

# **quinquennial inspection**

**church of st. mary • chadwell**



**pcc of st. mary • wycombe & chadwell**

date of inspection: 9th july 2021

## A introduction

- 1.1 An inspection and report carried out under the Inspection of Churches Measure, 1955, as amended under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to the Vicar and Churchwardens.

Diocese:	Leicester
Archdeaconry:	Leicester
Inspected by:	Richard Brook <i>BA(Hons) DipArch DipCons AABC RIBA</i>
Date of inspection:	9th July 2021
Date of previous inspection:	11th May 2016
Previous inspection by:	Peter Rogan <i>BA DipArch(Leics) PGDip ACIOB MCIAT AABC RIBA</i>
Weather during inspection:	Dry
Listed Building Status:	Grade II*
Conservation Area Status:	No
Tree Preservation Orders:	Not known
Status of Churchyard:	Open.
Description/Historical Background:	The church probably dates from the first half of the 12th Century, the tower being added slightly later. The chancel was rebuilt in the 13th Century and the tower heightened. A 15th century clerestory was added but subsequently removed in the Victorian period in R W Johnson's restoration and the roof structure of the nave is now Victorian, as is the roof structure to the chancel. The church comprises a nave with south aisle, south porch, chancel and tower. There is a Norman arcade in the north wall of the nave indicating that a north aisle has been removed. The church is largely built from the local ironstone with a mixture of Swithland slate and copper roofs.

## B scope of the report & limitations

- I This report follows a visual inspection of the fabric only. None of the structure was opened up and it therefore cannot be said that there are no hidden faults. Recommendations for subsequent opening up are made where appropriate. The inspection was generally carried out from ground level and from the inside of the tower.
- II The report is not intended as a specification of works, nor should it be used as such. The report is restricted to the general condition of the building and its defects. However, where possible, the report contains helpful comments on the causes, effects and likely remedial works, where this is possible or appropriate. The information given is intended simply as a guide to repair, and is based purely on the visual inspection and the consideration given during that inspection.

- III Whilst every care is taken during the inspection to note all present or foreseeable problems, and recommendations are made to overcome or obviate them, problems can, and very often do, occur during the years between inspections. It is, therefore, prudent for the P.C.C. to carry out regular visual inspections of the fabric. Where not already the case, it is strongly recommended that the PCC enter into an annual contract with a local builder to check and clean out rainwater goods at least twice a year.
- IV Although the Measure requires the church to be inspected every five years, it should be realised that serious problems may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented, with any amendments made by the PCC, to the Annual Parochial Church Meeting.
- V The PCC is reminded that insurance cover should be index linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate. The PCC should be aware of that some insurers are now significantly reducing cover for theft of external metals.
- VI The repairs recommended in the report will generally be subject to Faculty jurisdiction.
- VII The following items, when contained within the church, were not inspected or tested, other than a visual appraisal, and such inspections and tests should be carried out by specialists in these respective fields, and where appropriate a certificate of condition and performance should be obtained by the P.C.C. from the specialists appointed.

a *Electrical Installations*

Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

The test certificate is dated 18/3/2021 with no recommendations. The electrical test should be carried out by an NICIEC or equivalent electrician certificated to carry out work on non-domestic premises.

The last PAT testing was carried out on 16/2/2020.

b *Heating Installations*

There is no gas to the church. Heating is provided by means of tubular under pew heaters to the first 4 rows of pews and these should be tested as part of electrical testing regimes. No other heating within the church.

c *Bells and Bell frame and ancillary bell ringing equipment*

3 old bells hung in a low sided timber bell frame, the bells are no longer rung. An inspection by a specialist bell hanger/Diocese advisor is recommended before any attempt is made to ring the bell and significant restoration will probably be needed, also consolidation of the tower, which has weakened. The bells all ring east/west and the ropes no longer extend down into the ringing area in the bell tower.

The treble is a Johannes de Colsale, circa 1410, the two tenors are by the Seliok family of Nottingham, circa 1510. The frame contains reused elements from an older frame.

*d*      *Clocks*

There is no church clock.

*e*      *Pipe Organ, Piano etc.*

There is no organ in the church.

*f*      *Fire Extinguishers*

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order. A minimum of two water type fire extinguishers (preferably sited adjacent to exits) should be provided plus additional special extinguishers for the organ and electrical fires. Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 sq. metres of floor area. Typical requirements are:

Location	Type of Extinguisher
General areas	Water
Organ & for electrical fires	CO2

Last tested in 1/6/2019. One CO2 and two water extinguishers are located inside the church.

*g*      *Lightning Conductor*

A lightning conductor system was installed by Horizon in 2010, the last test was carried out in 01/06/2021 by Thunderbolt Test & Maintenance from Nottingham. Resistance for the 2 earthing points were both within the required tolerances and the system confirmed as being in a satisfactory condition. The report notes that testing should be carried out on an annual basis.

*h*      *Audio / Visual Equipment*

No sound enhancement or hearing aid loop system installed.

*i*      *Beetle Infestation and Rot*

Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

Woodworm and beetle attack was noted in various places including within the tower.

*j*      *Bats*

It is possible that there is bat activity inside or around the exterior of the building. Bats are a protected species; should any work be undertaken that could endanger bats or their roosts then it may be necessary to obtain a licence from Natural England or seek advice from accredited specialists.

## **VIII Log Book**

The Log Book was made available for inspection: works completed since the last quinquennial inspection are listed in section 1.

## **IX Terrier & Inventory**

The PCC are reminded that the Terrier and Inventory should be checked and, if necessary, corrected by the minister and churchwardens on the following occasion: on the election or re-election of churchwardens at the annual parishioners' meeting; at least once every three years at a time to be decided by the archdeacon; at any change in the incumbency of the parish. An inventory was not seen during the inspection, although one dated 19th January 2016 is noted in the previous report.

## **X Asbestos Management Plan**

It is a requirement of the Health & Safety Executive that all those responsible for the care and maintenance of all non-domestic buildings, including places of worship, have an Asbestos Management Plan to manage and minimise risks from exposure to asbestos and asbestos-containing materials.

The Asbestos Report was carried out in May 2016, which identified no asbestos.

The Plan should be made readily available to workmen and others to inform them where asbestos may be present and so that they can take appropriate measures to reduce risk of exposure where necessary.

## **XI Fire Risk Assessments and the Fire Safety Order**

Since October 2006 previous fire safety legislation has been replaced by the Fire Safety Order. This new legislation applies to all non-domestic premises including places of worship. It requires those with responsibility for the management of premises to appoint a responsible person to consider fire safety issues, undertake fire risk assessments and ensure the implementation of recommendations to ensure the safety of building users in the event of fire. The Fire Risk Assessment is dated April 2016.

## **XII Security**

The church is situated in a remote location and could be vulnerable to anti-social activity. The copper roof to the south aisle (installed after lead theft) could also be vulnerable. External metals should be treated with Smartwater to comply with Insurer's requirements. Any valuable items or stained glass should be photographically recorded with copies held away from the church building.

## **XIII Health & Safety**

A general risk assessment/health and safety report has been carried out in 2016. Measures noted as of concern are primarily some wear and unevenness of stone paving inside the church and a need for this to be monitored. Also a recommendation that a safety cage be fitted to the tower access ladder.

## **XIV Access and facilities for people with disabilities**

The Disability Discrimination Act gave people with disabilities the right to access the same services and facilities available to able bodied people. From October 2004 this included the requirement to make changes to remove physical barriers but this did not remove the requirement to obtain any necessary consents such as Faculty approval. In situations where it is not possible to reconcile access needs with other such restrictions it could be acceptable to provide the service by other means. The Equalities Act has now replaced the Disability Discrimination Act but generally encompasses the same aims. However, the new Equalities Act expands the definitions of 'qualifying' disabilities and also gives new rights to people associated with those having the disability to give them certain rights and protection, as well as introducing the concept of 'perception' of disability, where a person could be given protection when discrimination results from an incorrect assumption of the existence of a disability.

An access audit was carried out in April 2016. Although the audit appears to have been carried out satisfactorily there is no access plan to consider measure to improve accessibility for people with disabilities and this might be the next logical step.

# C condition report

## I Works carried out since the last Quinquennial Inspection.

- i The following works have been undertaken in recent years:

2016

Ladder fitted with lock to prevent access to belfry

2017

Lightning conductor test

2018

Lightning conductor test

2019

PAT test and electrical installation test

Lightning conductor test

Gutters and downpipes cleaned

Replacement electrical switches

2020

PAT test and electrical services test

Tower roof repair

Lightning conductor test

There has also been the replacement of the ladder from the base of the tower to the intermediate chamber. Fire extinguishers have been tested at regular intervals.

## 2 General Condition

- i Despite valiant efforts by the local community to maintain the church, the building is in urgent need of repairs and consolidation of the stonework of both the chancel and the tower. The movement of the chancel walls is on-going and has progressed noticeably since the last inspection. It is possibly being at least partially driven through the settlement of the chancel roof structure, which is potentially also causing the issues evident to the chancel arch and east wall of the nave. It is not immediately clear whether the serious deterioration of the chancel floor is related to the movement of the walls although this needs to be investigated and understood. The deterioration of the stonework and roof of the tower is at least partially due to the tree to the south west of the tower, however there are other significant issues to the tower stonework which also need to be addressed.

The roofs of the chancel and nave need to be repaired locally and ideally the copper roof covering of the south aisle needs to be replaced and improvements made to the gutters and downpipes. In addition significant improvements need to be made to the rainwater management to slow the current deterioration and help prevent further problems.

At the time of the inspection the church had been locked for approximately 18 months due to Covid-19. It currently remains closed due to the safety concerns raised in this report. Major grants will be needed for the necessary remedial works to rainwater management, stonework



*Below: General view of the church from the south.*

consolidation and roof repairs. The cost of such work is beyond the means of the small local community, therefore a grant assistance from the Heritage Lottery Fund and other grant giving bodies will be needed for the works to be undertaken. Even with such grants such an undertaking would be a major challenge to the community.

## External

### 3 Roof Coverings

#### South Aisle

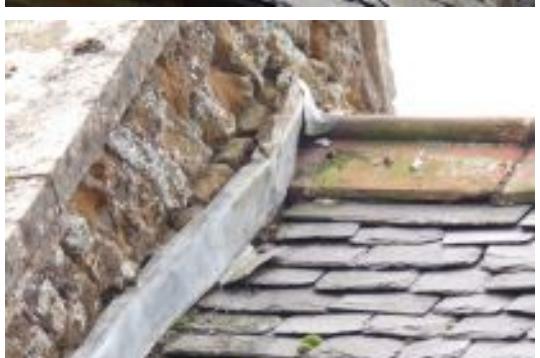
- i Roof is of copper, approx. 30 – 40 years old and installed following theft of the original lead. The copper is installed with standing seams, bay widths are slightly irregular with narrow bays towards the east end. The copper sheeting is also distorted following the old irregular roofline of the boarding beneath.
- ii Copper flashings generally to each end parapet and to the top flashing. There have been some problems with the copper sheets deteriorating where the water discharges from the nave roof above, including acidic deposits from the lichen growing on the southern slating. As a result some patch repairs have been carried out and there may be a need for these to be carried out periodically in the future as the copper thins. It may be helpful to install a sacrificial band of copper or lead, however give the relatively small roof area and the propensity in the area for lead and copper to be stolen, consideration might be given to replacing the copper with stainless steel or zinc, but probably the former in this case. This could be installed with batten rolls to improve the appearance of the roof covering.

#### Nave

- i South pitch is of Swithland slate laid to diminishing courses with red clay roll top ridge tile containing some crested ridge tiles. Of those crested ridge tiles remaining one or two of the decorations are broken. There are a few gaps in the pointing and at least one ridge tile that has been replaced since the last inspection. One ridge tile has also been replaced in the past. Currently all slating appears to be complete and in satisfactory condition to the south pitch. Lead cover flashings to each end appear to be satisfactory and the condition of the soakers could not be confirmed but there are no obvious leaks internally at present.
- ii North pitch is of Swithland slate laid to diminishing courses, patch repairs carried out since the last inspection but generally the roof covering seems to be intact but there are



Above: View of the south aisle copper roof. Below: South aisle roof detail and patch repair. Second below: Nave south roof pitch. Third below: Nave north roof pitch abutting the tower. Bottom: Nave east parapet wall and flashings.



perhaps one or two slates starting to work loose and looking slightly uneven, particularly towards the tower. The ridge tiles are roll top or crested, as mentioned for the south side of the roof.

- iii The flashing to the rear of the eastern parapet has been partially repointed but the upper 2 - 3m appears to have sprung out of the masonry and needs to be re-fixed or replaced. The flashing abutment to the tower is rather shallow but in part has to fit underneath a steel reinforcing plate, otherwise is satisfactory at present. Slates are a bit uneven to the immediate corner of the tower but this is where they seem to follow the arrangement and aligning of the stone walling beneath. The upper slate of this group lacks an effective top flashing or weathering, with just a mortar fillet, which may not be fully effective. There are at least 6 slates slipping near the tower.

### **Chancel**

- i The south roof pitch is of Swithland slate laid to diminishing courses with red clay roll top ridge tiles. The western most ridge tile is in a seemingly poor state, missing most of its top roll and one or two gaps visible in joints between ridge tiles, particularly to the first two from east. Swithland slating has been repeatedly patched, the flashing to the rear of the eastern parapet has been renewed but the lower 1 - 1.5m does not appear to be dressed into or under the stonework making it ineffective - all slating currently appears to be complete. The step flashing to the nave gable also seems to be satisfactory at present, although from inside daylight is visible through the apex and the front meaning there is no saddle flashing. Approx 5 slates are fixed to clips/tingles.
- ii The north pitch is of Swithland slate laid to diminishing courses with clay red ridge tiles to the top, as mentioned previously. Some weathering to the ridge tiles, the roof slating is generally covered in a layer of patchy moss. Two slates in the middle of the roof have started to slip and should be checked in due course by a roofer. The lead flashing along the back of the eastern parapet generally seems satisfactory but a section of mortar pointing or flashing to the lower length appears to be working loose.
- iii The step flashing to the nave wall generally appears to be complete but one of the upper sections appears to be loose and requires re-fixing to its lower edge. A section of the lower portion of the flashing has been ripped away and needs to be replaced.



Above: Chancel south roof pitch. Below: Chancel north roof pitch with moss growth. Second below: Torn flashing to the chancel north roof pitch. Third below: View of the lightning conductor on the tower roof. Bottom: Porch west roof slope.



## **Tower**

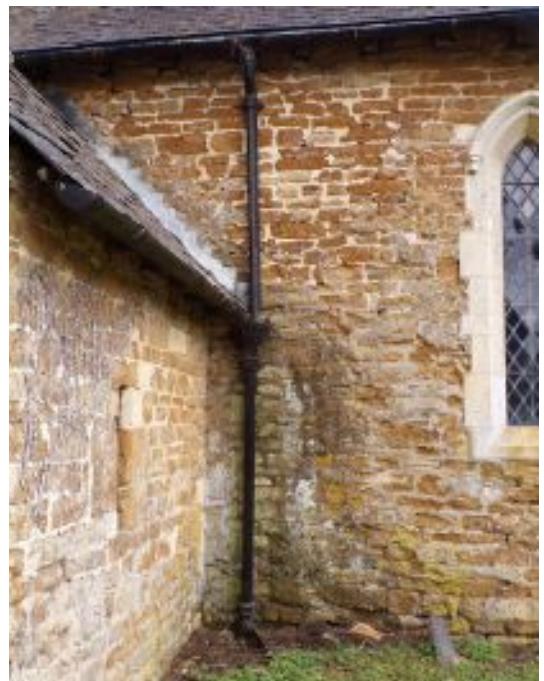
- i Roof of Welsh slate laid to regular courses to a relatively low pitch, red clay ridge tiles. Mortar fillets have been repaired since the last inspection. There is a very limited view from ground level but all appears to be in reasonable order at present, plant growth around the back of the hopper on the north elevation needs to be removed. There appears to be some disruption to the slates/ridge on the east corner of the north slope, which relates to the rotten sarking boards inside.



Above: Porch east roof slope. Below: Downpipe east of the porch on the south aisle south elevation. Bottom: Length of plastic gutter on the ground to the west of the porch.

## **Porch**

- i West pitch has red clay roll top and crested ridges with a gap to the back of the front parapet. The roof generally of Swithland slate laid to diminishing courses and generally appears in reasonable order, the bottom slate behind the downpipe from the aisle roof may be loose and resting against the pipe. Step flashing to the aisle wall is rather crude in places, pointed up with cementitious mortar but appears to be complete and effective at the moment.
- ii East pitch again has Swithland slate laid to diminishing courses and generally satisfactory at present, a step flashing to the aisle wall appears to be generally complete although cementitious mortar to the lower section in particular is cracking and working loose. The flashing to the rear of the front parapet appears to be generally complete and is satisfactory for the moment.



## **4 Rainwater goods and disposal systems**

- i Nave south pitch has no rainwater goods, the water drips off onto the copper sheeting and this is causing some erosion of the copper. Fitting of guttering may help alleviate this but routing a downpipe without causing further damage to the copper might be problematic if the lichen growth on the slate roofing is causing some of the deterioration. Otherwise a sacrificial copper or lead strip could be installed beneath the drip of the roof.
- ii The south aisle has a gutter along the edge, this collects both the south aisle roof water that discharges from the south side of the nave. The gutter is rather undersized and the fall is inconsistent and appears to be full of debris. The water is dripping off significantly above the westernmost window, dripping onto low level stonework and onto the ground. Similarly water is dripping off adjacent to the east side of the porch, saturating the aisle stonework and the installation of larger cast iron guttering, 5 – 6" guttering, is recommended. Downpipes also appear to be undersized – there are downpipes on the east and west sides of the porch, which discharge into a hopper that also accepts water from the porch roof. The downpipes are

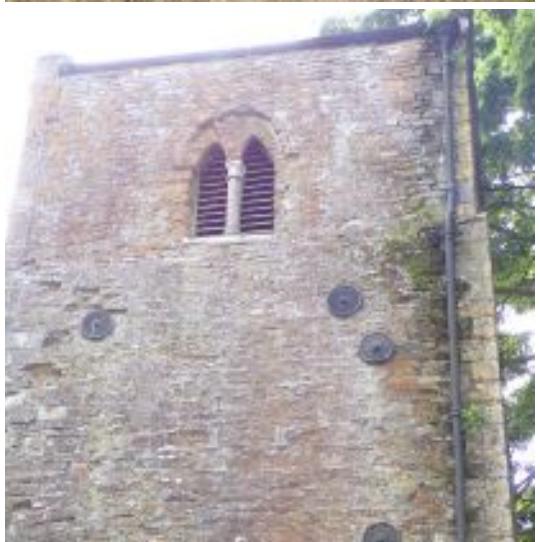


approx. 3" diameter and water is running down the face of the eastern downpipe from a joint and the downpipe might be blocked. Water at the base of the downpipe discharges into a length of plastic guttering onto the ground a short distance from the porch but much of the water is also dripping onto the ground around the porch and aisle walls, which is therefore saturated.

- iii To the downpipe on the west side of the porch again a 3" diameter downpipe, which discharges into a hopper accepting water from the gutter up to the porch and then into a plastic length of gutter on the ground, which discharges a short distance onto the general grass area adjacent the porch. Again, the ground is saturated due to this poorly managed rainwater. The downpipes themselves are in reasonable condition but the lower length would benefit from repainting in the next 5 years. Generally insulation of the larger downpipe as part of rainwater management improvements is recommended.
- iv The porch has half round cast iron gutters to each side discharging into hoppers to the downpipes from the south aisle, as previously mentioned. The guttering appears in reasonable condition at present, there is some slight overflow from the front edge on the east side where the heavy rain during the day may have slightly overflowed in places but the guttering appears like it should be probably sufficiently sized to cope with the amount of rainwater being discharged normally.
- v The chancel has half round guttering on the south side, possibly undersized for the size of roof area and 5" guttering would be better but there is no obvious signs of overflow. At the east end there is a swan neck into a hopper and then into a downpipe, which again is somewhat undersized but fairly new and again some signs of overflow down the lower section of pipe on the front face suggesting that there is leakage from a joint and perhaps a capacity issue during heavy rain. Along the base of the wall there is a concrete channel, which may have once collected water from the roof edge. To the base of the downpipe there is a blue brick, which once supported a length of plastic gutter, discharging water about 1m away from the wall base into the grass. The piece of plastic gutter has moved so water is trickling onto the ground immediately around the base of the wall.
- vi Chancel north side – again half round cast iron guttering on rafter brackets, the fall is a bit uneven and there is the potential for overflow in the middle. A swan neck at the east end descends into a hopper then a 3" downpipe discharging into a plastic length of guttering and then into the grass. The downpipe is in reasonable condition but water is



*Above: Gutter to the south aisle west end with weed growth.  
Below: Downpipe to the east end of the chancel south elevation. Second below: Base of the downpipe to the chancel north elevation. Bottom: Tower downpipe.*



running down some of the face of the pipe and there may well be capacity issues and again the guttering on the roof is probably a bit undersized. Ground level drainage and rainwater management needs improvement.

- vii Nave north side – 4" half round guttering with downpipe at the east end and swan neck into hopper and cast iron 3" downpipe. The guttering is positioned rather low compared to the slating edge and there are signs of overflow from the leading edge of the gutter. The gutter is also undersized for the roof area being served and the downpipe is also undersized. Water flows down the face of the pipe although the downpipes appear to be fairly new but the hopper is older. At ground level the water discharges into a length of plastic gutter and then into the grass about a meter from the wall.

- viii Tower – ogee gutter to the north side of the tower with in the western corner a hopper and 3" downpipe. The downpipe appears to have been repainted in the past but is old, signs of water flow down the front face of the pipe, possibly leakage from joints. To the top there is plant growth growing, probably from the hopper. There is some damage to the leading edge of the guttering in the middle. At the base of the downpipe water flows into a short section of metal gutter discharging approx. 2 feet from the base of the wall into the grass.

- ix To the south side of the tower half round guttering, the easternmost section has dropped slightly and water is dripping off the end cap. At the west end of the gutter there is a hopper and downpipe, 3" diameter, the first offset looks rather rusted and there may be leakage from a joint in this area. To the lower offset above the base stage of the tower the bottom section of pipe is broken and water is dripping out. To the very bottom of the pipe such water as makes it here discharges directly onto the ground. Damaged sections of pipe need renewal and the drooping section of the gutter needs to be re-fixed. Installation of a larger downpipe might reduce the risk of blockage in the future. The guttering and downpipe is overhung by a large deciduous tree, sycamore or similar, and leaves will block rainwater goods.

## 5 Below ground drainage

- i There is no foul drainage to the church, the sink in the base of the tower discharges only to a plastic container, which is periodically emptied.
- ii There is no effective surface water drainage serving the downpipes. Generally around the building there are short lengths of plastic gutter, which take water from the downpipes a very short distance and then discharges onto



*Above: Base of the tower and short section of metal gutter taking water from the tower base. Below: Downpipe to the tower south face. Third below: Downpipe base with plastic gutter to take water. Bottom: Porch parapet and high level stonework to the south gable elevation.*



earth or grass around the base of the walls, although the majority of these are either blocked or out of position. There are also places where guttering is under sized and water is dripping onto the low level stonework and the ground.

- iii The lack of decent effective below ground drainage may have a contributory factor to some of the movement and cracking seen in church walls and below ground drainage/soakaways is required around the church generally noting that the soil generally is a mixture of ironstone and clay and percolation tests will be required to carefully size and locate effective soakaways. Appropriate inspection chambers/rodding points etc should be installed as part of any new drainage to allow management and maintenance.

## **6 Parapets and upstand walls**

- i South porch front parapet, kneeler stones and then interlocking coping stones, which are very weathered. The apex stone has a cross above, which is possibly Victorian in date and slightly damaged to the top but seems satisfactory. The general coping stones are weathered and joints between are generally open and some consolidation and making good is desirable. Lead flashings to the rear of the parapet generally are satisfactory.
- ii South aisle western parapet has a corbel then coping stones, which are rather weathered and moss covered, copper flashing to the rear of the parapet seems satisfactory. The coping stones are probably satisfactory at the moment.
- iii South aisle eastern parapet, lowermost coping stone is in very poor condition and the top of the flashing is exposed and this coping section needs to be replaced. Other copings are weathered, of interlocking type and the topmost coping appears to be now in two pieces. The pointing of the gaps might suffice at the moment but should any attempt be made to lift the copings at any future date then it is likely that all would need to be replaced.
- iv Nave eastern parapet, probably Victorian replacement limestone copings with bottom kneelers, very gappy and there are gaps of up to about 2" towards the tops of the row of copings to the south slope and 4" to the second coping from the top on the north slope where lower units have slid and consolidation of the gable generally and re-pinning and the pointing up of the copings is needed urgently. Lower down there is daylight visible beneath the lower 2 copings on the south slope and there is evidence of movement to the kneelers and associated stonework on both sides of the gable.



Above: Nave eastern parapet with gaps to coping stones.  
Below: Chancel cross to the eastern gable. Second below: View of the chancel east parapet. Bottom: Tower east gable parapet.



v

Chancel eastern parapet, cross to top of the gable with base stone, looking slightly perilous because of the decay of the coping stones around and needs to be urgently checked by a stonemason. If this is found unstable the cross may need to be taken down as a temporary measure. Coping stones generally to the gable are very weathered but especially to the topmost where some of the support and bearing to the cross may have been compromised. The lifting and replacement of copings and re-bedding is needed; when lifted the majority of the copings are likely to need to be replaced.

vi

Tower eastern gable parapet has a need for consolidation beneath, as noted elsewhere in this report. The cross to the top of the gable has a steeper pitch to the base stone, which may indicate an earlier roofline. Kneeler stone to the southern end is again suggestive of an earlier steeper roof pitch. Parapet stones on the south side seem in reasonable condition, although the kneeler supporting the copings at the south corner is heavily eroded and needs to be replaced. The copings to the north slope are very much more weathered. The rear of the parapet has been consolidated with mortar in recent years as part of roof repairs.

vii

Tower western parapet, again the kneeler stones suggest an earlier steeper roof pitch and a central capping stone also again has a steeper pitch in its carving. The general coping stones on the north side are particularly weathered. The tree grows very close to the copings on the south side and may well be rubbing against them. The southern coping may be slightly out of place and could potentially be dangerous, although the view is limited by the tree. As for the eastern gable there is a need for consolidation of the stonework beneath the coping stones.

7

## **Walling**

### **Porch**

#### **South Elevation**

i

Contains the outer south porch doorway, limestone jambs generally but some sections of ironstone. The inner arch is of limestone and the outer arch is mostly of ironstone, which is rather weathered. The limestone coping stones are referred to elsewhere and are interlocking and need some consolidation. The general walling is of ironstone, there is a large square ironstone block above the lamp containing some iron fittings and was probably originally a sun dial, now missing its gnomon.

ii

There is a general need to consolidate and repoint the upper half of the stonework to the wall, which should



*Above: Copings and kneeler stone to the tower south parapet.  
Below: Tower western parapet obstructed by the tree. Below:  
South gable elevation of the porch. Bottom: Porch east  
elevation.*



be carried out carefully by a skilled stonemason using lime mortar. Some light dressing of the ironstone to remove loose material might be undertaken as part of the same project. There is some evidence of past repointing with a cementitious ribbon pointing, which should be avoided at all costs and may well be contributing to the damage to the ironstone. Despite the weathering of the ironstone no significant replacement of blocks appears necessary at present. The iron stone block of the sundial has split due to the corrosion of the redundant iron fixings. This needs urgent consolidation and the removal of the fixings.

### ***East Elevation***

- i Contains a narrow slit window with generally ironstone surround, otherwise the wall generally is of ironstone brought to courses, some erosion to the lower wall on the southern corner and a general need for full height repointing on this corner. Some other isolated patch pointing might be desirable but generally the stonework is in a reasonable condition at present. The roof overhang has curved rafter ends, Victorian in date, the rafter end to the southernmost rafter has completely now rotted away and also the torqueing fillet, which is unsupported also has a decayed end. Replacement of this rafter end will be required but best carried out as part of future re-roofing.

### ***West Elevation***

- i Contains a slit window to the middle and generally all of ironstone, some decay at low level and a need for repointing to the bottom 500mm or so of walling. Pointing above has fractured in places and some of the ironstone blocks are weathering back but repointing is not required urgently. One or two slight open joints might benefit from filling but generally the wall is well protected by the overhang of the roof. The roof overhang timber rafter ends have curved carve detail and are probably all Victorian in date, a bitumous felt is evident under the slating and timber tilting fillet, which is all generally in reasonable condition except for the end most rafter end, which has got some decay due its exposed location and will probably need replacement in part or full as part of any future re-roofing.

### ***South Aisle***

#### ***South Elevation***

- i To the west of the porch, 2 light wide lancet type window, limestone surround, probably all Victorian in date then to the corner of the wall one or two large limestone quoins, but generally ironstone coursed walling. At low level the wall, particularly beneath the window, has been badly affected by overflow and discharge from the gutter at the head of the wall. A larger gutter as part of rainwater management is needed and then the wall needs to be cleaned down and consolidated at the base. Something of a gap forming around the window surround on the east side and there may be some slight movement in the wall, again probably associated with poor rainwater management.



*Above: South porch west elevation. Below:View of the south side of the church. Bottom: South aisle south elevation west of the porch.*



ii

The wall has been repointed in the past at various times and with various materials. To the east of the window generally a pale, possibly lime based mortar, which has crazed and is falling out in a number of places, covered and disguised by lichen growth. To the back of the downpipe evidence of rather crude cementitious mortar, which should certainly be avoided in the future. Some cleaning down of the stonework and patch pointing is desirable. The head of the wall is largely protected by the roof overhang, the rafter ends extend out to support an end board/tilting fillet. One or two of the rafter ends show signs of light decay and/or beetle activity and again effective rainwater management is required to help protect the rafter ends. The pointing to the top of the flashing to the porch is in a rather crude cementitious mortar and there is some patch pointing underneath the eaves, again in a crude cementitious mortar. Approx 3 m<sup>2</sup> to the base of the wall and east of the window should be repointed.

iii

To the east of the porch again a 2 light wide lancet type window with limestone surround, probably Victorian in date, otherwise generally ironstone except for some blocks of limestone to the corner. Behind the downpipe and generally there has been some repointing in a creamy coloured mortar, which has crazed and is falling out widely and there is also evidence of some past cementitious repointing in a ribbon format, which should definitely be avoided in the future. There appears to have been a crack near to the eastern corner, pointed up in a cementitious mortar but has reopened to about 5mm - based on the previous report this movement is ongoing and the crack is widening. Poor rainwater management again may be a contributing factor here, there may be issues with water overflow from the guttering. General repointing of the wall is probably desirable and there are open joints continuously at low level part filled with soil. The limestone surround to the window is in good condition. To the top of the wall rafter ends extend out with one or two replaced sections of boarding above. Most rafter ends appear in reasonable condition with just a light amount of decay in one or two.

#### ***East Elevation***

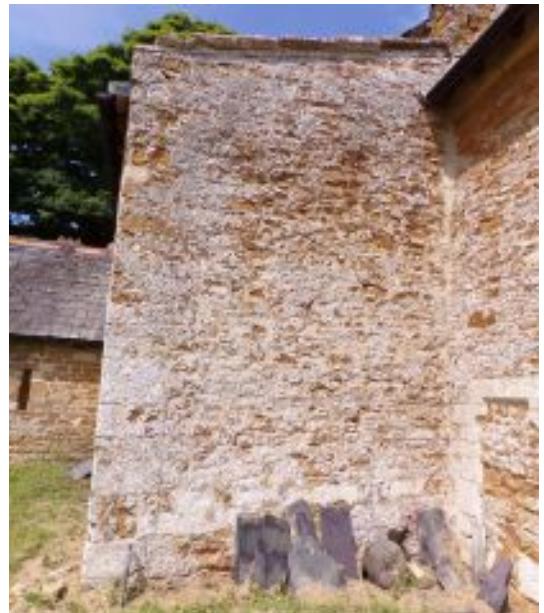
i

Fairly significant bulge in the ironstone towards the top of the wall, the reason for this is not clear – the wall has been extensively repointed in hard mortars and there has been recent patching, again in a cement rich mix in the angle to the chancel. This has not reopened but there is extensive evidence of bonding issues within the wall and possible slight settlement towards the southern corner. There may also be issues with the bonding of the outer facing with the wall core, much of this is disguised by a thick layer of lichen. The wall is generally of rubble ironstone, the middle section of the wall has been badly pointed up covering much of the face of the stone in places. Consolidation (18 m<sup>2</sup>) and some stone replacement is likely to be needed and again rainwater management at low level needs to be improved.



Above: South aisle south elevation east of the porch.

Below: East elevation of the south aisle. Bottom: West elevation of the south aisle.



### **West Elevation**

- i Contains old window with ironstone surround and central mullion, now virtually disguised and pointed over with ribbon pointing. A few limestone blocks to the corner, otherwise generally of ironstone mostly brought to courses but some random rubble as well. Various phases of repointing, including some cementitious ribbon pointing, which should certainly be avoided in the future. Consolidation of the wall, including the removal of the cementitious mortar is desirable. There is a gap forming where the wall abuts the tower, which is up to 10mm wide, and there are some signs of movement to the southern corner with cavities up to 15mm wide between the wall and the quoin stones, although later mortar to an extent disguises this. The bottommost corner stone is of ironstone and is in a poor condition, which may not be helping the support of the limestone blocks above and the lowermost limestone block appears to have split vertically within its depth and needs to be replaced.



Above: View of the chancel south elevation. Below: View of the chancel east gable elevation. Bottom: Cracking to the north side of the chancel east elevation.

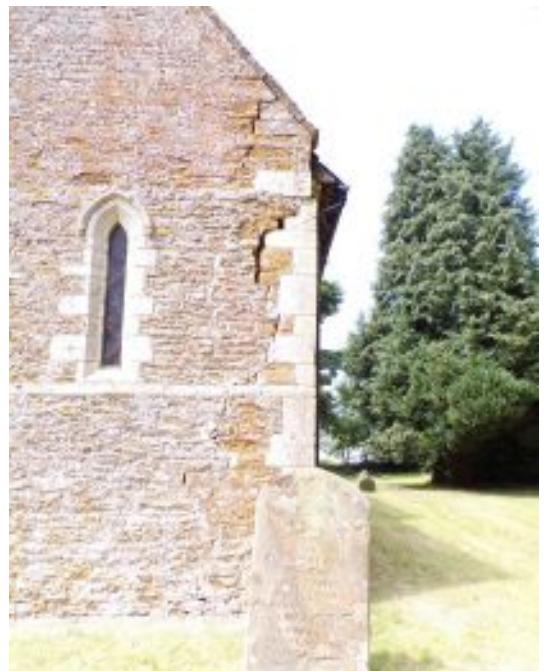
### **Chancel**

#### *South Elevation*

- i Contains an old infilled priest's door and a pair of lancet windows with central mullion. The window has ironstone arch stones with limestone hood mould and limestone jambs and mullion, the sill is a mixture of limestone and ironstone. The priest's door has a limestone lintel, which has cracked in the past and is now supported by an ironstone infill, the jambs are also of limestone. Large limestone blocks to the corner, Victorian sandstone corbel along the top of the wall and walling generally of ironstone.



- ii The lower parts of the wall are to an extent disguised by lichen build-up. There are holes and pockets in the ironstone walling, there have been past attempts to repoint in a pinkish colour mortar around the east side of the window including the pointing of the cracks, but some evidence of more recent movement since this pointing was carried out. There is a crack approx 3mm wide up the east side of the window surround and a crack 8 - 10mm wide up almost the full height of the east corner. The pointing has not been carried out attractively and a skilled mason should carry out any future repointing after the nature and cause of the movement has been established (approx 15 m<sup>2</sup> of repointing). Corbel stones to the top of the wall are probably part of the Victorian re-roofing, perpends between the stones are open.



- iii The roof overhang has timber rafter ends with curved profiles, which generally help to protect the top of the wall. Generally there is a need for some consolidation of the stonework and also evidence of movement

associated with poor ground level drainage, which needs to be remedied. Some holes in the mortar appear associated with masonry bee activity.

#### *East Elevation*

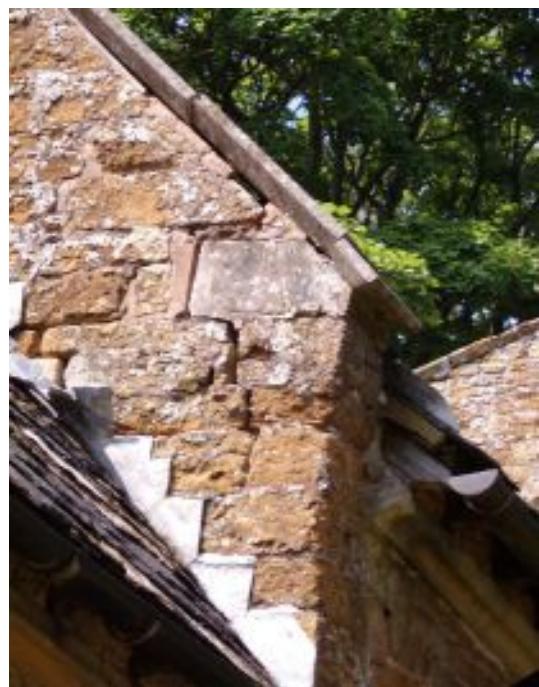
- i A plinth with offset below the level of the window cills, limestone blocks to the corner generally, limestone surrounds to the two lancet windows. Limestone offset, interlocking coping stones at high level are in poor condition, as noted elsewhere, otherwise generally the wall is of coursed ironstone at high level and then random rubble typically at lower level. The coursed ironstone at high level is probably Victorian in date, the lower level stonework is older. The window surrounds again appear old but could include some Victorian restoration. The arch stones are generally meant to be of one piece but both have cracked; the one of the south side has a carved head detail to the top but the crack extends through this, although there does not seem to have been significant movement since the last inspection.
- ii There is cracking in particular around the north side of the wall at the back of the corner stones, extending up to the roof line where there is a significant displacement of about 2" between the north and east walls. The pointing to these cracks has largely fallen away and the cracks appear to have widened by 10mm since the last inspection. As stated in the previous report the lack of below ground drainage may be part of the issue, although the spread of the roof structure might also be playing a role in the ongoing movement. The movement appears to be progressive rather than seasonal/cyclical. The ironstone has been repointed at lower level in the past with cementitious mortars and these are working loose; there is probably a general need for repointing although the condition of the wall is disguised by the lichen build-up.

#### *North Elevation*

- i Limestone blocks to the corner, sandstone corbel to the base of the roof, otherwise generally of ironstone laid to regular courses but with some rubble work at low level. Most of the ironstone appears to be Victorian in date and probably dates from the restoration, including the roof work. There is a slight step crack running from about midway up in the wall up to the roof line at the east end and there is a second crack about 2.5m from the corner.
- ii Although there is some delamination of the ironstone face the wall appears mostly in satisfactory condition, there is a need however for a few open joints at low level to be pointed up. The north east corner of the chancel indicates that the north wall may be leaning outwards as a panel away from the east wall due to the



*Above: Chancel north elevation. Below: The north east corner of the chancel north elevation. Bottom: Cracking to the nave east elevation seen above the chancel roof.*



spread of the roof. Along the base of the wall there is a concrete channel, which may have once been designed to catch the rainwater, guttering is now installed but the outlet discharges to the grass and improved rainwater management is still needed.

## Nave

### *East Elevation*

- i Gable seen above the chancel roof, copings need re-bedding and refixing, as noted elsewhere and the walling is generally of ironstone with limestone kneelers. Some stones at high level may be significantly decayed and may need replacement and there is a general need for the removal of inappropriate mortars, consolidation and repointing with lime mortar. There is also significant movement at high level to both the north and south corners associated with the settlement of the parapet copings, which will require stonework to be rebuilt. The cracks on both sides are currently 10 - 15mm wide.

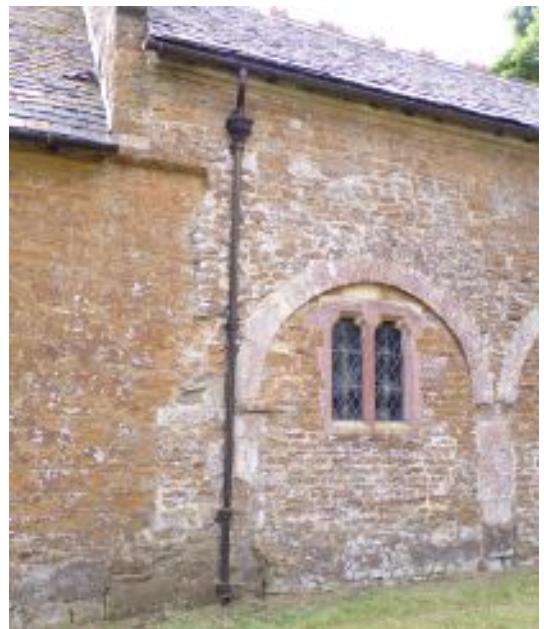
### *North Elevation*

- i Contains the infilled Norman arcade, which is a splendid feature, although the capital stones have been broken off. The arch stones are very clear and a striking feature of this wall, particularly tinted with a reddish colour lichen. Within the arcade the wall has been infilled with generally ironstone rubble, the remains of a piscina is evident behind the downpipe at the east end. To the base of the wall some need for repointing, the westernmost arcade arch appears to have had 2 periods of infilling and includes an old doorway beneath the window. Window surrounds appear to be Victorian in date and have cusp heads to tops of comparatively simple windows with stone lintels.

- ii The walling at the west end appears to be of Victorian restoration, coursed ironstone and along the top of the wall is a sandstone corbel supporting the edge of the Victorian replacement roof. Above the arcade is older stonework; there was once a clerestory according to past reports, removed by the Victorian restoration, and some of the top stonework might have been re-bedded as a result of this alteration. There is a lot of past repointing, including some poor repointing with cementitious mortars. There is also evidence of infilled pockets, possibly from the aisle roof structure, repointing is certainly needed and the removal of inappropriate mortar is desirable but this needs to be carried out by skilled masons with considerable care to avoid disguising or removing unduly any of the archaeological evidence of earlier phases of construction.



Above: View of the north side of the church. Below: The eastern arcade of the nave north elevation. Second below: Nave west elevation to the north of the tower. Bottom: High level stonework to the nave west elevation north of the tower.



iii

There is an outward lean/bulge to this wall, which is also seen internally and may be historic but the line of the Victorian roof also to an extent follows this bulge. At one stage the wall would have been embraced by the aisle roof, now removed. To the west end of the wall some further evidence of possible bulging at the base of the wall and some cracking around the back of the older stonework to the end of the arcade, which may be indicative of movement.

#### *West Elevation*

i

Seen to the north side of the tower, a narrow band of stone abutting the side of the tower, at high level some comparatively recent infill with some pale probably lime based mortar but some signs of the 25mm wide crack or joint reopening. To the south side of the tower no side of the nave is visible.

#### *South Elevation*

i

A narrow band of stone seen above the aisle roof, copper flashing to aisle roof and then one band of ironstone, largely disguised by cementitious mortar used for pointing up the flashing. Then a band of sandstone corbel, part of the Victorian work beyond which is then the curved profile rafter ends of the Victorian roof structure. The cementitious mortar is not particularly attractive but generally all seems to be in satisfactory conditions and flashings are complete, albeit there is some distortion, particularly in the middle of the roof.

## **Tower**

#### *South Elevation*

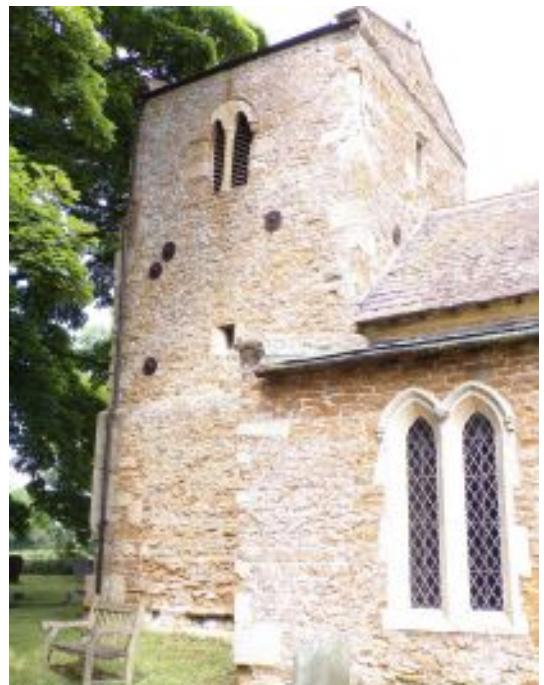
i

In 3 stages with offsets to each stage, the lower stage generally of rubble ironstone with a plinth, the top offset of which has largely weathered away but remaining in the middle and at the back of the downpipe to a degree with a lower offset now at ground level. To the western corner are some large blocks of limestone, which appear probably later in date, the bottommost limestone block is in reasonable condition but the next 3 stones are in quite poor condition having split vertically through their depth. The limestone blocks are generally no more than about 4" deep and this may have contributed to their premature failure.

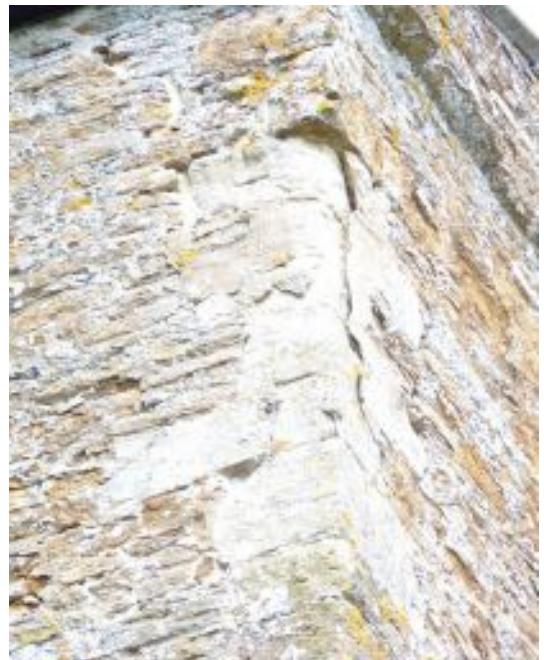
ii

The lower stage has various phases of repointing, the ironstone is weathering back and all generally needs attention by a skilled stonemason, including the removal of loose mortar and repointing with an appropriate soft lime mortar (approx 18 m<sup>2</sup>).

iii The middle stage of the tower again has limestone blocks to the western corner and again some of these



*Above: View of the tower south face. Below: The lower stonework to the tower south face. Bottom: Middle stage of the tower south face with 5 blocks to the western corner needing*



are in a poor condition - 5 have reached a point where they should be replaced. There is a small window into the intermediate chamber in the middle of the wall with part limestone surrounds but ironstone head. There are then 4 patras plates, circular in design with light rust associated with the internal tower strengthening. To the eastern corner some further limestone blocks with evidence of a very extreme cementitious ribbon pointing, which is pretty unattractive and again the middle stage of the tower really needs conservation by a skilled stonemason. Ironstone faces are failing gradually but the main need is for careful removal of inappropriate mortars and consolidation with soft lime mortar (approx 20 m<sup>2</sup>). Some work to stabilise the corner quoins on the western corner is also needed and the patras plates need painting in due course.

- iv To the belfry stage again some limestone blocks, especially this time on the eastern corner and at least 4 blocks are badly weathered and delaminating, having been vertically edge bedded. Some of these blocks, particularly on the east face, are in very poor condition and replacement is needed having gone beyond the stage of trying to consolidate these, also some evidence of past cracking at high level to the rear of the corner stones extending up to the roofline. Some patch pointing in the recent past to various open joints but much more needed. The central belfry window has a vertical limestone mullion and most of the arch is of limestone but there is also ironstone to the jambs and to the lower part of the arch on the west side. Some of the jamb stones, particularly on the east side are quite weathered. Ironstone at very high level appears to be in a better condition than seen lower down but still some need for consolidation and there are signs of cementitious mortar being used immediately beneath the guttering.

#### *East Elevation*

- i Generally seen above the nave roof, limestone blocks to the corner, particularly those on the southern corner, are in poor condition at belfry level and some replacement is now needed. Ironstone walling generally, which has been repointed at various times, including using cementitious and inappropriate mortars. The removal of the inappropriate mortars and stonework consolidation is now needed. The gable also needs careful consolidation and some of the coping stones, as reported elsewhere, are in a poor condition.
- ii There is a rectangular window overlooking the ridge of the nave, patras plate visible on the south side of the roof associated with the internal cage strengthening of the tower. Repointing and consolidation is needed around the kneeler on the south side of the gable. On the north side there is



*Above: Belfry window to the tower south face. Below: View of the tower east elevation. Bottom: Stonework detail to the east face of the tower.*



cracking up to 12mm wide vertically behind the stones to the corner with open joints evident. At lower level some evidence of more recent repointing. There is an old iron cramp, which is now open ended at the northern end, having come loose from whatever fixing point it was designed for. Clearly movement has been along-standing issue in this corner, perhaps now stabilised by the new internal cage, nevertheless there is still a need for external consolidation and repointing (approx 15 m<sup>2</sup>). The external ironwork needs to be repainted. The central rectangular window has a vertical central bar, possibly originally glazed and this being part of the fixing of the glazing.

*North Elevation*

- i In 3 stages, the lower stage offset has a lead weathering, which is rather irregularly shaped but still in reasonable condition. The bottom section of stonework has generally coursed ironstone, in reasonable condition, offset to the base of the wall to the top of the plinth but the plinth has open joints that need filling. There is a noticeable bulge to the upper part of the lower stage, the buttress or similar built against this may be a response to the concern about this bulge being built comparatively vertical compared to the outward lean of the lower stage of the tower. To the middle of the wall is a kind of buttress arrangement, exact purpose is not immediately clear but may have been a flue or similar at one stage. The top offsets and weatherings are in quite poor condition and at the very least need consolidation and perhaps a lead flashing to the offsets would be ideal, but because of theft risk use of zinc or similar might be substituted.
- ii Most of the stonework to the lower stage is in reasonable condition but there is some past poor cementitious ribbon pointing near to the abutment to the nave and in this area some patch pointing and lime mortar is desirable, also some need along the top of the wall and to the plinth aforementioned. Staining down the back of the downpipe indicates that there is leakage from joints and there is also further ribbon pointing in cement in this zone. Limestone blocks to the western corner seem in reasonable condition.
- iii The middle stage of the tower contains 4 patras plates associated with internal tower strengthening – these may benefit from repainting in the next 5 years. Limestone blocks to the eastern corner appear in reasonable condition. There is a band of decayed ironstone towards the eastern face and some renewal and consolidation is needed here, one or two stone blocks are badly supported and may fall off. To the middle of the wall there is some light erosion of the ironstone and some need for patch pointing. Towards



*Above: View of the tower north face. Below: Lower stonework and buttress to the tower north face. Bottom: Belfry level to the tower north face.*



the western corner some evidence of some ribbon pointing in cement, which ideally should be removed and replaced. Some cracks at lower level have been repointed in this stage towards the eastern corner and to the angle to the nave, somewhat crudely done and again evidence of gradual movement needing monitoring or remedial work. Some of this may have been controlled by the installation of the safety cage inside the tower.

iv

The belfry stage has shallow offsets, now missing effective offset detail so water is running down through the joints to the lower stonework. A small amount of weed growth to the remaining bit of offset on the western corner. The lead weathering to the base of the belfry opening/cill, the belfry opening has a limestone replacement mullion then generally an ironstone surround, which is weathered in places but probably still satisfactory subject to a certain amount of repointing (approx 10 m<sup>2</sup>). High level stonework beneath the guttering is in need of repointing, which should be sensitively carried out by an appropriately skilled stonemason. Open joints behind the corner of the parapet extending down to the lower stonework on the eastern corner and some weathered stonework on this corner. Most of the stonework to the belfry stage is ironstone and appears in reasonable condition viewed from below but still a need for patch pointing, and to an extent the condition of the stonework is disguised by moss and algal and lichen growth. Weed growth the rear of the hopper and some pointing up of open joints behind the hopper needed.

#### *West Elevation*

i

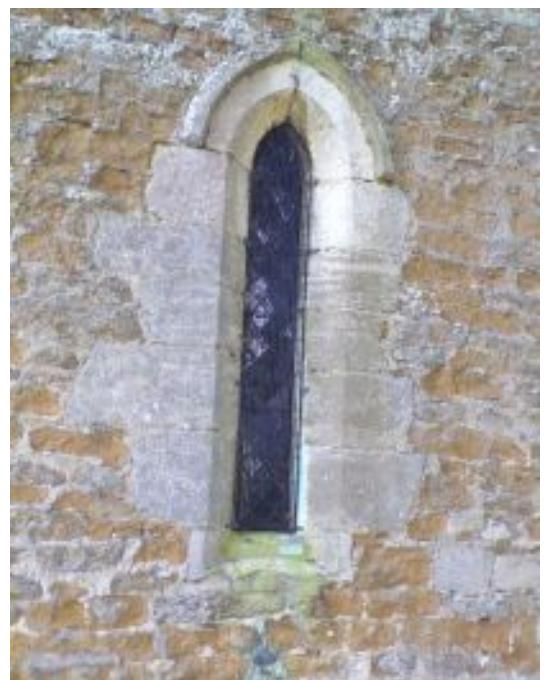
In 3 stages, the bottom stage contains single lancet window generally with a limestone surround and in reasonable condition. Limestone blocks to the corners generally, those on the southern corner are replacements, only about 4" deep and the 3 other blocks have badly split and need replacement. Upper offset to the plinth largely weathered away in the middle of the wall but not significant, however the plinth needs some repointing. Walling generally of rubble ironstone or some brought to courses, repointed at various stages including some patch pointing in cementitious mortar. Although by no means the worse wall to the church in terms of condition some patch pointing is still desirable, especially at high level on the north side and removal of inappropriate mortars and patch pointing with lime mortar also desirable (2 m<sup>2</sup>).

ii

The middle stage is generally of plain ironstone except for limestone blocks at the corners, the limestone blocks are pitted on the north side but not particularly significant. The decay is more significant on the southern corner and some pinning or replacement might be needed. The wall generally of coursed or random ironstone with various stages of repointing, vertically up the middle of the wall is evidence of a band of perhaps cementitious mortar perhaps used to fill a degree of movement in the wall. Beneath the cill of the belfry window the stonework is in quite poor condition and needs consolidation. Elsewhere across the wall there is need to remove loose mortar and consolidate carefully with soft lime mortars. Two patras plates



*Above: View of the west face of the tower. Below: Lancet window to the lower stage of the west face of the tower.*



associated with the internal strengthening cage.

- iii The belfry stage contains 2 light wide window, generally with limestone to the top and mullions – the mullion in this case appears to be still old and pre-Victorian. Around the top of the window is an ironstone hood mould, which is weathered but is still satisfactory. Limestone blocks generally to the corners but some ironstone blocks on the southern side at lower level, which are rather more weathered. Ironstone to the top northern corner in need of consolidation in particular but a lot of the pointing appears to be quite fragile and likely to need removal and repointing/careful consolidation using lime mortars by a skilled mason (15 m<sup>2</sup>). The top gable has again evidence of some need for consolidation, again also the use of inappropriate mortars for past work. Careful consolidation by a stonemason is required and the top cap stone may not be completely stable.

## 8 Timber porches, doors and canopies

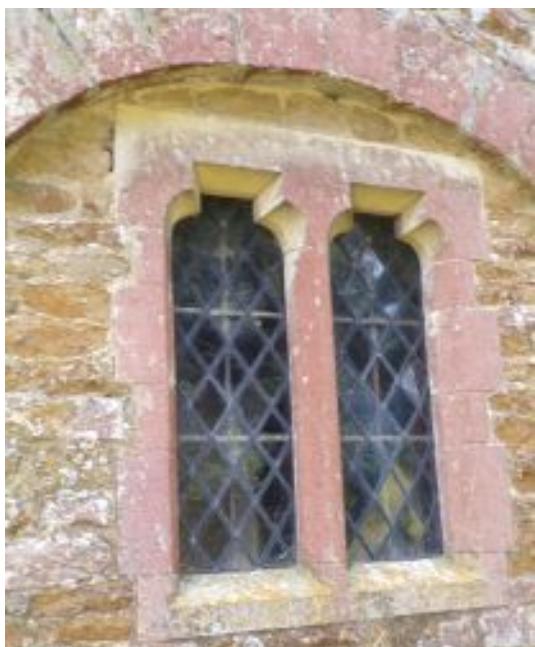
- i There is now only one door to the church, the priest's door having been infilled. The door is in the inner porch, of oak, probably Victorian in date with decorative band hinges and loop handle. The hinges are rusting and would benefit from cleaning down and repainting, the door has had a varnish finish in the past, which is now weathering away in places and the door appearance would be improved by careful preparation and re-varnishing or else removal of the varnish finish and oiling.
- ii There are no timber porches or canopies.

## 9 Windows

- W1 Lancet window to the east wall of the chancel, limestone surround, the top arch stone was originally one piece but now cracked, the crack having perhaps reopened slightly, the crack then extends through a carved figure within the angle of the arch. The window stonework contains evidence of a past window guard, now missing, the window glazing contains painted and patterned glass, slight bowing but leading generally seems in reasonable condition and glass is satisfactory. The window guard is a modern powder coated stainless steel guard, which is in a good condition.
- W2 In the east wall of the chancel, lancet window with limestone surround, the surround generally in satisfactory condition but some repointing to open joints desirable. There is a stainless steel window guard fitted; there is copper staining onto stonework from a previous guard. Window glass is patterned and coloured, leading seems in reasonable



Above: Porch door into the church. Below: Lancet windows to the chancel east elevation. Bottom: Western window in the nave north elevation.



condition and the window is satisfactory generally,

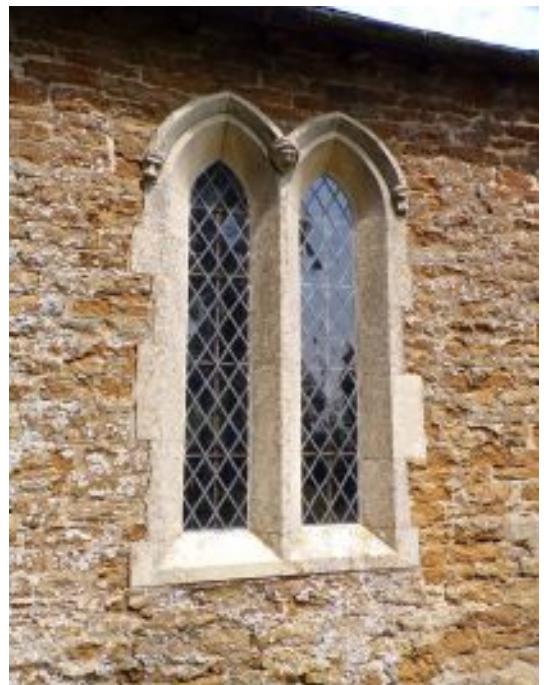
W3 – 5 To the nave north wall, Victorian in date and of identical design generally, having limestone surrounds covered in a reddish lichen growth and moss to cills, stone lintels, vertical mullions and jambs and generally all with plain latticed leaded lights, internal iron saddle bars/ferramenta internally. The centre window has also an iron opening casement. The window surrounds generally are all satisfactory externally, the centre window has a cracked cill but this is not significant. Window glazing is distorted and the windows are weakening but re-glazing in the quinquennial period is probably not required but may be needed in due course. The westernmost panel of window W5 in particular is distorted and has had one quarry replaced with a piece of plastic. All internal ironwork would benefit from cleaning down and repainting to reduce the rate of rusting, which could damage stonework. The opening casement is now in an extremely poor condition and would benefit from either refurbishment or perhaps now replacement to allow a means to ventilate the church interior.

W6 Base of the tower, single lancet window with patterned glass protected by a copper window guard, window surround is generally limestone and in satisfactory condition with just a need for slight patch pointing of open joints, the window glass appears in reasonable condition.

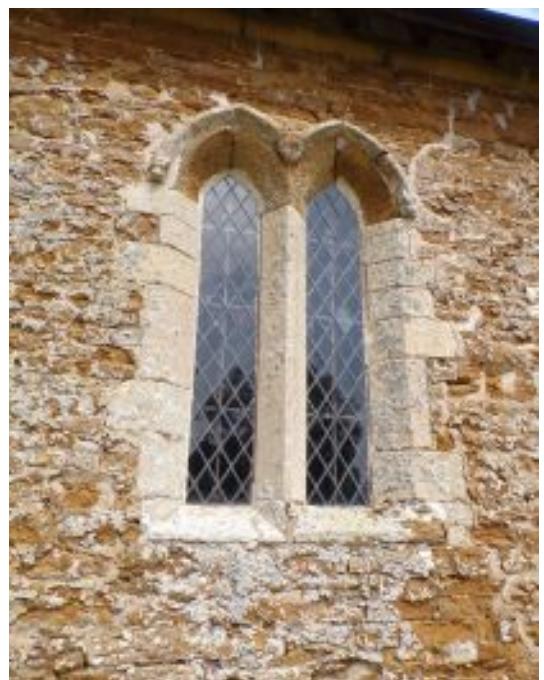
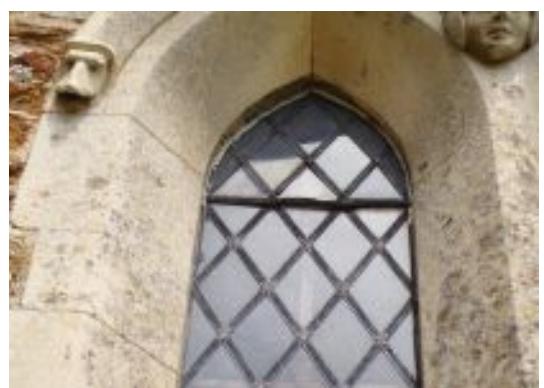
W7 In the south wall of the south aisle, west end, Victorian with limestone surround, which is generally in a satisfactory condition but some cracking around the back of the jamb on the west side and fracture to the base of the cill to the western panel. Window glass is generally clear diamond leaded glass, which is in a good condition having been repaired since the last inspection. The internal saddle bars are rusted and would benefit from cleaning and repainting.

W8 South wall of the south aisle, centre, 2 light wide lancet type window, Victorian and limestone surround generally in good condition, window glass is clear leaded lights, buckled in places and comes are weakening and one quarry has rotated outward to the eastern panel, leaving a gap. Re-leading in the near future and repairs by a glazier needed, the internal saddle bars are rusted and would benefit from cleaning and repainting.

W9 To the south wall of the chancel, east end, 2 light wide lancet window with ironstone head, having limestone hood moulds, limestone mullion and limestone jambs and cill, although with ironstone cill on the eastern light. To the back of the jamb on the east side wide pointing, recent to fill in a gap but some evidence that the gap has reopened, also 2 pins noted at higher level to the jamb associated with some kind of monitoring regime. Window surround generally satisfactory but the ironstone to the top is decaying



Above: W7 to the west end of the south aisle south elevation.  
Below: Detail to the central window in the south aisle south elevation. Bottom: W9 to the east end of the south aisle south elevation.



lightly and there is evidence of rather crude pointing in this area. The jambs are in reasonable condition, there is some need to consolidate the base of the mullion where the ironstone sill is cracking and new studding to the base of the mullion may be required to make sure the mullion is supported properly. The window glazing is Victorian diamond leaded glass, which appears to have recently been repaired, although the eastern pointing has spalled away (2 linear metres). Internal ironwork/ferramenta is lightly rusted and would benefit from cleaning and repainting.

W10-11 Open slit windows to each side of the porch, generally in satisfactory condition.

W12 Small window illuminating the intermediate chamber of the tower, plain glazed, currently in a satisfactory condition.

W13 Belfry opening to the south side of the tower, limestone jambs on the west side are deteriorating and consolidation needed, old central limestone mullion and mostly arch, carved from a single block, is of limestone but the west end is in ironstone and again consolidation is needed, also consolidation to the jamb on the west side. Window contains louvres, which extend across the back of the mullion and these show signs of some light decay.

W14 Tower western belfry window, limestone jambs and limestone lintel forming the arch to the top of the window, limestone mullion, all in reasonable condition but some repointing locally may be required, including to the top of the mullion where there is an open joint and the support of the top of the mullion might be suspect. Timber louvres extend across the back of the mullion and appear in reasonable condition but some light decay likely.

W15 To the north side of the tower, belfry opening, replacement limestone mullion, probably Victorian, ironstone arch/lintel stones deteriorated and closer examination at higher level desirable as part of any future tower restoration works. Jambs are generally of weathered ironstone, louvres are timber extending across the back of the mullion and appear in reasonable condition but bird netting evident behind the louvres.

W16 Rectangular window above the nave roof in the east wall of the tower, timber louvres behind as vertical saddle bar, which may once have held inner glazing and appears in reasonable condition at present.

## **10 Tower**

### ***Intermediate Chamber***

- i Floor: Timber planks largely clear of bird nesting material and guano. Where visible the floor appears to be in reasonable order. The hatch from the ladder is loose laid.
- ii Ceiling: The underside of the belfry floor, boarding looks to be of modern softwood boarding but there is evidence of furniture beetle in many of the boards and so a risk of gradual deterioration and decay, which would become a safety risks in due course. The floor boarding is supported by 3 beams, the centre beams being supplemented by a replacement beam, the older beam having more extensive death watch beetle activity, which may or may not be active. Both the outer beams are also old and contain some beetle holes but not as extensive as the old central beam. Around the edge of the floor at high level are steel universal column sections used as beams beams with the beams built into the east and west walls on insitu cast concrete pad stones and then bolt heads for patras plates with bolts extending through the walls to the sides of the



Above: Belfry opening to the north side of the tower - W15.

Below:

tower. The beams have been painted with a red lead primer but need repainting as there is extensive surface rust. The floor beams are then supported off these steel beams with folding wedges and packs - the wedges may need to be checking and tightening.

- iii Walls: Ironstone rubble walling, there are pockets for old fall beams at a height of about a metre from the current floor level on all sides. Walling generally seems satisfactory, to the middle of the west wall there has clearly been some movement in the past and a crack has been pointed up with cement in a cementitious mortar and a crack stitched with a series of 3 concrete lintels inserted into the stonework. To the south wall there is a small slit opening, the inner opening having a wooden lintel, which is inadequate and has bowed in the past although there is no cracking above. The stonework inside the tower would benefit from repointing in places. In the middle of the north wall an area of further probably cementitious repointing, again perhaps where there has been some past movement. In the east wall there is a wooden lintel, which is affected by death watch and decay over what appears to have been an old doorway perhaps to the gallery, now removed. To one side of this there has been some pointing with cementitious mortars and the doorway has now been infilled. Across the west wall there are two tie rods, one at higher level and one at lower level which are connected to patras plates externally, these rods again would benefit from cleaning down and painting, as would the other metal work in the intermediate stage. The tower is potentially not a safe place and there is a lockable board, which prevents access to the ladder to prevent visitors to the normally open church from getting up the tower. If the latter then a means of being able to safely unlock any hatch when on ladders would need to be created. Some access lighting up the tower would also be of help for routine maintenance and cleaning out, although there is a small amount of daylight from the belfry and from the window in the intermediate chamber.

### **Belfry Level**

- i Access to the belfry level is by a vertical aluminium ladder.
- ii Floor: Timber boards slightly widely spanning onto the old floor beams and with beetle damage, which is probably active, in the boarding. At the moment the boarding is still sound generally but will be deteriorating and at some point will become a safety issue. Timber treatment is required, although water based treatments are typically not very effective, nevertheless to try and extend the life of this boarding something like this might be tried or an application of a treatment paste, such as Deepkill. Across the belfry floor generally there are piles of nesting material from jackdaws, which needs to be cleaned out and the mesh to the louvres needs reinforcing to prevent entry by birds. Nesting birds are present and there are health issues and dead birds in the lower part of the tower.
- iii The bell frame is an old low sided frame with 3 bells, no longer rung, there are areas of decay in the frame and the bells should not be rung without further specialist advice.
- iv Walls: Generally of ironstone with windows to 3 sides and a slit window to the east side, the stonework is in need of some repointing and consolidation, particularly underneath the roof area. Bell chamber single light openings to the east elevation and 2-light openings to the other walls with signs of movement to the north mullion relative to the tracery.



Above: Interior of the tower base. Below: West wall of the tower base and lancet window.

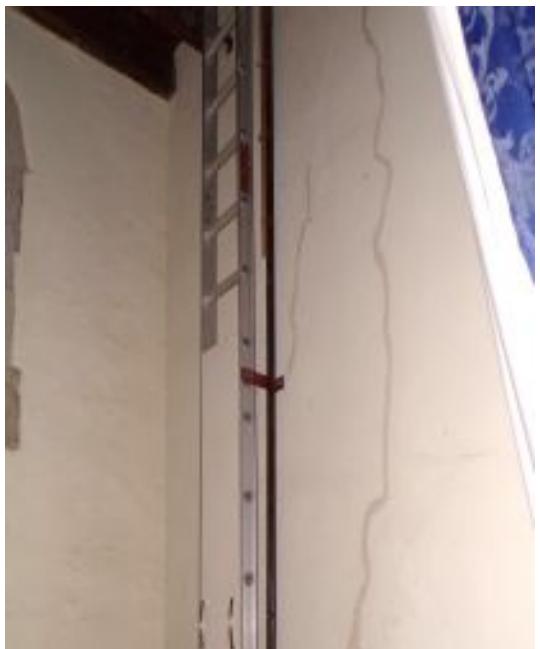


Screens all in place but birds still getting into the space.

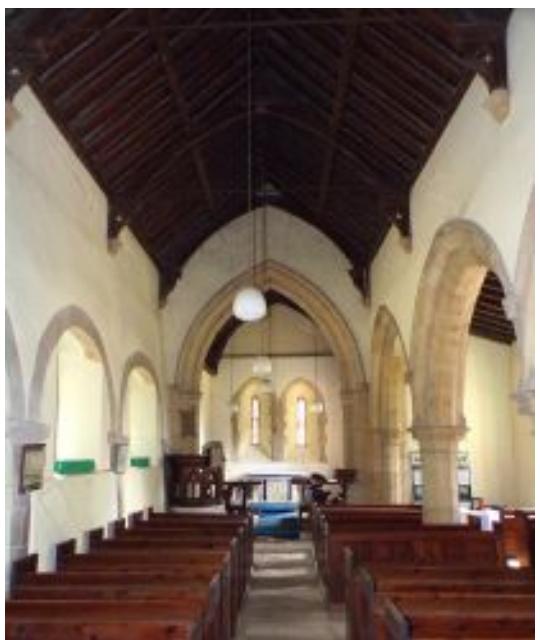
- v The roof structure is relatively modern, albeit still old with some timbers, sarking boards and plain common rafters, some areas of staining where there has been water ingress in the past. The upper boards to the north slope are rotten and light is visible through them indicating an ongoing roof problem.

### Tower Base

- i Floor: Part stone and also 3 large ledger slabs, the floor is generally all level and in a satisfactory condition.
- ii Ceiling: Underside of the intermediate chamber floor, a series of 7 beams spanning north/south trimmed around a hatch with floor boarding visible on top of the pitch pine main beams, all medium stained and in reasonable condition. Old bell ropes, which pass through some of the supporting main beams.
- iii Walls: Generally of painted plaster, the plaster seems quite hard and may be a cementitious mix, also noted by the way it stands proud of the stone surround on the west wall. The west wall contains a single lancet window with a deep reveal, exposing the fact that the wall thickness is over a metre. The keystone to the top of the inner arch is possibly loose and cracked each side and would benefit from some stabilisation and some pinning. A slight crack down the back of the jamb on the north side of the window. The north and south walls are basically plain painted plaster and in the north wall there is extensive evidence of past vertical cracking extending on this wall full height, which has been infilled in the past on probably more than one occasion but hair cracks remaining to the repaired sections. Some of the plaster sounds hollow including around some of these refilled cracks and so part of the problem may simply be some de-bonding plasterwork. Nevertheless there is perhaps still the potential for some movement to be occurring despite the restraint provided by the cage at higher level below the bell frame level and further consolidation of the stonework is probably still needed. The east wall contains the back of the tower arch, there is a bit of a slight crack on the south side near the top of the arch, which extends into the plasterwork above and a potential for some plaster at high level to be loose. To the base of the northern respond to the tower arch some patching up of the vertical surface has been carried out using cementitious mortar.
- iv Fittings in the tower base include new kitchen fittings installed in 2009 and generally all in good order, the kitchen sink is not connected to mains water.



Above: Tower base north wall. Below: View of the nave interior.  
Bottom: Nave ceiling structure.



## 11 Clocks and their enclosures

- i The church has no clock.

## 12 Roof and ceiling voids

- i There are no concealed roof voids and roof structures and ceilings are considered in section 13.

## 13 Roof structures, ceilings, celures

- i Nave: Consists of 2 end and 2 intermediate trusses, the intermediate trusses are braced or tied with iron rods at eaves level, the end trusses are un-braced. The trusses support intermediate purlins and then a ridge beam, then rafters above which are sarking boards beneath the slating. Trusses have only arch braces and no lower cord or collar tie, the braces come down onto short hammer beams supported then on further braces onto stone corbels on the north and south sides of the nave. The roof construction generally seems to be of pitch pine, painted/stained dark. Viewed from below all generally appears to be in good order, there are a few areas of white bloom, which might be associated with some localised decay from past water leaks but at the moment all appears to be in a reasonable condition. The white patches have mostly been concentrated towards the eastern bays of the roof. To the centre trusses there is slight opening of the braces underneath the topmost collar near to the ridge, which might be suggestive of slight outward movement, although the trusses are tied by the iron rods at low level, which should prevent any significant movement. The opening may be caused by the slight deflection of the roof structure. (Note – possible slight leak through the nave roof approx. level to the near most windows of the south aisle on the centre line.)

- ii South Aisle: Consists of a top rail/wall plate supported on stone corbels with common rafters extending down to the top of the wall with no obvious wall plate, the wall plate being imbedded behind the plaster. Roof boards are wide old planks, one or two areas evidence of water ingress, eg above the entrance door at the back of the central arcade arch and near to the eastern parapet in various places. The easternmost rafter has been spliced and repaired about mid-distance with a simple scarf, which is rather inadequate but part of the rafter is supported by the wall. Generally at the moment, viewed from the underside, the roof appears in reasonable condition but there is extensive white staining in a number of places, also towards the western wall where water ingress has been an issue. Cleaning down of the roof structure and making good of the roof stain may help improve appearance and also help register where ongoing water ingress may be an issue.

- iii Porch: Victorian roof structure with high collars and then common rafters forming separate trusses with vertical posts to inner wall plate and extending to the outer wall plate, the rafters extending over the stonework externally. Some decay in the rafter end of the west side on the southern gable, the rafter end on the east side has rotted away against the southern gable. Rafter ends generally extend into stonework/



Above: View of the south aisle ceiling structure. Below: Some white staining to the south aisle ceiling. Bottom: Porch ceiling structure.



flaunching between the ends. The underside of the roofing battens have been lined with plywood, exterior quality, probably originally plaster and the plaster worked loose. There is a ridge board running along the length of the rafters but no other bracing. Generally all seems in reasonable condition, there may be some pin holes from woodworm in the plywood sheets, particularly against the aisle wall and evidence of some damp staining of the plywood again against the aisle wall at low level, particularly on the east side. Some of the plywood panels on the west side appear to have a layer of paint, which does not seem to relate to the current roof structure so the boarding may have been reused somehow. The boarding could be painted to approve the appearance of the porch but generally all is satisfactory. Chicken wire has been stuffed behind the rafter against the aisle wall to prevent nesting birds, although this is a little unsightly and in due course a timber fillet or similar could be shaped and installed.

iv

**Chancel:** Victorian in date, consisting of two end and one intermediate plain truss, the trusses have curved braces extending to a high level collar and intersect the purlins. The common rafters form mini trusses with a kind of scissor arrangement spanning from the underside of the purlins to a high level collar and then the lower part of the rafters with a vertical post onto an inner wall plate and then extending down to the outer wall plate. The structure all generally seems to be pitch pine stained dark. There are various white patches on the ceiling scattered across the roof generally but also on the undersides of the truss and rafters, more so than on any boarding. Some light grey patches also on the purlin – this patching does not look like roof leaks, it looks like some kind of dirt or muck that has come from somewhere, the source is not clear. Other than this, the roof appears to be in a reasonable condition. Redecoration of the roof structure would be of benefit, cleaning down the timber and applying a dark stain to harmonise the appearance of the roof.

## 14 Upper floors, balconies, access stairs

- i The only upper floors are within the tower, as described in the tower section.

## 15 Partitions, screens, panelling, doors and door furniture

- i The only door is the external door, as referred to in the external doors section. There are no internal partitions or screens, only a curtain hanging at the back of the tower arch to screen off the kitchen area. The curtains are relatively modern and are treated with a fire retardant material.



Above: Chancel ceiling. Below: View of the nave central aisle-way. Second below: Stone flags to the west end of the nave floor. Bottom: South aisle flooring.



## Ground floor structure, timber platforms

- i Nave: The central aisleway is of stone flags, relatively small in size and possibly ironstone. The stone flags have settled, most noticeable getting to the north side towards the east end of the nave with the corresponding rise back up to the outer wall alignment/aisle location. Cause for any dipping is not clear but some settlement must have occurred in the past. A few of the stone flags have been pointed up around the edges at the east end with cementitious mortar, which is inadvisable. If any gaps need filling the use of a hydraulic lime mortar is preferable. Some of the stone slabs at this end also have a kind of glaze to them but no attempt should be made to re-seal the floor in the future, any sealant that gives the floor a slight sheen seems to be historic and is not modern. The stone cross aisle also extends towards the south door. Pew platforms have an oak edging and then softwood boarding and all softwood boarding appear to be fairly new and presumably a fairly recent replacement and all seems to be sound. These incorporate a number of ventilation grilles with insect mesh installed above and located and concealed beneath pew seats to hopefully help reduce the risk of decay occurring again, although if the floor conditions are damp there may still be a risk of decay. The decay in the floor may have occurred because of damp conditions around the building generally and again is a signal that drainage issues need to be addressed.
- ii South Aisle: A walkway of stone flags, generally in satisfactory condition and the area widens at the west end of the aisle around the font. The floor is relatively level and is in reasonable condition. A stone step is raised around the font area. One or two replacement flag stones behind the entrance door and one or two slight gaps have been filled in the past with cementitious mortar, which has broken up and worked loose. To the section of pews in the south aisle are again of new softwood boarding with the underfloor not ventilated.
- iii South Porch: Stone threshold to the door and then ironstone flag stones. The ironstone has weathered and is becoming uneven, particularly inside the immediate threshold to the outer doorway and on the east side there is a stone raised up by about 30mm, which could be a trip hazard. In the foreseeable future some re-levelling of the floor is going to be needed to avoid trip hazards becoming worse. Ironstone is an unusual choice of flooring as it is not known for its wearing characteristics but is a distinctive feature of the entrance porch and some debate might be required as to what appropriate replacement material might be for those most weathered stone blocks that cannot be reused.



*Above: New stone flags to the west end of the south aisle.  
Below: Porch floor. Second below: Chancel floor below the carpet. Third below: Subsidence in the chancel floor. Bottom: Nave east wall chancel arch high level walling.*



Chancel: The chancel step is probably of sandstone and part of the Victorian restorations, discoloured to the leading edge but basically in a satisfactory condition where visible. A central carpet runner is laid on a rubber underlay and this underlay is deteriorating, a replacement with a breathable alternative eg. traditional felt, is recommended. The carpet covers a Victorian geometric and encaustic tile floor, which has subsided over the last 5 years over an area of approx 2 metres to a depth of 75mm. This needs to be urgently investigated. In the sanctuary area the front part of the sanctuary step and the zone in front of the altar is covered with the same blue carpet, again laid on rubberised underlay and covering an encaustic tile flooring. To the choir stalls replacement softwood boarding, which generally seems to be in reasonable condition.

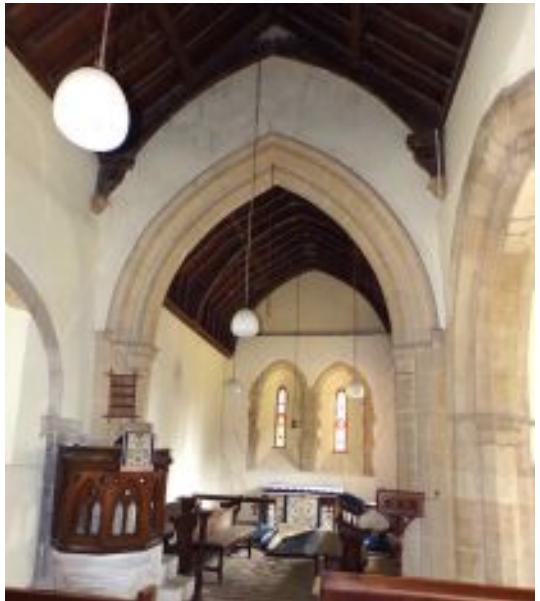
## **17 Internal finishes**

### **Walls**

#### **Nave**

i East wall: Contains the chancel arch, stonework is generally ashlar and probably Victorian in date. Two centred arch with octagonal responds, above the arch the wall is generally plastered. There are a number of opening joints in the north side of the arch, possibly indicating that the north side of the wall is moving outwards. Above the arch there are 2 cracks approx 5mm wide to the apex of the arch and 3 cracks to the north side of the arch leading to the eaves to the main roof on the north side. Plaster in these zones may be potentially loose and should be checked as part of any structural investigation. The plasterwork is looking slightly uneven towards the top of the arch. This may have occurred gradually since the chancel was rebuilt/strengthened by the Victorians, however this seems to have worsened since the last inspection and needs to be considered as part of structural issues evident in the church.

ii West wall: Contains the tower arch with an ancient and impressive 12th century arch, the responds to which have a distinct and pronounced backward lean, particularly that on the south side. The movement appears to be historic but nonetheless notable. The base stone to the respond on the south side appears to have been renewed at some stage and there is an indication that the floor levels have been altered at some point and the base is approx. 18" above the nave floor level. Above the arch the wall is generally plastered with an offset corresponding to the lower stage of the tower. Some streaking on the plaster indicates some roof leaks from the edge abutment to the tower. There is cracking in the plaster running around the back of the arch on the north side extending vertically up the tower almost



*Above: View of the nave east wall chancel arch. Below: View of the nave west wall tower arch. Second below: Nave north wall. Bottom: Cracking at high level to the nave north wall.*



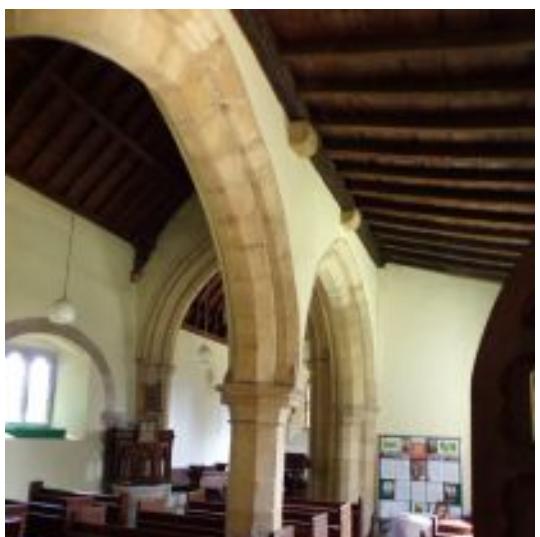
full height towards the purlin. There is a radiating crack towards the eaves in the main roof on the north side of the nave. There is potential for areas of plaster to be loose and the cracking in the plaster, which must have occurred since the last redecoration, is also noteworthy. Further slight cracking down the back of the plaster near to the northern corner at lower level and the plaster has been patched in the past at low level. There is slight algal bloom on the lower stonework of the respond on the south side.

- iii North wall: Contains the old infilled arcade to the north aisle, now missing and the pillars are still imbedded between windows and are clearly early Norman in date with Norman arches expanding across the tops forming the inner lintels to the windows. The windows are Victorian in date and the stone surrounds appear in satisfactory condition, window ironwork would benefit from repainting. Around the arcade and also within the walls are generally plastered and painted. There is a crack 2 - 3mm wide to the west end of the wall above the western pier of the in-filled arcade and above the central arcade arch indicating ongoing movement. There is cracking around the inner line of the arch to the westernmost arcade and also to the inner reveal of the arch of the window. Also there has been crack that has been filled in but has reopened leading from above the easternmost pillar location towards the corbel, and then up towards the eave. A similar filled crack, which has not yet reopened, can be seen from the eastern pillar up towards the corbel. One further crack, which has been infilled and not yet reopened significantly is above the eastern side of the easternmost arcade arch and a further crack radiating slightly from the corbel stone against the east wall. Some areas of plaster do sound hollow and there is a potential for some need for localised consolidation as and when the redecoration happens, although plaster appears to be perilously loose at least superficially.

- iv South wall: Contains 3 bay arcade to the south aisle with octagonal pillars and octagonal responds, the arcade has 2 centres arches, which are early English or thereabouts in date. Simple crude figurative heads to the bases of the hood moulds above the arches above the pillars. Offset to the top of the arcade arches in the main wall indicate the original roofline and then above this a vertical section of wall, which would once have contained a clerestory and was then removed again by the Victorians. A stone corbel supports the edge of the Victorian roof. The wall above the arcade is generally plastered, painted and in satisfactory condition but there is a radiating crack near the top of the easternmost arch running up towards the corbel of the roof to the west and the arcade arch is displaced by about 1" to 1.5". The movement may well be old and the radiating



*Above: Cracking to the eastern pillar of the nave north wall.  
Below: Nave south arcade. Second below: Western arch of the nave south arcade. Bottom: North arcade of the south aisle.*



crack has reopened since the last redecoration by a modest amount. Above the centre arch of the arcade there are some almost horizontal cracks, which have been filled in in the past, and one vertical crack from near the west side of the westernmost arcade arch. These cracks have been filled but have re-opened since the last inspection. Exposed stonework to the arcade arches and pillars generally seem to be in good condition.

### **South Aisle**

- i North wall: Rear of the arcade to the nave, octagonal pillars as previously described and octagonal responds to each end and arcade stonework generally in satisfactory condition but one fractured stone near to the top of the centre arch. Above the eastern arch is a horizontal crack. Stone corbels support the wall plate to the aisle roof. The wall above the arcade is plastered generally and appears in reasonable order but there is a possibility for localised areas of plaster to be loose.
- ii South wall: Contains the south entrance door and 2 windows, wall around is generally plastered but exposed stonework to the Victorian replacement window, inner arch and outer stonework. To the western window west side some cracking to the reveal to the back of the jamb and below the window, again some evidence of cracking and misalignment of plaster indicative of some movement in this zone since the Victorian rebuild. Towards the eastern corner again some infilled cracks at lower level and one above the window radiating up to the roof level, which have been infilled as part of past redecoration but have reopened. To the door exposed stonework, probably Victorian replacement to the top arch and then the jambs appear older but with some replacement stones. The door is Victorian in date and is in a satisfactory condition, although the centre board has split allowing some daylight through. There is further cracking and plasterwork deterioration to the west end of the wall indication both water penetration and movement issues.
- iii West wall: Generally a blank gable wall but once contained some windows, some unevenness in the plaster belies the fact that some plaster is hollow sounding and cracks have been infilled. There are radiating cracks extending generally from low level on the south side upwards towards the north. These cracks have reopened since they were last filled and are indicative of movement issues in the church.
- iv East wall: Another blank gable wall but with again some unevenness in plasterwork belieing some past movement. Some areas of plaster sound slightly hollow and the cracks



*Above: South aisle south wall east end. Below: South aisle south wall west of the entrance door. Second below: Nave east wall. Bottom: Cracking to the nave east wall.*



have been infilled in the past generally and have not reopened since. There is, however cracks in the angles of both the north and south walls, which has reopened to a modest degree, perhaps about 2mm.

### **Chancel**

- i East wall: Contains 2 lancet windows with exposed inner stonework and exposed rear to the outer frame. There is a shelf where the wall has been previously heightened, approx. 2/3rd distance up the wall height generally. The wall is generally plastered and there is extensive indications of infilling and making good of cracks in the plaster in a slightly mis-matched coloured paint, especially to the cill of the southern window, between the southern window inner jamb up to the corner of the south wall and at lower level radiating into the lower part of the window between the northern window and the north wall. A number of these cracks have re-opened since the last inspection and there are significant areas of loose plaster.
- ii West wall: The wall is the back of the chancel arch, the arch stonework generally is Victorian ashlar work, there is movement and displacement in the arch on the north side including to the outer hood mould, displacement of about an inch and radiating cracks along the back of the various layers of the arch generally. Cracking then extends up towards the top of the arch into the plaster above. There is loose plaster at high level.
- iii North wall: Generally a blank plastered wall containing evidence of cracking, especially to the eastern corner. This has been infilled comparatively recently and painted over in a slightly mismatched colour but has not reopened since, nevertheless it is all part of a package of movement in the wall. Some patching of plaster at low level where there may have been some damp issues. There is a large crack in the east corner, which has re-opened to a width of 12mm since the last inspection.
- iv South wall: Contains the window, infilled priest's door and a piscina. The mullion to the piscina has a crack in it and careful pinning by a stone conservator might be of benefit. The inner arch of the window is exposed, there is some cracking above and loose plaster and loose plaster in particular to the jamb on the east side. Stonework to the priest's door has been pointed up with ribbon pointing, which is loose in places. Within the infill of the priest's door is the incoming mains and electrical equipment/distribution board and a new meter. There is a crack to the east corner, which is 2 - 3 mm wide.



*Above: Chancel west wall chancel arch. Below: Cracking to the angle of the chancel east and south walls. Bottom: Porch north wall and doorway into the church.*



## **Porch**

- i South wall: The back of the outer arch, jamb of limestone and ironstone, the inner arch of limestone and the outer arch stone generally ironstone with coursed ironstone above. There is some need for some stonework consolidation and repointing at high level mainly above the arch. The arch stones are lightly decayed but not significantly so. Hinge pins at mid-height indicate some form of gate or door was once installed but there must be a missing set of pins. The iron pins may still need to be painted to control the rate of rusting and to prevent damage to the stonework.
- ii North wall: Contains the door into the church, 2 centred arch with outer hood mould, which is probably a Victorian replacement, the jamb stones are a mixture of Victorian and earlier and some contain graffiti. Above the door is a plaque attached to the wall, at high level some repointing/consolidation and replacement of the chicken wire bird deterrent with a more attractive replacement is desirable, otherwise stonework generally is satisfactory for the moment. The door would benefit from some re-varnishing or oiling as noted elsewhere.
- iii West wall: A bench seat at low level, the seat is delaminating the top being of limestone, the base to the seat is of ironstone and the walling generally of ironstone with ironstone lintel to the slit window. Some loose pointing and a slight vertical crack leading above the south side of the window but generally all in a satisfactory condition at present. A slight open joint where the porch abuts the aisle wall.
- iv East wall: A bench seat with a top of ironstone, which is in a reasonable condition although slightly decayed, vertical part of the bench seat also of ironstone and walling generally ironstone with ironstone lintels to the back of the window. Pointing is lightly decayed in placed but not significant at present. A pin board is suspended on an iron nail.



Above: Porch west wall. Below: Pews with under pew heaters installed. Second below: The font. Bottom: The pulpit.



## **18 Fittings, fixtures, furniture and moveable articles**

- i Pews are generally Victorian in date, being of pitch pine. Some localised areas of furniture beetle notable in the frontals on the north side of the nave and in the south aisle, also in seats in areas elsewhere. Furniture beetle is not yet significant and pews are generally satisfactory. Under pew heaters are installed to the 5 front stalls. All pews seem to be fairly stable and safe and the floors have been repaired.
- ii In the south aisle are 2 loose children's pews based at the east end of the aisle, these appear to be in reasonable condition.

Also a welcome table in the same area, this being a painted softwood table covered with a tablecloth.

- iii At the west end of the south aisle is a modern set of chairs and tables of children's height and a small play area, also some stacking plastic metal framed chairs for children.
- iv Circular font on a hexagonal base stands on a shallow raised step at the west end of the south aisle and the font is Norman, having a lead lining but the base is later. All appears in reasonable condition but slight algal bloom on the font but not significant at present.
- v The pulpit is Victorian, having a circular stone base having an oak upper section, wooden boarding to the floor, all reasonably stable and satisfactory although there is a certain amount of weakness around the side against the north wall and this needs to be monitored and some slight strengthening may be required in due course.
- vi Choir stalls in the chancel are of oak and are basically in satisfactory condition, probably Victorian in date, the frontal of the pew on the north side is slightly faded probably due to sunlight from the window and some making good with a stain finish might be desirable but not essential. Choir stall floors have been renewed in the past.
- v Altar rail is a substantial rail supported on wrought iron supports and all seems stable but there is a slight wobble only on the north side and the wrought iron supports would benefit from cleaning and repainting.
- vi The altar appears to be of dark stained pitch pine covered with a frontal and cloth and so far as can be seen is in satisfactory condition. One wooden candle stick holder within the sanctuary area.

## **19 Toilets, kitchens, vestries etc**

- i The kitchen was installed in 2009 in the base of the tower, oak fronted units with a laminate top, stainless steel sink and drainer, although there is no water connection to the tap. The drainage is to a plastic container periodically emptied and kept under the sink. All appears to be in reasonable condition. The walls and floor etc are as described in the tower section, although no ventilation to the rear of the kitchen cabinets.
- ii There is no WC or separate vestry area.

## **20 Organs and other musical instruments**

- i There is no pipe organ in the church and no other musical instruments noted.

## **21 Monuments, tombs, plaques**

- i There is a marble plaque to Private Henry Brown, who died in the First World War, mounted on the south wall of the south aisle. No other monuments in the church were noted other than ledger slabs in the base of the tower, although there is a memorial stone above the south door within the south porch.



*Above: The electrical supply, which is now switched off.*

## **22 Service installations generally**

- i See sections B vii a and b for details of services to the church.

## **23 Heating installation**

- i The church is generally heated only by under pew heaters to the first 5 or so pews in the nave. This church is only used for 6 services a year and generally this is adequate but in exceptional conditions portable gas or electric heaters are brought in. The switching to the under pew heaters are of Bakelite type and the heaters should be checked as part of any electrical tests. The cables to the heaters do seem to be fairly modern and therefore there has been some remedial work carried out.

## **24 Electrical installation**

- i The power has been turned off at the advice of EIG. The normal requirement for testing is 5 year intervals for electrical installations, the last test certificate is dated 18th march 2021 with no recommendations.. Tests should be carried out by a commercial accredited electrician. The consumer unit has been replaced and was installed at the same time as the kitchen was installed. There is an incoming single phase supply, the meter has been renewed with a digital meter. The electrical system should be tested as soon as possible and then on a 5 yearly basis thereafter. The wiring installation appears to be generally in grey upvc cable, new wiring should be carried out using low smoke or similar insurance approved cabling, to reduce fire risk.
- ii Lighting is from pendant lights mounted on chains suspended down the centre of the nave with 2 further lights in the chancel. Also fluorescent strip lights in the tower suspended from the ceiling and porch light, including external lantern light externally. All lights appear to be in working order at the time of the inspection.

## **25 Sound system**

- i There is no sound system in the church, the small size of the church may make such provision unnecessary, although a loop system could still be used for people with hearing impairments.

## **26 Lightning conductor**

- i A lightning conductor system was installed approx. 5 years ago and has been retested about a year ago. Installations should be tested on an annual basis, however the installation is currently in a satisfactory condition.

## **27 Fire precautions**

- i Water and CO2 extinguishers are located in the church and they have been inspected this year and are in a satisfactory condition.

## **28 Disabled access provision and access**

- i The church is approached generally from the wide gateway to the south eastern corner of the churchyard with level access up to the south porch and through into the porch interior. There is a shallow step of approx. 4" in through the south door into the church. There may be potential to re-grade the floor inside the doorway and modify the Victorian door to allow for a ramp or even to consider relaying the porch floor and adjusting what is probably a Victorian threshold step, again to allow wheelchair access into the church. The door width into the church is of good size, although the door is rather heavy to operate.
- ii Inside the church there is no WC provision and there is no loop system for people with hearing impairments. Consideration might be given to providing a loop system and ensuring that hymn books etc can be made available in large print versions where helpful.

- iii There are steps in the church to the tower base area and into the chancel, that to the tower base prevents people in wheelchairs using the kitchen facility and that the chancel prevents people in wheelchairs approaching the altar rail. Consideration should be given to a means to respectfully allow people to take communion through discussion with people with those needs. However, for the casual visitor views of the chancel and into the tower base from within the nave is generally adequate.
- iv The central aisleway is rather narrow but still wide enough for wheelchair use. There is nowhere in this small church generally for a wheelchair user to sit amongst the congregation other than in the aisleways or in the baptistry area/children's corner.

## **29 Safety**

- i Since the last inspection an Asbestos management survey was carried (2016) out which did not identify any asbestos

## **30 Bats**

- i During the inspection there was no clear evidence of bats in the church. See also item J on page 4.

## **Curtilage**

## **31 Churchyard**

- i The churchyard generally was wall maintained and there is a contract for the mowing of the grass. The churchyard is open.

## **32 Ruins**

- i There are no ruins.

## **33 Monuments**

- i A large chest tomb to the south of the porch is separately Grade II listed. This tomb chest is in quite poor condition and needs repair and consolidation; there is a risk of it becoming dangerous and its position close to the path makes this more significant. Grants may be available from the Local Authority or elsewhere for its consolidation.
- ii To the south of the church memorials are mostly of Welsh slate, although one or two are Swithland. Most headstones appear fairly well sunk into the ground and stable.
- iii To the east of the chancel are comparatively few memorials and those present are generally again Victorian or thereabouts in date.
- iv To the north of the church the area of the old north aisle is for the most part free of obvious memorials



*Above: Chest tomb to the south of the church. Below: The pathway and grave markers to the south of the porch. Bottom: South west boundary and hedging.*



except perhaps for one Victorian headstone. Most modern burials are towards the northern corner of the churchyard, these generally being of granite. Periodically the parish should hand test headstones to check that they are all in a stable condition.

### **34 Boundary walls, lych gates and fencing**

- i Southern boundary: Along the roadside, to the western corner are a pair of comparatively new gates installed to commemorate the millennium, of vehicle width with galvanised steel fittings generally. The gates have been repainted and although one of the gates has dropped slightly preventing the latch from working effectively the gates are otherwise in satisfactory condition. The southern boundary consists of a dry stone ironstone built wall, the top of much of the wall is overgrown with ivy preventing close inspection. Clearly in places the ironstone is weathering back leaving large voids and so there is risk of localised collapse. Generally the risk from any of the wall collapsing would be limited given that it is set back behind a fairly wide verge in places but nevertheless cars and pedestrians could be vulnerable and a programme of gradual consolidation of the wall might be needed. As the wall generally has a backward lean however the risk of such collapse is probably modest. The eastern section of the wall again is covered with ivy and the assessment of the condition therefore may be more difficult, although the ivy might have some benefit in helping to consolidate the wall.
- ii Eastern boundary: Consists of a low dry stone wall consisting of ironstone, there is a gateway from a block paved area leading to the churchyard. The gate appears to be fairly modern and of similar date to the western gateway and again has been repainted recently. There are timber posts to each side, one of which is split and the gate generally is in satisfactory condition, although the gate is binding on the vertical post on the open side. Stone steps lead through the gateway to the main churchyard path.
- iii Northern boundary: Generally of hedge, which at the time of the inspection was to the eastern section generally well trimmed. To the north side of the church extending up to the western boundary the hedge takes on more of a hedgerow type feel but nevertheless is still satisfactory at present.
- iv Western boundary: Generally of a low dry stone wall beyond which is some stock fencing of post and wire, and again the wall may be at risk of tumbling down in places but nevertheless for the moment is in satisfactory condition so far as can be judged given that parts of it are overgrown with bushes or ivy.

### **35 Trees and shrubs**

- i There are a number of large trees within or abutting the churchyard, the most notable tree is the sycamore growing to the south west of the tower. The roots of the tree are close enough for them to have impact on the structure of the tower, although for the most part structural issues with the tower and church generally



*Above: Block paving and gateway in the eastern boundary.  
Below: Hedging to the northern boundary. Bottom: The southern boundary and trees growing against it.*



are probably more related to drainage problems and the condition of the ironstone and core. Nevertheless, the branches of the sycamore tree were overhanging the tower and would best be cut back to prevent the tree rubbing against the stonework and to help reduce the extent to which leaves drop into gutters.

- ii Adjacent and within the southern boundary is a further semi-mature tree and the tree is probably originally self-set, having two main trunks, which are split and grow from the ground level upwards. This tree is probably only semi-mature and again could start to have impact on the church, both in terms of foundations and leaves blocking gutters. Consideration might be given to removing this tree, subject to appropriate consents.
- iii Along the northern boundary are a series of large trees, including horse chestnut and other, some dead wood is contained in these trees and an inspection by an arborist is required, as for all trees on a 5 yearly basis.
- iv There is a hedgerow along the northern boundary, one cedar tree to the north east of the chancel of a height where the roots might start to have impact on and be a factor in the settlement of the chancel, although the tree is not yet fully grown.
- v Along the western boundary again some further hedgerow type plant growth and self-set trees. Any self-set trees might be best removed before they become too large, although they are fairly far away from the church building.
- vi One large holly tree mixed with a cedar to the north of the nave. In clay soil this tree is big enough that its roots may be a factor in the management of movement in the church.
- vii No significant other shrubbery or garden areas of note.

## **36 Hardstanding areas**

- i There is one pathway to the churchyard, this is of tarmac and leads from the western to the eastern gateway, passing by the south porch. The tarmac generally appears to be in good condition, the grass extends over the edging and at the moment the pathway is reasonably clear. Some moss build-up near to the porch and to the eastern part of the pathway and care required that the path does not become slippery. Also one or two cracks in the eastern section of the pathway running along the crown where there is some settlement of the tarmac, but still all satisfactory at the moment.

## **37 Miscellaneous**

- i Bench seats noted in the churchyard in various places, these all appear to be in reasonable condition at the moment but might benefit from reapplication of fence paint or oil periodically to extend their life.
- ii External lighting consists only of the lamp above the south porch.

## **38 Log book**

- i The log book was available and appeared to be well maintained and recorded works carried out since the last report.

## D recommendations and summary

Note that a Faculty is likely to be needed for all works other than minor items of routine maintenance. Where there is doubt as to whether a Faculty is necessary, the DAC Secretary should be consulted.

**Costs provided below are rough indicative cost estimates only.**

### A Works recommended to be carried out as soon as possible.

- i Prepare and up to date inventory of fixtures and fittings. (*No cost for volunteers*)
- ii Check for and refix any loose slates and replace/re-fix missing and damaged sections of flashing to the nave and chancel roofs. (*Estimated cost for a roofer £2,500*)
- iii Carry out a structural investigation to establish the nature of the movement to the chancel walls and floor to establish a strategy for repair. (*Estimated cost for structural engineer, architect and contractor £4,000*)
- iv Arrange for a tree surgeon to safely cut back the crown of the tree to the southwest of the tower so that there is safe clearance between the tree and tower, and ensuring the crown is ‘balanced’ to avoid further problems. (*Estimated cost for tree surgeon £750*)
- v Carry out repairs to the slates of the tower roof. (*Estimated cost for roofer £750 - does not include access*)
- vi Arrange for the stability of the cross to the east gable to be checked by a stonemason. (*Estimated cost for a stonemason £500*)

### B Works recommended to be carried out in the next year.

- i Seek grant aid for and install below ground drainage system to serve all downpipe positions, consisting of roddable gullies and clay/plastic drains to new soakaways. Carry out percolation tests to establish required size for soakaways, ensuring that the soakaways are positioned well away from the church building to reduce risk of future movement and aid rainwater management. (*Estimated cost for builder to install new below ground drainage £12,000*)
- ii Check sizes of the downpipes against normal design codes and provide larger diameter gutters and downpipes where necessary – this might include most of the roof areas. Replace damaged sections of downpipes, eg to the south side of the tower. Check and ensure all downpipes are running clear. Repaint any remaining downpipes where rusted etc. (*Estimated cost for builder to install new rainwater goods £8,000*)
- iii Re-bed the copings of the east gable of the nave and consolidate the stonework to corner of the wall (may need to include the stabilisation of the chancel arch). Replace damaged coping to the lower portion of the south aisle east gable and others on the same wall where necessary and replace damaged copings on the east gable of the chancel and re-fix cross. (*Estimated cost for stonemason £6,000*)
- iv Provide temporary removable ramp to the south door to aid access for people in wheelchairs. (*Estimated cost for proprietary ramp £250*)
- v Clean out bird debris within the tower and improve mesh to belfry louvres to prevent entry of birds. (*Estimated cost for a builder £500*)
- vi Stabilise the fractured sundial stone to the south gable wall of the south porch. (*Estimated cost £350*)

## **C Works recommended to be carried out in the next two years.**

- i Install sacrificial aprons to the top of the copper roof to reduce deterioration caused by flow from the nave roof slating or replace aisle roof with stainless steel/terne coated. (*Estimated cost for roofer to install sacrificial strips £2,000; estimated cost for steel roof £9,000*)
- ii Repaint rusted metalwork/patras plates as necessary on the outside faces of the tower and repaint all internal metalwork/steelwork within the tower. (*Estimated cost £500*)
- iii Plan and commence a programme of stonework repair and consolidation to the east end of the church (chancel and east end of the nave) to stabilise the stonework and halt further movement (This may include installing restraints to prevent the spreading of the chancel roof and should include repairs to the chancel floor - it should also be carried out with drainage improvement works). (*Estimated cost £50,000*)
- iv Plan and commence a programme of repairs to the stonework, roof, and bell chamber openings of the tower. (*Estimated cost £22,500*)
- v Carry out an investigation into the construction of walls in the south aisle, north wall of the nave, and south porch to establish the cause of bulging/movement to establish whether or not this is caused by settlement or de-lamination and separation of the inner and outer skins of the walls. Localised stitching and consolidation of ironstone walling will be required in a number of places. Costs will be significant and grant aid will be necessary. Monitoring of the movement of the walls might also usefully be undertaken over a period of a year or so, as part of any grant aided development works prior to a restoration project to establish and confirm that movement is progressive. On completion of any such consolidation works the internal cracks should again be made good to help aid monitoring of future movements. (*Estimated cost for conservator/stonemason £15,000*)

## **D Works recommended to be carried out in the next quinquennium, 5 years.**

- i Likely need of re-leading of windows, eg to the tower. (*Estimated cost for glazier £1,000*)
- ii Seek grant aid and carry out repairs to the south porch floor. (*Estimated cost for a stonemason £1,000*)

## **E Other works which are desirable.**

- i Make good paintwork and varnish finish to the south door. (*Estimated cost £200*)
- ii Check for and consolidate any loose areas of plasterwork internally, probably carried out in association with the redecoration work. (*Estimated cost for lime plaster specialist £3,500*)
- iii Create level access into the church by adjusting the floor within the south porch and renew decayed sections of stone flooring, or else building a ramp within the south aisle. (*Estimated cost £3,000*)
- iv Clean down roof structures and make good stained finish to the chancel roof and decorate the porch roof. (*Estimated cost £450*)
- v Make good or improve the decoration to the wrought ironwork to the altar rail and modify/provide pack to the end of the altar rail opening flap so that it aligns with the remainder of the rail when lowered. (*Estimated cost £350*)
- vi Provide treatment to timber work in the tower to the belfry floor where live infestation is suspected. (*Estimated cost for brush application of Deepkill or similar paste to affected areas £500*)

## **Summary**

i Despite valiant efforts by the local community to maintain the church, the building is in urgent need of repairs and consolidation of the stonework of both the chancel and the tower. The movement of the chancel walls is on-going and has progressed noticeably since the last inspection. It is possibly being at least partially driven through the settlement of the chancel roof structure, which is potentially also causing the issues evident to the chancel arch and east wall of the nave. It is not immediately clear whether the serious deterioration of the chancel floor is related to the movement of the walls although this needs to be investigated and understood. The deterioration of the stonework and roof of the tower is at least partially due to the tree to the south west of the tower, however there are other significant issues to the tower stonework which also need to be addressed.

The roofs of the chancel and nave need to be repaired locally and ideally the copper roof covering of the south aisle needs to be replaced and improvements made to the gutters and downpipes. In addition significant improvements need to be made to the rainwater management to slow the current deterioration and help prevent further problems.

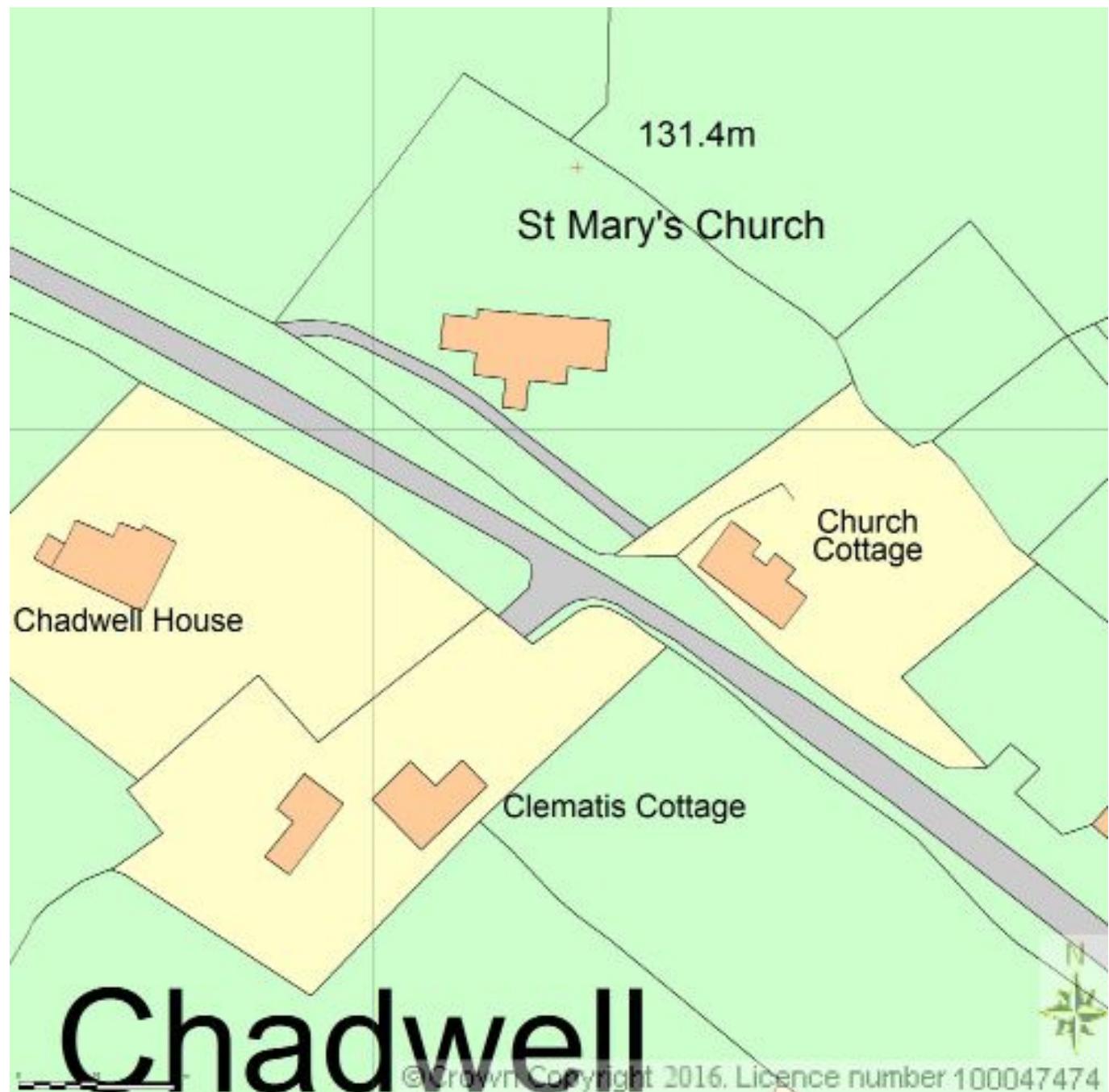
At the time of the inspection the church had been locked for approximately 18 months due to Covid-19. It currently remains closed due to the safety concerns raised in this report. Major grants will be needed for the necessary remedial works to rainwater management, stonework consolidation and roof repairs. The cost of such work is beyond the means of the small local community, therefore a grant assistance from the Heritage Lottery Fund and other grant giving bodies will be needed for the works to be undertaken. Even with such grants such an undertaking would be a major challenge to the community.

## **Future sustainability of the church building**

There are limited options for improving energy efficiency - the building is only occasionally used and heating systems provide only a small amount of comfort heating. Insulation would be hard to install, risks creating condensation issues and hard to justify with current building usage levels - certainly as lighting is upgraded low energy fittings could be substituted.

The building is clearly well loved, but significant grant assistance is needed to put the building in sound order and to ensure its future. It is the only community building in a very small village. A water supply and WC might enable the wider usage of the building.

## site plan



**Advisory Committee for the Care of Churches of the Diocese of Leicester**

**Checklist of items required by the Quinquennial Inspector to complete the Quinquennial Inspection Report**

	Seen (please tick)	Unavailable (please tick)
• The Church Log Book		
• Copy of the previous Quinquennial Inspection (to be sent to a newly appointed architect in advance of the inspection)	✓	
• Schedule of <b>all</b> works / installations / repairs (including insurance claims) undertaken since the last Quinquennial Inspection (to be incorporated in Section 1 of the Report)	✓	
	✓	

	Dated (please give exact date) <b>DD MM YY</b>	Pass	Fail	Not available (please tick)	Not applicable
	DD MM YY				
• Copy of Electrical Installation Test Report	18 / 3 / 2021	✓			
• Copy of Quinquennial Tree Report (noting any TPOs)					✓

• Copies of Test Reports etc.: -	Dated (please give exact date) <b>DD MM YY</b>	Pass / Fail	Not available (please tick)	Not applicable
	DD MM YY			
➤ Lightning Conductor Test Report	1 / 07 / 2021			
➤ Portable Appliance Test Report	16 / 02 / 2020			
➤ Asbestos Inspection Report	04 / 05 / 2016			
➤ Access and Disability Audit Report	03 / 04 / 2016			
➤ Fire Risk Assessment	03 / 04 / 2016			
➤ Health & Safety Risk Assessment	2016			
➤ Gas Safety / Boiler Service Report			✓	
➤ Fire Appliances (extinguishers) Test Report	01 / 06 / 2019			
➤ Fire Alarm & Emergency Lighting Test Report			✓	
➤ Security Alarm Test Report			✓	
➤ Any recommendations from insurers regarding security				
➤ Inventory of fixtures, fittings and furniture			✓	
➤ Energy Audit, Eco Church Survey, or other environmental report			✓	

- For the QI Report to be as thorough as possible, the above information needs must be made available to the Quinquennial Inspector either before or on the day of the inspection, where relevant – **The Quinquennial Inspector is unable to complete the QI Report without having seen the up-to-date Church Log Book**
- The Quinquennial Inspector is required to incorporate this record sheet **as the last item** in the QI Report. Copies can be downloaded from [www.leicester.anglican.org/quinquennial-inspections/](http://www.leicester.anglican.org/quinquennial-inspections/)

