

Padgett White: **architects** Ltd.
The Dovecot
4 Hunwick Hall Farm
Church Lane
Hunwick, Crook
County Durham
DL15 0JS

T: 01388 665703
E: info@pw-architects.co.uk
W: www.pw-architects.co.uk

PW:a
ARCHITECTS



St George's Church Middleton St George

Diocese of Durham
Quinquennial Inspection Report May 2020
St George's Church

Inspection of Churches Measure 1955
(Current version)
Architects Report inspected 23rd April 2020

Archdeaconry of Auckland
Incumbent: Vacant

Inspection Architect
J M White BA(Hons) PG Dip RIBA

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

Inspection of Churches Measure 1955 (As Amended 1995) Index

Index

- 1.0 Background and General
- 2.0 Scope of Report
- 3.0 Works Carried out Since Previous Report
- 4.0 General Condition of Church

External inspection

- 5.0 Roof Coverings
- 6.0 Exterior Doors
- 7.0 Exterior Windows
- 8.0 Rainwater Goods and Drainage
- 9.0 External Walls and Structure

Internal inspection

- 10.0 Roof Structure and Ceilings
- 11.0 Internal Doors and Panelling
- 12.0 Ground Floor Structure
- 13.0 Internal Finishes
- 14.0 Fittings, Fixtures and Furniture
- 15.0 Toilets
- 16.0 Heating Installation

- 17.0 Electric Installation
- 18.0 Fire Precautions
- 19.0 Accessible Provision
- 20.0 Security
- 21.0 Bats

Curtilage

- 22.0 Churchyard and Environs
- 23.0 Church Log Book
- 24.0 Previous Reports

Recommendations

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

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

1.0 Background and General

1.1 St. George's Church is situated within agricultural farm land to the South East of Middleton One Row. The Church is accessed via an unmetalled farm track. The siting is remote, with no through road (other than to service the adjacent farm house) and no mains services.

1.2 Ordnance Survey Map reference NZ 365 117.

1.3 General Description of the Church

1.4 The Church stands on what is thought to have been the site of a Saxon Church, although what is seen now is generally dated to the 13th and 14th centuries, though much altered. The plan is simple, of Nave and Chancel, with a porch to the south west of the Nave and a Vestry to the north of the Chancel. An Archaeological Assessment was carried out in 2003 which suspects the simple Nave and Chancel of the 13th/14th century was mostly rebuilt in approximately 1822, the Nave extended to the north creating what could be termed a north aisle, and the Chancel being completely rebuilt to an elongated and wider plan. In 1883 a Tower to the west gable was built, (only to be demolished again in the 1960's), and in 1888 a grand 'restoration' was carried out, including stripping, re-pointing, ceiling and pew removal, new timber windows and various alterations to openings in brickwork, including the addition of a brick Vestry and store to the north of the Chancel.

1.5 The Church is Grade II Listed.

1.6 The walls of the Church are generally of coursed rubble sand stone construction and plastered internally. The exception is the later Vestry which is of brick construction and plastered internally.

1.7 The roofs over the Nave and Chancel are pitched and covered with graduated green Westmorland slates. The Porch roof is also pitched and covered in green Westmorland slates in regular courses. The Vestry roof is pitched and covered with blue welsh slate in regular courses.

1.8 Internally there is a central walkway with loose chairs on either side of the Nave, the floor is stone/concrete with a red carpet runner.

1.9 There is no heating system nor mains electric. Electricity is provided by a portable generator as and when required. Currently this is stored in the Vestry for security but needs to be taken outside to be used.

- 1.10 Artificial lighting is by means of electricity powered by the generator noted in 1.9 above.
- 1.11 The Churchyard is enclosed by a mixture of stonewalls and timber post and rail fence; and contains a mixture of trees. The Churchyard is open and maintained by the PCC.

2.0 Scope of Report

- 2.1 All areas accessible were inspected from ground level. Floor voids were not opened up for inspection nor carpets lifted. High-level internal wall areas and roof timbers were not accessible for close inspection. Binoculars were used for roof inspections externally.
- 2.2 There were no roof voids in the Church as construction is open to the underside of the roof boarding.
- 2.3 The extent of the Churchyard is shown on the location plan in the appendix.
- 2.4 No manhole covers were visible and no drains were checked.
- 2.5 See appendix 'c' in this report for a fuller description of the report limitations

3.0 Works Carried out Since Previous Report

- 3.1 The Church Log Book was not available for inspection, however the Church warden confirmed that only a small amount of repointing to the gable wall above the Chancel roof had been carried out since the last quinquennial inspection.
- 3.2 The Church Log book should be a comprehensive record of works carried out during the previous quinquennium. It is important that the Church wardens maintain a comprehensive record of works/services carried out within the Church log book.

4.0 General Condition of Church

- 4.1 The Church continues to be generally sound structurally with the exception of the Vestry/Store and the interior is well maintained and is a pleasing Church for worship. However, the Church would benefit from some well-directed maintenance and repair during the next quinquennium. The main areas that require attention are:-
- i) The demolition and reconstruction of the Vestry Store.
 - ii) Further investigation and resolution of surface water drainage.
 - iii) Investigation into the movement within the Nave floor slab.
 - iv) Repointing areas of masonry where previous mortar has been too strong for the stone.
- 4.2 The roof coverings and rainwater goods are in excellent condition; with the obvious exception of the Vestry/Store.

4.3 This report also covers items where continuing repair and annual maintenance are required and are listed elsewhere.

4.4 The Church does not have lightning conductor system.

External Inspection

5.0 Roof Coverings

5.1 Nave South Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

The pointing to the stone water tabling at the east end is showing signs of deterioration, and consideration should be given to localised repointing. 3

5.2 Porch West Elevation: The roof is pitched and covered in green Westmorland slates in regular courses with stone water tabling and stone ridges; all appear to be in generally good condition.

5.3 Porch East Elevation: The roof is pitched and covered in green Westmorland slates in regular courses with stone water tabling and stone ridges; all appear to be in generally good condition.

5.4 Chancel South Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

5.5 Chancel North Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

5.6 Vestry North Elevation: The Vestry roof is a lean-to pitched roof covered in Welsh blue slates; some are missing/broken, and the roof overall does not look in good condition.

However, the inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/store. This should be actioned within the next quinquennium. 3

5.7 Nave North Elevation: The roof is pitched and covered with graduated green Westmorland slates, with stone water tabling and stone ridges; all appear to be in generally good condition.

6.0 Exterior Doors

6.1 The main entrance door is a large single leaf vertically panelled softwood door in a softwood frame, with dark stain finish. All is generally in good condition.

6.2 The Priest's door direct to the Chancel, on the south side, is a vertically panelled softwood door but it is ledged and braced

	internally in a softwood frame, with dark satin finish. All is generally in good condition.	3
	However it would benefit from re-decoration.	
6.3	The external door to the Vestry store is a vertically timber painted door which is in poor condition; however, the inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium.	3
7.0	Exterior Windows	
7.1	The windows externally are all protected with polycarbonate secondary sheeting. These all appear to be in satisfactory condition.	
7.2	Window in South Elevation of Nave: This is an oak framed rectangular window containing 2no. lancet stained-glass lights. All is in good condition with the exception of the stain that has been previously applied. This has now degraded.	
	It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect.	2
7.3	Window in South Elevation of Chancel: This is an oak framed window containing 3no. lancet stained-glass lights. All is in good condition with the exception of the stain that has been previously applied. This has now degraded.	
	It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the architect.	2
7.4	Window in East Elevation of Chancel: This is a hardwood framed window containing 3no. lancet stained-glass lights. All is in good condition.	
	However it would benefit from re-decoration and general cleaning externally.	3
7.5	Vestry Window: This is currently boarded over.	
7.6	Windows in North Elevation of Nave: There are 2no. hardwood framed windows each of which contain 3no. lancet stained-glass lights. All are in good condition.	
	However they would benefit from re-decoration and general cleaning externally.	3
7.7	Mastic pointing around window frames should be carefully removed and replaced with lime mortar to prevent moisture from becoming trapped between the surrounding masonry and the timber frame.	2

8.0	Rainwater Goods and Drainage	
8.1	Gutters and downpipes are black Cast Iron and all appear to be in good condition. The gutters on the north side of the Nave and Chancel do however have some vegetation growth which should be removed and gutters cleaned out to prevent blockage.	2
8.2	All downpipes discharge to a cast concrete channel which runs around both sides of the building from west to east. Whilst the cast concrete Channel is not particular sympathetic in appearance to the Church it does appear to be functional. The Channels discharge to a single gully adjacent to the east wall of the Chancel. Investigation within the last 12 months has suggested that a drain then crosses the adjacent footpath and discharges to a soakaway.	
	The Channel, gully and drain to the soakaway should be cleaned and maintained annually to prevent blockage.	2
	Furthermore consideration should be given to a more sympathetic drainage solution and a more serviceable outfall. This could be investigated/improved as part of the planned Vestry redevelopment.	3
8.3	There is no other known drainage.	
8.4	Gutters should be inspected and cleaned annually to prevent blockage and ensure that the guarding is in place.	2
9.0	External Walls	
9.1	South Elevation of Nave (From West to East): The wall is of coursed rubble sand stone construction with some brick trimming to the Arch over the main entrance within the porch. The masonry and pointing are generally in reasonable condition.	
	However, there are a few stones which have eroded over time which should be monitored.	3
	Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the architect.	3
9.2	North Elevation of Nave: The walls is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.	
	However, there are a few stones which have eroded over time which should be monitored.	3

It has been confirmed by the Church warden that this elevation has been re-pointed at high level during the last quinquennium.

- 9.3 South Elevation of Chancel (From West to East): The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.

However, there is a single stone just above ground level at the west end which is severely eroded; consideration should be given to its replacement. 3

Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. 3

- 9.4 East Gable of Chancel: The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.

However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the architect. 3

- 9.5 North Elevation of Chancel: The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.

However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. 3

- 9.6 East Elevation of Vestry: The Vestry is constructed from brickwork which has not been adequately tied to the north wall of the Chancel. The result of which is that the vestry construction has become detached from the main Church. There is evidence that the enlarged junction between the Vestry and the chancel has previously been repointed but movement continues.

However, the inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. 3

- 9.7 North Elevation of Vestry: The Vestry is constructed from brickwork which has not been adequately tied to the north wall of the Chancel. Furthermore, there do not appear to be any structural lintols over openings and there as signs of significant movement/settlement; which could indicate a lack of adequate foundation.
- However, the inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. 3
- 9.8 North Elevation of Nave (From East to West): The wall is of coursed rubble sand stone construction with some brick trimming to the arched windows. The masonry and pointing are generally in reasonable condition.
- However, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. In addition, there are a small number of holes/voids within the pointing which should be repointed. 3
- 9.9 West Elevation of Nave (From East to West): The wall is of coursed rubble sand stone construction. The masonry and pointing are generally in reasonable condition.
- However, there are a few stones which have eroded over time which should be monitored. 3
- Furthermore, there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. 3
- 10.0 Internal Inspection**
- 10.1 Roof Structure and Ceilings**
- 10.1 Porch: Exposed timber purlins between which appear to be plywood panels with softwood edge trims; all are painted white with what appears to be emulsion or primer.
- The condition is generally satisfactory, however the decoration could do with some improvement to improve appearance and reduce the possibility of decay. 3
- 10.2 Nave: The Nave roof is supported by 3no. king post timber trusses with diagonal braces; the ceiling is timber boarded. All are have a dark brown stain finish which is generally in a satisfactory condition. The boarded ceiling following the line of the roof up to the point at which the diagonal brace within the truss meets the principal rafter,

at which point the ceiling becomes flat. Somewhat unusually the timber boarding runs parallel to the rafters.

10.3 Chancel: The Nave roof is supported by 3no. king post timber trusses without diagonal braces; the ceiling is timber boarded. All are have a dark brown stain finish which is generally in a satisfactory condition. The boarded ceiling following the line of the roof up to a point approximately 2/3 of the distance up the principal rafter, at which point the ceiling becomes flat. Somewhat unusually the timber boarding runs parallel to the rafters.

10.4 Vestry: The Vestry ceiling is a sloping plaster ceiling on the line of the roof structure above. Its condition is very poor and in need of replacement.

However, the inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. 3

11.0 Internal Doors and Panelling

11.1 Vestry Door: The Vestry door is a modern oak vertically boarded/panelled door within a modern oak frame; which is in good condition. However, the deterioration in the condition of the Vestry has impacted on the operation of the door and consequently damage has occurred to the plaster finishes within the Chancel.

The plaster finishes should be fully repaired and redecorated following completion of the Vestry redevelopment and the necessary adjustment of the door. 3

12.0 Ground Floor Structure

12.1 The entrance porch floor is stone flagged; with stone steps to the exterior; all is generally in satisfactory condition.

12.2 Nave: The floor within the Nave is an in-situ cast concrete slab, without any obviously signs of movement/construction joints. There is a red carpet runner down the length of the aisle which is in good condition.

Furthermore the floor contains a number of cracks and toward the north elevation some obvious movement. This should be investigated further with the assistance of the architect and if necessary, a Structural Engineer. 2

12.3 Chancel: The floor within the Chancel is a mixture of sandstone flags and an in-situ cast concrete slab; which is generally in a satisfactory condition. The red carpet runner noted in the Nave continues through the length of the Chancel to the alter step; which is in good condition.

- 12.4 Vestry: The Vestry floor is tongue and groove floorboards, presumably supported on timber joists; however, the deterioration in the condition of the vestry has impacted on the condition of the floor.
- The floor should be fully replaced as part of the Vestry redevelopment. 3
- 13.0 Internal Finishes**
- 13.1 Entrance Lobby: Is exposed stonework with brick trimming to the Arch all is in satisfactory condition.
- 13.2 Nave North Wall: Plaster with paint finish in generally satisfactory condition. This wall contains 2no. large lancet stained-glass windows.
- There is a movement crack to the top right hand side of the west window which should be monitored. 3
- 13.3 Nave East Wall: Generally plaster with paint finish in generally satisfactory condition.
- However there is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 3
- To the north of this wall there is also a movement crack running approximately vertically up the wall behind the framed record of previous Rectors which should be monitored. 3
- This wall contains 1no. large stone Arch to the Chancel. Furthermore a panel of the wall behind the pulpit is exposed stone work which is generally in a satisfactory condition.
- 13.4 Nave South Wall: Plaster with paint finish in generally satisfactory condition. This wall contains 1no. rectangular stained-glass window within an original opening, with a moulded stone lintol, along with the main entrance door; all are generally in a satisfactory condition.
- However, there are a few localised signs of moisture ingress/plaster patching; these should be monitored to check whether or not the moisture ingress is current. If not consideration should be given to a more suitable repair and redecoration. 3
- 13.5 Nave West Wall: Plaster with paint finish in generally satisfactory condition.
- However approximately centrally of this wall there is also a movement crack running approximately vertically up the wall, which should be monitored. 3

- Furthermore at low level to the south of this wall there are signs of damage caused by moisture ingress, this should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 3
- 13.6 Chancel North Wall: Plaster with paint finish in generally good condition, containing a door to the vestry noted in item 11.1 above and 2no. carved memorial stones.
- As noted in 11.1 above the plaster finishes around the door frame should be fully repaired and redecorated following completion of the vestry redevelopment. 3
- 13.7 Chancel East Wall: Plaster with paint finish in generally good condition, containing 1no. stone framed stained glass arched head window. However, there are signs of water ingress at high level which should be investigated/monitored. 3
- 13.8 Chancel South Wall: Plaster with paint finish in generally good condition, containing an external door noted in item 6.2 above, a large stained-glass lancet window within a plastered opening and 2no. carved memorial stones.
- The carved memorial stone above the door has a missing carved stone pediment; which is believed to be temporarily stored in the Vestry. Consideration should be given to employing a specialist monument mason to reinstall and secure the missing piece of masonry. 3
- The head of the window also has some damaged/loose plaster adjacent to the apex of the Arch. This should be carefully removed, repaired using lime plaster and re-decorated once sufficient time has been given for drying. 3
- 13.9 Chancel West Wall: Generally plaster with paint finish in generally satisfactory condition.
- However there is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 3
- This wall contains 1no. large stone Arch to the Nave.
- 13.10 Vestry Walls: The Vestry walls are plaster with a paint finish in very poor condition as a result of the deterioration in the condition of the Vestry.
- The walls/finishes should be fully replaced as part of the Vestry redevelopment. 3

- 13.11 General: As recorded in the previous report a number of the above issues are founded in the fact that the walls internally have been tanked and plastered using unsuitable impervious materials, in conjunction with external pointing with either cementitious or lime mortars that are too hard for the sandstone. This causes moisture to be trapped within the masonry construction. As and when funds can be raised by the PCC; it would be advisable to prepare a phased programme of works to carefully remove the internal gypsum/cementitious finishes back to the masonry, apply lime plaster finishes and decorate with lime based paint. In conjunction with repointing the exterior masonry with a lime mortar that is specified to be softer than the sandstone. This would allow the masonry structure to dry out and breathe; and would increase greatly the longevity of the masonry. 4
- 14.0 Fittings, Fixtures, Furniture and Moveable Articles**
- 14.1 Font: The font positioned at the west end of the nave and possibly dates from the 12th century. It is a sandstone round bowl font set upon an irregular octagonal plinth. The base of the rounded font stool is breaking away and previous repairs have now cracked and deteriorated. Due to the substantial age and importance of this font, care should be taken to sensitively repair the stonework, removing, where possible without damaging, the old cementitious mortar repairs and carefully making good where necessary with a softer lime mortar. 3
- The octagonal base has been cemented to the concrete slab with cement smeared up at low level which is now causing deterioration of the base of the plinth. As above this should be sensitively and carefully repaired by a mason, following proper specification and analysis.
- 14.2 Pulpit: The Pulpit is of simple oak design which matches the Altar table in the Sanctuary. These appear to be of late 19th or early 20th century design and construction and are in very good condition and of excellent quality.
- 14.3 Organ: There is no organ in Church but there is an electric piano located within the Chancel which is understood to be in working order.
- 14.4 Altar Rail: The Altar rail with its cast iron decorative post designs and oak circular rail appear to be of early 20th century design style and, apart from a few broken prongs of the stars of the decoration, they all appear to be in good condition.
- 14.5 Sanctuary Chairs: In the Sanctuary there is a 17th century Jacobean chair which is beautifully carved and is of high importance. Care should be taken when cleaning or polishing.

The two other chairs in the Chancel which have been designed to match in style to the Jacobean chair are of good quality hardwood and are stained in a dark timber stain. They are most probably 20th century but are excellent quality.

14.6 Pews: The pews recorded in the previous report have been removed. In their place are new hardwood framed chairs with padded seats and backs with red vinyl coverings. Whilst the chairs are not of the period of the Church, they do provide added flexibility and comfort.

15.0 Toilets

15.1 There are no toilet facilities.

16.0 Heating Installation

16.1 There is no form of installed heating system; only a portable gas fire, with a Butane cylinder. Whilst it is understood that some form of heating may be required this type of heater unfortunately produces significant quantities of water as well as heat; it is not ideal therefore in a Church where moisture can cause condensation. Alternative heating methods should therefore be considered. 3

17.0 Electrical Installation

17.1 There is no mains electric installation.

17.2 Electrical power is provided for lighting and sound amplification when required by a portable petrol generator. This is currently stored within the Vestry when not in use and physically carried outside and connected up when needed.

It is intended to improve this arrangement with a permanently installed generator with remote operation as part of the Vestry re-development. 3

18.0 Fire Precautions

18.1 Entrance: 1no. 6 litre foam extinguisher for paper, wood, textile fire and some flammable liquids; inspection/testing is overdue. This should be rectified as a matter of urgency. 1

18.2 Entrance: 1no. 6kg powder fire extinguisher for paper, wood, textile fire and some flammable liquids/gases; inspection/testing is overdue. This should be rectified as a matter of urgency. 1

18.3 Chancel: 1no. 6 litre foam extinguisher for paper, wood, textile fire and some flammable liquids; inspection/testing is overdue. This should be rectified as a matter of urgency. 1

19.0 Accessible Provision

19.1 Access to the Church is a stepped approach. However there is a ramped approach to the Chancel door along with a portable ramp which can be installed for wheelchair users within the porch.

20.0 Security

- 20.1 External doors appear to be adequately locked and there have been no reported break-ins.
- 20.2 Windows are now fully protected.
- 21.0 Bats**
- 21.1 There are no records of bat roosting within the Church.
- 22.0 Curtilage Churchyard and Environs**
- 22.1 The Churchyard is accessed via a pair of cast iron gates which can be opened for vehicular access, the gates are in reasonable condition, however a number of balusters and finials are missing; consideration should be given to replacement of the missing items. 4
- Adjacent to gates noted above there is a painted timber "kissing" style gate for pedestrian access. Unfortunately, this is in poor condition, decoration has broken down, timbers are rotten and have started to disintegrate. Consideration should be given to a major repair/replacement. 3
- 22.2 The tarmac path from gate to Church was in a satisfactory condition. The Churchyard is open and maintained by the PCC.
- 22.3 There are a variety of established trees a tree survey is recommended to ensure that the existing stock is safe or in need of any surgery. 3
- 22.4 The boundaries to the Churchyard are a mixture of dressed stone walls with stone copings, random rubble stone walls with stone copings and timber post and rail fences.
- All are in reasonable condition with the exception of a length of stone retaining wall to the eastern boundary which has collapsed during the last quinquennium. This should be reconstructed to prevent further erosion/collapse. A potential contributing factor may have been the drainage soakaway; so further investigation of drainage solutions is advised. 2
- 22.5 There is a very simple plastic notice which is fastened with cable tie to the cast iron entrance gates.
- 23.0 Log Book**
- 23.1 The Church Log book was not available for inspection; it should be a comprehensive record of works carried out during the previous quinquennium. It is important that the Church wardens maintain a comprehensive record of works/services carried out within the Church log book. 3
- 24.0 Previous Quinquennial Reports**
- 24.1 2010 October JB Kendall, HLD Architects

RECOMMENDATIONS**URGENT WORKS REQUIRING IMMEDIATE ATTENTION:
Category 1**

		Item
i)	Entrance: 1no. 6 litre foam extinguisher for paper, wood, textile fire and some flammable liquids; inspection/testing is overdue. This should be rectified as a matter of urgency.	18.1
ii)	Entrance: 1no. 6kg powder fire extinguisher for paper, wood, textile fire and some flammable liquids/gases; inspection/testing is overdue. This should be rectified as a matter of urgency	18.2
iii)	Chancel: 1no. 6 litre foam extinguisher for paper, wood, textile fire and some flammable liquids; inspection/testing is overdue. This should be rectified as a matter of urgency.	18.3

Indicative cost for the works in Category 1 would be £150.00 excluding VAT and fees.

**WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT
12 MONTHS: Category 2**

iv)	Window in South Elevation of Nave: It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect.	7.2
v)	Window in South Elevation of Chancel: It is recommended therefore that the remaining surface varnish be carefully removed the surface sanded and treated with an oil based treatment to be specified by the Architect.	7.3
vi)	Mastic pointing around window frames should be carefully removed and replaced with lime mortar to prevent moisture from becoming trapped between the surrounding masonry and the timber frame.	7.7
vii)	The gutters on the north side of the Nave and Chancel do however have some vegetation growth which should be removed and gutters cleaned out to prevent blockage.	8.1
viii)	The Channel, gully and drain to the soakaway should be cleaned and maintained annually to prevent blockage.	8.2
ix)	Gutters should be inspected and cleaned annually to prevent blockage and ensure that the guarding is in place.	8.4
x)	Nave: The floor within the Nave is an in-situ cast concrete slab, without any obviously signs of movement/construction joints. The	12.2

floor contains a number of cracks and toward the north elevation some obvious movement. This should be investigated further with the assistance of the Architect and if necessary, a Structural Engineer.

- | | | |
|-----|---|------|
| xi) | The boundaries to the Churchyard are a mixture of dressed stone walls with stone copings, random rubble stone walls with stone copings and timber post and rail fences. | 22.4 |
|-----|---|------|

All are in reasonable condition with the exception of a length of stone retaining wall to the eastern boundary which has collapsed during the last quinquennium. This should be reconstructed to prevent further erosion/collapse. A potential contributing factor may have been the drainage soakaway; so further investigation of drainage solutions is advised.

Indicative cost for the works in Category 2 would be £ 3,500.00 excluding VAT and fees.

WORKS RECOMMENDED TO BE CARRIED OUT DURING THE NEXT 5 YEARS: Category 3

- | | | |
|--------|--|-----|
| xii) | Nave South Elevation: The pointing to the stone water tabling at the east end is showing signs of deterioration, and consideration should be given to localised repointing. | 5.1 |
| xiii) | Vestry North Elevation: The inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. | 5.6 |
| xiv) | The Priest's door direct to the Chancel, would benefit from re-decoration. | 6.2 |
| xv) | The external door to the Vestry store is a vertically timber painted door which is in poor condition; however, the inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. | 6.3 |
| xvi) | Window in East Elevation of Chancel: Would benefit from re-decoration and general cleaning externally. | 7.4 |
| xvii) | Windows in North Elevation of Nave: Would benefit from re-decoration and general cleaning externally. | 7.6 |
| xviii) | Consideration should be given to a more sympathetic drainage solution and a more serviceable outfall. This could be investigated/improved as part of the planned Vestry redevelopment. | 8.2 |

- xix) South Elevation of Nave (From West to East): There are a few stones which have eroded over time which should be monitored. 9.1
- Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect.
- xx) North Elevation of Nave: There are a few stones which have eroded over time which should be monitored. 9.2
- xxi) South Elevation of Chancel (From West to East): There is a single stone just above ground level at the west end which is severely eroded; consideration should be given to its replacement. 9.3
- Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect.
- xxii) East Gable of Chancel: There are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. 9.4
- xxiii) North Elevation of Chancel: There are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. 9.5
- xxiv) East Elevation of Vestry: The inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. 9.6
- xxv) North Elevation of Vestry: The inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. 9.7
- xxvi) North Elevation of Nave (From East to West): There are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be 9.8

- given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect. In addition, there are a small number of holes/voids within the pointing which should be repointed.
- xxvii) West Elevation of Nave (From East to West): There are a few stones which have eroded over time which should be monitored. 9.9
- Furthermore there are localised areas where earlier repointing has been carried out utilising mortar which is significantly harder than the stone. The result of which is that stone erosion is accelerated. Consideration should therefore be given to carefully removing the hard mortar and repointing with a lime sand mortar to be specified by the Architect.
- xxviii) Porch Ceiling: The condition is generally satisfactory, however the decoration could do with some improvement to improve appearance and reduce the possibility of decay. 10.1
- xxix) Vestry Ceiling: The inspecting Architect is involved and the PCC are actively engaged in a project to demolish and re-construct the Vestry/Store. This should be actioned within the next quinquennium. 10.4
- xxx) Vestry Door: The plaster finishes should be fully repaired and redecorated following completion of the Vestry redevelopment and the necessary adjustment of the door. 11.1
- xxxi) Vestry Floor: The Vestry floor is tongue and groove floorboards, presumably supported on timber joists; however, the deterioration in the condition of the Vestry has impacted on the condition of the floor. 12.4
- The floor should be fully replaced as part of the Vestry redevelopment.
- xxxii) Nave North Wall: There is a movement crack to the top right hand side of the west window which should be monitored. 13.2
- xxxiii) Nave East Wall: There is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint. 13.3
- To the north of this wall there is also a movement crack running approximately vertically up the wall behind the framed record of previous Rectors which should be monitored.
- xxxiv) Nave South Wall: There are a few localised signs of moisture ingress/plaster patching; these should be monitored to check whether or not the moisture ingress is current. If not consideration should be given to a more suitable repair and redecoration. 13.4

xxxv)	Nave West Wall: Approximately centrally of this wall there is a movement crack running approximately vertically up the wall, which should be monitored.	13.5
	Furthermore at low level to the south of this wall there are signs of damage caused by moisture ingress, this should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint.	
xxxvi)	Chancel North Wall: As noted in 11.1 above the plaster finishes around the door frame should be fully repaired and redecorated following completion of the vestry redevelopment.	13.6
xxxvii)	Chancel East Wall: There are signs of water ingress at high level which should be investigated/monitored.	13.7
xxxviii)	Chancel South Wall: The carved memorial stone above the door has a missing carved stone pediment; which is believed to be temporarily stored in the Vestry. Consideration should be given to employing a specialist monument mason to reinstall and secure the missing piece of masonry.	13.8
	The head of the window also has some damaged/loose plaster adjacent to the apex of the Arch. This should be carefully removed, repaired using lime plaster and re-decorated once sufficient time has been given for drying.	
xxxix)	Chancel West Wall: There is an area to the south where the finishes appear to have been damaged by water ingress. It is hoped that the repointing of this gable during the last quinquennium has prevented any further damage. This should be monitored and if the wall is found to be dry it should be carefully prepared and redecorated using a lime based paint.	13.9
xL	Vestry Walls: The walls/finishes should be fully replaced as part of the vestry redevelopment.	13.10
xLi)	Font: The font positioned at the west end of the Nave and possibly dates from the 12th century. It is a sandstone round bowl font set upon an irregular octagonal plinth. The base of the rounded font stool is breaking away and previous repairs have now cracked and deteriorated. Due to the substantial age and importance of this Font, care should be taken to sensitively repair the stonework, removing, where possible without damaging, the old cementitious mortar repairs and carefully making good where necessary with a softer lime mortar.	14.1
	The octagonal base has been cemented to the concrete slab with cement smeared up at low level which is now causing deterioration of the base of the plinth. As above this should be sensitively and	

carefully repaired by a mason, following proper specification and analysis.

- | | | |
|--------|--|------|
| xLii) | There is no form of installed heating system; only a portable gas fire, with a Butane cylinder. Whilst it is understood that some form of heating may be required this type of heater unfortunately produces significant quantities of water as well as heat; it is not ideal therefore in a Church where moisture can cause condensation. Alternative heating methods should therefore be considered. | 16.1 |
| xLiii) | Electrical power is proved for lighting and sound amplification when required by a portable petrol generator. This is currently stored within the Vestry when not in use and physically carried outside and connected up when needed.

It is intended to improve this arrangement with a permanently installed generator with remote operation as part of the Vestry re-development. | 17.2 |
| xLiv) | Adjacent to gates noted above there is a painted timber "kissing" style gate for pedestrian access. Unfortunately, this is in poor condition, decoration has broken down, timbers are rotten and have started to disintegrate. Consideration should be given to a major repair/replacement. | 22.1 |
| xLv) | There are a variety of established trees a tree survey is recommended to ensure that the existing stock is safe or in need of any surgery. | 22.3 |
| xLvi) | The Church Log book was not available for inspection; it should be a comprehensive record of works carried out during the previous Quinquennium. It is important that the Church wardens maintain a comprehensive record of works/services carried out within the Church log book. | 23.1 |

Indicative cost for the works in Category 3 would be £ 50,000.00 excluding VAT and fees.

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category 4

- | | | |
|--------|--|-------|
| xLvii) | General: As recorded in the previous report a number of the above issues are founded in the fact that the walls internally have been tanked and plastered using unsuitable impervious materials, in conjunction with external pointing with either cementitious or lime mortars that are too hard for the sandstone. This causes moisture to be trapped within the masonry construction. As and when funds can be raised by the PCC; it would be advisable to prepare a phased programme of works to carefully remove the internal gypsum/cementitious finishes back to the masonry, apply lime plaster finishes and decorate with lime based paint. In conjunction with repointing the exterior masonry with a lime mortar that is specified to | 13.11 |
|--------|--|-------|

be softer than the sandstone. This would allow the masonry structure to dry out and breathe; and would increase greatly the longevity of the masonry.

- xLviii) The Churchyard is accessed via a pair of cast iron gates which can be opened for vehicular access, the gates are in reasonable condition, however a number of balusters and finials are missing; consideration should be given to replacement of the missing items. 22.1

Indicative cost for the works in Category 4 would be £ 20,000.00 excluding VAT and fees.

WORK RECOMMENDED TO IMPROVE ENERGY EFFICIENCY:

Category 5

None

WORK REQUIRED TO IMPROVE ACCESSIBILITY: Category 6

a) General

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

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

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

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

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

b) Priorities

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

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

c) Scope of Report

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

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

d) Cleaning of Gutters etc.

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

e) Pointing and Masonry

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

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

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

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

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

g) Electrical Installation

Any electrical installation should be tested every Quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

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

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

i) Maintenance Between Inspections

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

j) Fire Insurance

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

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO² (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.