. The paint work in general is in very good condition having recently been refreshed throughout. In places the new finish is being affected by damp and salt damage, mainly in window reveals. The new paint is assumed to be a standard emulsion which may hold water withing the plasterwork and prevent drying.

Sandstone window reveals are also powdering, indicating salt damage and damp.

As previously noted, there is a particular issue over the vestry door and to its east side where there is clear damp coming from the chimney flue above. The water ingress has also spread to the Chancel arch, and the dressed sandstone voussoirs are now suffering surface stone decay on the north side, resulting in powdering and loss of surface.

4.09 Glazing

There is a figurative stained glass in the main East window, the West window, and the Easterly South aisle window. All other windows are plain glazed with square quarrels and a border. Windows are leaded and are tied back to glazing bars fixed into the stone work. It does not appear as though the glazing bars are causing any issue at present and all lancets appear to be vertical without any severe bowing.

The East window panels appear to be in reasonably good condition. However the window is compromised by the stone decay of the surround, and there are now visible gaps around the glazing in placed. Saddle bars are corroding. In urgent need of re-pointing in the short term.



Vestry window (nII) in poor condition due to algae, stone decay, rusting metalwork

Window sI has a cracked quarry.

Window sII is not visible internally due to the organ.

Window sIII (John Carr): severe stone decay to RHS jamb means this window is no longer weathertight. Corroding saddle bars. All made worse by cement pointing to joints and glazing. Urgently needs re-pointing in lime and temporary plastic repairs for the short term.

Window sIV: similar condition to sIII. Water staining below RH mullion. Re-point in lime mortar.

Window nI: Water ingress locally to LHS due to stone decay. Re-point in lime mortar.

Window nII: Cracked quarry to LHS. Clean off all loose material, replace corroding saddle bars, remove rusted steel angles from base.

Window nIII: Cracked quarry at high level in LHS lancet.

West window: Poor cement pointing to glazing. Replace with lime mortar.

The windows are now in a condition generally where some are in danger of rapid deterioration and loss of glazing, as well a failing to keep water out of the building. Recommendation would be for a stained glass conservator to inspect and give a quote for emergency stopgap repairs, and a budget for longer-term stabilisation and restoration.

4.10 Fittings, fixtures, furniture and movable articles

The timber pews throughout the nave are simple panelled fixed pews in good condition and well cared for. The choir stalls are also good quality timber and in good condition. The pew frontals are not fixed. The Curate's chairs in the sanctuary are relatively modern in design and of reasonable standards and condition.

The altar rail is oak. The flap hinges are badly worn and the design lacks any support to the folding section of the rail. The hinges should be replaced and a folding central leg could be added for safety, and the fixings to the floor made more secure.

Oak pulpit. The lectern is of a more modern style also in oak; a carved Eagle in good condition. There are no other significant pieces of furniture to note.

The panelling work to the sanctuary would benefit from a light oiling to improve the appearance the wood.

The font is positioned at the West end of church below the West window and in front of the North-west porch entrance. It is an octagonal stone font set on a stone plinth in reasonable condition say for a few knocks and chips. The font cover is timber, decorated with fishes and is a gift from Helen Boon in loving memory of her husband George Henry Boon 1905 to 1976.



Altar rail hinges are badly worn, and the opening section lacks any proper support



The Vestry is very damp. Remove stored materials, open the built-in cupboard, increase ventilation, remove pictures from damp wall. Fix source of water ingress

The wall mounted light fittings are marvellous; are contemporary with the build, and still in wonderful condition. They would have burned oil, and are in two designs, made from brass and copper, with wrought iron holder and bracket. These should be treasured.

4.11 Toilets, kitchens, vestries, etc.

There is no toilet or kitchen.

The Vestry is positioned to the North-east of church accessed off the chancel. The vestry has a wood block floor on the vaulted masonry of the Boiler Room below. The wood block floor seams in fairly reasonable condition. There is a lovely scooped oak skirt to the floor which would also benefit from oiling. There does seem to be quite a lot of dust and salt residue on the floor which should be monitored after the floor has been cleaned. There is a carpet over the majority of the floor which is hessian backed and not causing any problems with damp below.

The walls and ceiling of the vestry are plastered and painted. As noted within the chancel the wall below the chimney and bellcote is suffering from severe damp. The moisture in the walls will be trapped, unable to evaporate due to the (suspected) cementitious plaster repairs and impervious paint finishes. To the fireplace wall there is a built-in cupboard which was inaccessible due to stored building materials. This should be made accessible and left permanently open to prevent a build-up of moisture within. The clutter should be cleared.



South Transept is extremely damp. Fix sources of ingress, remove plaster from walls, provide drain for dehumidifier so it can work, increase ventilation

There is a board fixed to the ceiling through which bellrope descends; it is assumed this hides areas of damp in the ceiling and damaged plaster work. It is understood that water can run down the rope from the bell above - the penetration detail could be improved. There is staining to the ceiling on the North elevation of the vestry over the head of the window which indicates damp coming from the wall head or the slate abutment to the gable. Above the flat ceiling there is a hatch to view into the roof void although it was inaccessible at the time of inspection.

The sandstone window reveals in the vestry are suffering signs of salt damage and the iron trays at the base of the leaded lights have severely corroded. This window requires a thorough overhaul.

The Vestry would benefit from increased ventilation, and a little background heating. A small electric radiator set to a frost-protection temperature would reduce dampness and promote air circulation. Leaving the door to the Chancel open would also help ventilation.

The South transept houses the organ, also accessed off the Chancel. Inside the south transept the plaster work is in severely bad condition. A large area to the East and Southern walls has been stripped off and a proprietary render applied to the insides. It appears that this is to combat damp although water is clearly still coming through at low level.

The window in the Southern elevation of the South transept is



The plinth to the recent oil tank has been built above ground level against the Transept wall, causing damp to the base of the wall internally



Boiler Room is very wet - a pump system should be arranged to drain the collecting water

not in particularly good condition; the sandstone being heavily deteriorated by salts and the plaster work to this gable in extremely poor condition.

There is an electric dehumidifier unit in the organ loft, presumably to try and protect the organ from damp. This is a good idea, but at time of inspection the tank was full and the machine stopped. The room humidity was reading early 94%RH on the dial gauge fixed to the organ - considerably higher than at the last QI. The dehumidifier has a continuous drain facility which could be usefully used to avoid the need for emptying the tank. A drain or hole in the wall would need to be arranged for this.

It would be useful to deal with the issues which are causing the organ loft to be so damp. Roof and gutter defects should be repaired. Cracks in walls should be pointed up. In the longer term complete re-pointing with lime mortar is recommended. Removal of some of the trees to the Southern side of the church would allow increased sunlight and air movement to dry out the ground and masonry walls from the outside. Removing all the internal proprietary render and old plaster would allow the exposed stone walls to dry more readily. Increasing ventilation in the Chamber is essential. Eventually once the walls are dry re-plastering in a lime plaster will help regulate the internal temperature and humidity and create a much better environment for the organ in the long term.

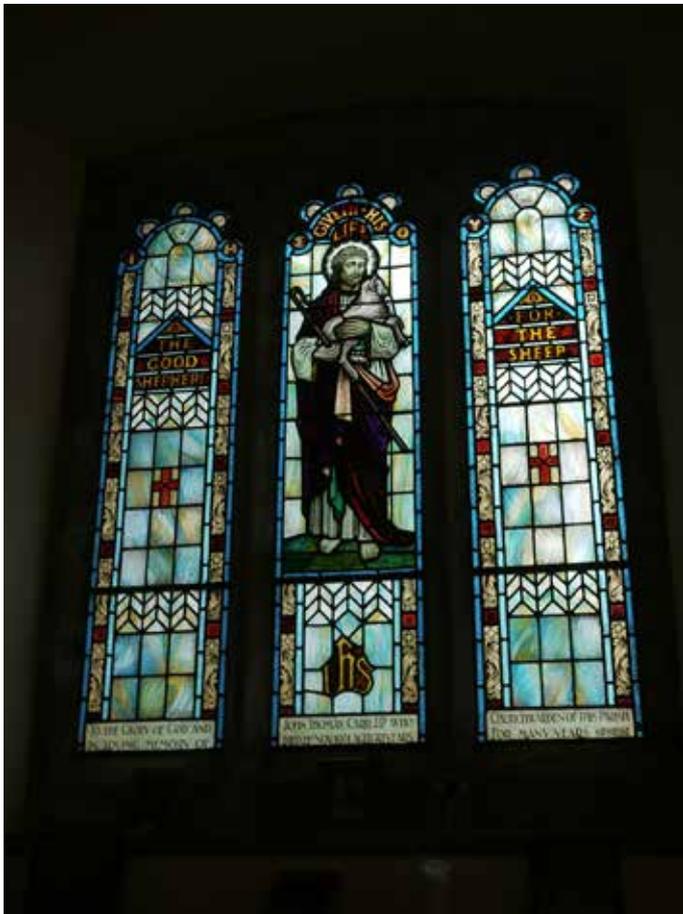
The recent oil tank installation has been built hard up against the east wall and will be causing localised dampness in this location. There is no easy solution to this problem

There has been some historic water ingress in the South Transept above the doorway to the Chancel, most probably from the lead flashings have been repaired. This should be monitored to ensure that it is historic and no longer leaking. The rest of the roof structure appears to be in good condition.

The redundant Boiler Room below the Vestry is extremely damp, with water underfoot. It is recommended that the space be cleared of all extraneous materials, and that a sump be formed in the floor to house an electric pump with float switch. The ventilation provision should be improved. The steps serving the boiler room should be cleared and repaired, debris cleared, and the safety railing around the stairwell repaired.

4.12 Organs and other instruments

The organ is of Nelson & Co from Durham and is in very good condition. It is listed Grade II on the National Pipe Organ Register by the British Institute of Organ Studies. The damp conditions in the Organ Chamber are potentially damaging, and this should be addressed urgently. It is believed the organ is serviced regularly and is repaired where necessary. The pipes are beautifully painted and should be maintained as such. There are no other instruments present.



4.13 Monuments, tombs, plaques etc

There is one brass plaque in the sanctuary to the memory of Reverend John Harrison, died in 1924. He was vicar of this parish for 23 years. The plaque is secure.

Within the nave there are two individual memorials one to John Jack Carr of Cows Hill, Weardale, died 1st July 1916, in France There is also a memorial at the chancel steps beneath the chancel arch in memory of Robert Maughan, the first vicar of this parish 1866 to 1876. Both are in good condition.

As previously noted the South easterly window of the nave is dedicated to John Thomas Carr, JP and churchwarden, died November 1931.

The other figurative window is dedicated to the memory of George Monkhouse, late vicar of this parish for 25 years, dated 1901

At the West end of the church there are two memorials to the servicemen who died in the Great War and the Second World War.

| 5.0 | Services



Floor trench to be filled following recent heating pipe repair



New feed pipe to boiler from recent oil tank installation

5.01 Services installations generally

No current test certificates were seen during the inspection visit, other than those stated below.

5.02 Gas installation

There is no gas installation

5.03 Electrical installation

The previous QI report notes an electrical test and inspection carried out in February 2016.

The fixed wiring installation should be tested and inspected every five years.

Portable appliance testing was carried out in January 2022.

5.04 Water system

There is incoming water into a tap in the vestry. All appears to be in good order.

5.05 Oil installation

The oil is supplied externally through a feed pipe routed across the east elevation from a new oil storage tank (Nov 2021) sited adjacent to the South Transept. The new tank has been installed on a concrete plinth which is hard against the Transept wall above ground level, and it is likely that this will cause a concentration of dampness in the wall at this location. Apart from this the new installation appears to be in good order. The new oil feed pipe would have been less conspicuous with a black rather than white casing. The oil storage tank in the Boiler Room beneath the Vestry is now redundant, and ideally it should be removed.

5.06 Sound installation

There is no sound installation.

5.07 Lightning conductor

Noted in the previous QIR that the lightning conductor has been recently dismantled and taken away due to its inadequacy for purpose, and upon the recommendation that the church is of low risk due to the low to lying nature of the church and many high trees surrounding it.

5.08 Fire precautions

Fire extinguishers were inspected and serviced in Sept 2022.

5.09 Heating and Ventilation

The heating is served from an oil boiler which is in the Vestry. The boiler serves large-bore perimeter pipe work and cast iron radiators. A number of repairs have recently been carried out on the circulation pipework - these appear to have been done very competently. The boiler was serviced last in April 2021.

In terms of ventilation, there are no opening hoppers within any of the windows. The combination of air leakage and the roof vent in the Nave appears to provide adequate ventilation. The Vestry feels damp and would benefit from additional permanent fixed ventilation. In the short term leaving the door to the Chancel open would help, if this was feasible.



The need for better ventilation to the Organ Loft has been discussed elsewhere.

5.10 Asbestos

Previous QIR notes an asbestos report. No signs of asbestos found within the church.

Railings to Boiler Room steps need to be repaired



Accumulation of debris, moss, and vegetation to surfaces prevents drying out and leads to further colonisation. Debris on steps and paths is a safety hazard

| 6.0 | Curtilage



Trees adjacent to the South Transept are causing problems



A build-up of vegetation around the building encourages damp conditions and prevents drying of the ground and walls at low level

6.01 Churchyard

The modestly sized churchyard is laid to grass and extends around all sides of the church. There are graves marked by graveslabs and headstones to the East end, some to the South, and a couple to the North West. An area to the far West is run wild.

The churchyard is a mixture of kept and unkempt areas which seems to work well where managed. The paved area to the north of the church has a lot of moss growing over the flags, and other vegetation is taking hold. The vegetation will damage surfaces and hold water - it would be beneficial if the flagged areas were cleared and kept clean.

It is believed this churchyard is now closed for new burials.

6.02 Ruins

There are no ruins within the churchyard.

6.03 Monuments, tombs and vaults

There are no particular monuments or tombs or vaults within the churchyard, only standard gravestones.

6.04 Boundaries and gates

The boundaries to the churchyard consist of a dwarf stone wall to the road on the North side, topped with railings and then railings to the West, South and the East. All the railings appear to be in adequate condition, including those atop the dwarf wall. The dwarf wall has undergone some repairs recently and seems in reasonable condition.

6.05 Trees and shrubs

There are a large number of mature trees within the relatively small churchyard. The trees are an asset to the churchyard, however they may be problematic where they are starting to encroach on the building.

There are substantial trees around the West and to the South of the church building.

The trees adjacent to the South Transept (organ loft) are too close to the building. They create dense shade which prevents the masonry from drying out, and encourages moss on the roof. Foliage will be clogging gutters and drains. Roots may be affecting the structure. It is recommended that these trees are removed.

Some trees were lost during the winter storms of 2021.

6.06 Hard-standing areas

There is relatively minimal area of hardstanding, mostly confined to the East and North. As previously noted, it would be beneficial if these areas were properly tidied and cleaned, the moss, grass and general vegetation to be pulled



Damage caused by trees to boundary fencing should be made good



Gravel path with cellular reinforcement grid continues to work well

up between the flags and the flags immediately against the foundation of the wall to be removed. Removing the flags immediately up against the building would allow a gravel trench to be added, allowing the foundations of the building to be more readily exposed and to dry out.

The access steps down to the boiler house are situated on the east side of the vestry wall externally. This area is covered with moss and generally in a rather poor condition with slab stones broken, steps covered in leaves and debris and the base of the steps covered in leaves and debris and moss. This area generally requires a tidy up and a clean as it is hazardous at present.

6.07 Buildings within the curtilage

There are no other buildings within the curtilage.

6.08 Notice boards

There is a noticeboard set at the entrance gates to the church and it is in acceptable condition.

6.09 Works Required to provide Disabled Access and Parking Space

There is currently parking immediately on the road outside the church entrance.

The plastic matted pathway filled with gravel has been a success and provides safe access for less able-bodied people and wheelchair bound people to approach the North-west porch. There is one step to be negotiated at the entrance to the Northwest porch but it is understood that the parish have purchased a temporary ramp which can be utilised if any wheelchair bound person would like to enter the church.

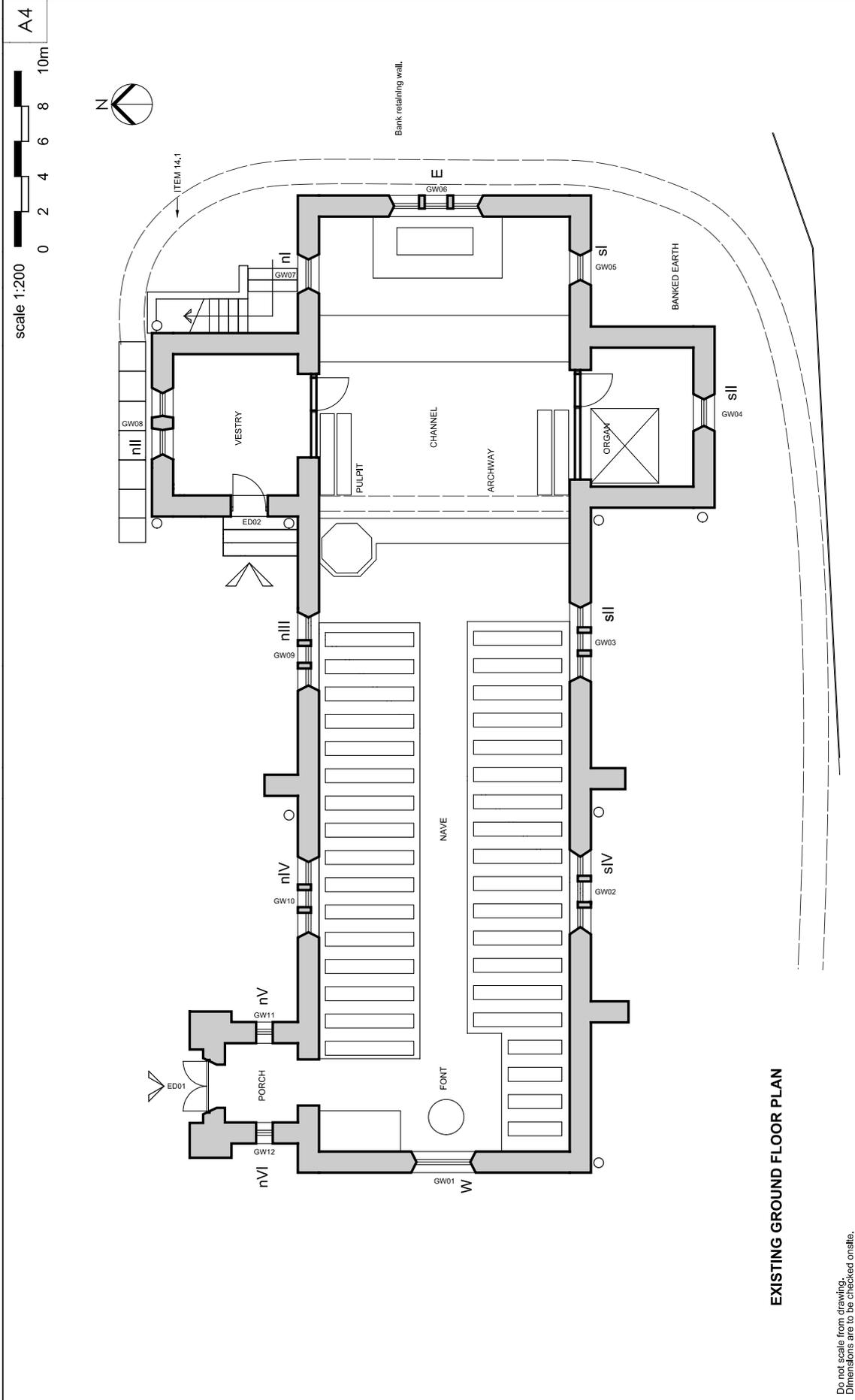
In the longer term it would be relatively easy to re-grade the ground locally in front of the Porch to eliminate the step altogether.

The path and steps up the adjacent Village Hall would benefit from a more formal handrail arrangement to assist those with impaired mobility



Steps up to the Village Hall would benefit from more appropriate handrailing

Appendix A | Floor Plan



EXISTING GROUND FLOOR PLAN

Do not scale from drawing.
Dimensions are to be checked onsite.

Revision Date Note

initial		-	
PROJECT ST THOMAS HEATHERYCLEUGH			
TITLE EXISTING GROUND FLOOR PLAN			
STATUS PRELIMINARY			
DRAWING NUMBER	032(01)001	REVISION	001
SCALE	1:200	CHECKED BY	WGS
DATE	14 Nov 2017		



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| Appendix B

| Maintenance Plan