



Care of Churches and Ecclesiastical Jurisdiction Measure 1991 – Quinquennial Inspection
ST STEPHEN'S CHURCH, FYLINGDALES

Diocese: York
Archdeaconry: Cleveland
Church Code: 643 614

Date of Inspection: 27th July 2021
Inspection undertaken by: Jamie Holden BA (Hons) RIBA RIAS
Previously Inspection: 03rd Aug 2016 by J Holden

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**TAMA
COCO**

CONTENTS

- 1.0 INTRODUCTION
- 2.0 ROOFS
- 3.0 EXTERNAL WALLS
- 4.0 INTERIOR
- 5.0 CHURCHYARD
- 6.0 EXECUTIVE SUMMARY

1.00 INTRODUCTION

General

- 1.01** This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure. The report must not be used as a specification of work to be carried out and the PCC is required to obtain a Faculty before any work is undertaken with the exception of some minor maintenance items. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access for the inspection was provided on the day of the inspection by Anne Hutton and Bill Taylor

1.02 Priorities

Priorities indicated in the margin of the main body of the report are as follows:-

- 1 Urgent, requiring immediate attention
- 2 Requires attention within 12 months.
- 3 Requires attention within the next 12-24 months
- 4 Requires attention within quinquennial period
- 5 A desirable improvement with no timescale
- M Routine items of maintenance.
- O Keep under observation and report any changes to the Architect

1.03 Limitations Of The Report

This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure.

The inspection of the Church is made from ground level and using binoculars, parts of the structure which were inaccessible, enclosed or covered have not been inspected, therefore, it is not possible to report that any such part of the structure is free from defect.

1.04 Schedule of Accommodation

- South Porch
- Nave
- South Aisle
- Kitchen & WC
- Chancel
- Sanctuary
- Choir Vestry
- Chapel
- Clergy Vestry
- Tower Base
- Ringing Chamber
- Belfry
- Basement Boiler Room

1.05 Listing Description

Grade:II*

Date Listed: 6 October 1969

English Heritage Building ID: 327869

Parish church. 1868-70 by G E Street with stained glass by Henry Holiday, built by Mr Langdale of Whitby. English Middle Pointed or early Decorated Period style with French Gothic influences.

Principal Materials - Local sandstone with distinctive horizontal tooling, finely laid to courses, with quoins, copings and architectural mouldings of finely finished sandstone. Roofing of small, plain, red clay tiles with decorative ridges and stone cruciform finials except for the decorative iron cross on the chancel roof and the simpler cross on the tower roof. Iron rainwater goods including decorative covers to rainwater hoppers.

Plan - The church has a 4 bay nave with a south aisle. The single bay chancel is only slightly narrower than the nave and is flanked by an organ chamber to the north and a chapel to the south, the chapel forming the east end of the south aisle. The chancel extends beyond the east end of the side chapel as an apse that forms the sanctuary containing the high altar. To the south of the side chapel is the vestry. Immediately to the west of the vestry and south of the south aisle is the tower which has a south door at its foot. However the main entrance to the church is via the south porch at the western end of the south aisle.

Exterior - The **Chancel** apse has a high plinth and a string course at window sill level joining the five 2-light plate tracery windows that are separated by sloped gable buttresses. The organ chamber flanking the north side of the chancel has 3 lancet windows and a lean-to roof with stone coped gables. The chapel flanking the south side has a lean-to roof that is a continuation of the south aisle and a 3-light east window.

The **Nave** has four 2-light plate tracery windows on the north wall linked by a string course at sill level and a continuous hoodmould. Each window is slightly different as, although the main lights are all trefoil lancets, the spandrel light above each pair is different. The western most bay of the north nave wall is windowless and has instead a sloped buttress.

The west end is supported by two sloped buttresses and has a 4-light plate tracery window with a sexfoil over quatrefoils. The window has a roll moulded opening and a hoodmould with foliate stops. Above are three ventilation lancets. The south wall has a clerestory of 2-light trefoil headed windows alternated with quatrefoil roundels all under a continuous hoodmould. The nave's gables are stone coped with stone cruciform finials.

The south aisle has a south porch with a cinquefoil moulded entrance with a hoodmould with foliate stops. To the east of the porch are 2 sloped buttresses and two 3-light trefoil windows. These windows are not aligned with the clerestory windows above. The aisle's west window is without a surround and is in the form of a pair of trefoil lancets with a trefoil roundel above.

The tower is attached to the easternmost bay of the south aisle. It is a very tall, 4 stage, saddleback tower. It has a plinth and a small south door with decorative strap hinges in a multi-moulded surround with a foliate stopped hoodmould. The tower has angled buttresses that nearly extend to the third stage.

The second stage is marked by a string course and has tall lancets in the west and south walls with a deeply inset sexfoil roundel in the east wall, all beneath a continuous hood mould.

The third stage is shorter and again marked with string courses. This stage, forming the ringing chamber, is lit by a simple square headed lancet in each wall.

The top stage, forming the bell chamber has 2-stage, 2-light plate tracery windows with internal louvers in the east and west gable walls and similar single stage windows in the north and south walls. Each is deeply set in a multi-moulded surround beneath a hoodmould with foliate stops. The eastern coped gable has a metal cruciform finial.

The gable roofed Vestry extends east from the foot of the tower and to the south of the south chapel. It has a trefoil lancet in the south wall and a simple window without a surround in the form of a 2-stage, 2-light window with quatrefoil above. Below there is a basement door beneath a joggled lintel.

Interior - The **Chancel** and apse are rib vaulted, supported by multi stage corbels linked by a string course below the windows. All the apse windows are set in moulded reveals and contain stained glass, each main light including a pictorial panel featuring a saint.

The south side of the apse has an inset piscina beneath a cinquefoil arch with a hoodmould, and a pair of inset trefoil headed sedilia beneath a continuous hoodmould. A moulded and chamfered arch on the north side of the chancel leads to the former organ chamber with its patterned stained glass lancets. A matching arch leads to the south chapel. Both these arches are partly infilled with matching oak screens featuring trefoil tracery. In front are oak choir stalls with slightly more ornate stalls for clergy to their west.

The chancel has a geometrically decorative tile floor featuring some bi-coloured tiles and some smaller tiles. The sanctuary also features stone blocks within the decorative scheme. There are 2 stone steps between the nave and chancel, with a further 2 steps into the sanctuary with the high altar raised on a further step. The altar table is unfixd.

The Nave roof structure is exposed, being a scissor and collared rafter roof with a more substantial chamfered tie beam spanning between the wall plates every 8 rafters. Each tie beam supports a king post to the high collar above. The 4 bay arcade between the nave and the south aisle is formed with octagonal pillars with foliate capitals and moulded bases, the arches being simply moulded and chamfered. The chancel arch is similar.

Both the north windows and the clerestory windows to the south are set in simple reveals (only the clerestory window reveals have any moulding and this is very subtle), and feature geometrically patterned clear and stained glass.

The west window also features stained glass and incorporates three rows of pictorial panels in the main lights and Christ in Majesty in the sexfoil light heading the window. The lower part of the west window is partly obscured by the organ installed in 1986.

Close by, on the north wall, are two distinctive bronze relief memorials, both the work of Miss Bateman, one dated to 1912 to those lost at sea. The carved oak pulpit is on the north side of the nave at the east end. Opposite, there is a rough stone, cylindrical font thought to have originated from the medieval parish church demolished in the early C19. The nave retains pitch pine pews. The floor is tiled with a geometric design employing four different colours of single coloured tiles.

The South Aisle has a double purlin roof with the purlins supported between stone half arches supported by the nave arcade. It has a tiled floor continuous with that of the nave. The western end of the aisle forms the baptistry with its square font with mouldings in the style of English Middle Pointed tracery similar to that employed for the windows.

The Baptistry is lit by the west window which features pictorial stained glass 'suffer little children and forbid them not to come unto me'. Immediately to the east is the main church entrance with its oak doors on elaborate wrought iron hinges leading out to the south porch.

The south porch has a scissor braced roof, stone side benches and a bi-coloured tiled floor. The entrance reveal is moulded and covered with a foliate stopped hoodmould. Internally there is a later storm porch that is oak panelled. To the east of the entrance, the two 3-light aisle windows have pictorial stained glass panels and associated brass memorial plates. At the east end of the aisle there is a tall arch leading to the base of the tower, the arch partly filled with an ornate wrought iron screen incorporating double gates. There are steps down to the base of the tower. To the south there is an exterior door, and to the east a doorway with a trefoil head to the vestry, both doors with ornate hinges. The ceiling above is cross-beamed, supported by simple corbels, and forms the floor of the ringing chamber forming the third stage of the tower. The base of the tower is lit by the stained glass windows in the second stage of the tower. The tower is reported to contain a peel of 8 bells.

At the east end of the south aisle there is an arch leading through to the **South Chapel**. This arch, which is in line with the chancel arch, is infilled with a carved oak screen with cusped tracery of slightly later style than most of the tracery in the church. This screen is dedicated as a First World War memorial. The south chapel has a door to the vestry to the south and is lit by a 3-light west window featuring stained glass with pictorial panels.

The vestry has an exposed scissor-braced roof, pictorial stained glass windows, a shouldered doorway accessing the tower stair, the door with ornamental strap hinges, a corner placed stone fireplace and a tiled floor.

History - The parish of Fylingdales covers a large area of dispersed settlement. The original parish church (also dedicated to St Stephen) was further in-land. This was replaced **by a new church built in 1868-70** sited on a greenfield site between the main concentrations of population within the parish, namely Fyling Thorpe and Robin Hood's Bay. At that time the settlement of Robin Hood's Bay was concentrated around the bay, the settlement expanded up hill to the east of the church following the opening of the railway line to Whitby and the railway station just north of the church in 1884.

The church is thought to have been completed to the full **original design by GR Street**. All the stained glass is attributed to Henry Holiday but was installed in stages by different manufacturers, the last probably the 'Angel of Mercy' window in the tower in circa 1907.

Sources

David B. Brownlee, 'Street, George Edmund (1824-1881)', Oxford Dictionary of National Biography, Oxford University Press, 2004 [<http://www.oxforddnb.com/view/article/26659>, accessed 4 May 2007]
Peter Cormack, 'Holiday, Henry George Alexander (1839-1927)', Oxford Dictionary of National Biography, Oxford University Press, 2004 [<http://www.oxforddnb.com/view/article/33935>, accessed 4 May 2007]

Reason For Designation

St Stephen's Church is designated at Grade II* for the following principal reasons:

* It is a complete, unaltered and characteristic design by GR Street, a nationally highly influential architect of the mid C19.

* It is a highly accomplished design with a good use of space, impressive massing combined with very effective restrained ornamentation that displays a high quality of both materials and craftsmanship.

* The church also contains a large number of windows by Henry Holiday, a nationally significant designer of stained glass in the late C19.

1.05a General Description

Built between 1868-70 to the designs of G E Street, the church lies to the east of the small village of Fylingthorpe, on its own sloping site bounded by the road on its south and west sides.

The church is conspicuously tall and is built of coursed sandstone with steeply pitched roofs covered with red clay tiles. It consists of nave and south aisle, chancel and vestries, with a lofty tower at the south east corner. Listed Grade II*

The church is not on a true ecclesiastical orientation but this is used for the purposes of this report.

1.06 Work carried out previously and since the last inspection

2016

- Certificate of Completion of Cess Pit and Drainage at back of church

2017

- Installation of new wall safe and removal of old one. Work done by Whitby Stonework Restoration Ltd

2018

- Following flooding of cellar major works on drains
- Erection of War Graves Plaque by Commonwealth War Graves Commission.
- Removal and sale of 8 odd sized pews
- Repair to damaged gatepost by Whitby Stonework Restoration Ltd
- Repair to water damage to Lady Chapel roof gutter
- Work on trees including removal of one damaged by drains work
- Installation of Rope handrail to tower

2019

- Installation of new pump for cellar and enlarging of exit pipe.
- Disposal and sale of wooden chairs and excess pew fronts
- Installation of double socket in porch

2020

- Installation of Electronic chiming system for the bells by The Cumbria Clock Company Ltd, Castle Workshop, Dacre, Penrith, Cumbria, CA11 0HL
- Removal of old pew runners and kneeler from church

2021

- New pew runners and kneelers placed in church.

- Repair to blocked drain to left of porch
- Update of circuit board with RCD's

1.07 Maintenance

Although the Measure requires the church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the churchwardens should make, or cause to be made a careful inspection of the fabric at least once a year and arrange for immediate attentions to such minor matters as displaced slates and leaking pipes. Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.

Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.

It is recommended that the PCC enter into an annual contract with a local builder for carrying out the required maintenance work.

Guidance may be had from the pamphlet 'How to Look After Your Church' *Publisher: Church House Publishing; 3rd Revised edition (1 Jan. 1991) ISBN-10: 0715175610 ISBN-13: 978-0715175613.*

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church>.

1.08 Fire Precautions

Fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. Under the Fire Regulatory Reform Act the PCC are required to appoint a 'responsible person' to carry out a Fire Risk Assessment, (which includes details for evacuation and the safe removal of valuables and so on).

M

At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO₂ type where the heating apparatus is oil-fired. (There are three main types and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the Local Authority Fire Prevention Officer).

All fire extinguishers should be checked and inspected annually by a suitably qualified person to ensure they are in good working order. Inspection records/certificates are to be kept in the church log book and on the individual extinguishers.

1.09 Electrical Installation

Any electrical installation should be tested annually if over 5 years old and immediately if not done within the last five years (except as may be recommended in this report) by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. In addition any portable electrical items should be PAT tested annually by a registered electrical engineer.

This report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

It is understood the installation was last tested by Aero Electrical 15th Aug 2021. The installation was deemed satisfactory with recommendations which the PCC ought to plan to address accordingly.

1.10 Heating Installation

A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins and the report kept with the church log book.

It is noted that the boiler and heating system is maintained by Pickups Mechanical & Electrical Services Ltd, Durham House, Lower Clark Street, Scarborough YO12 7PW and was last inspected in Jul 2021.

1.11 Lightning Conductor and Protection System

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with current British Standards by a competent electrical engineer and the record of the test results and conditions should be kept with the church log book.

It is noted that the lightning conductor was tested in August 2019 by Stone Technical Services Ltd, Kellow Road, Darlington, DL1 4YA.

1.12 Bells

A 2015 report has been carried out by the DAC's Bell Advisor. A digital ringing system was installed in June 2020 by Cumbria Clocks and the findings of the report remain under consideration.

Bells and all related apparatus should be checked annually by a suitably experience specialist.

1.13 Organ

An organ specialist should undertake an annual maintenance contract. A technical report on the instrument should be commissioned, particularly when it is of historical or musical interest.

It is noted Ian Lazenby, Harrison & Harrison Ltd, St John's Road, Meadowfield, Durham, DH7 8YH serviced the organ in March 2021.

1.14 Accessibility

The Disability Discrimination Act 2005 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation.

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not

possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

1.15 Sustainability

A Quinquennial Inspection is a good opportunity for the PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase energy efficiency and considering other environmental issues. Further information is available on the Church Care website.

www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building

1.16 Health & Safety

Overall responsibility for the health & safety of the church and churchyard lies with the incumbent and the PCC even when a local authority or other organisation might have a maintenance obligation for some or all of the exterior spaces and features. This report may identify areas of risk as part of the inspection but does not equate to a thorough and complete risk assessment by the PCC.

1.17 Asbestos

It is understood that no Asbestos Survey has been carried out on the church.

The Control of Asbestos at Work Regulations 2004 requires that those responsible for public buildings, including churches, have an Asbestos Survey carried out and maintain an Asbestos Register to identify the type and location of Asbestos when present which should be available for any Contractors working on the building.

Further information is included in the HSE code of practice The Management of Asbestos in Non Domestic Premises L127 and guidance is available at www.churchcare.co.uk/building

When any construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out by an accredited specialist company.

1.18 Insurance

It is of crucial importance that all church buildings be adequately covered by insurance. The PCC is strongly recommended to consult their insurance company or broker for full details and information on variations to the type of cover and any special factors requiring particular consideration.

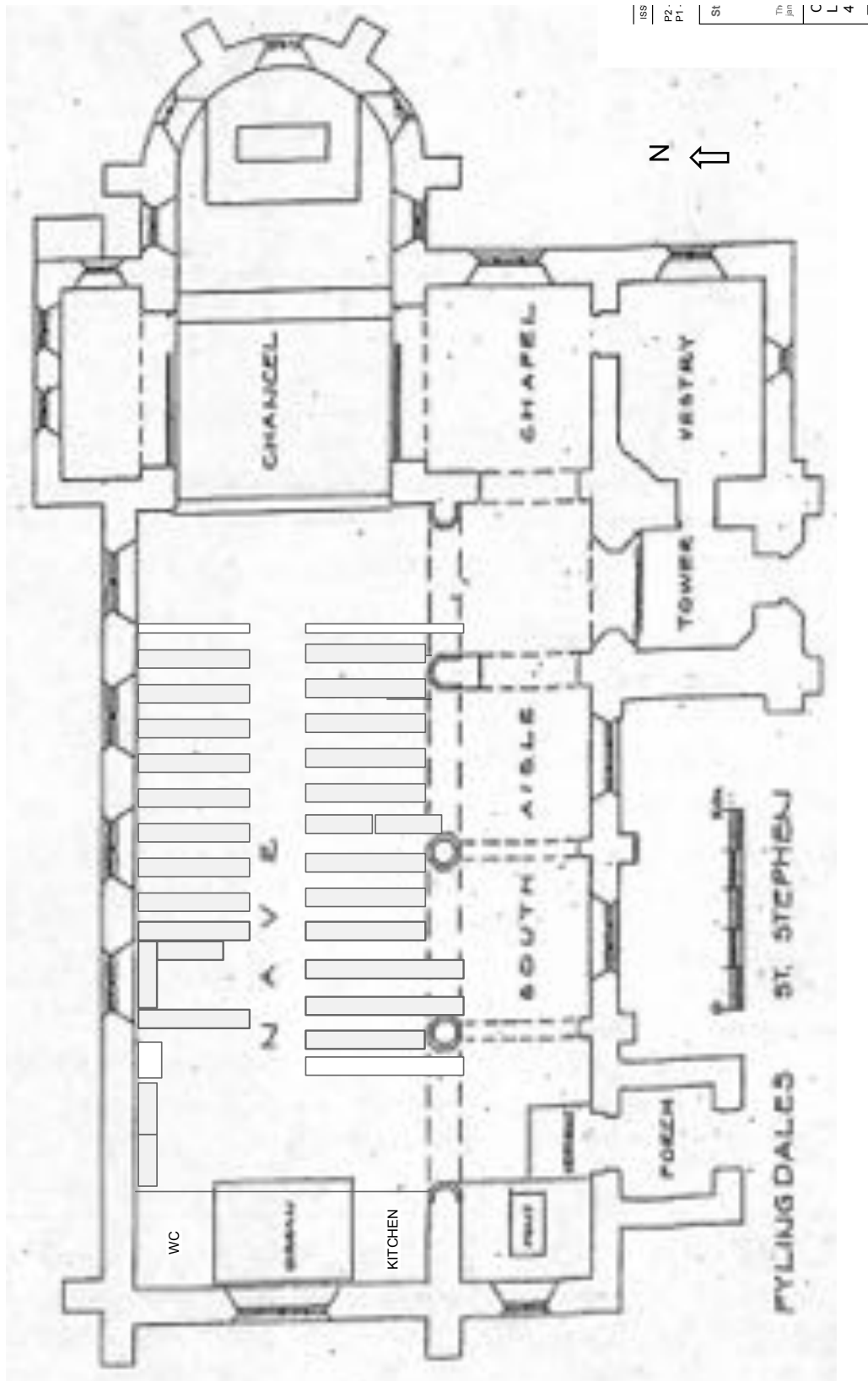
1.19 Weather Conditions On The Day Of The Inspection

Dry, warm and sunny.

1.20 Date of Next Inspection before:

Aug 2026

1.21 Layout Plan



1.22 Aerial View of Churchyard



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2.0 ROOFS

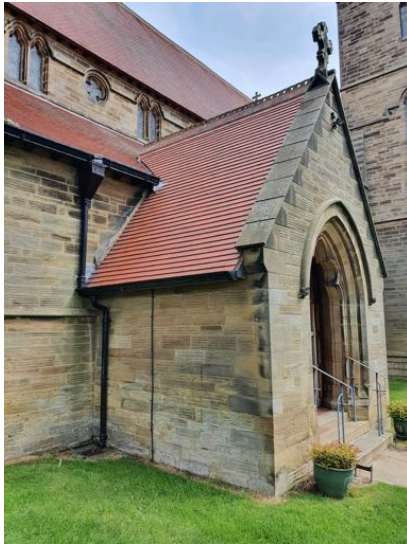
General - It is understood that roofs were relaid in 1993 with new plain clay tiles on all slopes. Gutter joints were sealed at the same time and the high-level gutters on the nave south side and tower both sides were removed. The lead valley gutters and other flashings were also renewed at this time.

2.1 SOUTH PORCH

2.1.1 A duo-pitched roof with 'bird's mouth' detail interrupts the gutter/ eaves of the south aisle. The porch has a gable front elevation with stone copping and finial cross. All in good order although the cross does appear to lean forward slightly.

2.1.2 Mortar haunching to gable abutments is generally in good condition, there are some minor cracks most notably at the gable abutment but it is understood that lead flashings are installed beneath which should ensure weather tightness.

2.1.3



a) SW view of porch



b) Exposed rafter ends in fair condition.

2.1.4



a) Mortar haunching thought to cover lead flashing below.



b) Finial cross appears to lean forward slightly.

2.2 SOUTH AISLE

2.2.1 A mono-pitched roof with stone copings at the west end. At the top of the slope a lead flashing is intact. The flashing appears slightly distorted at the far west end but there is no sign of adverse effects.

2.2.2 There is a cracked/ missing tile to the west of the porch. This should be replaced. **2**

2.2.3 The east end of the gutter droops away from the outlet causing a silt build up and heavy vegetation growth. The gutter appears to be overflowing at this end as the masonry below has green algae staining. Clear the gutter and adjust levels to fall towards outlets. This is urgent due to damage being caused to the interior as a result of gutter spillage. **1**

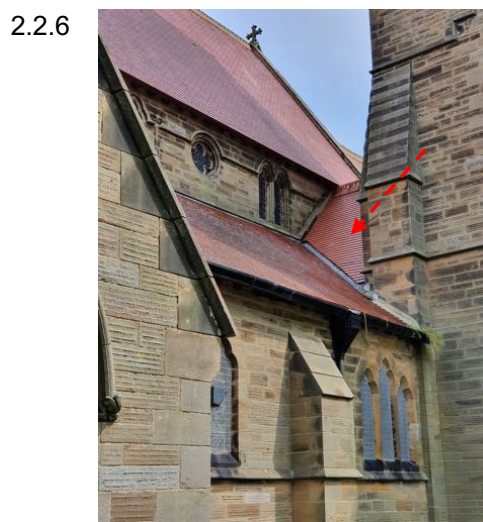
2.2.4 There is a duo-pitch roof that abuts the back of the tower and clerestory that creates a valley gutter. Clear vegetation from the valley. **2**



a) Distorted lead and vegetation in gutter



b) Gutter droops at east end



a) Clear valley gutter



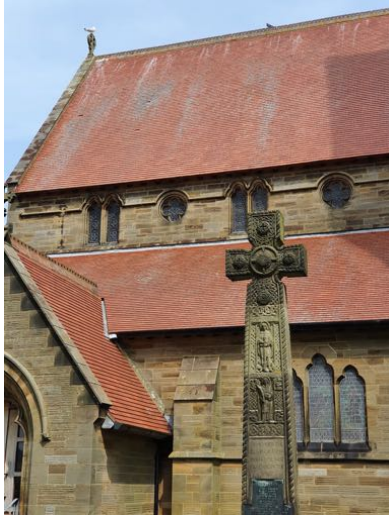
b) Clear gutter to prevent further spillage and staining.

2.3 NAVE – North & South

2.3.1 The Nave has a large duo-pitched roof with stone copings to the parapets at both ends. Each parapet has a finial at the apex that appear secure. Ridge tiles are level and well bedded.

2.3.2 There are 3 or 4 cracked/ missing tiles on the south slope. They do not appear to effect the weathertightness of the roof but ought to be repaired. 2

2.3.3



a) Tiles to repair on the Nave south slope



b) South slope viewed from the SE.

2.3.4



a) View from the north



b) North slope of the Nave

2.4 NORTH CHOIR VESTRY

- 2.4.1 Mono-pitched roof with. Lead flashing at the top of the slope appears to be working loose in the centre of the roof. This needs to be refixed. **2**
- 2.4.2 Mortar haunching at abutments all in sound condition.
- 2.4.3 There is one cracked tile at high level. This is a minor issue that is unlikely to affect weathertightness but should be attended to when convenient. **2**
- 2.4.4 The tiled roof over the external store attached to the Vestry is in reasonable order.

2.3.5



a) Choir Vestry



b) Choir Vestry

2.5 CHANCEL & SANCTUARY, CHAPEL & VESTRY

- 2.5.1 The Chancel & Sanctuary are covered by a continuous duo-pitched roof with apsidal east end. Tiles are all in good condition, ridges are well bedded and leadwork with finial at the cone peak are all in order.
- 2.5.2 Sight of the Chapel roof is rather restricted due to being adjoined with the Vestry. The Chapel has a mono-pitched with lead abutment flashing to the west, east and at the top of the slope which abuts the Chancel. The eaves discharge rainwater into a valley gutter between the Chapel and Vestry.
- 2.5.3 The Vestry has a steep duo-pitched roof. All tiles and flashings appear to be in fair condition.

2.5.4



a) Apsidal roof at the east end over the sanctuary



b) The Chapel and Vestry roofs form a valley gutter and are adjoined to the chancel/ Sanctuary

2.6 TOWER

2.6.1 The tower has a very steep duo pitched roof with gable abutments to the east and west. There is an iron crucifix at the apex. To the north side there are four anchor points and a hatch door for access. The tower has a dripping eaves.

2.6.2 Except for the access door the south slope fits the same description as the north and is in similar condition with no obvious issues to report.

2.6.3



a) Access door is visible at the eaves of the north slope of the tower roof



b) The height of the tower creates restricted view of the south roof slope of the tower

2.7 RAINWATER GOODS

- 2.7.1 The gutters are large in section and seem capable of coping with water disposal apart from the outlet to the valley gutter on the east elevation of the Vestry. In this area the masonry adjacent to the fall pipe is showing signs of moisture staining. This outlet has been problematic in the past and the staining might be historic as there are no leaks currently reported. The gutter should be cleared twice a year and when access is next available the condition of the gutter lining and hopper should be investigated. **M**
- 2.7.2 Downpipes are cast iron and although they appear to be holding water a number of them are fractured and all of them would benefit from a full refurbishment and redecoration. The PCC should try and put this into action within the next 12 months. **2**
- 2.7.3 There is a loose downpipe on the Nave north elevation that needs to be secured.
- 2.7.4 Regular inspection of gutters, rainwater pipes, gullies, channels and drains should ensure that all gutters and outlets etc. are kept free and that rainwater is taken well away from the building's foundations.

2.7.5



a) Ironwork to be brushed down and redecorated



b) Fractured cast iron

2.7.6



a) Fractured bracket/ pipework



b) Downpipe is misaligned and the adjacent masonry is stained. Refurbish all downpipes and gutters checking for leaks.

3.0 EXTERNAL WALLS

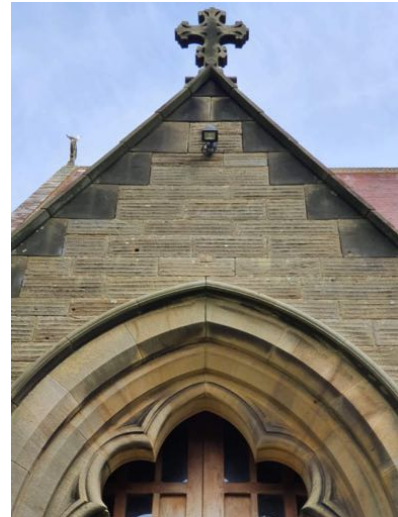
3.1 SOUTH PORCH

- 3.1.1 Gable ended south porch, central doorway has a cinquefoil moulded entrance with a hoodmould and foliate stops. Masonry and pointing in generally good order although around the coping blocks mortar erosion is more pronounced and there is some minor erosion at wall base level. No significant change since 2016 QI.
- 3.1.2 Projecting eaves to the east and west, cast iron gutter and downpipes in fair condition and appear to function well. Rafter feet and roof boards are in fair condition.
- 3.1.3 Minor split to the base of the finial cross noted in the 2007 QI. Although the cross leans out slightly it seems well bedded on its base. To be monitored and any change reported to the Architect. ○
- 3.1.4 3 steps up to the porch. The lower step has shifted slightly but remains stable. No change since 2016 QI.

3.1.5



a) South elevation

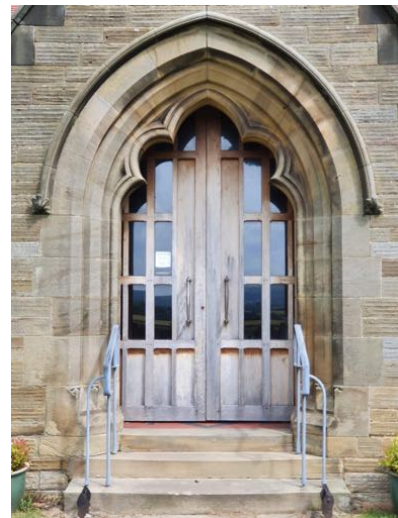


b) Mild erosion starting to occur in the perp joint below the finial cross and apex of the arch doorway.

3.1.6



a) Bottom steps slightly open jointed.

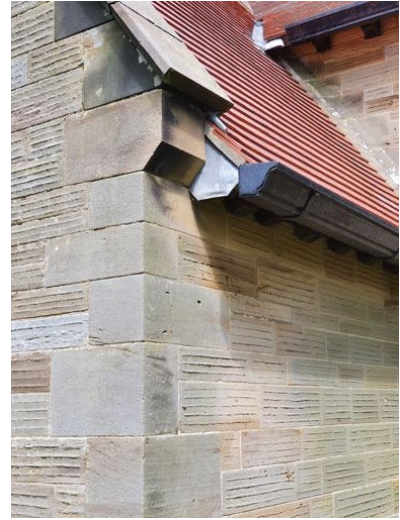


b) Consider painting handrails. Desirable rather than essential.

3.1.6

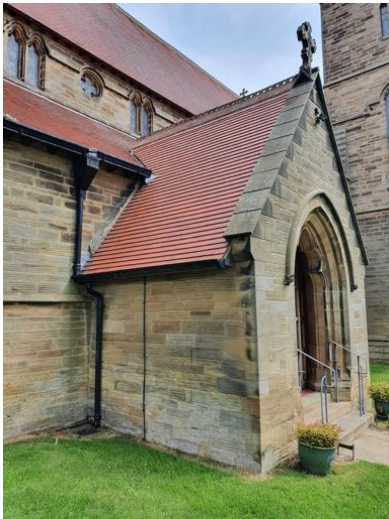


a) Finial cross.

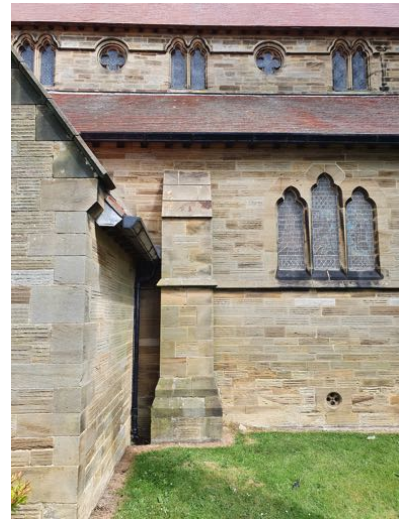


b) Mild erosion to bed joints between quoin stones

3.1.6



a) SW view



b) East elevation/ eaves

3.2 SOUTH ELEVATION – SOUTH AISLE

- 3.2.1 There is a projecting eaves, interrupted by the Porch. Rafter feet and roof boards look in fair condition as do the cast iron gutter and fall pipes. To the east of the porch are 2 sloped buttresses and two 3-light trefoil windows.
- 3.2.2 Masonry and mortar pointing generally in good condition with evidence of some repointing having been carried out in the past.
- 3.2.3 The window panels appear in reasonable condition and are protected by wire guards. Guard fixings have dropped out in places and some which remain show signs of corrosion. If mesh protection is considered necessary fixings should be replaced with non-ferrous material. **2**
- 3.2.4 On the eastern bay there has been quite a significant amount of erosion and staining to the face of the stones through water ingress. The gutter above slopes away from the outlet down to the stop end. This probably causes overspill from the gutter and the wall fabric is suffering. This was noted in the 2016 QI report and the item goes back to the 2007 QI. Remedial work required to the guttering asap as noted elsewhere. Once this matter has been addressed and the area has had chance to dry masonry repair may be advisable.
- 3.2.5 There is possible evidence of historic settlement where the masonry coursing below the string course of the east window distorts. However, the distortion is corrected above sill level.
- 3.2.6 The ventilating stones are above ground and the rising damp has affected the masonry at the base of the wall. No change since the 2016 QI.

3.2.7



a) Mortar has washed from joints on exposed corners.

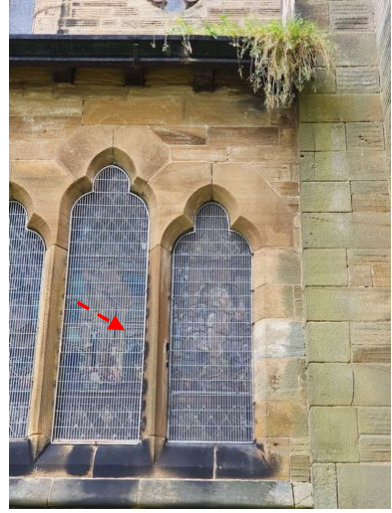


b) Low level masonry is showing some salt deposits and minor erosion due to rising damp

3.2.8



a) Open joints to need to be repointed

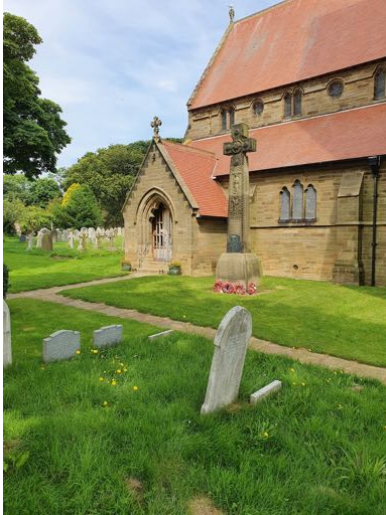


b) Window guard fixings are damaging the mullions. Are window guards necessary?

3.3 SOUTH ELEVATION – NAVE CLERESTORY

- 3.3.1 4 twin lancet trefoil windows with 3 quatrefoil roundels centred between. A continuous string course and hoodmould link each opening.
- 3.3.2 There is a projecting eaves with gutters and fall pipes removed. Rafter feet and roof boards appear in good order.
- 3.3.3 Masonry and mortar pointing in fair condition.
- 3.3.4 The window panels look in reasonable condition. In general, no significant change since 2016 QI report.

3.3.5



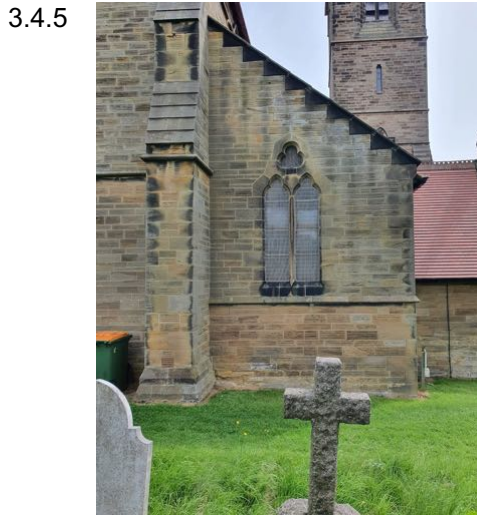
a) South clerestory



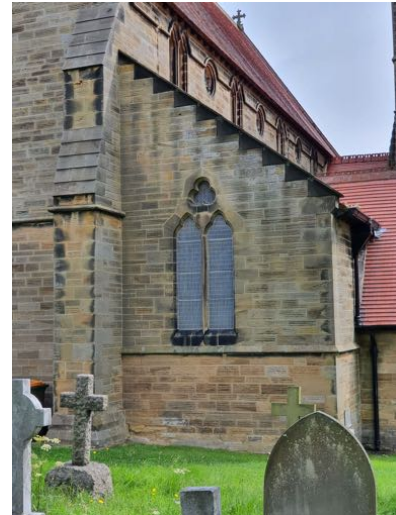
b) South clerestory

3.4 WEST ELEVATION – SOUTH AISLE

- 3.4.1 A mono-pitched gable elevation with coursed coping stones above a centralised window featuring a pair of trefoil lancets and a trefoil roundel with projecting string course below the sill. There is increased erosion at the base of the wall due to dampness from the ground, which to some extent is to be expected.
- 3.4.2 There is some minor mortar loss in the window tracery at the head of the left-hand light. The window features decorative leaded glass, however external secondary glazing and a steel mesh almost entirely obscures its detail. Aesthetically, this is unfortunate.
- 3.4.3 Masonry generally in good condition, however, the coping blocks are open jointed, the mortar having been washed out and there is some light salt staining at high level which suggests dampness is affecting the masonry. This area would benefit from repointing. **2**
- 3.4.4 This elevation has been repointed at various times judging by the different mortars that have been used. An open joint in the sill which continues through the string course below the right-hand lancet suggests some settlement has taken place. The repointing has fallen out on the chamfered plane. This area is vulnerable to moisture ingress and ought to be repointed again. **2**



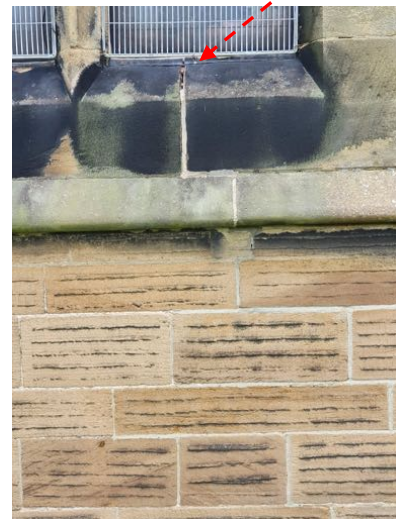
a) West aisle elevation.



b) SW view.



a) Open jointed coping blocks and salt staining.



b) Open joint at cill needs to be repointed.

3.5 WEST ELEVATION – NAVE

- 3.5.1 A gable end with coursed coping and circular finial. There are two sloped buttresses and a central 4-light tracery window with 2 quatrefoils and a central sexfoil. The window has a roll moulded opening and a hoodmould with foliate stops. There are 3 three ventilation lancets above the window and string course below the sill. Waste pipes penetrate the elevation at low level.
- 3.5.2 The masonry and pointing are generally in good condition although the pointing to the coping stone blocks is deeply recessed and should be repointed along with the lower section of the north buttress. **2**
- 3.5.3 At the base of the wall there is some stone erosion which should be monitored and may need attention towards the end of the quinquennium.
- 3.5.4 There is a large settlement crack which runs through the mortar joints from the west corner of the window to the base of the wall. The movement has split masonry blocks as well as the mortar. It is understood that this crack was pointed up between 2002 – 2007, however it has since opened. It is not clear whether this is due to poor quality repointing or continued structural movement. The crack should be repointed and monitored as recommended in 2016. **2**

3.5.5



a) West elevation

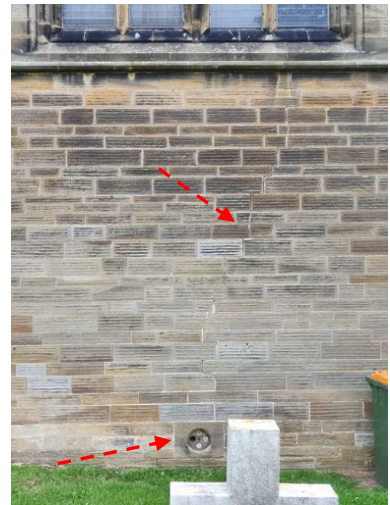


b) Mortar loss to coping blocks

3.5.6



a) Prep and bed joints to buttresses have lost mortar.



b) Longstanding crack below cill.

3.6 NORTH ELEVATION - NAVE

- 3.6.1 There is a projecting eaves with gutter and 2 downpipes. The elevation features four 2-light tracery windows with central roundels. Each window has a hoodmould that is joined to a high level string course. A low level string course links the windows at the sill. The westernmost bay of the north nave wall is windowless and has instead a sloped buttress.
- 3.6.2 Masonry and mortar is generally in good condition with various areas of previous repointing evident. However, the westerly buttress has some advanced mortar erosion and ought to be repointed. **2**
- 3.6.3 The two most westerly windows have vertical cracks beneath the sills which extend down to lower level, cracking generally follows mortar joints, however, the movement has split masonry in places. Repointing has been carried out in the past but the mortar is dropping out. There is also evidence of some movement at the apex of these two windows. These cracks should be repointed with a suitable lime mortar and monitored. **2**
- 3.6.4 Tracery and pointing to all four windows is in fair condition with little distortion in the masonry.
- 3.6.5 The windows have secondary glazing and there is a crack through the secondary glazing of the second window from the west. Repair is desirable rather than essential at this stage.
- 3.6.6 The ventilating stones at ground floor level are clear. Damp at low level has damaged the face of the lower stones. To a certain extent this is inevitable, no action required at this stage.
- 3.6.7 The guttering, fall pipes and gullies appear to be functioning adequately.

3.6.8



a) North Elevation

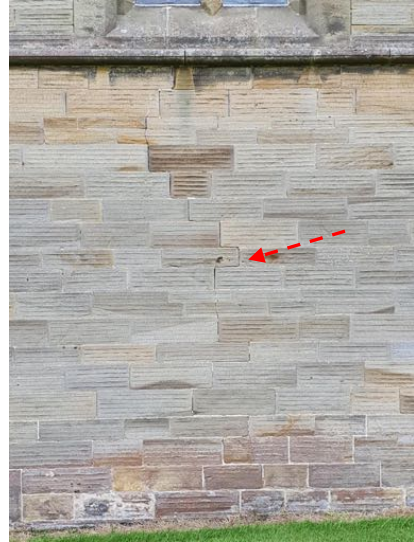


b) Buttress requires repointing

3.6.9



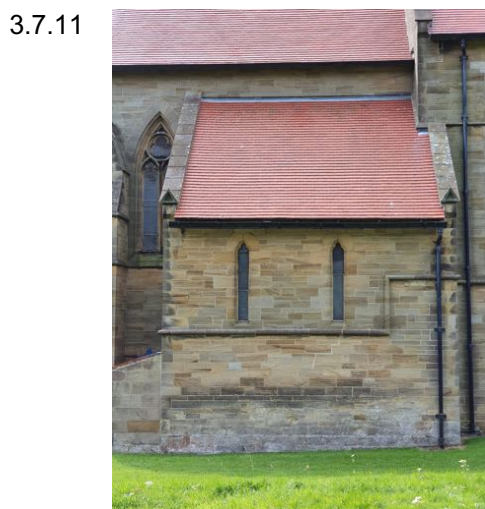
a) Exterior secondary glazing is cracked



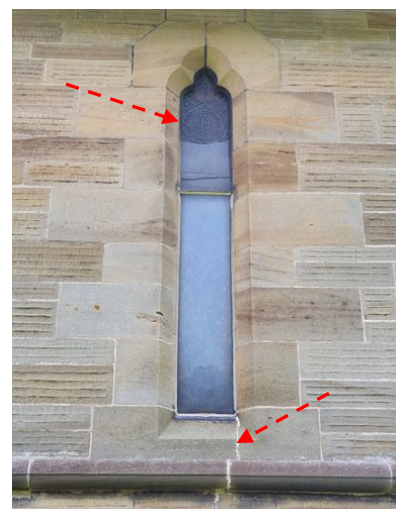
b) Crack has been repointed and the old replacement mortar has fallen out. Repointing required.

3.7 ORGAN CHAMBER

- 3.7.1 The organ chamber adjoins the Chancel to the north, it has a lean-to roof, abutments to the east and west and projecting eaves to the north fitted with a gutter and single downpipe. The north side has 2 lancet windows with a stepped string course below the sills.
- 3.7.2 In general masonry and pointing is in good condition, however, rising damp affects the lower masonry.
- 3.7.3 There is a settlement crack to the westerly window which has been repointed although some of the repointing is missing.
- 3.7.4 The upper section of secondary glazing is broken and should be repaired as a matter of maintenance. **M**
- 3.7.5 On the eastern gable there are open joints around the coping stone blocks and these ought to be repointed. **2**
- 3.7.6 The cast iron guttering and fall pipe are in good condition, however, the gutter droops at the east end which will prevent rainwater discharging properly. This doesn't appear to be having any detrimental effects but should be corrected. **2**
- 3.7.7 The doors to the 'lean-to' shed are heavily weathered and hinges are corroding. Consider refurbishing doors. **5**
- 3.7.8 The shed creates a small enclosure against the chancel and north buttress which is prone to collecting debris. This should be regularly cleared out to prevent material building up against the chancel/ organ loft walls.
- 3.7.9 It is noted that the ventilation grille on the east face of the Choir Vestry is closed and heavily corroded. This may be preventing adequate ventilation internally and should be repaired/ refurbished to ensure air flow. **2**
- 3.7.10 On the west elevation of the Choir Vestry there is a ventilation grille in cast iron which is heavily corroded and falling to pieces. The ventilation route is being used to discharge drainage from the sink. Repair is needed. **2**

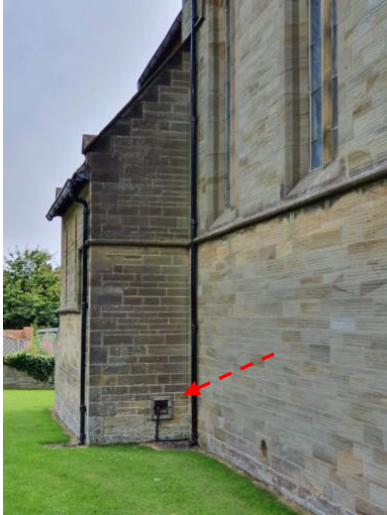


a) Choir Vestry

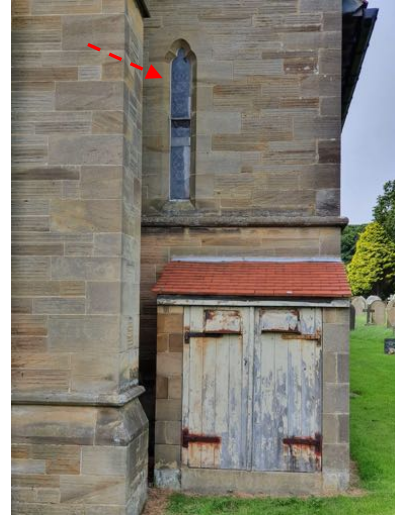


b) Repointing and broken secondary glazing

3.7.12



a) Repair ventilation grille



b) Weathered doors and corroded hinges. Broken secondary glazing.

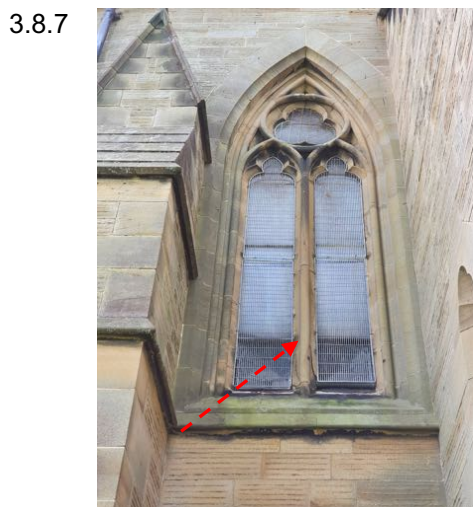
3.8 CHANCEL

- 3.8.1 The Chancel is apsidal, has a high plinth and a string course at window sill level joining the five pointed arched windows, each with 2-lights and a central quatrefoil. The windows are separated by 4 sloping, radial buttresses with gabled heads. The Chancel has projecting eaves with continuous gutter and 2 downpipes adjacent to the north and south buttresses.
- 3.8.2 As noted elsewhere the masonry and mortar are generally in good condition with some re-pointing carried out in the past. However, below the string course to the south side there are some areas of pronounced stone erosion, particularly where the fallpipe is located. This area has been repointed in the past, however, the extent of erosion in several blocks has accelerated and undermined the repointing. The PCC should prepare to carry out a small programme of stone repair in this area within the next quinquennium as recommended in the 2016 QI report. **4**
- 3.8.3 At low level on the southern buttress to the apse, a pocket of stone appears to have been removed. This should be repaired. **4**
- 3.8.4 The tracery and pointing to the Chancel windows are in fair condition with the exception of the north window. The central mullion to the north window has a vertical crack at its base where the surface layer appears to have delaminated. This is likely a result of the fixings which secure the mesh window protection starting to corrode and expand within the stone. **2**

The mesh needs to be carefully removed and tracery repaired. Consideration should be given to whether mesh protection is actually required. If so the mesh should be secured using stainless steel or other suitable fixings.

A specialist mason and glazier will need to be consulted in order to determine the full scope of this work and associated costs.

- 3.8.5 The secondary glazing is missing in the lower section of both lights to the north window.
- 3.8.6 East elevation of Chancel Arch wall - The masonry and pointing looks in fair condition. It is understood that a new finial stone was installed when the roofs were re-laid in the 1990's.



a) Masonry repair needed



b) NE view

3.8.8



a) Apsidal east end

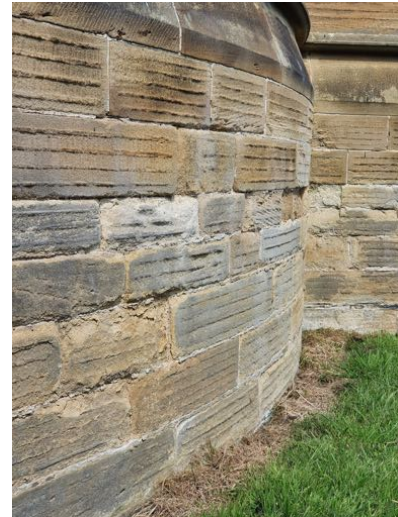


b) Salting due to rising damp is causing erosion in the plinth

3.8.9



a) View from the SW



b) Masonry and mortar erosion

3.8.10



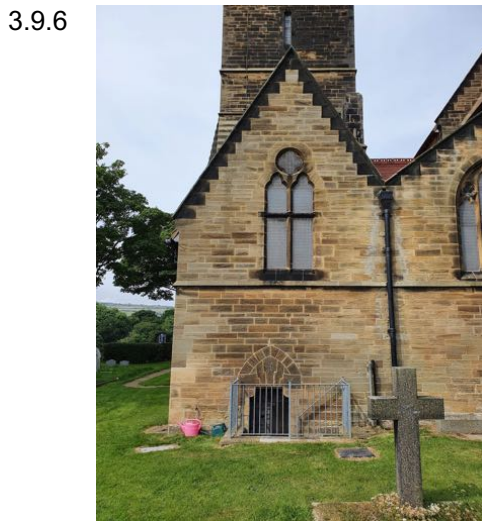
a) Repointing and mortar repair required,



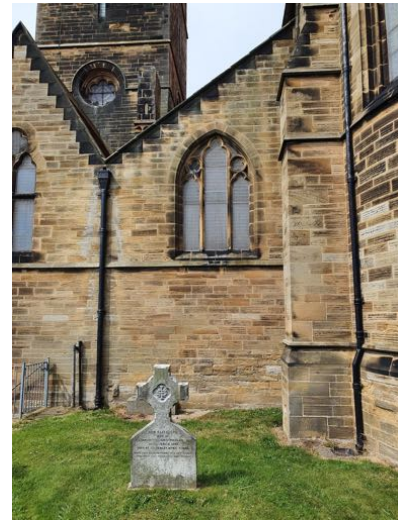
b) The use of inappropriate mortar for previous repairs is probably contributing to the masonry erosion starting to develop.

3.9 EAST ELEVATION – CHAPEL & VESTRY

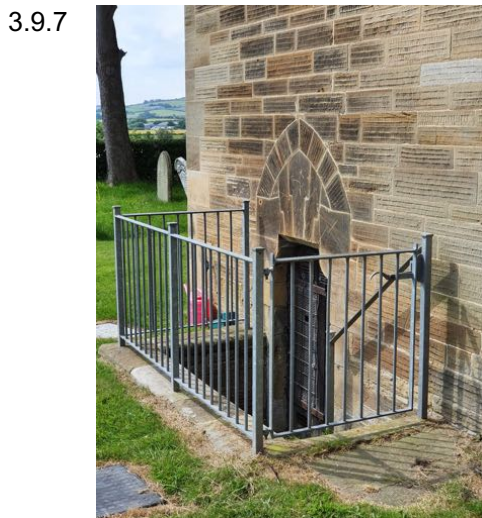
- 3.9.1 The 3 light window in the east end of the lean-to south aisle corresponds to where the Chapel is located. The vestry adjoins and has a duo-pitched gable end with a 2-stage, 2-light window, quatrefoil above and access to the basement door beneath a joggled lintel.
- 3.9.2 Masonry and pointing in reasonable condition except at low level below the chapel window. Here the masonry is losing its face and it appears as though cementitious mortar has been used to repoint in the past which has probably contributed to this condition. This area should be repointed with a suitable lime mortar. **4**
- 3.9.3 A small fracture in the mullion to the Chancel window was noted in the 2007 QI. It is of no concern at this stage but should be monitored. Ideally the crack would be repaired. **5**
- 3.9.4 The fallpipe on the eastern face appears well fixed. The masonry around the fallpipe is stained with minor mortar loss which indicates the hopper is leaking. This should be investigated as part of routine maintenance as noted elsewhere.
- 3.9.5 Stepped access to the basement is secured with a galvanised metal handrail. The copings that secure the hand rail have been repaired since the last QI report in 2016.



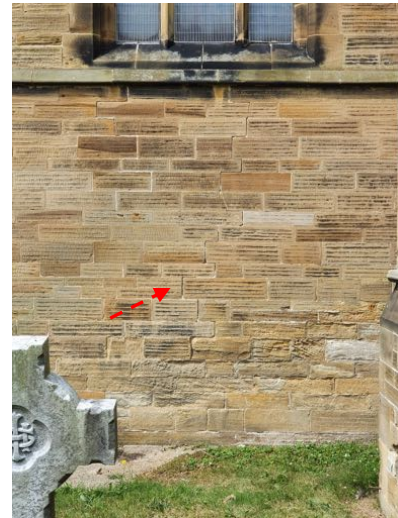
a) The Vestry



b) The Chancel



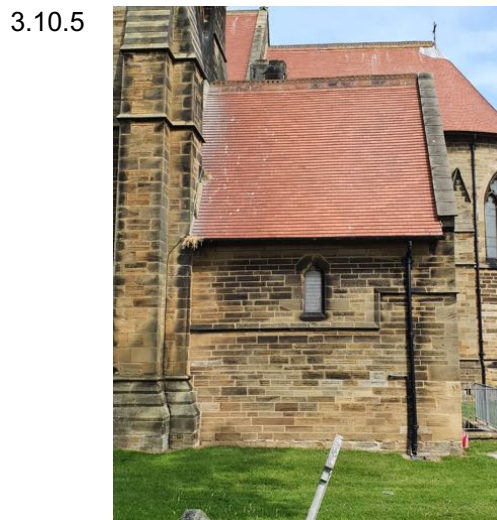
a) Basement Access



b) Crack below Chapel window

3.10 SOUTH ELEVATION - VESTRY

- 3.10.1 A simple elevation that abuts the east side of the tower with central lancet window and stepped string course.
- 3.10.2 The masonry and pointing is generally sound although there is some minor erosion at wall base level. No change since the previous 2016 QI report.
- 3.10.3 There is a projecting eaves with exposed rafter feet and roof boards. All look in fair condition from ground level. The cast iron gutter looks reasonable, fall pipe is well fixed and the gulley is clear.
- 3.10.4 The window is protected by secondary glazing and a wire guard is in place, though secondary glazing is broken.



a) Vestry north window



b) Vestry north elevation

3.11 TOWER

- 3.11.1 A 4 stage tower with pitched roof and gable ended to the east and west. There is a south door with decorative strap hinges in a multi-moulded surround with a foliate stopped hood mould. The tower has orthogonal buttresses that extend mid-way up the second stage. Lancet window to the south of the 2nd stage with roundels east and west. The 3rd stage has central lancet to each side and the Bell Chamber has a large 2 stage twin trefoil lancet to each side with timber louvre infills. The 2007 QI report recorded that the upper section of the tower was repointed in the mid 1990's.
- 3.11.2 Masonry and mortar pointing generally in fair condition. However the mortar is weathering back quite significantly in some areas including to the Bell Chamber openings, the buttresses, voussoirs to entrance doorway. The PCC should plan a programme of repointing for the Tower during the next quinquennium. **4**
- 3.11.3 Generally, the window openings on the western and southern side look in good order, however, there is a small, stepped crack above the south facing 3rd stage lancet which ought to be repointed.
- 3.11.4 A lightning conductor is present to the east elevation and appears to be in good order.
- 3.11.5 Strap hinges to the principal south door require redecoration. **5**

3.11.6



a) West elevation.



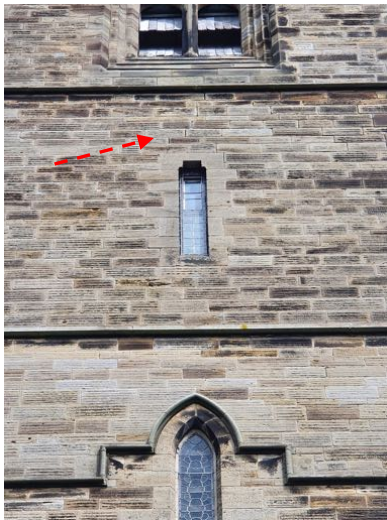
b) SW view

3.11.7



a) West elevation

3.11.8



a) Crack to be repointed

b) SW view



b) South elevation

3.11.9



a) Voussoirs are losing mortar and becoming open jointed.



b) North Transept

3.11.10



a) Steps would benefit from repointing.



b) Mortar is washed out of joints and ought to be repointed.

4.0 INTERIOR

4.1 SOUTH PORCH

- 4.1.1 The settlement through the principal arch to the church doors has caused slight displacement to one of the voussoirs stones at the apex. The stepped crack above the apex has been repointed in the past but has opened up. No significant change since the 2016 QI. To be monitored.
- 4.1.2 The walls of the porch are in fair condition. There is a truss rafters and the wall plates are in good condition, there are no signs of recent beetle activity in the timberwork. The principal church doors are weathered, redecoration would be desirable but are in good order.
- 4.1.3 The tile floor is generally sound, though there are a couple of open joints and cracked tiles amongst them. No change since the 2016 QI report.
- 4.1.4 It is understood that in 2012 the inner porch was removed and new outer porch doors introduced.
- 4.1.5 The stepped entrance prevents independent wheelchair access. The PCC should consider how this issue might be improved. **5**
- 4.1.6 Crack at the base of the left-hand jamb of the entrance door when view from the porch. No change since 2016 to be monitored.

4.1.7



a) Porch doors



b) Open perpendicular joints and surface erosion caused by rising damp.

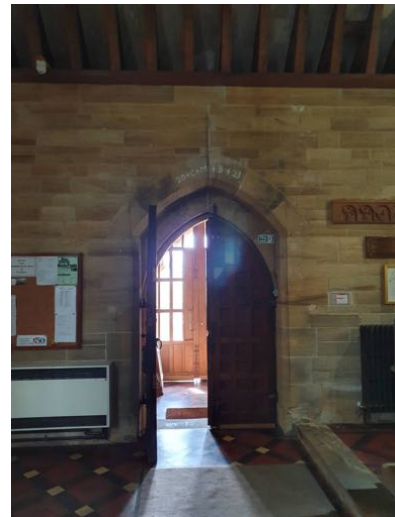
4.2 SOUTH AISLE

- 4.2.1 The south aisle is clear of pews and has two arched buttresses which support a 3-bay colonnade open to the Nave. Columns are octagonal with floral carvings decorating the capitals. All masonry and pointing in reasonable condition.
- 4.2.2 The font is located in a raised baptistry at the west end of the south aisle in front of the west window. There is some staining to the masonry at the head of the window which could be historic and a result of roof defects prior to the 1993 refurbishment. No change noted since the 2016 QI report.
- 4.2.3 Some evidence of settlement within the tracery to westerly south aisle window. Monitor.
- 4.2.4 The easterly window to the south aisle has some minor displacement to its relieving arch and the masonry below the wall plate is slightly eroded. No significant change noted since the 2016 QI report.
- 4.2.5 To the east end of the aisle before the tower there are signs of salting and the masonry is stained at high level. This was noted in 2016 but has significantly worsened. This is very likely due to the misaligned gutter that is now blocked with vegetation and overflowing. Gutter clearance and repair are recommended as urgent elsewhere in this report.
- 4.2.6 The South Aisle roof has a double purlin roof between the arched buttresses which carry the rafters. All timber is generally in good condition.
- 4.2.7 The ceilings are plastered panels between the timbers and are in reasonable condition **2** except in the southeast corner where some material has been lost and the lath is exposed. This should be repaired.
- 4.2.8 Clay ceramic tiles cover the floor. All in fair condition although some salting is noted near the external wall where defective guttering is currently a problem. To monitor.

4.2.9



a) Font at west end

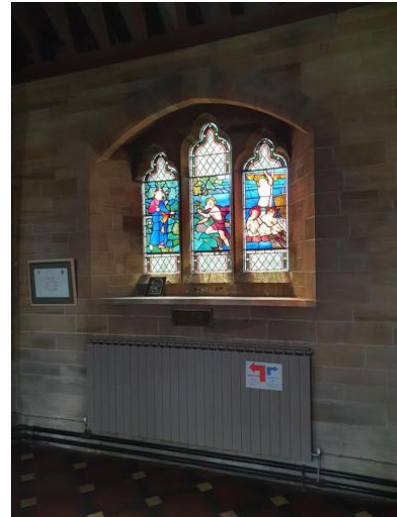


b) South entrance door

4.2.10

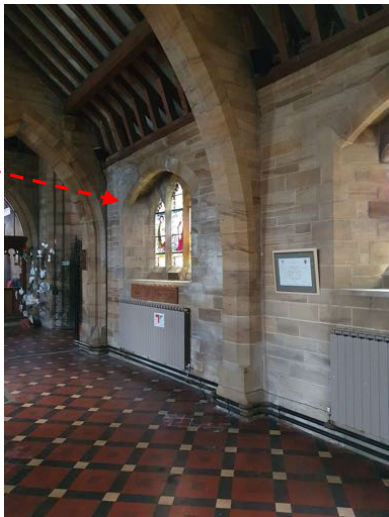


a) View to the east

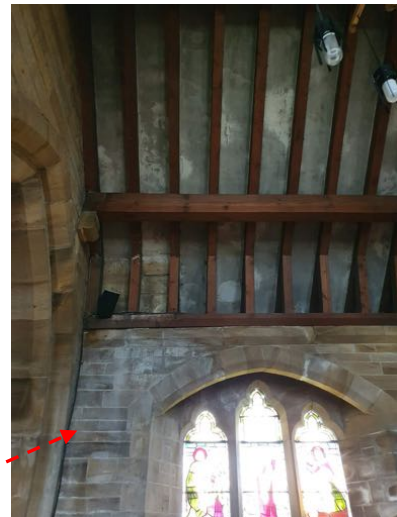


b) Typical aisle window

4.2.11



a) Salting concentrated in easternmost bay



b) Salt staining and defective ceiling panels.

4.2.12



a) Mild salt deposit on floor tiles



b) View towards the west end

4.3 NAVE

- 4.3.1 The nave has a 4 bay arcade to the south which is open to the aisle and tower base with clerestory windows above all of which is in good condition.
- 4.3.2 Free standing dark stained pews are arranged either side of a central aisle. At the west end pews have been cleared and reoriented to form a 'childrens' corner'. The west end has been reordered to introduce a WC and servery facilities concealed within an oak panelled enclosure either side of the organ. All in good condition.
- 4.3.3 On the whole walls are in good condition. However, there is settlement evident in the north wall where masonry and mortar joints below the most westerly window have cracked. This is reflected in the external masonry. There is no significant change since the 2016 QI but this situation should be monitored.
- 4.3.4 The lower walls are affected by rising damp. This is not severe and hasn't worsened since the 2016 QI report.
- 4.3.5 The chancel arch is in good condition but rising damp has affected the chancel steps and the chancel arch bases.
- 4.3.6 The Nave roof has timber scissor trusses with a kingpost and look in good condition. Access was not gained to wall plate level and close examination of the timber was not made. Ceiling panels would benefit from redecoration.
- 4.3.7 The floor tiling in the aisle is continued into the Nave and it all in fair condition. There are cast iron and brass ventilation grilles set flush in the surface.

4.3.8



a) West end



b) Open colonnade to the south aisle

4.3.9



a) View towards the Chancel



b) South aisle viewed from the Nave

4.3.10



a) View into the Tower base from the Nave

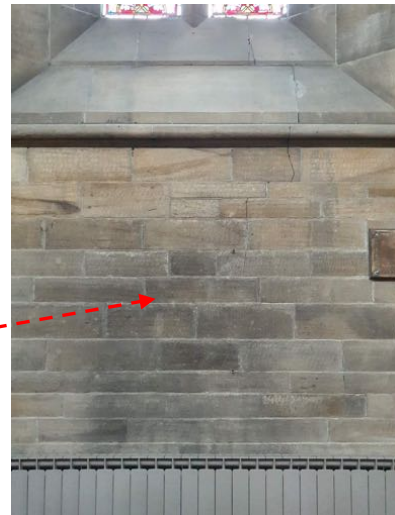


b) East end of the Nave viewed from the Tower.

4.3.11



a) Fine carving to the colonnade.



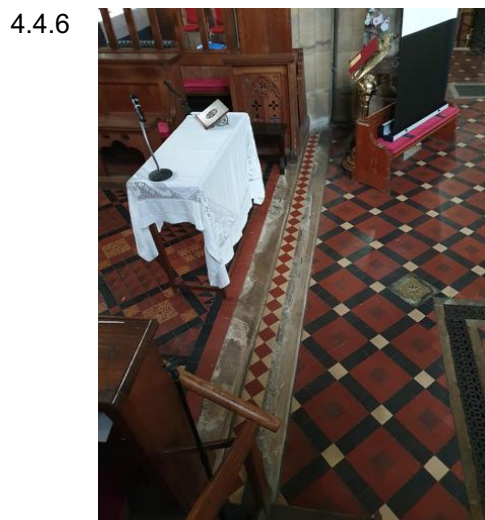
b) Crack below the Nave north window cill

4.4 CHANCEL & SANCTUARY

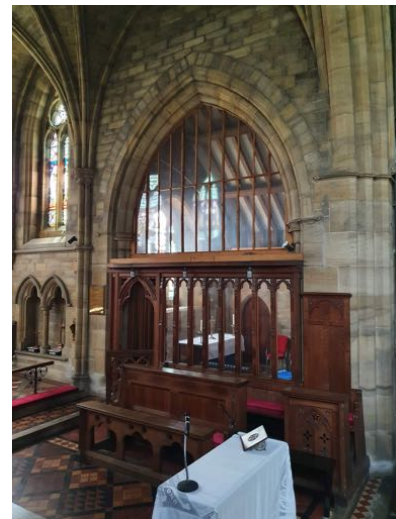
- 4.4.1 The Chancel is raised 2 steps above the Nave with choir stalls in a collegiate arrangement. The apse is raised a further 2 steps above this level where the Altar is located and raised by a further step. The south side of the apse has an inset piscina beneath a cinquefoil arch with a hoodmould, and a pair of inset trefoil-headed sedilia beneath a continuous hoodmould.
- 4.4.2 All masonry and pointing in this area are in fair condition including the stone ceiling ribs and vaults. The central mullion to the north apse window is defective and has been repaired in the past. This needs to be reviewed in conjunction with the external repairs recommended elsewhere in this report.
- 4.4.3 There is evidence of dampness in the Chancel and Sanctuary steps and in places the tiled floor is uneven and sounds hollow. Any loose tiles should be reset. **M**
- 4.4.4 The stone surround to the Altar step has been forced out, probably due to heave or settlement, breaking the iron cramps on both sides. Although uneven the floor is not considered to be dangerous if traffic is kept to a minimum and the risks are highlighted to those using the space. However, any changes should be reported to the Architect.
- 4.4.5 In summary, the Chancel/ Sanctuary floor is significantly defected. The uneven surfaces are potentially hazardous although this issue appears to be managed sufficiently. **2**

The next concern is the visual impact. The design of the floor is an impressive feature but the aesthetic impact is severely diluted due to the damage caused to the fabric by exposure to moisture and perhaps some settlement.

The cost of investigating and repairing the floor could be significant. However, due to the architectural significance of the church a full restoration of the floor in the Chancel/ Sanctuary would be justified. It is recommended that the PCC start to explore the technical and financial feasibility of refurbishing the Chancel/ Sanctuary floor.



a) Chancel steps shows moisture damage

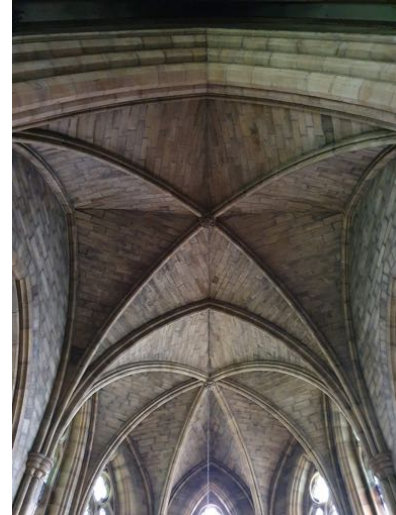


b) Choir stalls and screen separating the Chancel and Chapel

4.4.7



a) Sanctuary



b) Stone vaulted ceiling over the Chancel and Sanctuary

4.4.8



a) Sanctuary and Altar

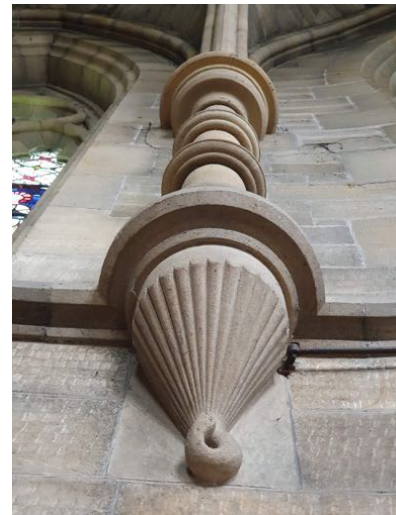


b) Retablo set against the apse wall

4.4.9

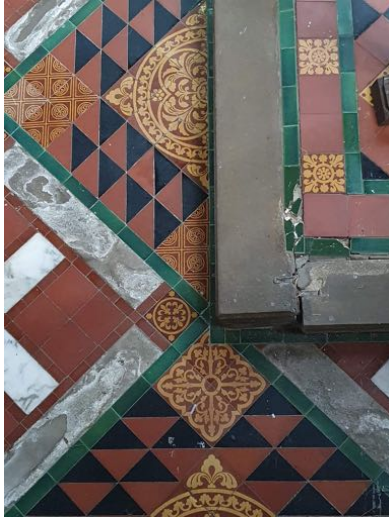


a) North apse window central mullion has been repaired but shows signs of continuing erosion that reflects the location of external masonry defects

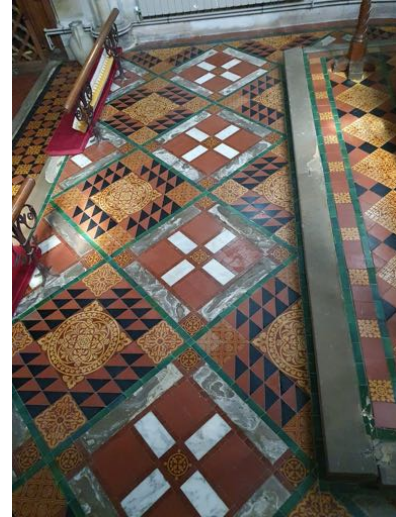


b) Fine carving to pilaster corbels

4.4.10

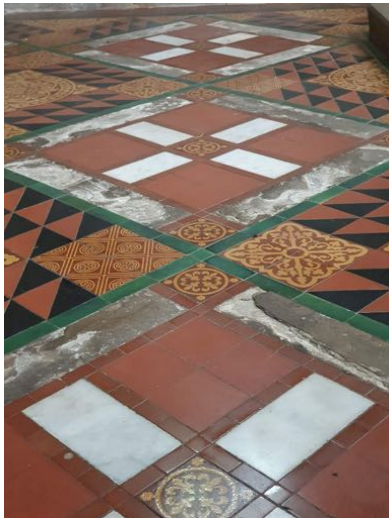


a) Altar step is severely displaced

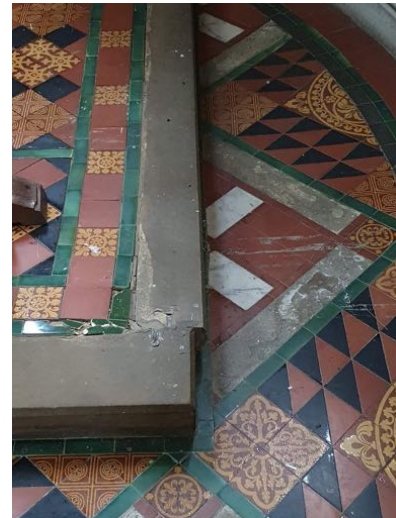


b) Moisture damage is concentrated in the sandstone inserts. The ceramic tiles appear more resilient to rising damp.

4.4.11

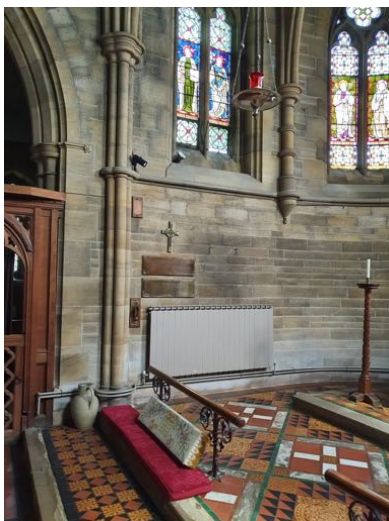


a) Sanctuary floor detail



b) Altar step displacement.

4.4.12



a) Altar rail



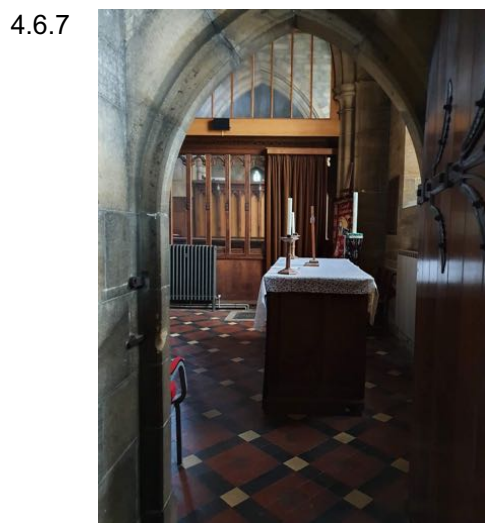
b) View from the Chancel to the west end.

4.5 ORGAN CHAMBER/ CHOIR VESTRY

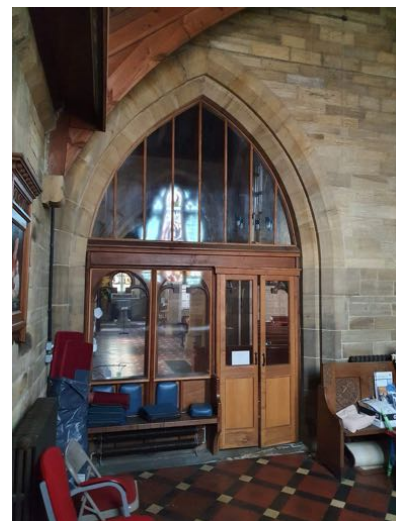
- 4.5.1 This space is fitted out with built-in storage and sink unit which conceals most of the external walls at low level from inspection. There is a raised timber floor which lifts the Vestry 1 step above the Chancel.
- 4.5.2 There is some displacement evident to the head stone of the two north windows which corresponds to movement identified externally in Section 2. No significant change since 2016.
- 4.5.3 The timber boarded floor in the organ chamber/ vestry appears in fair order.

4.6 SOUTH CHAPEL

- 4.6.1 The chapel is enclosed on the west and north side with glazed timber screens which are in fair condition.
- 4.6.2 To the south wall there is a doorway connecting to the vestry. Along the line of the flue serving the fire in the adjacent Vestry the mortar joints are more eroded and the walling stones are stained. No significant change since the 2016 QI report.
- 4.6.3 There are salt deposits at high level in the east corner of the south wall. This is where a valley gutter is formed between the Chapel and Vestry roofs. The salts should be brushed off and the area monitored to see if they reoccur. It is noted elsewhere that an external inspection of the valley gutter is required. **2**
- 4.6.4 The east facing window of the chapel shows signs of settlement at the sill where mortar joints and masonry have cracked. This coincides with movement cracks externally and was noted in 2016, there is no significant change.
- 4.6.5 The saddle bars in the east window appear to be corroding and causing damage to the stone mullions. This situation will continue to worsen and over time could effect the structural integrity to the tracery and damage the glass. A suitably experience Mason and Glazier will need to be appointed to replace the saddle bars in stainless steel or bronze and repair the damaged masonry. It may be possible to 'tip' the saddles bars rather than undertake a full replacement. Specialist glazier to advise. **2**
- 4.6.6 Timber trusses, purlins and rafters appear in fair condition. The ceiling panels have been decorated and the finish is all in order except for some minor blemishes at the interface with the south wall, this could be due to moisture escaping from the valley gutter.



a) View through the doorway from the Vestry



b) Aisle screen

4.6.8



a) Chancel screen

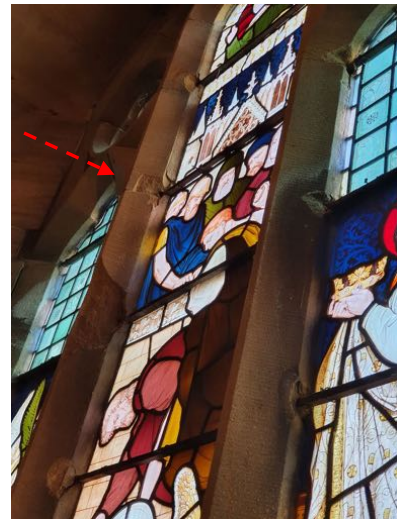


b) Salt deposits to be brushed down

4.6.9



a) East window.



b) Masonry damage most likely due to corrosion in the saddle bars.

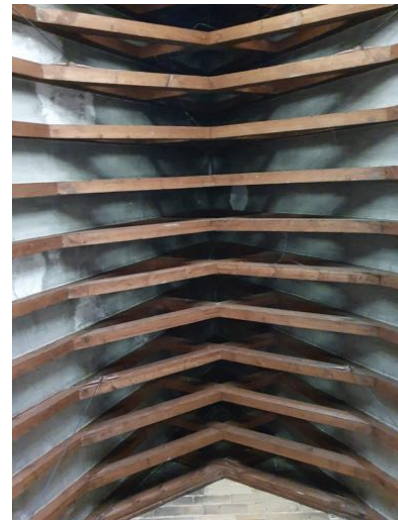
4.7 VESTRY

- 4.7.1 The walls are generally in good order. Settlement over the south window is long standing and no change noted since the previous 2016 QI report.
- 4.7.2 The north wall shows some masonry erosion along the line of the flue and below the outlet to the valley gutter. It is understood that the flue is now lined and the gutter has been removed.
- 4.7.3 Floor tiles all in reasonable condition, no change since the previous inspection.
- 4.7.4 The timber scissor truss rafters look in good condition and from floor level there are no signs of recent beetle activity. The ceilings would benefit from decoration as noted elsewhere.
- 4.7.5 The oak doors are in good condition. No signs of recent beetle activity were noted in the timberwork or the furnishings.

4.7.6

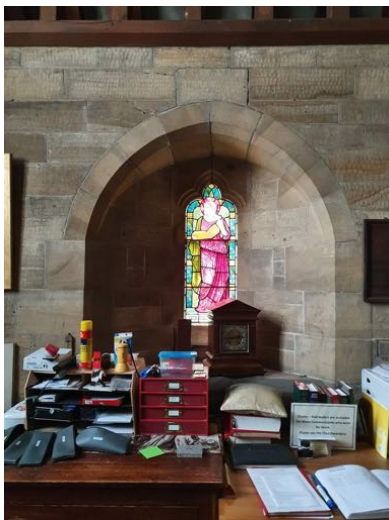


a) Entrance from tower base. Historic staining/ funnel marks at high level. Fireplace in right of photo.

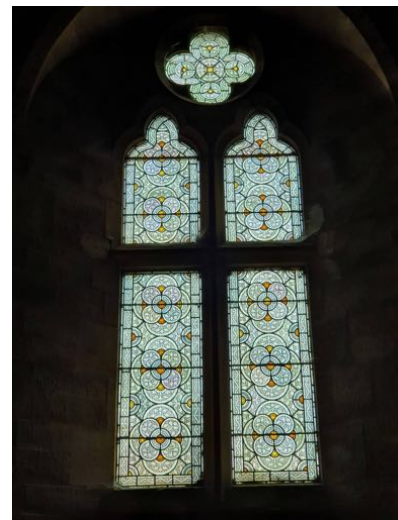


b) Scissor truss roof

4.7.7



a) South window

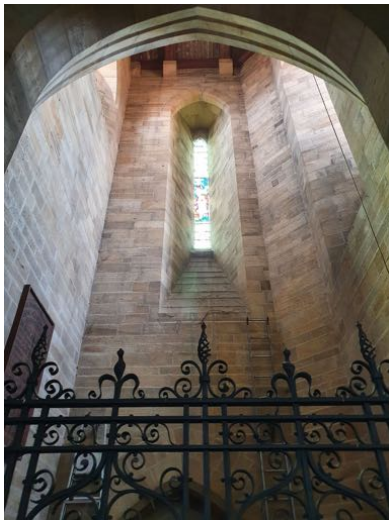


b) East window

4.8 TOWER BASE

- 4.8.1 The walls are all in good condition with no obvious structural settlement. There is evidence of much water ingress through the ceiling boards but the stone corbels, walls and principal timbers look in good condition, as per the 2016 QI report.
- 4.8.2 The wall bases, especially around the south door show signs of rising damp causing some erosion to masonry and mortar loss. No significant change since 2016 inspection.
- 4.8.3 The floor tiles look in good condition and are all generally sound. Hazard warning tape has been applied to the nosing of the steps between the Tower and Nave.
- 4.8.4 New electronic controls for the bells have been installed on the east wall
- 4.8.5 Spiral Stair - The settlement crack at the top of the stair has been repointed and the mortar has cracked. No significant change since 2016. Monitor.
- 4.8.6 New rope handrail installed since 2016. One of the brackets is broken and needs to be replace/ repaired. **2**

4.8.7



a) South window

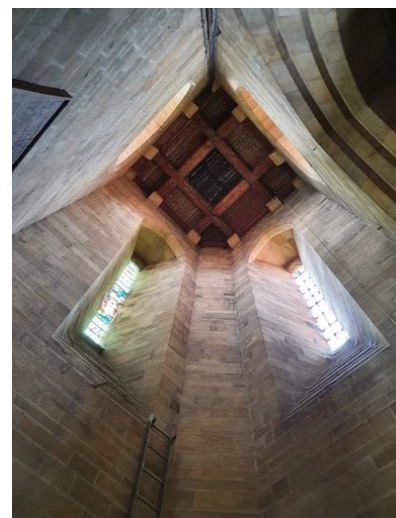


b) Turret access

4.8.8



a) Tower base



b) Ceiling/ floor of ringing chamber

4.8.9



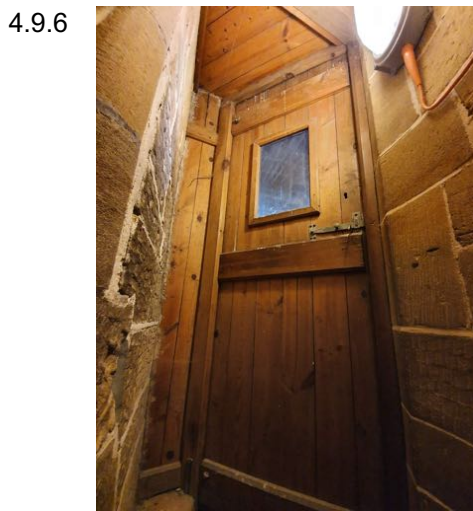
a) Rope handrail



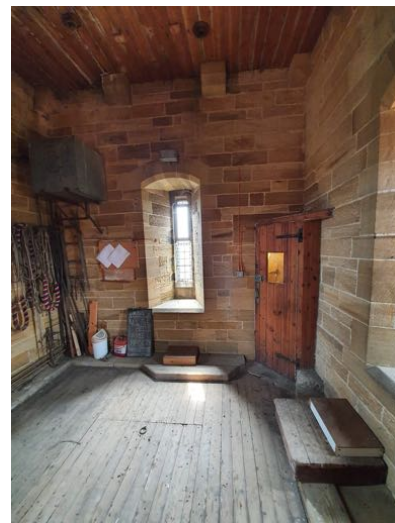
b) Turret steps are clear and even.

4.9 RINGING CHAMBER

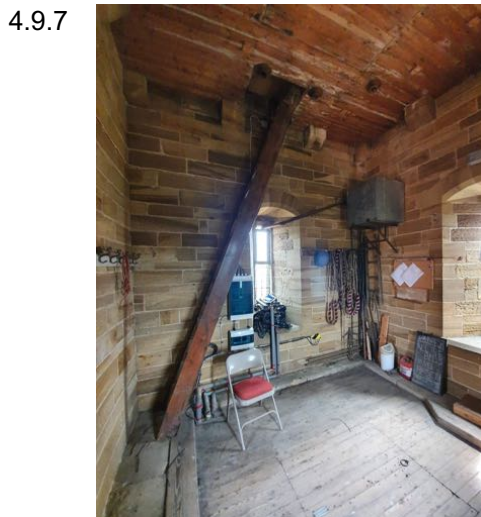
- 4.9.1 The masonry walls and the stone corbels supporting the bell frame appear in fair condition. Windows on all four sides are also in reasonable condition.
- 4.9.2 There is clear evidence of beetle activity in the ceilings boards although this appears dormant. No noticeable change since 2016.
- 4.9.3 The ceiling is boarded and there is heavy staining at the hatch up to the belfry. This has probably been caused by water ingress through louvres.
- 4.9.4 Hatch is difficult to open, new hinges or a counterweight mechanism would be a desirable improvement. 5
- 4.9.5 The cold water storage tank is accessible and secure on the walls.



a) Ring chamber door at the top of the stair



b) Turret door to the righthand side.



a) Fixed ladders are adequate



b) Hatch to belfry is awkward to open. Note stained ceiling boards.

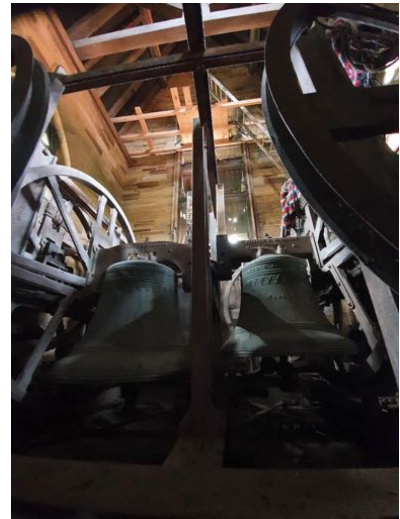
4.10 BELFRY

- 4.10.1 The masonry walls are showing signs of erosion and mortar loss in places. Areas of the Belfry have been repointed with cementitious mortar which is probably contributing to the erosion where it occurs. In many areas the cement mortar is dropping out due to poor installation technique. Whilst it is desirable that the cement mortar is removed and the Belfry repointed it is not considered essential at this moment. **5**
- 4.10.2 The softwood purlins, king post truss and rafters appear to be in fair condition, the roof is felted and from the position of the bell frame, there are no obvious signs of beetle activity in the roof timbers. However, it is noted that the centre post of the truss is split at its base and the bottom chord is also split where an iron bolt fixing connects the two. Advice from a suitably experience structural engineer should be sought. **2**
- 4.10.3 All belfry openings are infilled with timber louvres and have bird mesh fitted. The mesh is robust and in reasonable condition, however, nests have become well established between the louvres and the mesh. Ideally the nests and debris would be removed with due consideration of breeding seasons although there is no great detriment cause at this time. **5**
- 4.10.4 The DAC Bell Advisor issued a report in 2015 updating previous advice from 2002. Amongst other urgent items this draws attention to the fact that the current bell installation has a greater weight than that of the original and concerns that this could cause structural damage have been raised. It is noted that the recommendations of the Advisors report are currently under consideration by the PCC.
- 4.10.5 Parts of the bell frame are heavily corroded and it is understood that work to rub-back and redecorate the metalwork is due to be carried out in the coming weeks following this inspection.
- 4.10.6 Ensure safe access to the roof hatch from belfry. **5**

4.10.7



a) Bells

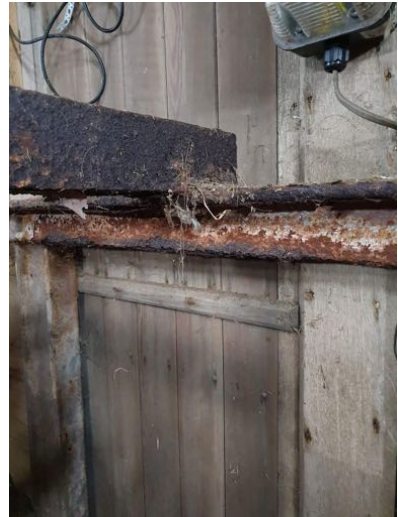


b) View from the access hatch

4.10.8



a) Bell frame corrosion

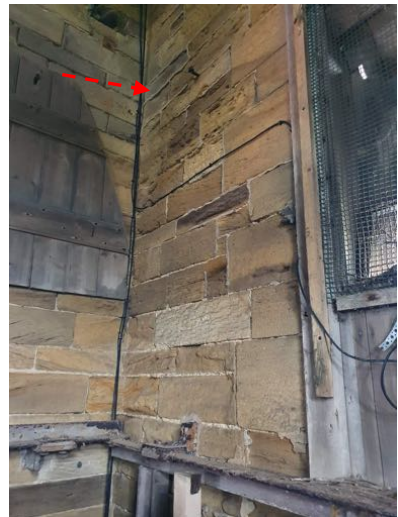


b) Bell frame corrosion

4.10.9



a) Note the light grey cement based mortar



b) Surface erosion to masonry

4.10.10

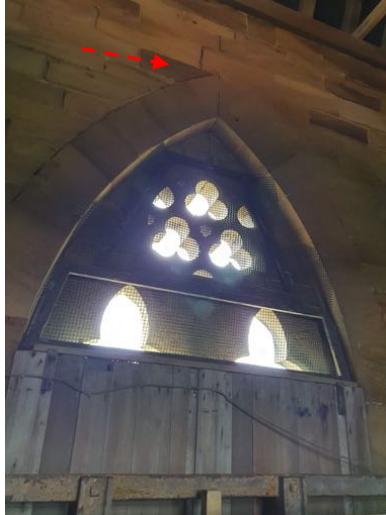


a) Roof structure

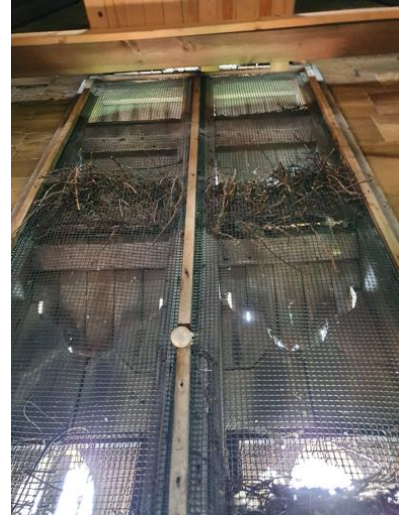


b) Split at the base of the centre post and to the underside of the bottom chord.

4.10.11



a) Typical Belfry opening. Stepped crack in mortar joint at the head of belfry opening

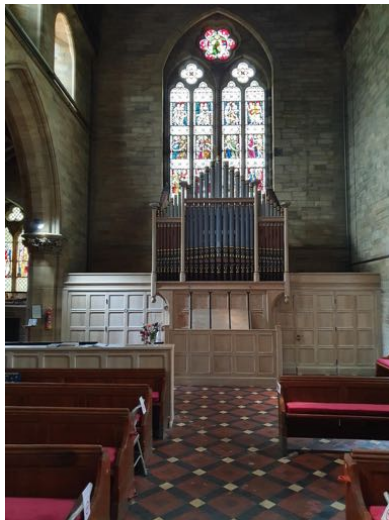


b) Nest established between louvres and mesh.

4.11 KITCHEN, WC, FURNISHINGS & FITTINGS

- 4.11.1 A disabled accessible unisex WC and small kitchen have been incorporated either side of the organ at the west of the Nave and are concealed behind oak panelling. The joinery and facilities are all in good condition. There is evidence of some salt deposits on the tile floor finishes and minor erosion at the base of the wall which should be monitored and any changes reported. O
- 4.11.2 No signs of recent beetle activity or decay were noted in any of the furnishings or fittings throughout the church. The oak choir stalls and porch screen and porch vestibule are in fair condition.
- 4.11.3 Much of the oak work is understood to be from the local Whittaker studio in Littlebeck.
- 4.11.4 It is understood that a set of five original altar frontals, possibly designed by Street, conserved by the aid of a grant (mid 2000's) are currently stored in an inadequate box within the organ loft/ vestry
- 4.11.5 The floors are solid, ventilation ducts extend to brass open-and-shut grilles in the floor. The building is tall and generally ventilation is not considered to be a problem.
- 4.11.6 Memorials & Monuments - There are a number of brass memorials on the wall and all look in reasonable condition. None of the fixings appear to have been affected by dampness within the wall. The two bronze memorials on the north wall are in good condition and the stone surrounds show no deterioration.

4.11.7



a) Organ with WC and kitchen facilities conceal behind oak panelling at either side.

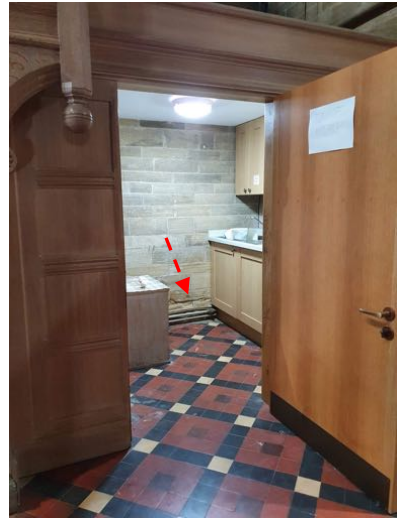


b) Organ

4.11.8

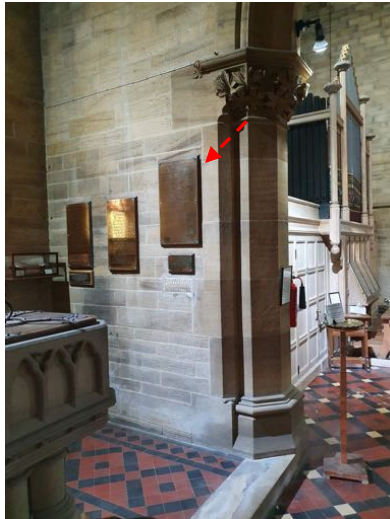


a) WC – Salt deposits of tiled floor

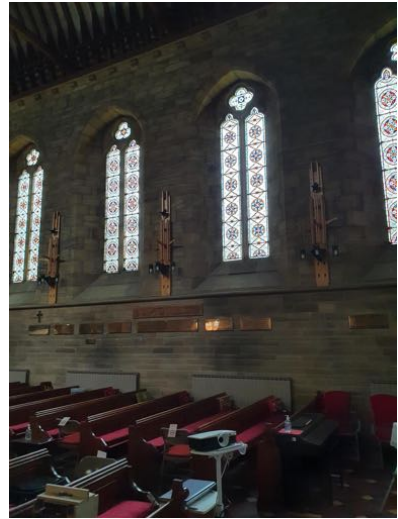


b) Kitchen – minor erosion to the base of walls

4.11.9



a) Brass memorials in SW baptistry



b) Brass plaques/ memorials of north wall of the Nave.

4.12 BOILER HOUSE

4.12.1 It is thought that an underground stream runs below the east end of the church and the basement has a history of relatively frequent flooding. In early 2021 a new sump pump was installed and a low flood wall was built to provide further protection to the boiler should any severe flooding occur and the pump becomes inundated. A new drainage connection out of the basement was also established.

4.12.2 The surface finish to the brick vault is starting to deteriorate. It is unclear what the finish is, possibly some sort of bitumen coating to prevent dampness penetrating the masonry? It is unclear that the coating provides any benefit to the fabric. It may actually prevent the fabric from breathing and contribute to moisture retention? For this reason, there is no recommendation to reapply any coatings. However, it would be useful to know what the finish is and be able to discount the possibility that its deterioration could prevent a health hazard. The PCC should investigate. **2**

4.12.3 The chamber contains fire extinguishers which should be regularly checked.

4.12.4 The boiler is an Ideal Victory model, the gas supply comes from the gas meter in the northeast corner of the vestry above. The concrete base of the boiler appears sound and although the walls are clearly effected by damp they are in reasonable order.

4.12.5



a) The basement door is rather dilapidated but functional.



b) New pump and flood wall

4.12.6



a) Surface coating to brick vault is breaking down



b) Walls and floor are damp for much of the year.

5.0 CHURCHYARD

- 5.1.1 General – The churchyard slopes upwards from south to north. A public highway runs along the south boundary and, in places, the churchyard is retained by the boundary wall some 1.5m above the road.

A private driveway off the road delineates the west boundary along with a stone wall which curves and provides access to the extended burial ground to the north.

The east boundary has the same wall construction and separates the churchyard from private residential properties.

- 5.1.2 As part of routine maintenance headstones to be regularly checked to ensure stability **M**
- 5.1.3 The south boundary wall is a retaining wall with a coping on top. Pointing is missing in places but this is of no real concern at this stage.
- 5.1.4 The coping to the west boundary wall has been re-bedded. The mortar to walling stones has weathered back in this area, repointing would be beneficial but not urgent at this stage. **5**
- 5.1.5 There is heavy planting along the east boundary that is damaging the wall. Much of it is outside the churchyard on adjoining land but needs to be cut back and managed. Once the vegetation is controlled some repair to the wall will be necessary. **2**
- 5.1.6 The new oak gates are in good condition. The walls around the original yard, which are in coursed sandstone with twice-weathered copings are in fair condition.
- 5.1.7 The church notice board is in fair order.

5.1.8



a) SE Gateway



b) Mature trees to the south boundary make a positive contribution to the setting of the building.

5.1.9



a) South gates – main entrance



b) South boundary wall retains the raised churchyard

5.1.10



a) SW corner of the churchyard



b) Coping stones recently re-bedded.

5.1.11



a) North boundary in fair condition

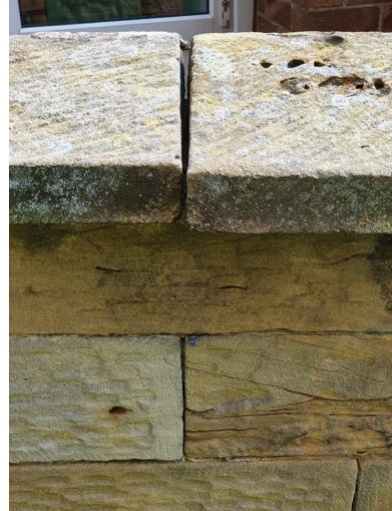


b) North churchyard/ extended burial ground

5.1.12



a) Heavy planting to east boundary

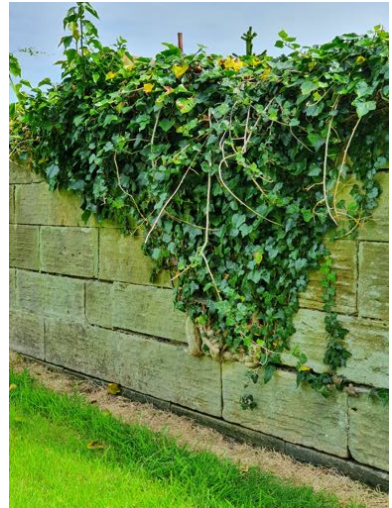


b) Open jointed/ displaced coping to east boundary ought to be repointed

5.1.13



a) Open joints form stepped crack in east boundary wall that ought to be repointed



b) East boundary – ivy has grown through the wall and is damaging its construction. The vegetation needs to be cut back, controlled and the wall repaired.

6.00 EXECUTIVE SUMMARY

The key issues for the PCC to action include:-

Rainwater goods - Clear gutters and refurbish all rainwater goods, the south aisle gutter needs immediate attention as this is causing significant dampness to strike through to the interior and is damaging the ceiling panels in a localised area.

Masonry – The north window in the Chancel apse needs masonry repairs to be carried out and action should be taken straight away.

There are various areas where the masonry needs to be repointed and in some cases, such as the Chancel apse, repairs are required.

Areas that would benefit from repointing include the Tower. The work to the Tower would be beneficial rather than essential and this should be considered when prioritising finances given that scaffold access for the Tower is likely to be expensive.

Glazing - The glazing throughout the church appears in reasonably condition. However, some mullions and reveals have been affected quite badly by the rusting of clips to secure secondary glazing and mesh.

Corrosion to the saddle bars in the east window of the Chapel needs prompt attention. The PCC should now invite a suitable experienced glazier to inspect all windows to record their condition in detail and provide recommendations and a quotation for remedial works.

Flooring – The deterioration of the Sanctuary floor finishes is sad to see. The condition appears reasonable stable in that it does not seem to be worsening significantly. Refurbishment would be desirable and the feasibility should be explored.

Churchyard - Vegetation at the site boundary needs to be controlled and repairs carried out, in particular the east boundary needs attention.

On the whole the church is good condition and the PCC is encourage to keep up its conscientious approach to maintenance and repair.

Ref: Below is a summary of work items resulting from the Quinquennial Inspection and ordered by priority. Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -

	<u>1- Urgent, Requiring Immediate Attention</u>	£
1.09	South aisle gutter repair and clear vegetation in that area.	£ 250
	<u>Sub-total</u>	<u>£ 250</u>
	<u>2 - Requires Attention Within 12 Months.</u>	£
2.2.2	Replace tiles to south aisle	£ 250
2.3.2	Replace tiles to south aisle	£ 250
2.4.1	Repair flashing to north vestry	£ 150
2.4.3	Tile repair	£ 150
2.7.2	Refurbish all rainwater goods	£ 2,500
3.2.3	Consider necessity of window guards and replace corroded fixings	£ 750
3.4.3	Repoint coping blocks and cill	£ 750
3.5.2	Repoint coping blocks and buttress	£ 1,500
3.5.4	Repoint crack below west window	£ 200
3.6.2	Repoint buttress north elevation	£ 750
3.6.3	Repoint cracks to north elevation	£ 250
3.7.5	Repoint coping blocks to organ chamber	£ 250
3.7.6	Guttering to north vestry adjusted as part of general refurb costs	£ 0
3.7.9	Repair vent grille to east elevation of north vestry	£ 500
3.7.10	Repair vent grille to west elevation north vestry	£ 1,500
3.8.4	Repair north Chancel apse	£ 2,500
4.2.7	Repair ceiling	£ 1,000
4.4.5	Consider feasibility of refurbishing the Sanctuary floor	£ 0
4.6.5	Window repair to South Chapel	£ 5,000
4.8.2	Repair rope handrail in tower	£ 75
4.10.2	Seek structural advice re: tower truss cracks	£ 350
4.12.2	Investigate coating to basement ceiling	£ 250
5.1.5	Control vegetation to east boundary wall and repair wall	£ 1,500
	<u>Sub-total</u>	<u>£ 20,425</u>

<u>3 - Requires attention within 12-24 months</u>	£
No items recorded	
<u>Sub-total</u>	<u>£ 0</u>

<u>4 - Requires attention within quinquennial period</u>	£
3.8.2 Stone repairs to Chancel apse	£ 2,500
3.8.3 Stone repairs to Chancel apse (cost estimate inc. above)	£ 0
3.9.2 Repointing to Chapel/ Vestry east elevation	£ 1,500
3.11.2 Repointing to tower	£ 12,500
4.1.5 Consider access improvements	£ 0
<u>Sub-total</u>	<u>£ 16,500</u>

<u>5 - A desirable improvement with no timescale</u>	£
3.7.7 Refurbish store door	£ 1,000
3.9.3 Chancel window crack repair	£ 250
3.11.5 Decorate strap hinges	£ 300
4.9.4 Repair/ replace hatch to Belfry	£ 750
4.9.4 Repoint interior of Belfry	£ 5,000
4.10.3 Clear nest/ debris from louvres in belfry	£ 750
5.1.4 Boundary wall repointing	£ 750
<u>Sub-total</u>	<u>£ 8,800</u>

<u>M – Routine items of maintenance</u>	£
1.08 Specialist to check fire extinguishers annually	£ 250
3.7.4 Repair secondary glazing	£ 250
3.7.4 Reset dangerously loose tile in sanctuary	£ 250
4.10.6 Check/ ensure safe access from belfry to tower roof	£ 250
5.1.2 Check headstones (Volunteer?)	£ 0
<u>Sub-total</u>	<u>£ 1,000</u>

	<u>OBS - Keep under observation and report any changes to architect</u>	£
3.1.3	Finial to south porch	£ 0
4.11.1	Monitor salting in WC	£ 0
	<u>Sub-total</u>	<u>£ 0</u>
	<u>Total Estimated Cost</u>	<u>£ 46,975</u>