

quinquennial inspection
church of st. peter and st paul • osbournby



pcc of south lafford • diocese of lincoln

date of inspection: 23 june 2022

PR•A

PETER ROGAN
+ ASSOCIATES LIMITED
ARCHITECTS +
HISTORIC
BUILDINGS •
CONSULTANTS
46 • ST. MARY'S GATE
NOTTINGHAM

executive summary

1.1 Commission

An inspection and report commissioned by the PCC of South Lafford, 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.

1.2 Church and Parish details

Church of:	St. Peter and St Paul, Osbournby.
Parish of:	South Lafford
Archdeaconry:	Lincoln
Diocese:	Lincoln
Deanery:	Lafford

1.3 Inspection date, weather conditions and report author

Inspected by:	Peter Rogan <i>BA DipArch(Leics) PGDip ACIOB MCIAT AABC RIBA.</i>
Date of inspection:	23rd June 2022
Weather during inspection:	Dry and bright

1.4 Summary of the building condition and recommendations

Whilst the building is clearly well loved there are some important works that need to be undertaken. Improvements to below-ground drainage are urgently needed, and to rainwater goods. Some stonework repair and consolidation remains necessary, especially to the tower.

1.5 Statutory protection and information

Listed Building Status:	Grade I listed
Conservation Area Status:	Yes, Osbournby Conservation Area
Tree Preservation Orders:	Protected under Conservation Area status
Status of Churchyard:	Closed

1.6 Outline history of the church building

The origins of the church are 12th century with 13th, 14th, 15th, 17th and 18th century work, c1873, Victorian re-roofing and restoration work and major tower repairs in the 20th century. The tower is largely 13th century with a 14th century belfry, and generally the chancel is largely 14th century.

3.4 Building materials

The church is generally built from Ancaster stone with the roofs made of plain tiles and copper.

3.4 Drawings and Plans

A diagram of the church and a site plan are included in the appendix at the back of this report.

2 previous inspection: completed and outstanding works

2.1 Previous quinquennial inspection report

Date of previous inspection: 9th May 2017
Previous inspection by: Peter Rogan BA DipArch(Leics) PGDip ACIOB MCIAT AABC RIBA.

2.2 Work carried out since the previous inspection

- Isolated repairs to roof tiling;
- General maintenance and inspections.

2.3 Significant recommendations yet to be implemented include:

- Renewal of below ground drainage system;
- Stonework repairs to interior and exterior of the tower;
- Stonework repairs to north aisle;
- Repoint nave gable cross;
- Replacement of asbestos rainwater goods;
- Safety improvements to tower access.

3 maintenance recommendations

3.1 Regular and routine maintenance and inspection

It is important that the church building receives period inspection, care and maintenance in order to keep things in satisfactory condition. Minor defects can develop into much more serious problem is attended to within a reasonable timescale. Failure to regularly routinely check and clean out drains and rainwater goods/gutters and outlets is an example of a type of neglect that can potentially lead to much more significant problems and decay.

Many aspects of church Maintenance require time and effort rather than huge sums of money, however the following costs are likely to apply as follows:

- | | |
|---|------------------------|
| • General cleaning of the interior of the church (ideally monthly) | No cost for volunteers |
| • General maintenance of the churchyard (ideally monthly) | No cost for volunteers |
| • Check and review Fire Risk Assessment (ideally annually) | No cost for volunteers |
| • Hand test of churchyard memorials for any unstable/dangerous (annually) | No cost for volunteers |
| • Clearance of leaves from roofs and gutters (twice a year by local roofer) | £250.00 |
| • Mains electrical test (every five years) | £450.00 |
| • Portable appliance electrical test (typically annually depending on nature of equipment) | £100.00 |
| • Heating testing and inspection (annually) | £..... |
| • Testing fire extinguishers (annually) | £100.00 |
| • Professional inspection of lightning conductor (at least every 2.5 years, ideally annually) | none installed |
| • Quinquennial Inspection (condition survey) by Architect every five years | £450.00 |

3.2 routine fabric inspection and maintenance

a) Rainwater Disposal System (above and below ground)

When opportunity allows (several times a year, ideally monthly) check the rainwater systems during rain to check that water is being managed properly and that drains are not blocked and able to remove rainwater satisfactorily.

Twice a year the rainwater gutters (including roof parapet gutters) and outlets should be checked and cleaned out, checking that the top of the pipe and the downpipe full length is clear. Check downpipes for any signs of leakage from joints that might indicate pipes are blocked, and check for any damaged or split pipes. High level work to be carried out by a builder/roofer or trained volunteers assisted as necessary.

Check ground level gullies around the church periodically. The gullies are protected generally by concrete slabs which will help keep out leaves, grass cuttings etc. Even so, leaves and silt will be washed down the downpipes of the rainwater goods and so gullies and drains will still need checking and cleaning out periodically. Unprotected gullies should be checked monthly; those protected by covers should still be checked on, perhaps, a 6 monthly basis to ensure that they are clear or to clean them and the drains out as necessary.

b) Roofs

Inspect as closely as possible where safe access permits, otherwise from ground level using binoculars. Look for loose flashings and for signs of water ingress on the inside of the church. Roofs/builders or volunteers should be able to check the tiled roofs at least twice a year whilst checking gutters. Copper roofs should be checked as far as reasonable for signs of splits or other significant defects.

c) Walls

Ensure bases of walls are free from vegetation particularly ivy which can do a great deal of damage. Significant growths of ivy should be cut and allowed to die back before removal. Small saplings should be dealt with immediately before they grow into small trees.

The walls are typically of Ancaster stone. Any repointing work should be undertaken using lime mortar by skilled masons. Lime mortar, being soft and porous, will extend the life of the stone and is the type of mortar with which the church was first built - hard and impervious cement mortars will damage the relatively softer stone.

d) Structural Woodwork

Roofing defects may allow decay to form in roof timbers. Report any leaks and undertake repairs as soon as possible to ensure the potential for decay of timbers is minimised. Check roof structures for signs of damp or for developing areas of white bloom or other discoloration which might indicate rot and decay.

e) Windows and Glass

Iron saddle bars and window ironwork require brushing down and painting on a regular basis to inhibit rust, especially where ironwork ends are embedded into stonework.

Check condition of glass windows for damage and obtain specialist advice when considered necessary. The treatment and cleaning of any stained glass is a specialist undertaking and professional advice should be sought for any cleaning other than dusting and removal of cobwebs.

Photographs of all stained glass are well worth taking as they make repair in the event of vandalism much easier and accurate repair and reinstatement can be carried out.

Check condition and fixing of window guards (where fitted); obtain specialist advice where necessary. Faculty Approval will be required for any new guards, and fixings into masonry must be stainless steel or non-ferrous.

f) Churchyard and boundaries

Regular maintenance and painting should be carried out of gates, including oiling of hinges and latches.

Grass should be cut regularly and paths kept clear and free from weeds and moss. Keep path edges well defined, and paths clear of overhanging bushes and branches that form obstructions.

Check the condition of trees in or overhanging the churchyard: should these appear to be diseased, have damaged or overstressed branches, or may be causing damage to other structures, the advice of an arboriculturalist should

be sought. Any felling of trees to be carried out with appropriate consents where TPO's exist or trees are within Conservation Areas.

Regularly inspect the condition of monuments in the graveyard, with specific regard to their safety and stability. If headstones or monuments are believed to be unstable, provide warning guards or tape around, contact families (where known) or contact appropriate authorities to allow remedial work to be undertaken. Ideally, carry out a visual inspection at least once a year, or note condition whilst mowing grass.

Regularly inspect boundary walls, fences etc. for condition, safety, and arrange for any necessary repairs.

Regularly inspect any external light fittings, renewing lamps, and ensuring safety: obtain electricians advice if safety concerns are noted, or fittings are vandalised or damaged, leaving exposed wiring.

Ensure church noticeboards and signage is maintained and is legible.

g) Access and facilities for people with disabilities

In order to ensure that the church remains accessible for people with disabilities, appropriate training or procedures may need to be put in place, and facilities, accesses, and equipment checked regularly. This may include:

- Checking paths are free of overhanging bushes etc., clear of leaves, grass trimmed from edges, and in good condition;
- Checking all signage is in good condition;
- Checking light fittings, bulbs are in working order;
- Checking that internal circulation routes are kept clear;
- Checking that any handrails or grabrails are well fixed, and that equipment for the disabled, including loop systems, are in working order;
- Checking that locks and doors are easy to operate and in good condition;
- Checking condition of carpets, flooring etc, ensure there are no trip hazards.

3.3 General cleaning

*For in-depth advice on cleaning historic fabric, refer to the National Trust Manual of Housekeeping. The following advice is paraphrased from the 'Churchcare' website. **If in doubt - please seek specialist advice.***

a) General cleaning advice

- Do not attempt to clean works of art, stained glass, alabaster, or wall plaques with anything other than a soft brush. Never attempt to wash stained glass, but plain glass may be cleaned with clean water with a few drops of methylated spirits added, using a soft cloth, and polished with a chamois leather. Do not use proprietary glass cleaners, which leave residues.
- Do not attempt to clean hatchments, paintings, wall paintings, gilding or textiles except using a vacuum cleaner on its lowest power setting, with nozzle covered with gauze, and not allowed to touch the surface. If the surface is flaking, or has loose threads, do not attempt to clean them.
- Do not allow cleaning materials to spread onto adjoining unsuitable surfaces; keep brushes/cloths etc. used for each purpose together and separate from those used for other cleaning, materials and methods, including labelling them if necessary.
- Do not use water to clean stone, marble or alabaster: alabaster can be seriously attacked damaged, and water can cause salts to form in other stones. Specialist advice will be required for removing stains and engrained dirt on stonework.

b) Brasses

- Brass is relatively soft, and can be scratched and dented; in some circumstances it can also corrode. Floor brasses can be damaged by foot traffic, and grit can cause scratching; mats placed over floor brasses can collect grit underneath, causing more damage, with rubber-backed mats risking condensation and chemical corrosion.

Over-zealous cleaning using unsuitable materials to give a high-gloss shine can damage brasses and should be discouraged.

Floor brasses may be protected by selected placing of furniture or by rope or timber guardings around them, but this will be counterproductive if there is a risk that supports, legs, etc. may come into contact, whether accidentally or not, with the brasses, causing physical damage. If brasses cannot be protected by their location or other means, it may be necessary to cover them. A layer of felt may then be topped with a heavy, but breathable, carpet: glass, perspex or impermeable carpets must not be placed over the brasses, owing to the risk of creating condensation. Brasses should not be polished with abrasive cleaners, which will eventually wear away the surface. Brasses should be cleaned with a duster and paraffin rag, with an occasional application of micro-crystalline wax.

c) Timberwork

Unpolished timber should be cleaned using a vacuum cleaner at low power, or using dusters. Clean out crevices and carvings with a hogs hair brush or paper hangers brush, used in conjunction with the crevice tool of a vacuum cleaner (the nozzle of which could be wrapped with rubber or tape to prevent accidental damage to carvings and surfaces).

Polished timber should be dusted and cleaned as described above, occasionally buffing the surface with a duster or chamois leather. Only apply polish once or twice a year very sparingly and evenly, use a polish of similar or slightly lighter colour than the wood being polished, and do not use polishes containing silicone, furniture cream, or aerosol spray polish. Do not polish near pieces of timber that are cracked or lifting as this might result in further damage, and hamper repairs.

d) Metal (other than brasses)

Never attempt to clean bronze, whether by washing or other means, except for light dusting, using a soft brush to remove dust from crevices.

Clean copper and brass with Goddards Long Term Silver Cloth, using Goddards Glow if highly tarnished. Use separate cloths for each type of metal being cleaned. Do not use these polishes on door furniture or furniture fitting: in these cases, use the same cleaner as being used for the furniture.

Clean aluminium with warm soapy water, applied with a cloth or leather, and dried and polished with a soft dry cloth.

e) Paintwork (excluding any wall paintings)

Test a small area first, before cleaning painted surfaces, to ensure coatings are not damaged.

Never use proprietary cleaners or abrasive powders on any paint surface.

Do not wash limewash, distemper or other porous and non-washable paint finishes, but brush with a soft broom or brush.

f) Masonry (Stonework, Brick, Tile)

Remove loose dirt with a dry bristle brush, or with a vacuum cleaner on a lower power setting. Do not use water, which can simply spread a problem, and may cause problems with salts contained in the material being dissolved and drawn to the surface causing staining or decay.

Where salts form on masonry (normally as a white bloom) these are likely to be either calcium carbonate or calcium sulphate. The latter (gypsum salts) tend to crystallise and are hygroscopic - if they become wet or absorb moisture from the atmosphere they will disappear back into the wall and reappear again in cycles: the best action would be to brush these salts off with a stiff dry brush as they appear and remove them. Harder calcium carbonate based salts will probably need specialist removal and professional advice.

g) Floors

Unpolished wood, stone, marble floors may be mopped very occasionally with a damp mop rinsed in clean water and dried off with a dry mop. Floors should NOT be soaked with water, or left wet too long, as this will cause swelling of timber floors, and causing salting in stone or tile floors. Rough stone floors can be cleaned with a stiff brush after sprinkling the floor with damp sawdust to keep down dust.

Polished wood floors should be dry polished occasionally; do not allow polisher brushes to become impregnated with polish. A woollen cloth, impregnated with a 50-50 mix of vinegar and paraffin can be wrapped around a mop to collect dust and leave the floor shiny. Two or three times a year apply a thin coating of Johnson's Traffic Wax.

Ceramic tiles and mosaic floors should be lightly washed with clean water. Rubber, vinyl and linoleum flooring should be polished with a water/wax emulsion paste applied with dry cloth and buffed with a polishing machine. Remove accumulations of polish with a detergent in hot water.

Mats for wiping feet should be provided at the entrance, in a manner that ensures they do not form a trip hazard, to help trap grit and dirt, and prevent damage to floors.

h) Fabric and Textiles

Never attempt to wash or dry clean any textiles of historic significance. Do not attempt to clean textiles that are fragile or have beads, loose fringes etc.

Vacuum textiles at low power, and cover the nozzle with a nylon gauze screen; do not press down on the textile with the vacuum head.

Carpets and rugs should be vacuumed frequently to prevent damage from dirt and dust. Upholstery can be gently patted with a plastic fly swat to loosen dirt before vacuuming.

Clean leather with a small quantity of saddle soap and a soft cloth: test a small area, hidden from view, first.

i) Detergents

Use a detergent with as neutral pH balance as can be obtained, eg. types designed for people with sensitive skin, and add only as much to water as strictly required (approx. 1 drop per pint of water).

4 limitations of this report

- 4.1 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 with the aid of ladders.
- 4.2 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.
- 4.3 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 PCC 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.
- 4.4 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.

- 4.5 The PCC is reminded that any buildings or property 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.
- 4.6 The repairs recommended in the report will generally be subject to Faculty jurisdiction.
- 4.7 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 PCC from the specialists appointed.

a Electrical Installations

The 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.

Portable appliances should be tested for safety in accordance with PAT testing requirements - typically this involves annual testing, but fixed or lesser used equipment might be tested at longer intervals not exceeding 5 years.

Where plug-in heaters are used, care must be taken to ensure that the ring main electrical circuit is not overloaded, and that heaters are checked as part of portable appliance testing routines. Do not use plug-in heaters or other high-wattage appliances with extension leads. PAT test undertaken on 22/6/2022.

There is an incoming 3 phase mains with new meter and some older switchgear. The system was last inspected on 22/11/2018 and was classed as unsatisfactory due to some need for minor upgrading works.

b Heating Installations

The system consists of overhead electric heaters and under pew heaters. The under pew heaters have been disconnected in the past due to leakage problems so only the overhead heaters are currently operational. It is desirable to try and reconnect them and make good the electrical problems so as to ensure that the entire heating system is operational. The heating system should be tested as part of an electrical testing regime.

c Bells and Bell frame and ancillary bell ringing equipment

There are 3 bells, one historic, and now stored on a lower floor within the tower but cannot be removed because of the construction of the infill to the tower arch has restricted the size of the opening for bell removal. It is understood that a quotation was given for the re-hanging of the bells in a new frame, retaining the old, which was in the order of some £80,000 about 25 years ago and was therefore not pursued although there may be a view for potential grant aid to rehang the bells again in some form, although no immediate need or desire to do this with the current electronic ringing system and problems in trying to recruit new ringing band members.

The floor on which the bells stand could be weak and at the very least the bells should be mounted on a beam for chime-ringing if re-hanging for full-circle ringing is likely to be too expensive. There is a loud speaker bell sound system installed.

d Pipe Organ, Piano etc.

There is a pipe organ on the north wall of the chancel with a separate organ blower box, which may need to be checked for the potential presence of asbestos and indeed there is an asbestos warning label on the box, which has a Cousans of Lincoln label. The organ is maintained by Aistrup and Hind of Lincoln and the maker was Harston & Son of Newark. Last tuned on 24/4/2022.

e Fire Extinguishers

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

Extinguishers are due to be tested on 24/6/2022 (as booked).

f Lightning Conductor

There is no lightning conductor system at the church.

g Audio/Visual Equipment

No equipment installed.

h Beetle Infestation and Rot

There is evidence of beetle attack and decay to timbers in various places and as referred to in this report. Concealed, inaccessible and high level areas may hold further decay.

i Bats

Evidence of possible bat activity noted in the church. Bats and their roosts are protected by law and specialist advice or consent from Natural England may be needed for works that might impact on bats.

4.7 Log Book

The Log Book was available for inspection but is in need of updating as the last entry is 2009.

4.8 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. The inventory is dated 1991 but NADFAS have produced a photograph record of church contents.

4.9 Asbestos Management Plan

It is a requirement of the Health & Safety Executive all those responsible for the care and maintenance of all non-domestic buildings, including places of worship, to have an Asbestos Management Plan to manage and minimise risks from exposure to asbestos and asbestos-containing materials. This survey does not intend to identify the location of any asbestos, nor advise on the management of asbestos. However, some rainwater goods appear to be asbestos cement and there is a label for asbestos inside the blower box. The parish have produced a Management Plan.

4.10 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.

5 detailed condition of the external fabric

The relative urgency of work is highlighted using the following indicators:

- [A] Urgent, requiring immediate attention.
- [B] Requires attention within 1 year.
- [C] Requires attention within 2 years.
- [D] Requires attention within 5 years.
- [E] A desirable improvement with no timescale.
- [M] Routine maintenance, carried out as required.

5.1 Roofs

a) Tower

• Description

The roof is of copper on timber boarding, all dating to the 1960s: there is no safe access for maintenance, there being no belfry floor or fixed access to the tower roof - viewed via drone only.

Condition

It is strongly recommended that safe fixed access be provided to allow routine maintenance and access to the tower roof outlets. There may also need to be a fall arrest system provided with harnesses checked periodically owing to the lack of any handrail or parapet around the roof edge. The roof drains to an unlined concrete gutter, which appears currently relatively clear with just modest build-up of debris.

Recommendations

- [B] Modify tower access to provide safe access to the roof.

b) South Porch, west pitch

• Description

To the west side, ridge contains simple crested tiles alternating with plain ridge tiles, all in red clay. Some loss of bedding under the ridge tiles and some pointing up may be required in due course. Mortar fillet abutting the south aisle wall, which has some cracks and may be renewing in due course. A shallow mortar fillet to the back of the porch gable.

Condition

Evidence of past replacement of tiles of modern machine made red clay tiles but further tiles are delaminating and there is need to replace isolated tiles and some making good to mortar fillets.

Recommendations

- [C] Likely need for replacement of delaminating and damaged / slipped tiles and repairs to mortar fillets.



Above: General view of the church from the south. Below: View of the tower roof seen from a drone. Second below: Tower roof concrete gutter. Bottom: South porch west roof pitch.



c) **South Porch, east pitch**

• **Description**

The east side of the roof has ridge tiles as referred to for the west side, more extensive moss growth on this pitch. Crested roof tiles.

Condition

General inclusion of replacement clay tiles with a number of slipped tiles and others starting to delaminate or break up. The roof is generally looking tired, despite past attempts to maintain it. There is some evidence of distortion from space in the tiles that battens may be failing and there could be a need to completely retile the roof in the next 5 years.

Recommendations

[C] Patch repairs or full re-tiling of this roof slope.

d) **Nave, south pitch**

• **Description**

The south pitch of the roof has a ridge of simple crested and plain red clay tiles. Roof generally of red clay plain tiles.

Condition

Clear evidence of past replacement of slipped tiles but with some further tiles slipping and some completely missing, eg towards the ridge at the east end and worsened since 2017. Greyish lichen growth to mortar fillet to the tower abutment, some possible cracks in the fillet and evidence of past leaks seen internally. Roof has slipped and missing tiles as well as a proportion of tiles delaminating/shalling and periodic replacement of slipped tiles will be required and this is likely to signify that the roof is generally becoming tired and could require re-tiling in the foreseeable future.

Recommendations

[B] Replacement of isolated failed tiles pending possible re-roofing in 10 - 15 years.

e) **Nave, north pitch**

• **Description**

The north pitch is of plain clay tiles, some moss build-up, particularly towards the tower. There is a lead lined parapet gutter with 3 lead lined chute outlets with drop pipes into 3 cast iron downpipes. The parapet gutter is of lead.

Condition

Evidence of some past replacement tiles but not as widespread as on the south pitch, one missing tile and one slipped tile approx. 5m from the east end. Some tiles have slipped and broken but also across the roof generally some tiles showing signs of starting to delaminate or break up possibly due to frost damage with the north aspect being a contributing factor. The roof covering is still satisfactory



Above: View of the church roofs seen from the drone. Below: Nave south roof pitch looking east. Second below: View of the nave south roof pitch. Third below: Nave north roof pitch. Bottom: Nave north roof pitch seen from the north aisle roof.



for the moment but the rate of deterioration of tiles needs to be monitored and re-roofing may be required in, say, perhaps 10 years depending on the rate of failure of tiles. 3 downpipes all need to be painted and are rusted at present. Some debris in the parapet gutter needs clearing out.

Recommendations

[B] Patch repairs to tiles pending renewal in 5 - 10 years.

[A] Clean out gutter.

f) Chancel, south pitch

• **Description**

The south pitch has a ridge of simple crested and plain red ridge tiles and generally red clay plain tiles with some more modern machine made replacements and some old blue tiles included. Quite widespread replacement of tiles, which may suggest that the roof covering generally is becoming tired.

Condition

Further tiles are starting to break up or delaminate since 2017 despite the replacements and some tiles may be starting to slip, although no tiles have fully failed on this pitch since the last programme of replacement. The mortar fillet to the back of the chancel parapet at the east end is complete but there are some fractures starting to form. The bedding of the ridge tile to the back of the parapet has some voids and some of the bedding mortar underneath the ridge tiles has come loose. The lead lining to the parapet gutter has been renewed in the recent past and a new chute and drop pipe installed but some debris in gutter.

Recommendations

[C] Patch repairs and making good of pointing to ridge pending renewal in 10 - 15 years.

[A] Clean out gutters.

g) Chancel, north pitch

• **Description**

The north pitch is as described for the south pitch, lead weathering and flashing to the abutment to the nave roof and mortar fillet with some cracks to the back of the east parapet.

Condition

Some replacement tiles but fewer in number than on the south side. Damaged tiles towards the bottom southern south eastern corner, which might be sufficient to allow some water ingress but also a number of tiles to the roof, which are starting to break up or delaminate – not yet significant but a developing problem, which could indicate the roof covering is becoming tired.



Above: View of the nave north roof slope and abutment with the tower. Below and second below: Chancel south roof pitch seen from the drone. Bottom: Chancel north roof pitch and eastern parapet wall and finial.



Recommendations

[B] Replace damaged tiles pending possible full re-tiling in 10 - 15 years.

h) North Aisle

Description

The roof is of short strip copper with lead weathering and flashing to the abutment to the nave roof and mortar fillet with some cracks to the back of the east parapet.

Condition

At the moment the roof covering appears to remain serviceable, although there is the potential for splits to form in the seams and the welts, which are fairly low in height, therefore the inside of the roof should be monitored for signs of damp periodically and any leaks should be reported to the architect.

Recommendations

[B] Seek advice from a copper roofing specialist regarding remaining useful life of copper roof.

[C] Make good cracks in mortar fillet.

[E] Possible need for replacement of copper covering in the foreseeable future, subject to specialist report.

i) South Aisle

Description

The roof is of copper, probably mid-20th century in date, with copper lined parapet gutter leading to lead lined catch pits. Copper is of short strip type with low height welted joints.

Condition

The roof appears to be serviceable at present with flashings to all abutments appearing to be complete and satisfactory but there is a potential for cracks to form in the welted joints and therefore any leaks should be reported to the architect and ceilings should be checked periodically for signs of damp. Fractures horizontally through the copings stones to the parapet on the south side and some pinning may be desirable in due course. There are some dents and mechanical damage to the copper covering, as noted in the previous inspections. There is also some acid etching at the top of the roof with some thinning of copper and requiring some bitumen tape temporary repairs to holes that appear to have formed. Some of the copper bays lift slightly where refixing nails to the clips may have started to fail. The gutters appeared to be generally clear at the time of the inspection.

Recommendations

[B] Seek advice from copper roofing specialist on repair needs of roof covering.

[C] Stonemason to check and pin stone parapet cracks.



Above: View of the north aisle roof. Below: North aisle roof western section seen from the drone. Second below: View of the south aisle roof seen from the drone. Bottom: South aisle roof.



5.2 Rainwater goods

• Description

Half round rainwater goods in asbestos cement to the north aisle. The gutter and cap at the west end of the north aisle is missing allowing water to drain onto the buttress stonework and main walling and since 2017 a section of gutter has broken. Cast iron gutters to each side of the porch bedded generally on cement, evidence of old leaks from joints, the gutters being laid originally almost horizontal, although subsequent cement fill has created slightly more fall on the east side and on the west side the fall is in places away from the outlet position, although no current signs of any overflow. The gutter is slightly small for the steepness of the roof and the size of the roof area being collected and potential for moss build-up to block outlets. Tower has no downpipes, the water from the roof discharges from the northwest and southwest corner from long lead chutes onto the ground.

Detailed assessment and recommendations as following:

RWP1 Description

Porch, west side: Rectangular cast iron downpipe with lead sleeve from circular outlet to guttering.

Condition

Downpipe needs painting but otherwise appears to be in a serviceable condition and drains to a brick edged gulley at ground level. There is leaf build-up within the gulley and it may be helpful to install a stone or concrete slab cover to exclude leaves. The top fixing bolts to the downpipe are loose and ivy growth beneath the adjoining plinth stone needs to be removed.

Recommendations

- [A] Remove ivy growth.
- [M] Periodically check and clear.
- [C] Repaint and refurbish.
- [E] Consider installing slab on raised gulley to exclude leaves.

RWP2 Description

Porch, east side: Circular cast iron downpipe, swan neck to the top and over the plinth and shoe to base, discharging onto the ground, now with plastic branch pipe installed.

Condition

The downpipe is generally in a reasonable condition but needs repainting. A plastic branch pipe has been installed to try and divert water away from the wall base pending installation of a new gulley.

Recommendations

- [M] Periodically check and clear.
- [B] Refurbish/repaint



Above: RWP1 - south porch west side. Below: Base of RWP2 and RWP3 with plastic branch pipes.



Recommendations

[B] *Install below ground drainage and gully.*

RWP3 Description

South aisle, south side: Lead chute and drop pipe into the top of an asbestos cement downpipe.

Condition

The chute and drop pipe appear to be in a good condition and suggest that the catch pits and parapet gutter have been renewed in the past. Asbestos cement downpipe should be replaced with cast iron or cast aluminium and is currently supported on an extended metal bracket and discharging straight onto the ground. A below ground managed rainwater system needs to be installed. As noted in 2017 but a plastic gutter section at ground level introduced to try and divert water away from the wall base.

Recommendations

[M] *Check for signs of overflow during heavy rain.*

[B] *Replace asbestos downpipe with cast iron or aluminium.*

[B] *Install gully/drainage.*



*Above: RWP3 - south aisle downpipe east of the porch.
Below: Base of RWP4. Bottom: RWP5 - south aisle south elevation eastern downpipe.*

RWP4 Description

South aisle, south side, middle: Asbestos cement circular downpipe discharging straight to the ground and causing erosion of the soil and stonework adjacent. To the top of the downpipe is a lead drop pipe from a lead chute.

Condition

The asbestos cement downpipe should be replaced with a cast iron or cast aluminium downpipe. Lead chute/drop pipe appears satisfactory. Plastic gutter section at ground level introduced to try and direct water away from the wall base.

Recommendations

[M] *Periodically check and clear.*

[B] *Replace asbestos pipe with cast iron or aluminium.*

[B] *Install gully/drainage.*



RWP5 Description

South aisle, south side, east end: Circular asbestos cement downpipe discharging straight on the ground causing erosion of soil and adjoining stonework to the church wall but plastic gutter installed to try and direct water away from the wall base.

Condition

One of the joints to the downpipe is fracturing and signs of overflow from the top of the pipe. The top of the pipe has a lead drop pipe from a lead chute. Downpipe should be replaced by cast iron or cast aluminium and below ground



drainage installed.

Recommendations

[M] Periodically check and clear.

[B] Replace asbestos downpipe with cast iron or aluminium.

[B] Install below ground drain.

RWP6 Description

Chancel, south side: Asbestos circular cement downpipe with lower offset to plinth taking water from a single outlet on the south side of the chancel with lead chute and drop pipe. The size of the roof area being served with only one outlet is a bit mean as the outlet is fairly narrow, but the gutter has been re-lined in the last 25 years and the chute and drop pipe remain in a good condition.

Condition

The asbestos cement downpipe should be replaced with cast iron or cast aluminium, there is no management of water at ground level, the water discharges onto a French drain and some of the sockets to the asbestos cement are starting to break up. As noted in 2017 but with a section of plastic gutter now placed below the outlet to direct water away from the base of the wall.

Recommendations

[M] Periodically check and clear.

[B] Replace asbestos downpipe with cast iron or aluminium.

RWP7 Description

Chancel, north side: Lead chute and drop pipe into an asbestos cement circular downpipe with offset to plinth level, discharges onto the grass/gravel at ground level. Evidence of overflow and staining on the pipe generally.

Condition

One outlet position for the large roof area being drained is under-sized and ideally there would be 2 outlets. Downpipe should be replaced with cast iron or cast aluminium and a gulley and managed drainage provided at ground level. As a temporary measure a section of plastic gutter installed at ground level.

Recommendations

[M] Periodically check and clear.

[B] Replace asbestos downpipe with cast iron or aluminium.

RWP8 Description

North aisle, north elevation, east end: Evidence of overflow from the joints at the top of the pipe to the base of the swan neck causing staining on the downpipe and also the downpipe stops at high level above the plinth of the wall causing water discharge onto the stonework and onto the ground with no gulley or below ground rainwater management, although some plastic guttering now placed under the outlet.



Above: RWP6 - chancel south elevation. Below: RWP7 - chancel north elevation. Bottom: RWP8 - north aisle, north elevation, east end.



Condition

The downpipe should be replaced with cast iron or cast aluminium with ground level gulley and below ground drainage provided.

Recommendations

[M] Periodically check and clear.

[B] Replace asbestos downpipe with cast iron or aluminium.

RWP9 Description

North aisle, north elevation, west end: Swan neck offset to the top of the downpipe where the gutter is missing or damaged to the west end of the aisle. Circular asbestos cement downpipe generally discharging straight onto the ground.

Condition

Asbestos cement downpipe should be replaced with cast iron or cast aluminium and new below ground drainage provided. Some plastic guttering placed beneath the outlet to direct water away from the wall base.

Recommendations

[M] Periodically check and clear.

[B] Replace asbestos downpipe with cast iron or aluminium.



Above: RWP9 - north aisle, north elevation, west end. Below: Chancel south elevation. Bottom: Lantern attached to the southeast buttress of the chancel.



5.4 Parapets and upstands

Description

The parapets are described in the walling sections below.

Condition

The parapets are described in the walling sections.

Recommendations

Not applicable.

5.5 Walls

a) Chancel, south elevation

Description

Wall of Ancaster or similar Lincolnshire limestone, 3 windows and a south priest's door, tall plinth detail with small chamfered lower offset and larger middle offset and stringcourse below window cill level. Priest's door with 2 centred arch, decorated corbel/stringcourse detail to the base of the parapet and then roll top coping to the top of the parapet. There is a single outlet to the rear parapet gutter and clasping buttresses to the eastern corner. The lower stonework is generally ashlar.

Condition

Stonework generally remains in a good condition. Some inappropriate use of cement based mortars at higher level and across the elevation generally and a few areas of local loss of pointing. Some loose mortar also

potentially below the stringcourse; the stringcourse has a couple of sections of damage, mainly towards the middle and one section of roll top coping 1/3rd in from the west is also damaged and there is some copper staining in this area. Window stonework is generally referred to in the windows section. Stonework surround to the door is generally satisfactory with just some general decay at low level. The boot scraper to the east side of the door is rusted, plinth stonework is generally satisfactory but with a couple of pieces of facing lost and some past patching up in a cement based mortar. The surround pointing and patching is loose in places and some remedial work is desirable. Buttress stonework generally in a good condition, cantilevered lantern on a bracket fixed between the 2 corner buttress, generally satisfactory with light rust just starting to form. All generally as recorded in 2017.

Recommendations

[B] *Paint ironwork.*

[D] *Patch repointing in lime mortar desirable to plinth.*



Above: Chancel east elevation and east window.

b) Chancel, east elevation

• Description

Wall contains the east window with external ferramenta and generally described in the windows section. Below the window is a stringcourse, to each north and south corner are clasping buttresses with a memorial slab fixed to the southern buttress. A gable elevation with parapet coping and a cross to the top of the gable.

Condition

Parapet coping stonework and cross appear to be 19th century in date and generally reasonable but with increasing deterioration of one of the copings on the north side and the bottom kneeler stonework is also very decayed and roughly patched, replacement stones needed. The stringcourse is slightly damaged to the underside towards the north end but not significant. Below the stringcourse the stonework is a bit discoloured from rain run-off and there are some pointing-up cracks in a cement mortar. At high level there is some further cement patching of general stonework, which is Ancaster, generally squared and fine jointed. The stonework to the buttress generally remains in a good order. No obvious cracking of the higher level stonework and window stonework and arch stones all generally look in good order. The memorial tablet on the southern buttress is held in place by iron cramps, which are rusted, probably still stable and painting would help to extend their lives but in due course replacement with bronze or stainless steel is recommended. There are some open joints in the plinth stonework, particularly towards the middle.

The back of the chancel east gable has a low height wall above the tiling with mortar fillet, which is broken up at the top over the ridge and may be slightly detaching from the wall mid-height on the north side. The tops of the coping stones have been topped with cement in the past to the middle part of the range of copings on the north side and one coping stone notably more decayed, although all still satisfactory at present. There is daylight visible under part of the base stone of the cross at the east end of the nave to the top of the gable.

Recommendations

[B] *Paint iron cramps holding memorial slab in place.*

[C] *Roofer to check stability of cross when undertaking roof repairs.*

[B] *Repoint around cross base stone.*

c) **Chancel, north elevation**

• **Description**

Contains 3 windows with deep plinth detail with large middle offset and simple chamfered lower offset and stringcourse beneath the window cill with clasping buttresses to the eastern corner, parapet with stringcourse detail to the base and roll top coping above. Single outlet from the parapet gutter.

Condition

There is some distortion in the wall towards the middle and in the parapet, which appears to be very long standing, as noted in 2017. Window stonework as described in the window section, some past overflow from the downpipe causing staining on the wall behind the downpipe. Stonework is generally satisfactory but some past patch pointing in a cement mortar, which is generally still sound at present although lime mortar should be used to all future repointing. To the lower plinth stonework some possible past replacement and some reddish stain from lichen growth, a few open joints but nothing as yet significant. Water from the downpipe discharges onto the wall base and a proper drainage system needs to be installed. All generally as recorded in 2017.

Recommendations

No work required at present.

d) **Nave, east elevation**

• **Description**

Parapet generally seen above the chancel roof, probably reformed in the Victorian/19th century period with a cross to the top of the gable and coping stones.

Condition

There is a slight gap underneath the copings under the cross base stone and the lower kneeler capstone on the north side appears to have been perhaps patched with cement in the past or has split. A couple of gaps in the pointing to the general facing stonework and so some patch pointing is recommended, otherwise the stonework looks to be in a good condition. The flashing to the edge of the roof appears to be satisfactory.

Recommendations

[B] *Repoint where required under coping stones and make good mortar fillets. Check stability of cross.*

e) **North Aisle, east elevation**

• **Description**

The wall has a single window, 3 lights wide, window stonework is described in the windows section. There is an old gargoyle in the top southern corner. Wall is made up of small pieces of rubble of local Lincolnshire limestone with ashlar clasping buttresses to the northern corner with an outward lean, which is historic and



Above: View of the chancel north elevation. Below: Chancel north elevation western end. Bottom: Nave east elevation seen above the chancel roof, south side.



the wall having a slightly splayed appearance.

Condition

The coping stones to the top of the gable are delaminating and all the stones appear to be generally affected with possibly one or two exceptions and replacement stones are becoming needed in the next 5 years. Some of the high level stonework just underneath the coping stones includes a couple of missing stones and some loose pointing. The wall originally was plastered/rendered, a few pieces remain below the window and to each side of the window and re-rendering is probably desirable. The buttress stonework generally looks to be in a good condition, some weed growth along the base of the wall will need to be managed and removed. Some weed growth behind the parapet, which needs to be removed and weed growth in the upper east face has developed since 2017.

Recommendations

[D] Replace delaminating coping stones. Patch pointing or consider re-rendering in lime mortar/plaster.

[B] Remove weed growth in masonry.

f) North Aisle, north elevation

Description

Clasping buttress to the east and west corners and then 3 intermediate buttresses, at the west end are buttresses to each side of the old north door, which is now blocked up and then 3 windows each between pairs of buttresses. A simple plinth with a chamfered top along the base of the wall containing some replacement and older iron air bricks. Along the top of the wall is an overhanging eaves with exposed rafters with a corbel detail of simple cant form along to the top of the wall full length. The buttresses are generally of ashlar construction but the walling of the wall generally is small pieces of random rubble in local Lincolnshire limestone, which had been rendered over, although most of the render is now missing.

Condition

Behind the downpipe at the east end, where there has been overflow in the past. The pointing is looking fairly hungry and consolidation and re-rendering is desirable. Elsewhere on the elevation re-rendering with lime render is recommended. Above the north door there are areas of open joints in the stonework, again all small pieces of random rubble and consolidation and re-rendering is desirable. The buttress stonework generally looks in good order, the significant outward lean of the wall generally looks to be historic and probably pre-dates the Victorian restoration work. The window stonework is described in the windows section. To the top of the wall the overhang eaves generally looks in a good condition but asbestos cement guttering should be replaced with cast iron or cast aluminium. Behind the downpipe at each end where there is no proper gully or managed below ground drainage the wall is becoming very wet and voids in pockets are forming in the stonework, particularly at the west end. There is some debris and need for cleaning out of the guttering but



Above: North aisle east elevation with some weed growth to the stonework. Below: View of the north aisle north elevation. Bottom: North aisle north elevation eastern end.



not significant - all generally as recorded in 2017.

Recommendations

[C] Consolidate and ideally re-render stonework with lime plaster.

g) North Aisle, west elevation

Description

The wall has no window, simple gable with a deep parapet and with simple end buttress. The wall probably originally carried on beyond its current position alongside the north side of the tower where there is some ghosting of removed masonry.

Condition

The buttress stonework has been repointed in cement in the past but currently remains satisfactory; the main walling shows evidence of removed ivy and the ivy growth is currently fairly well controlled but has some potential to grow back and should be controlled again in the future should this occur. There is a terracotta airbrick at low level, at high level in the plain walling there are some pockets and voids starting to form and repointing in a lime mortar is desirable. Parapet stonework with stringcourse detail beneath generally looks to be in a reasonable condition at present - all remains as noted in 2017.

Recommendations

[M] Manage and remove any ivy or weed growth.

[D] Some patch pointing may become desirable.

h) Tower, north elevation

Description

The elevation is in 3 stages, the lower stage is generally of rubble Lincolnshire limestone with quoins to the western corner. A large central buttress rises to 2/3rds of the way up the central stage with a 3 course offset on the base stonework to the tower on the east side of the buttress and a single course on the west side. One piece of masonry above the stringcourse is worked and shaped in a manner that suggests a previous phase of construction and in the lower stonework is again evidence of past alterations and possibly removed structures, including one or two toothed-in stones. Lower parts of the wall have been rendered at some stage but the render is mostly missing with just some scribed joints remaining at high level. The remaining stonework is generally of rubble walling with various phases of patching in cement mortar, which is reasonably unsightly although generally the cement mortars are still sound. The central buttress is built from ashlar work and generally in a sound condition. The middle stage of the tower is generally of ashlar work but with a different phase towards the top and eastern corner.



Above: North aisle north elevation, western end with brick-in north door. Below: North aisle west elevation. Bottom: North elevation of the tower.



Condition

The pointing generally looks to be in a reasonable condition, the wall is rather twisted towards the north western corner, which again appears to be historic. To the top belfry stage of the tower above the window the wall is missing its window and inner tracery, which has been long-standing and there has been some distortion around the arch head of the belfry window. Possible old crack in the main stonework to the east side of the window, which has been pointed up with cement mortar and has not reopened. Shallow buttresses to each corner and offset to the base of the belfry stage. Moulded stringcourse/overhang detail to the base of the very shallow parapet stonework where most of the upper parapet stonework is now missing. Long lead chute to the northwest corner of the parapet. The high level pointing still looks in reasonable condition although cementitious - remains as noted in 2017.

Recommendations

[M] Monitor and remove ivy growth to base of the wall.

i) Tower, west elevation

Description

The elevation is in 3 stages, at ground level shallow buttresses and the southern buttress incorporating a southern stair with slit window now filled in but with old ferramenta still exposed externally. Evidence of a moulded plinth course detail, now very weathered. The walling is a mixture of types, a section of ashlar work above the top of the lancet window on the north side and quoin stones to the corner of the wide shallow buttresses. Elsewhere coursed rubble walling in more than one phase, the upper part on the south side of the window may be a later repair and also into the southern buttress. Parts of the northern buttress have been faced up in a mortar in the past or render. The middle stage has a shallow buttress to each corner and on the south side containing the tower stair with old vertical bar/ferramenta. To the second stage generally the main walling the north half is of ashlar stonework and the southern half is of coursed probably Lincolnshire limestone, later fairly narrow cornices and probably all a relatively modern repair – 19th century or 1960s work – pointed up possibly with a cement based mortar but hard to tell from ground level, the north may actually be lime based and all looks in satisfactory condition at present. To the belfry stage has to the base a stringcourse detail, a little bit of damage in places but nothing significant. The belfry stage generally is all of ashlar stonework.

Condition

There is evidence of some cracking through the northern buttress, partially disguised by the render but running vertically through the middle of the buttress. The window stonework is as described in the window



Above: Tower north elevation lower stage. Below: View of the tower north and west elevation at belfry level seen from the drone. Bottom: Tower west elevation lower stage.



section but with some cracking evident running in the stonework, which looks somewhat fresh and running through cement pointing leading from the base of the window corner on the north side down through the stonework below, almost running down to ground level. Above the window some cracking from the window arch running through the plinth into the base of the tower stage above through the ashlar work, possibly in part caused by some poor bonding of stonework. The crack then seems to peter out. The southern buttress contains some old weathered stones but the stonework has generally been pointed up in a cementitious mortar and appears to be satisfactory for the moment. The old ferramenta to the window would benefit from repainting and has caused damage to the lintel stonework but the damage now is probably less significant than the interest value in the old ferramenta. To the second stage the stonework around the slit window to the stair would benefit from pointing up and one or two stones above the lintel are rather weathered and might benefit from consolidation or replacement. To the northern buttress some of the face stones have been masked with a mortar fill abutting old render but not blending well with it and a couple of the corner stones on the southern aris, 2 courses up from the stringcourse to the base of the lowermost stage, have spalled leaving a gap. The stringcourse stonework to the top of the lowermost stage is cracked and split in places with some missing sections, notably to all the corners of the buttresses and through the southern half of the main walling area. To the southern buttress on the second stage some open joints, which would benefit from pointing up in lime mortar and a little bit of damage to the top offset. To the belfry stage there is some old distortion around the head of the window, fairly significant and displacement of tracery. Running up into the stonework above there is some distinct misalignment of the stringcourse detail to the base of the old parapet. The parapet itself has been truncated and capped with a lead covering. All movement in the tower is very significant but appears to be historic and it appears as if the northern side of the tower has slumped and distorted in the past. At present however, the top stage of the tower looks to be in a satisfactory condition and all movement historic – note that birds are entering through the mesh in the window. The tower underwent major repairs in the 1960s when much of the renewed masonry visible on the west face is presumed to have been installed - all generally remains as recorded in 2017.



Above:View of the tower south elevation. Below: Tower south elevation top level seen from the drone.



Recommendations

[C] Patch pointing of open joints recommended.

j) Tower, south elevation

• Description

The elevation is in 3 stages, the lowermost stage contains evidence that the south aisle originally extended across most of the width of the base of the tower and there is an access door onto the roof, which is now redundant given that the aisle no longer stretches this far. This results in what appears to be a shallow wide buttress but representing various phases of construction on the west side of the tower base section and courses of stringcourse running horizontally relate to an old roof line and abutment. To the part of the structure that would have been internal the stonework is generally courses or random rubble with various inclusions and sections of replacement stone at low level and pointing in a cement mortar. To the middle

stage a short section of stringcourse at high level, purpose is now hard to determine and an old doorway with weathered cill onto the roof, which is now redundant and covered in mesh but the old door is rather rotten and a slit window at high level with an arched head. Modern clock face and a ghost below it of the old clock face with hole for drive shaft. The walling is all generally Lincolnshire limestone ashlar work. To the eastern corner clasping buttresses sat in part on the arcade and aisle end walls. The belfry stage contains the belfry window, the only window to still retain its tracery and mullion. To each side wide but shallow buttresses, which frame the window with offsets to the top, all in ashlar work. An overhang to the base of the truncated parapet with an outlet chute to the roof.

Condition

At higher level the stonework is in a very poor condition, both between the 2 stringcourses and to the upper part of the base walling and consolidation urgently needed. There have been a few areas of patching with cement mortar, which is very poor quality and it is likely that some replacement of stone will be required in a Lincolnshire limestone laid in lime mortar, requiring cutting out of the very decayed stone. To the buttress the stonework is in a better condition, although some old patching in cement mortar and clear evidence of distortion and settlement to the building. There is a bench mark to the lowermost stonework on the extreme western corner. The settlement has caused twisting of the stonework within the buttress, largely historic but there is approx. 1m from the corner an effective vertical joint to the quoin stones facing the edge of the old removed aisle where there is loose pointing and mortar, suggesting some further and perhaps on-going distortion. Into this crack ivy is growing and needs removing. This corner is also weakened at higher level by the doorway and the window to the tower meaning there is increased potential for differential settlement. To the middle stage some possible old evidence of cracking and distortion, notably above the old doorway and adjacent the slit window and to the east side of the slit window an area of about 4 rather more decayed facing stones, which may benefit from consolidation or replacement. Some need for patch pointing of horizontal joints in the stonework but otherwise the stonework is in a good condition. To the belfry stage some decay to the cill and the mullion and some weathering to the arch stones. Some slight weathering to the front face of the overhang but all generally appears satisfactory - all generally remains as noted in 2017.

Recommendations

- [B] Repairs to old aisle roof door.
- [B] Consolidation of lower level rubble stonework.
- [C] Other isolated patch pointing of open joints.

k) Tower, east elevation

• Description

To the south corner is a simple buttress becoming a clasping buttress to the middle stage of the tower and a north facing buttress to the northern corner. Stringcourse to the base of the belfry section, plain ashlar stonework below, ashlar stonework above and around the belfry window with some old evidence of distortion.



Above: Tower south elevation middle stage seen from the drone.

Below: Tower south elevation lower stage.



Condition

The mullion and inner tracery to the window to the belfry is now missing. Weathering to the stringcourse to the base of the parapet, the parapet has been taken down with only 2 courses remaining and capped by a leather weathering. Some distortion in the parapet evident but is all old and long standing. All stonework to this face of the tower generally seems satisfactory, past pointing in a possibly cement based mortar but all sound for the moment - all remains as noted in 2017.

Recommendations

No work required at present.

l) South Aisle, west elevation

Description

Plain stonework with evidence of a straight joint on the southern corner where the aisle would have continued westward, generally coursed rubble stonework. At high level some patching of stonework with mortar and patching in cement mortar at low level.

Condition

To the middle of the wall evidence of mortar bees and very weathered joints, which need pointing up and the walling stonework generally is in need of repointing. No significant movement across the straight joint. Parapet at high level generally seems to be in a reasonable condition, although the southern corner of the parapet has a straight joint where there may be a bit of movement or movement potential - all remains as noted in 2017.

Recommendations

[B] *Repointing of rubble stonework.*

m) South Aisle, south elevation

Description

Seen above the porch roof on the west face, stringcourse over the top of the abutment with the porch with mortar abutment fillet over the tiling to the porch, generally all satisfactory although some curvature in the stringcourse line, which is historic. To the east of the porch are clasping buttresses to the eastern corner and then 2 intermediate buttresses separating windows, each of 3 lights wide.

Window stonework is as described in the window section. Buttresses are generally ashlar. A tall plinth with stringcourse detail to the base of the windows and then wide middle offset and chamfer to the base. Some patching with cement in the lower part of the plinth and a couple of old cast iron air bricks to the back of the downpipes, which discharge straight onto the ground. The parapet stonework has chamfered offsets/overhang and then simple ashlar walling up to 2 course copings. The general walling is random rubble or coursed rubble, past patch pointing in a cement mortar.



Above: Tower east elevation seen above the nave roof from the drone. Below: South aisle west elevation. Bottom: View of the south aisle south elevation west of the porch.



Condition

End base stone to the parapet is a bit out of alignment and the joint underneath is open and would benefit from pointing up. Roll top coping stone is fracture to its western corner and some of the adjoining coping stones are also fractured horizontally through the stone and require pinning or replacement. The lower stonework above the porch roof is generally ashlar work, a few bits of pointing up required. To the side of the porch evidence of where the aisle originally continued westward. To the east of the porch behind the downpipes there is some erosion of stone and proper drainage needs to be provided. The airbricks require repainting and some consolidation and filling of gaps and voids in the plinth stonework is desirable. The stringcourse generally looks to remain in a reasonable condition with a couple of sections of minor damage to bricks etc but nothing of significance. To the parapet some evidence of horizontal fractures in some of the upper coping stones, mainly towards the western end but also potentially elsewhere, partially disguised by moss growth. Evidence of some distortion in the parapet, which appears to be historic and some of the base corbel stones have been replaced in the past. Stringcourse/overhang to the edge of the porch roof has some curvature/distortion, which is old and this is all basically satisfactory. A few pockets and voids are just starting to form in the stonework and when further pointing is carried out this should be in lime mortar - all generally remains as seen in 2017.

Recommendations

- [B] Check parapet / coping stones and pin where required.
- [C] Paint air bricks.
- [D] Patch pointing of eroded joints.
- [C] Check iron cramps to wall monuments and painting.

n) South Aisle, east elevation

• Description

Single window, 3 lights wide, as described for the window section. Clasp buttresses to the southern corner in ashlar work, tall plinth matching that on the chancel and south aisle generally with wider central offset and simple chamfer to base. Stringcourse beneath the window, parapet stonework to the top of the wall, multi-stage, with a stringcourse to the base. Walling is generally coursed rubble. Little angled section abutting the chancel wall with an infilled window relating to the internal staircase to the rood loft.

Condition

Some weathering to the parapet stonework but basically all satisfactory, some of the low level joints are starting to open and would benefit from pointing up. To the walling some repointing in cementitious mortar in the past at high level on a patch basis, which is largely sound, but immediately below the parapet there are



Above: View of the south aisle south elevation. Below: South aisle south elevation east of the porch.



open joints and some old bee activity and these areas would benefit from pointing up.

Recommendations

[D] Point up open low level joints and voids formed by bee activity.

o) Porch, west elevation

Description

Plain stonework generally with tall gradual offset to the base of the plinth to the bottom the wall, the ground level has been built-up. One gulley underneath the downpipe to the ground level. Clasp buttresses to the southern corner with gabled tops, generally in ashlar work.

Condition

Some ivy growth at high level underneath the corbel stone underneath the guttering and some dandelion growth to the back of the buttress on the southern corner. Some old pointing in lime and also to the northern end of the wall some in cement, which is working loose and some local consolidation with lime mortar is desirable.

Recommendations

[M] Generally control and remove ivy and weed growth.

[D] Minor patch pointing.

p) Porch, south elevation

Description

Clasp buttresses to gable tops to each corner, arched opening with bird control gates into the porch, steep gable above with a cross and old scribed sundial in the stonework, now missing any gnomon and all ashlar stonework generally.

Condition

All generally in a good condition and the sundial is weathering back but still legible. A small amount of decayed stonework above the arch to the porch on the east side but not significant. A bit of damage to the base of the buttress on the east side but not significant, some moss growth on buttress tops but again not significant. The gable cross is rather slender in design but from ground level appears to remain satisfactory at present with no signs of any cracking to the base, which might indicate an iron pin.

Recommendations

No work required at present.

q) Porch, east elevation

Description

Generally plain walling with plinth with fairly tall, steep offset detail and chamfered offset to the lower part



Above: South porch west elevation. Below: View of the porch south gable elevation. Bottom: Porch east elevation.



of the plinth.

Condition

Water from the downpipe discharges onto the wall leaving open joints at the wall base. Some old evidence of leakage from the joints from the gutter, which is laid level on a corbel stone to the top of the wall. The wall has some patch pointing in cement and also lime pointing, a few bits are working loose but nothing significant at present. The guttering has been re-bedded onto cement to create a slightly better fall. Some weed growth at the back of the parapet to the southern end of the gutter need to be controlled and removed and may be being sustained by some of the moss growth in this area, which might need clearing back to prevent opportunity for regrowth.

Recommendations

[M] Remove weed/plant growth to parapet.

[E] Patch point in lime mortar where cement mortar is failing.



Above:View of W1 - chancel east window.

5.5 Windows

W1 Description

Chancel east window: Decorated style/transitional with wide tracery, 4 lights wide, external ferramenta with vertical bar with spiked top and a circular window with a cusped detail to the top of the window.

Condition

The window stonework generally remains in a good condition and probably renewed or repaired in the 19th century. Rust to the ferramenta, which ideally would be removed and tipped with stainless steel and reinstated and should be painted to control the rate of rusting, which in time will damage the stonework. The window leading looks to be in generally good condition with a bit of distortion to the base of the 2nd panel from north and some evidence that some quarries may have been replaced also to the 2nd window from south. Stonework is in a good condition, lead weatherings to the bases of all main panels. To the upper tracery there is some distortion and cracking to the very top of the main panel, 3rd from south, from old movement and filling of the open gap would be beneficial. There is also evidence of a bit of movement in the arch on the south side and a wider or displaced joint to the south side of the keystone at the top of the arch. The hood mould is generally in a good condition with foliate detail to the stop ends. There is a small amount of loose pointing to the cill but nothing significant at present. Some opening of joints to the base of the circular window at the top of the window and the stone may be becoming displaced and should be checked.

Recommendations

[B] Paint ferramenta.

[E] Tip external ferramenta in stainless steel and point open joints in cill.

[B] Check lower stone to upper roundal and pin/point-up.

W2 Description

Chancel north side, east end: 2 lights wide, decorated/transitional style tracery, stop ends to the hood moulds are missing but otherwise the hood moulds are in generally good condition.

Condition

Window stonework generally looks to be in a good condition, the lower main panels have been re-leaded and old leading to the upper panels, all diamond leaded in clear glass. Internal non-ferrous saddle bars, replacement ventilator in a good condition, lead weatherings to the base of each main panel. Some lichen growth and slight decay to the upper tracery in window jambs but not significant all as noted in 2017.

Recommendations

No work required.

W3 Description

Chancel north side, centre: Decorated style with transitional tracery, clear glass that has been re-leaded to the main panels, older leading to the top panels and non-ferrous saddle bars and lead weatherings to the base of the cills.

Condition

To the middle of the cill on the west side of the mullion there is a crack and slight decay to the stooling, also some light decay to the mullion and jambs generally but disguised by significant lichen growth. The 2nd jamb stone on the west side has lost some detail and the front of the base of the tracery where meeting down onto the top of the mullion has been patched with cement. Further cement patching to the arch stones on the west side, somewhat unsightly but disguised by the greyness of the surrounding lichen growth and also a bit of cement patching on the east side. Window currently in a satisfactory condition but some more sympathetic repairs by a stone conservator are desirable. All remains as noted in 2017.

Recommendations

[E] *Repairs to stonework by a stone conservator desirable.*

W4 Description

Chancel north side, west end: 2 light wide window, decorated/transitional style tracery, the main panel has been re-leaded in clear glass with internal non-ferrous saddle bars. The upper leading is still old but is satisfactory for the moment.

Condition

The window stonework is covered with a thick crust of lichen growth, which is not likely to have damaged the stone significantly but disguises the condition of the stone in places. Some light weathering to the tracery and mullion but all satisfactory for the moment. There is a bit of distortion to the new glass panel and in the new western glass panel at the top, but remains sound at the moment.

Recommendations

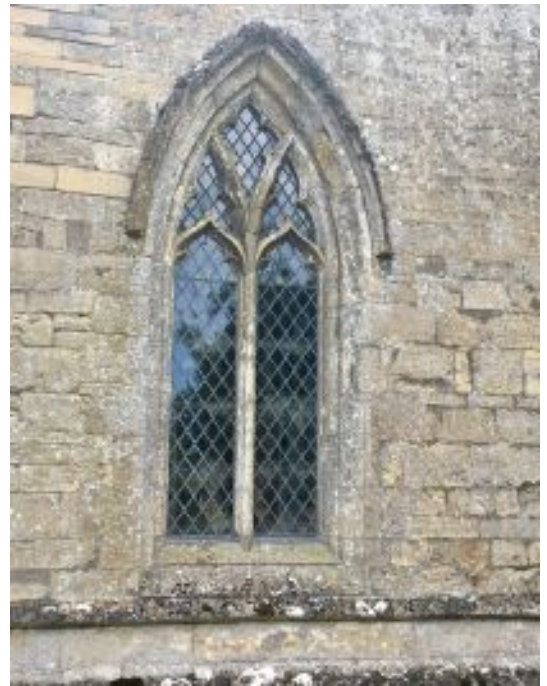
No work required.

W5 Description

North aisle, east elevation: 3 lights wide, perpendicular style with 4 centred arch, shallow in height, figurative stop ends are angled at the ends of the lightly weathered hood mould. Leading has probably been renewed in the past, rectangular leaded lights with non-ferrous saddle bars.

Condition

Open joints to the top of the cusp head of the middle window but generally all stonework is in a reasonable condition. A few quarries appear to have been replaced, possibly due to vandalism. Lead weathering to the



Above: W3 - chancel north elevation central window. Below: W4 - chancel north elevation west end. Bottom: W5 - north aisle east elevation.



base of all cills and some old distortion in the cills, which is disguised by the lead weathering but is historic. All remains as seen in 2017.

Recommendations

No work required.

W6 Description

North aisle, north wall, eastern: 3 light wide window, 4 centre arch, perpendicular style tracery with simple cusp heads to the tops of the main panels and small glazed spandrels.

Condition

Weathered figurative stop ends to the ends of the hood mould and all window stonework in a generally good condition. The leading appears to have been renewed in the past but is essentially in a good condition with lead aprons to the base of the main panels with a bit of distortion and damage to the lead work at the base of the centre panel. Opening hopper light with a rusting metal frame, which needs at the very least repainting to extend its life. All remains as recorded in 2017.

Recommendations

[B] Repaint/refurbish opening casement.

W7 Description

North aisle, north wall, centre: 4 centred arch, perpendicular style window, figurative stop ends to the hood mould. Glazing contains coloured and painted glass.

Condition

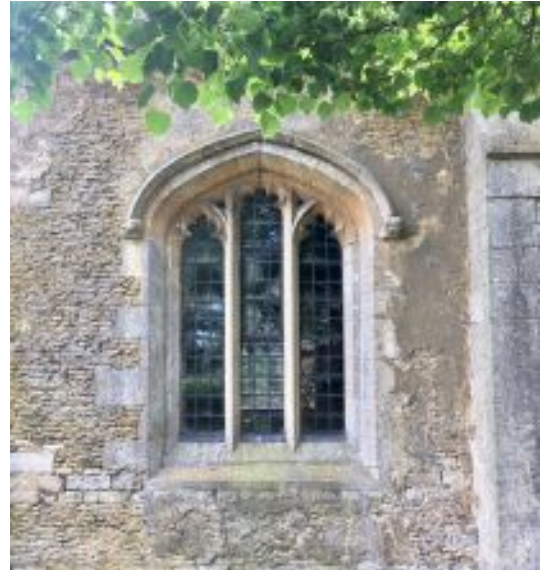
The mullions are generally in a good condition, as are the window jambs and head stonework. There is a small amount of old damage to the middle of the cill, possibly from old ferramenta but all sound at present. Leading is still in a generally reasonable condition, internal iron saddle bars would benefit from cleaning and repainting or replacing with non-ferrous - all remains as noted in 2017.

Recommendations

[C] Clean and paint internal iron saddle bars.

W8 Description

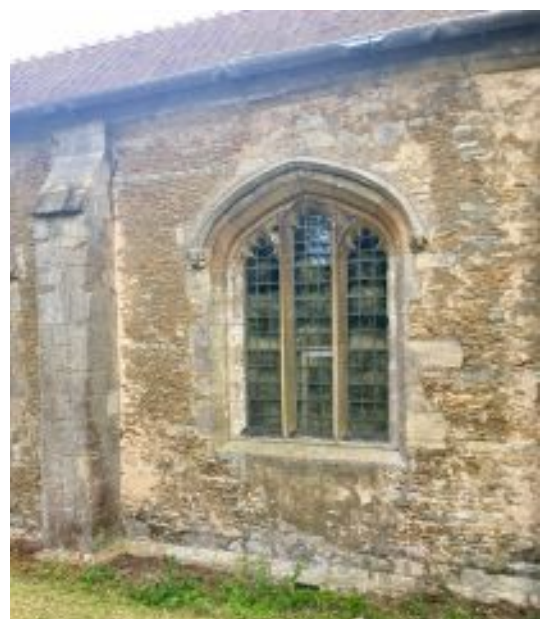
North aisle, north elevation, western: Perpendicular style window, 4 centre arch, figurative stop ends to the hood mould, cusp heads to the tops of the main lights with glazed spandrels as for the other windows in the north aisle. Lead aprons to cills with some splits to the centres, window leading has probably been renewed with rectangular leaded lights.



Above:W6 - north aisle north elevation eastern window.

Below:W7 - north aisle north elevation centre window.

Bottom:W8 - north aisle north elevation western window.



Condition

Some dirt and algal build-up on the inside, which is trapped by the internal structure of the vestry. A few patches of lichen growth on the stonework, which is not significant. All window stonework is generally satisfactory and an open joint to the top of the arch, inner and outer, which would benefit from pointing up.

Recommendations

[D] Point up open joints to arch.

W9 Description

Tower, west face: Lancet window, simple window with a 2 centred arch, fairly crude hood mould detail with old figurative stop ends.

Condition

The stop ends are rather weathered, some weathering to the jamb stones on the north side but not very significant. Diamond leaded glass, leading looks fairly modern, albeit discoloured from algal growth on the inside and the saddle bars appear to be non-ferrous. All remains as recorded in 2017.

Recommendation

No work required at present.

W10 Description

South aisle, south side, western: 3 lights wide, reticulated style tracery, decorated period, all panels have been re-leaded with rectangular leading to the main panels.

Condition

Central old ventilator is very rusted and the window has external ferramenta, which may have contributed to damage to the mullions. Figurative stop ends to the hood mould, tracery generally in a good condition with a few bits of damage and slight misalignment across the centre panel. The jambs and cill are generally in a good condition, the mullions show evidence of patch repairs with indent repairs to the top of the western mullion misaligned, possibly caused by movement caused by the rusting of the casement and some further pinning and repair by a stone conservator recommended. Patching and cracking of cement to the eastern mullion would also benefit from repair by a stone conservator. Leading to the window all looks to be in a good condition.

Recommendation

[C] Some window stonework repairs by a stone conservator.

W11 Description

South aisle, south side, centre: Arch stonework to the window looks to be in a good condition, as do jambs. Figurative stop ends to the hood mould generally look in a good condition. The window has been re-leaded with rectangular leaded glass to the main panels and the upper tracery is also re-leaded. The window has early English/transitional style tracery.



Above: W10 - south elevation of the south aisle western window. Below: W11 - south elevation of the south aisle central window.



Condition

The leading is slightly distorted around some of the quarries and joints halfway up in the middle panel, lead aprons to the base of all windows. Mullions have had past repairs with a piecing-in or indent repair to the top of the western mullion and some patching to a split in the eastern mullion but carried out crudely and further repairs are recommended, either micro-pinning and consolidation by a stone conservator, now more likely sections of replacement mullion required in due course.

Recommendation

[C] *Repairs to window stonework by a stone conservator desirable.*



Above:W13 - south aisle west elevation. Below:W14 - chancel south elevation western window.

W12 Description

South aisle, south side, eastern end: 3 light wide window with early English decorated/transitional style tracery, figurative stop ends to the hood mould, which remains in a generally good condition and jambs also in a good condition, as is the cill. A few pieces of mediaeval glass incorporated into otherwise plain rectangular leaded glass.

Condition

The tracery stonework is generally in a reasonable condition with a bit of weathering but nothing significant, the windows have been re-leaded to the main panels and upper tracery, the main panels have rectangular leaded lights with non-ferrous saddle bars. Past repairs and indent repairs to the mullions, currently generally satisfactory but a fracture forming across the middle of the upper section of mullion on the west side, as noted in 2017.

Recommendation

[D] *Need to repair fractured mullion in due course.*



W13 Description

South aisle, west elevation: Old ironwork passes through the top of the mullions, the window has decorated style tracery, reticulated design. A few pieces of mediaeval glass incorporated.

Condition

A hood mould is missing its stop end on the south side, the decorative hood mould stop end on the north side remains. Arch stonework remains generally in a reasonable condition, small signs of displacement of the tracery above the middle of the top of the main panel, which appears historic. The cill stonework and jambs generally satisfactory. The metal work, where exposed, would benefit from ideally removal and tipping with stainless steel, or else at least painting to control the rate of rusting. The top of the southern mullion has moved out and has been re-set in the past due to the rusting of the ironwork but is not very well aligned and generally both mullions have had past repairs and indent repairs and have a rather wayward in and out formation as they rise up the height of the window, although no obvious evidence of any current instability. The main panel has been re-leaded with a rectangular clear leaded glass, the upper panels have also been re-leaded with a few inclusions of old mediaeval glass and some new bulls eyes.

Recommendation

[D] *Further work to stonework and ironwork to mullion tops may become necessary.*

W14 Description

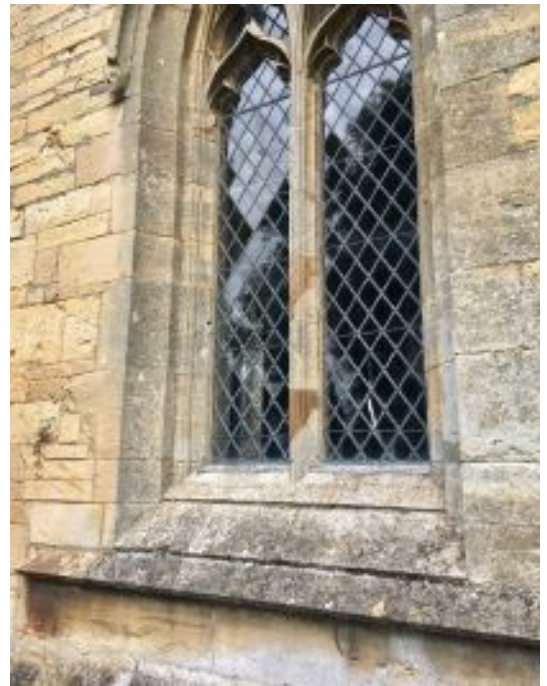
Chancel, south side, western: 2 light wide window with early English/transitional style tracery, figurative stop ends to the ends of hood moulds.

Condition

Some lichen growth on the stonework but generally all looks in a satisfactory condition at present. The main panel has been re-leaded with diamond leaded clear glass with internal non-ferrous saddle bars, lead aprons to the bottoms of both main panels. The upper lights have old leading, which is slightly distorted and there are two fractured quarries and the comes are looking a little weak, therefore re-leading might be required in the next 5 years but otherwise the window appears satisfactory.

Recommendation

[D] Possible need to re-lead upper glass panels.



W15 Description

Chancel, south side, middle: Figurative stop end to the west side of the hood mould, that on the east side is missing but the hood mould is otherwise satisfactory.

Condition

Jambs and cill stonework generally satisfactory, mullions have some past repairs in coloured mortar, which are working loose and repair by a stone conservator is recommended in the next 5 years. Window leading has been renewed with clear diamond leaded glass, one cracked pane repaired with a horizontal lead came; leading is generally modern and with non-ferrous saddle bars.

Recommendation

[D] Stone conservator repairs to window stonework needed.

Above:W15 - Chancel south elevation, centre window.

W16 Description

Chancel, south side, eastern: New opening hopper light at low level in the east side, diamond clear leading with internal non-ferrous saddle bars and all satisfactory.

Condition

The upper leading is old and distorted with a number of cracked quarries and disintegrating comes and re-leading within the next 5 years likely to be required. The jamb stone looks in a generally satisfactory condition, some micro fractures in the inner arch stonework to the upper arch stonework, both stop ends are missing but the hood mould generally looks satisfactory. The mullion is in short sections, suggesting past repairs and a few bits of patching of mortar but appears generally satisfactory for the moment.

Recommendation

[D] Re-leading of upper glass panels.

Tower openings, east side: Missing mullion and inner tracery, some open joints to the outer stonework, the hood mould is generally complete with figurative stop ends and jamb stonework generally looks satisfactory. Some old distortion to the southern head but long-standing. Mesh held in place to exclude birds by metal and timber fanning, not entirely effective, as noted in 2017.

South side belfry window: Retains its mullion and inner tracery, slight displacement around the stonework to the base of the window, some decay to the arch stonework on the west side. Figurative stop ends to the hood mould remain intact and despite slight misalignments the stonework generally looks to be in a reasonable condition for the moment. Some of the joints to the cill are weathered although the condition of the base of

the mullion needs to be monitored. Generally remains as noted in 2017.

Tower west face: Mullion and inner tracery is missing, the inner tracery stonework to the arch, particularly on the south side, is very distorted from old historic movement and settlement – quite dramatic in places and associated with misaligned stonework seen above the window but all currently seems to be stable. Some repointing carried out around the inner arch in the recent past. Timber framing holds wire mesh in place to try and stop bird entry but this is not entirely effective, otherwise stonework is generally satisfactory for the moment. Figurative stop ends to each end of the hood mould, as noted in 2017.

Tower north face: Inner tracery and mullion missing, figurative stop ends to the hood mould, some signs of old distortion and slight damage to the top of the hood mould but all basically satisfactory and stable for the moment. Mesh on timber framing tries to stop bird entry but not completely effective, as recorded in 2017.

Recommendations

[D] *Make good mesh to exclude birds from the tower.*

5.6 Doors

D1 Description

Porch outer door: Stonework with moulded responds to the base of a 2 centred arch. Behind the arch a pair of timber mesh doors with hook and band hinges.

Condition

The hood mould generally remain satisfactory; figurative details are rather weathered to the stop ends but are still satisfactory. Some modest weathering to the capitals to the responds but generally all still sound. Some indent repairs to the lower part of the inner arch, probably from a removed gate or door and some of the mouldings to the respond on the east side have been replaced in the past to the capital. The hinges to the mesh doors are rather rusted and cleaning down and painting of the hinges and hinge pins and oiling would be beneficial. The frames of the door would also benefit from painting but subject to this appear to remain generally serviceable and effective.

Recommendations

[C] *Refurbish mesh gates.*

D2 Description

Porch inner door: Door into the south aisle is an old oak boarded door with hook and band hinges. There is diagonal boarding on the inside. The door has engaged columnettes or mouldings to each side jamb, figurative stop ends to the hood moulds may have been renewed.

Condition

The hinges from the inside may benefit from cleaning down and painting and the hinge pins oiling. The loop handle has some wear to the spindle but not significant and the door generally is an important feature and generally satisfactory for the moment. The door stonework has some old damage to the western jamb mid-height.



Above: D1 - porch outer mesh doors. Below: D2 - porch inner door.



Recommendations

[M] Periodically oil hinges to aid use of doors.

D3 Description

Chancel south door: The door is not currently in use and is a low height door with a 2 centred shallow arch with simple chamfer to jambs.

Condition

Some slight decay at the base of the western jamb, but nothing significant at present. The door is oak boarded with external exposed nails and all metal is looking rather rusted on the outside and the base of the door panels are rotting and have been backed with some kind of foil mesh or tape on the inside face. The door would benefit from repair and refurbishment and may be useful as an alternate means of escape, subject to the findings of the Fire Risk Assessment. All remains as noted in 2017.

Recommendations

[M] Periodically oil hinges to aid use of doors.



Above: D4 - old north door. Below: Drainage around the church perimeter.

D4 Description

Old north door with stone surround and hood mould. Doorway infilled with ashlar stone and air brick.

Condition

The door is in a satisfactory condition. Some old decay to stone surround but not significant.

Recommendations

No work required at present.



5.7 Below Ground Drainage

Description

There is no foul drainage or managed surface water drainage except for one gully to the base of the western downpipe to the porch; to all other positions rainwater discharges onto the ground around the church generally. I understand that in the past a French drain gravel filled with limestone topped with pea shingle was installed around the church perimeter and the downpipes generally discharged into this area. The French drain is silted up. The downpipes should discharge to proper drains taking water away from the base of the church to soakaways at least 5m distant and appropriately sized for the roof area with an access point and roddable gullies etc. It may also be helpful to install raised kerbs around ground level gullies and lids to exclude leaves. Generally downpipes should have shoes to the base rather than just extend directly into the ground to allow monitoring and rodding of downpipes and drains. Installation of drainage is a particularly high priority given the clear evidence of past movements and subsidence in the church generally and knowing that there may be some clay sub-soils. French drains installed around the perimeter of the church originally contained perforated drains but the system is probably silted up and certainly no longer effective, as indicated by damp patches internally. Oddly the downpipes originally had gullies but these removed when the French drains were installed.

Condition

It is recommended that the French drain be dug out and renewed but also that proper drainage be provided to each downpipe position.

Recommendations

[B] *Install new below-ground drainage to all downpipes to new soakaways and renew French drains.*

6 detailed condition of the internal fabric

6.1 Roof structures and ceilings

Porch

- **Description**

Probably a Victorian roof structure c1873 of pitch pine, light in colour and one stooled finial top on the wall plate on the east side. Short hammer beams support arch braces to the end and central trusses, which rise to a collar at purlin level with a vertical post supporting a moulded ridge beam. Moulded purlins and plain rafters with posts onto the inner wall plate, which is moulded. Rafters continue to the outer wall plate. There is a central lantern light, which hangs from the middle truss with metal conduit and a plastic cap to the middle of the conduit.

Condition

Viewed from below all looks to remain in reasonable condition generally. The junction box is loose to the light. The roof structure contains some localised areas of woodworm, eg to the corner of the hammer beam to the west side of the aisle door perhaps where there may be some inclusions of sapwood.

Recommendations

No work required at present but monitor evidence of woodworm.

South Aisle

- **Description**

The roof was viewed from floor level only, the roof structure has probably been repaired when the copper roof covering was put on. The wall plate appears to have been replaced in concrete and probably forms a lining to the gutter to the copper roof. A number of the main roof beams, which are simple beams of approx. one foot sections, have had splices to the ends with pellets to cover the bolt holes. There are 2 purlins and each support common rafters under the roof boarding. Some of the purlins also have pellets to cover bolt heads, suggesting splice repairs.

Condition

At the time of the inspection all of the roof boarding appeared to remain in a good condition with no signs of any staining. There is deflection in the main roof beams, which is probably historic and all the splices when viewed from below appear to be in a satisfactory condition generally, although there are some shakes and splits in the new timber caused by drying and shrinkage.

Recommendations

No work required at present but structural engineer assessment may be required prior to any future re-roofing.



Above: Porch ceiling structure. Below: View of the south aisle ceiling.



Nave

Description

The roof is c1873 in date. There are 8 trusses supported off decorative corbels above the north and south arcades, which support carved arch braces, which rise to a collar at upper purlin level, there being no tie at eaves or lower purlin level, meaning there is potential for a bit of roof spread. The roof structure then has a ridge beam and 2 purlins with moulded corners, simple common rafters and sarking boards to the underside of the tiling and all in a medium dark stained pitch pine.

Condition

Viewed from below there is no obvious sign of any significant staining or water ingress, although there is potential for water ingress as tiles occasionally slip or break up so the roof should be monitored regularly and any slipped tiles replaced. There are signs of water ingress where the roof abuts the tower, as referred to in the previous inspection and there is the potential to improve the detailing of the junction with a lead flashing or improved mortar fillet.

Recommendations

[E] Close inspection of timberwork prior to future re-roofing recommended.

North Aisle

Description

Principal beams span from the arcade to the top of the aisle wall. There is one western beam above the wall top and then one 6 intermediate beams with no obvious beam above the east end. The purlin has a splice repair and appears to sit directly onto the arch stonework of the window. There is one central purlin, which is slightly off-centre. The roof structure has probably been repaired when the copper roof was put on. There are sections of concrete ring beam or wall plate set back to the eastern 2 bays and propped to the front face of the wall to the western 2 bays. To the middle section there is still a timber wall plate to the central 3 bays. The rafters are common rafters and roof boarding under the copper.

Condition

Some of the rafters have some staining, possibly old but one or two patches of staining to the roof boards, which needs to be monitored and reported if there are any leaks in the same areas or damp patches form in rain. Otherwise, viewed from below, the roof structure appears to be satisfactory and as seen in 2017. Some of the main beams have old splice repairs, which again probably date from the re-roofing and still appear to be fairly tight. There are some signs of death watch beetle, which are probably historic but should be monitored, eg around the junction to the purlin to the 2nd beam from east, as noted in 2017.

Recommendations

[E] Close inspection prior to future re-roofing recommended.



Above: Nave ceiling structure. Below: View of the north aisle ceiling.



Vestry

- **Description**

The ceiling is relatively modern and is of softwood joists with a central binder, the joists are approximately 2" x 4" with a central binder of similar size and support a wood fibreboard ceiling. No decking to the top of the structure with ceiling joists and underlining visible from above. Inside the vestry area there is a central fluorescent tube fitting.

Condition

Some of the ceiling joists contain beetle holes, as noted in 2017, possibly reused timber. The timber seems to be a mixture of reclaimed and newer. Strips to the board joints to the hardboard and some of the hardboard has slight deflection and damage.

Recommendations

[E] *The structure is serviceable but beetle activity needs monitoring and replacement desirable.*



Above:View of the chancel ceiling structure. Below: Porch stone floor.

Chancel

- **Description**

The ceiling is probably c1873 in date and similar in style to the nave roof. Arch braces support trusses meeting at the upper purlin level to the underside of the collar, which supports a post that carries the ridge beam. Arch braces extend down to corbels, perhaps a metre below wall plate level. The wall plate fronts are moulded, purlins are moulded, as is the edge of the ridge beam. Common rafter are plain and support sarking boards under the tiling, all in a medium/dark stained pitch pine.

Condition

Viewed from below floor level all appears to remain in a reasonable condition but because of the occasional slippage and damage to tiling leaks should be reported as soon as possible and any new staining. No obvious significant staining at the time of the inspection and remains as seen in 2017.

Recommendations

[E] *Detailed inspection of roof timbers prior to future re-roofing recommended.*



6.2 Floors

Porch

- **Description**

Floor of stone flags of various sizes. There is a loose laid coir mat with a plastic backing, which although in a good condition would ideally be breathable but there is no significant trapped damp beneath.

Condition

One slab has fractured and broken up near to the back of the main access gate into the porch and this one slab may benefit from being replaced, although no significant need yet. The rest of the floor is generally in a good condition.

Recommendations

[E] Replacement of one broken flagstone.

South Aisle

Description

Floor generally of stone flags with a row of ledger slabs adjacent the nave pew ends. The rest of the floor appears to have been re-laid in consistent reconstituted stone/ concrete slabs, approx. 450mm square with one bedded slate headstone towards the north east corner, where pew platforms have presumably been removed to create a community area. Leading from the main back entrance door is further old stone paving with a loose laid coir woven mat, which is stuck down behind the door with some duct tape and this is starting to work loose; this is cut to fit around the base of the font on the exposed stone to the west end wall. A further area of old paving around the altar at the east end of the aisle and again some further ledger slabs.

Condition

The newer laid floor is generally in a good condition, the ledger slabs and older paving to the former walkway between the pews has some algal staining and green organic growth suggesting that there are still problems with low level moisture, which need to be addressed. All paving generally remains in a satisfactory condition with no significant trip hazards. There is some old staining and green algal growth in the paving around the altar, indicating damp problems, although no significant trip hazards bar one slightly indented stone near to the altar. All generally still as noted in 2017.

Recommendations

[B] No work to floor but external drainage improvements desirable.

Nave

Description

A central walkway of stone with cast iron grates with Celtic pattern. The surrounding stonework and heating ducts are generally covered by loose laid long coir woven runner, which extends almost up to the pews each side. The runner was not removed in full so only sections of the duct were inspected. The duct is about a meter deep, build and lined with brick and remains reasonably dry and the coir matting allows for a certain amount of breathability. Nevertheless drainage improvements around the perimeter are recommended. To the pews there are raised timber platforms with softwood boarding with oak edging.

Condition

There is light rust on the cast iron grates, which were not all inspected and are to old heating ducts. The runner is breathable but still with some trapped damp owing to the enhanced damp levels in the floor. The walkway has some unevenness in places underneath the matting



Above: View of the south aisle flooring. Below: Nave central aisle. Bottom: Celtic pattern cast iron heating grate.



but generally the floor is in a satisfactory condition bar one or two very slight trip hazards where the coir matting has started to ruck slightly or is stuck down with duct tape. To the pew platforms in places there are areas of woodworm in the floor and death watch in the edge kerb, which may well be live and where the increased damp levels in the floor may be creating a suitable environment. Therefore there is a possibility that joists beneath are also decaying; only limited scope for ventilation to the under floor voids, which again may allow beetle activity and potentially rot to occur. Ground level drainage around the church needs to be improved to try and allow the floor to dry out but also it may be necessary to try and improve ventilation by introducing vents underneath some of the pews to allow further air movement underground and the area underneath the pews to dry and local repairs where woodworm in softwood boarding is significant. To the edge oak kerbs the death watch appears to be not confined to just sapwood, again indicating that moisture levels in the timber are relatively high. This is a concern because the death watch could spread to the historic oak pew ends. It may be worth seeking grant aid to help support a more thorough inspection of church timbers by a timber decay specialist, eg. Hutton & Rostrum or Ridouts.

To the second pew from rear on the south side one of the floor boards is deflecting, possibly due to decay of the supporting structure under the floorboard itself and there are boards in the same area that show clear evidence of woodworm activity. All remains as recommended in 2017.

Recommendations

- [B] Detailed inspection of floor timbers in association with external drainage improvements.
- [C] Likely need for some pew platform repairs.

North Aisle

Description

The aisleway between the nave and north aisle pews is of stone flags and some ledger slabs, finely carved in black marble or slate. There is a paved area within the vestry, as described for the vestry section and a paved area to the east end of the aisle around the altar. Pew platforms with oak edging and softwood boarding.

Condition

The flags are generally satisfactory but with green algal bloom and some salt staining towards the middle of the aisle, again indicating ground water level issues or drainage problems. To the eastern area around the altar there are clear signs of damp, particularly towards the north eastern corner where the downpipe discharges onto the ground and stonework externally. Woodworm holes visible in the pew platforms in isolated places, no proper ventilation to the pew platform generally. There are some external air bricks at ground level but the lack of any internal ventilation holes mean that there may be inadequate cross ventilation of the under-floor space - all generally as recommended in 2017.

Recommendations

- [B] Improve external low level drainage.



Above: Pew platform base with evidence of woodworm and death watch beetle. Below: View of the north aisle aisleway flooring.



[B] Closer inspection of timber floors including lifting boards.

Chancel

- **Description**

The choir area has a floor of geometric tiles with some encaustic decoration, the floor is attractive and probably Victorian in date. To the choir stalls there is a matting of loose laid coir, which is breathable but nevertheless trapping some damp and dirt. There is carpeting to the sanctuary step with a further pair of stone steps into the sanctuary, although the altar has been brought forward onto the middle step. To the middle step is some geometric and encaustic tiling with staining but generally sound, and to the upper step geometric and increased amounts of encaustic decorative tiling. To the organ there is a timber platform with oak kerb and possibly oak boarding.

- **Condition**

The floor in the choir area is stained by salts and dirt and cleaning of the floor is generally desirable. The carpeting to the lower step into the sanctuary remains in good order. The tiling to the upper step is all Victorian in date and has some candle wax and some salt staining. General cleaning of the tiling remains desirable. On the south side salts suggest issues caused by the lack of below ground drainage. Some death watch beetle holes are visible in the boarding to the organ platform. The tiling to the floor has a slightly hollow ring, which might indicate that the tiles are starting to debond from the substrate, possibly due to damp levels and trapped damp under the tiling - all generally as noted in 2017.

- **Recommendations**

[E] *Cleaning of floor tiles desirable and some re-fixing of tiles may become necessary.*

Vestry

- **Description**

The floor is of reconstituted stone or concrete flags where pews have been removed and older ledger slabs and paving to the south and west sides.

- **Condition**

Some salt staining, particularly in the older paving and especially near to the safe but all remains in a serviceable condition otherwise.

- **Recommendations**

No work required.



Above: View of the chancel flooring. Below: Chancel geometric tile detail. Bottom: Vestry floor.



6.4 Walls

Porch, south wall

- **Description**

The wall is the rear of the external arch into the porch, moulded columnettes within the responds to each side of the arch. The stonework above is generally of coursed walling with lime pointing. To the back of the arch is fitted mesh gates and grillage to exclude birds, as described in the doors section. The upper part of the wall is concealed by the end truss of the roof.

Condition

Arch stonework and responds generally in good order. The coursed walling appears to remain satisfactory.

Recommendations

No work required.

Porch, north wall

- **Description**

The wall contains the doorway into the south aisle, rubble walling around, which is coursed generally. Noticeboards hung on iron hooks to each side of the door.

Condition

The stonework to the door jambs and arch is generally in a reasonable condition with figurative stop ends to the hood mould. The pointing to the wall is generally good but the east side of the doorway is generally drier and fine. There is some mould bloom on the wall to the west side of the door, also to the flanking side wall of the porch. The noticeboards are in a satisfactory condition - all as noted in 2017.

Recommendations

No work required.

Porch, west wall

- **Description**

The wall contains colonnade with moulded columnettes and similar end columns to the responds with ogee arches above with cusp tops with lined panels and finials to the tops below the arches; possibly later Victorian corbel details to the beams to the roof. Generally ashlar or squared rubble walling above and ashlarwork to the backs of the panels with some inscribed graffiti etc. Seat of worked flat stone, which might be a replacement.

Condition

The stone seat is starting to break-up/delaminate in places, especially where abutting the north wall within the porch and some repair desirable. Otherwise the wall is generally



Above: Porch south wall and entrance gates. Below: Porch north wall and arched entrance to the south aisle. Bottom: Porch west wall.



in a good condition, although some bits of the pointing at eye level are dropping out and slight repointing is desirable. Some green mould bloom, particularly towards the northern end of the wall around some of the ogee arches - as noted in 2017.

Recommendations

[E] Work by a stone conservator desirable.

Porch, east wall

- **Description**

Generally a mirror of the west wall with ogee arches above 4 niches or blind arcading.

Condition

Some delaminating to the seat or base of the arches but not as severe as that on the west side. Walling is generally in a good condition around the arcade. Some of the finials to the tops of the arch or blind arcading, particularly the 2nd from north, are somewhat weathered, as noted in 2017.

Recommendations

No work required at present.

South Aisle, west wall

- **Description**

The west end of the aisle is truncated and has moved eastward to the edge of the tower, therefore is not well bonded to the south wall and a straight joint is visible with some lost pointing at high level. There is no window in the wall and the wall is generally of coursed rubble walling with some bands of stone. To the middle of the wall a creed board and central painted figurative panel.

Condition

The creed board with painted lettering direct onto timber and a central painted panel on canvas with a timber frame is fraying to the bottom edge of the canvas and there appears to be a repair with a row of rusty nail heads running up the north edge. The panel would benefit from conservation by a specialist and grants may be available from the Church Buildings Council or similar, or an initial conservation report. The panels are boards are held in place by iron cramps, which are lightly rusted. Stonemasonry generally is satisfactory, some of the base foundation stonework is visible at low level and some of the surface is slightly crumbling. The wall has been pointed with a strap pointing at lower level, which is light coloured and therefore reasonably disguised but is starting to work loose and fall out and so in due course perhaps some patch pointing within the next 5 years might be desirable, or even more widespread removal of the failing surface pointing and repointing to the wall complete - all remains as noted in 2017.

Recommendations

[E] Conservation of creed board.

[E] Patch or full repointing in lime mortar.



Above: South aisle looking west. Below: Creed boards on the south aisle west wall.



South aisle, south wall

- **Description**

Contains the doorway from the south porch and then 3 windows, each of 3 lights width with moulded reveals and internal hood moulds and figurative stop ends. In the eastern corner of the wall there is a piscina and a recessed panel below the easternmost window with incomplete edging of stone now containing a small brass memorial plate. Stacked against the wall within the sanctuary area of the chapel are 2 slate headstones. Between the pairs of windows there are marble plaques with generally concealed fixings, although supported on stone corbels. Between the western window and the door there is a further canvas panel with a timber frame matching that seen on the west wall, again with some damage in pairs and a row of nails, and specialist conservation is desirable. The panel is fixed with metal cramps.

Condition

Window stonework seen internally generally looks to be in a good condition, although there are some fractures, particularly to mullions, which have been patched and repaired in the past. The surrounding stonework is coursed rubble, generally pointed with a light coloured strap pointing; the wall was probably originally intended to be plastered. The walling generally is in a good condition with no significant cracks or water ingress from high level. Along the base of the wall there is some algal growth to the bottom edge rising slightly towards the east end. Some old water staining from water ingress to the plaques on the wall, which appears to be historic. The pointing to the wall generally is satisfactory, although a few areas are starting to work loose – not as significantly as seen on the west wall but above the south door perhaps more areas of loose pointing and possible slight evidence of movement but not significant at present, although again as referred to elsewhere some drainage improvements recommended to help reduce the risk of significant structural movement caused by poor drainage.

Recommendations

[E] Conservation of painted canvas figurative panel desirable.

South Aisle, east wall

- **Description**

3-light window with reticulated tracery, war memorial fixed to the wall beneath and south of the window. Angled wall to spiral stair to former rood loft. Coursed rubble limestone generally to walling but ashlar to stair.

Condition

To the middle of the window cill some green algal staining, reason not immediately clear but possibly



Above: South aisle south wall. Below: South door entrance to the west end of the south aisle south wall. Bottom: South aisle looking east.



associated with some kind of water run-off from the middle panel of glass or some kind of leak, which may require further investigation, although dry at the time of the inspection after a long period of dry weather. Also mounted below the window is a memorial plaque to those who fell in the Second World War, with an alabaster edge. Along the base of the wall is a section of timber panelling, which has some death watch beetle holes at some of the corners, notably towards the northern end. There is a further memorial plaque to the First World War, in alabaster, between the window and the south east corner of the south aisle and above this a further slate plaque to members of the Bradley family. Window stonework generally looks to be in a good condition, but the mullions of the window are twisted and buckled as noted externally but appear stable and have been repaired in the past. The windows have moulded reveals and an inner hood mould, although the stop ends at each end are either un-carved or undamaged. Stonework around the window is rubble, generally coursed and some strap pointing particularly noticeable below the window where it has been renewed in a cementitious mix and is rather unsightly. In due course the removal of the strap pointing and re-pointing with a sympathetic lime mortar is recommended.

The stonework to the angled staircase is generally satisfactory, some old streaking at high level from past roof leaks. There is a slate plaque with iron cramps mounted above the old staircase access door and the cramp should be painted to control the rusting rate and a specialist inspection and checks of the plaque may be required in due course; ideally the iron cramps would be replaced with bronze or stainless steel. There is also at lower level a stone bracket, which appears to have been repaired with a mortar repair mix in the past and appears currently sound, as recorded in 2017.

Recommendations

[D] *Paint metal cramps to control rusting.*

[M] *Monitor algal staining to base of window.*

South Aisle, north wall

- **Description**

The wall forms the back of the south arcade to the aisle, 4 bays wide with a circular respond at the tower end at the west end and then 3 columns formed of 4 intersected columnettes with a similar detail to the respond at the east end. Electrical conduit runs along the top of the arcade arches with brackets supporting hanging chandaliers.

Condition

The columns have a slight southward lean in some cases but appears long-standing. Some algal growth around



Above: Spiral stair entrance at the east end of the south aisle. Below: South aisle east wall and east window. Bottom: South aisle north wall arcade.



the base of the columns. Arcade stonework generally looks to be in a good condition. The walling above is of narrow bands of squared rubble walling, some old signs of streaking, which is probably historic and then the top wall plate has been replaced with concrete with the main roof beams bearing onto the wall tops and all appears to be satisfactory at present.

Recommendations

No work required at present.

Nave, west wall

- **Description**

Now a largely plain wall but the form of the in-filled tower arch very clear, now only a small door to the tower base. Coursed limestone above the old tower arch. Royal Coat of Arms and an American flag displayed on the wall.

Condition

The wall originally contained the tower arch, which is still discernable but appears to have become rather distorted, presumably associated with the settlement and structural problems with the tower. The arch has been infilled at some point in the past, fairly crudely but also historically, perhaps in the 18th century or even earlier. Fragments of the tower arch can be seen with vertical jambs and also evidence of subsequent changes and re-changes. There is a little buttress at low level adjacent the respond at the west end of the south arcade. The tower access door is now very narrow with a simple triangular arch. There is a relieving arch within the main tower stonework, which is not smooth and again indicates past distortion and below this relieving arch there is a band of protruding stone, below which is the infill stonework. To the northern corner of the wall is the end respond from the north arcade with the base stonework very misaligned with an historic outward lean. This appears to have been corrected in the upper part of the respond,

which is moulded and carved to the same design as the main pillars. Above the tower access door is a Royal Coat of Arms, which would benefit from cleaning and conservation but would be rather fine and impressive if cleaned. Below this mounted on the wall is a charity board, both panels supported by iron cramps, which are rusted and would benefit from cleaning and repainting. The tower access door is a simple pine door with old hand forged latch, triangular shaped top and frame with some evidence of old woodworm in the frame but essentially serviceable and historic in its own right. The door appears to have been made up from 2 sections of panelling, possibly from old 17th century pews or similar.

Above the infill the stonework is generally coursed rubble, there are cracks above the tower arch, the middle extending upward and also to the south side at a quarter distance across the entire face to the southern corner. The north side has some cobwebs but no obvious major cracks but some fine cracks may exist. The upper pointing is whiteish in colour and the wall steps in at the level below the roof purlins where above this the stonework is much rougher and partially patched with various mortars and renders. It would be helpful to point up and fill the cracks to allow monitoring of any ongoing movement; it is presumed that the infilling of the arch occurred to help strengthen the tower and the most recent tower repairs were carried out in the



Above: Nave west wall. Below: Nave looking west. Bottom:



1960s in a major project. Around the top of the wall there is streaking from old water ingress. All generally as recorded in 2017.

Recommendations

[B] Point-up cracks to allow monitoring of movement.

[M] Check for water ingress to roof.

Nave, east wall

- **Description**

The wall is the chancel arch, a 2 centred arch with engaged columnette to the respond. Around the arch is a painted panel, probably installed in the 19th century or later.

Condition

The stonework to the responds of the arch stonework are generally in a good condition, the walling above is generally large blocks of ashlar walling and behind the responds the walling is in smaller sections and more rubble like but still sound. There is an old ancient carved figure or bracket incorporated into the angle on the southern corner. Some staining of the wall above this from possible past leaks and some of the pointing below this corbel or bracket in a hard cementitious mortar is working loose and some repointing is desirable. To the southern respond stonework on the columnette there is some old damage and stained at low level by algae. All generally remains as seen in 2017.

Recommendations

No work required at present.

Nave, south wall

- **Description**

The wall consists largely of the south arcade, there is no clerestory. The roof structure springs from brackets, which may be Victorian in date. There is an old opening onto the rood loft with no safety rail guard and access into the staircase is currently prevented by means of stored items; it may be better to install a lock to the door to prevent unauthorised access onto the staircase.

Condition

At low level to the eastern respond there is some algal growth on the plinth stonework, rising to a height of about 450mm and some mould bloom above the chancel step. The 3 columns generally have a slight eastward lean, which appears to be historic and some algal growth to the bases but otherwise the stonework appears to be in a good condition to the columns. Some reddish colouration, which may be possibly the remains of a mediaeval colour scheme, which may have been concealed by pews at some stage although it is difficult to be certain. Arch stonework to the arcade is generally in a good condition, the stonework above is generally of narrow courses on rubble of varying thicknesses, pointed up with what may be cementitious or brittle mortar, which is loose in places, particularly towards the west end, although still satisfactory for the moment. To the base of the eastern respond there is an area of patching, which may be cementitious in nature, forming a slightly odd truncation of the lower level stonework but there may have been some adjustment to the floor



Above: Nave looking east and view of the chancel arch and north and south arcade walls. Below: View of the nave south arcade arch at the east end of the south wall.



level, which may explain part of the oddness and crudeness of this stonework - all generally as noted in 2017.

Recommendations

[E] Install lock to Rood loft stair door.

Nave, north wall

- **Description**

The wall incorporates the north arcade, the western respond is very distorted and in two styles and the oldest lower stonework has a distinct lean to the north and east, then straightening up with a carved design matching the arcade arch pillars, which may suggest some very early movement in the structure before the arcade was added. The 4 colour columns consists of 4 intersecting columnttes and the eastern respond matches this design. Column stonework has a painted red lower stone in places, matching on the south arcade. Above the pulpit there is a bracket lamp with timber pattress and at high level on the wall are a series of carved stone corbels, which are probably Victorian in date. There is no clerestory.

Condition

All stonework generally remains satisfactory, although slight eastward lean and distinct northward lean to all of the arcade pillars, particularly the central and western pillar. Algal bloom/growth to some of the pillar bases indicating high ground water levels, probably caused by poor drainage. The stonework above the arcade arch is generally coursed rubble walling, pointing in maybe cementitious and certainly a brittle mortar but generally sound at present. All generally as seen in 2017.

Recommendations

No work required at present.

North Aisle, south wall

- **Description**

The wall is the back of the north arcade to the nave, with simple rectangular lintel top to the east end, figurative stop ends with hood mould above the east end respond.

Condition

There is a painted stone wall plaque, which is rather fine and unusual but the paint decoration, particularly to the inscription, is failing and there is some physical damage, part caused by iron cramps that fix the backs to the wall – specialist conservation is recommended and grants may be available from the Church Buildings Council. Columns generally have an eastward and northward lean to the arcade, as noted for the nave but otherwise stonework appears to



Above: Nave north arcade wall eastern end. Below: North aisle south arcade wall eastern arch. Bottom: Painted wall plaque at the east end of the north aisle south wall needing conservation.



be satisfactory and arch stonework is also satisfactory. Some algal growth to some of the pillar bases, particularly around the stonework at low level beyond the east respond within the chapel area and within the bowl of the piscina. The eastern end stonework reveals a missing screen or similar at high level, generally narrow coursed stones, which probably were never intended to be plastered and now pointed up with ribbon pointing and in some places scribed. This is somewhat unsightly and fairly old but generally sound, except at low level where damp has caused failure. Similar stonework continues around the tops of the arcade arches, although larger stones and a distinct junction above the centre column but all seems sound at present, although limited visibility above the vestry roof area. All remains as seen in 2017.

Recommendations

[E] Specialist report and conservation of monument.



Above: North aisle east wall. Below: View of the north aisle west wall seen above the vestry ceiling.

North Aisle, east wall

- Description**

The wall contains a 3 light wide east window, 4 centred arch top hood mould, which has been cut away to accommodate the perhaps later roof line with figurative end stops to the hood mould and simple chamfered reveal.

Condition

Some open joints to the cill but otherwise generally in a satisfactory condition. Walling generally of various types of rubble, some larger coursed sections underneath the window and towards the south side at low level but smaller pieces generally at upper level. Algal growth to the bottom section of the wall and failure of pointing, leaving open joints, which need consolidating. The pointing above is generally ribbon pointing, not particularly attractive but being a light colour is not as bad as it might be visually but there are some notable cracks, particularly towards the northern corner extending full height and cracks are currently only 1mm or so but quite numerous in number owing to the small pieces of poorly bonded masonry. The worry here is the poor drainage externally, which could cause or allow further movement to occur and therefore drainage improvements externally and consolidation of the cracks externally are strongly recommended. Further cracks also vertically underneath the window and pointing working loose generally in this area and further repointing recommended - all remains as recorded in 2017.



Recommendations

[D] Consolidation of cracks and monitoring of movement.

North Aisle, west wall

- Description**

The wall is seen above the vestry roof, coursed stonework to a distinct angle, which may reflect very significant old movement or otherwise is part of an intentional design – probably a combination of factors but the inside face of the north wall has a distinct outward lean, which may again be associated with past settlement. Although the effect is rather remarkable and odd, no obvious signs of current movement. Various

metal conduits containing electrical cables run across the wall surface. There is a modern digital clock and bell sound system is mounted in a box cantilevered from the wall.

Condition

Seen from within the vestry the coursing of the stonework is generally downward towards the north end with the stonework becoming a bit rougher at low level where there are salts and signs of damp and also damp in the floor. Some modest cracking where the wall abuts the tower and also cement fill in the angle to the junction to the north wall is starting to work loose and some stitching and consolidation might be desirable - all remains as noted in 2017.

Recommendations

[C] Consolidation of cracks.

North Aisle, north wall

- **Description**

Rubble limestone generally, part obscured by the old choir vestry enclosure. Concrete wall plate to wall top. 3 windows of similar design, each 3 lights wide with cusped heads.

Condition

The wall is seen above the vestry roof, the top of the arch is just visible. Walling to the top of the arch is generally small pieces of rubble, probably originally intended to be rendered or plastered over. The top of the 1st window from west is also visible, the stonework so far as can be seen is in a good condition. The joists from the inserted vestry structure have been inserted into pockets in the wall between the window and the door and have been rather crudely infilled with a cement, similarly in the central binder to the ceiling, which is mortared into the west wall. Beyond the vestry area the north aisle wall is revealed full height. Between the central window and the window within the vestry there is a fine early wall monument dated 1720 held in place by iron cramps, which could cause damage in the long term and the top section of the memorial has also become cracked. The bottom of the plaque has a figurative detail, which is partially concealed and set within a carved stone corbel, which looks fairly early in date and appears to be the top of a capital or a respond to an arcade or arch, now reset as a bracket in the wall. Further wall plaques are set between the 2 windows and are again relatively early and dated 1722 and are held in position with rusting iron cramps and set into an older carved bracket. Between the easternmost window and the east wall is one further painted stone wall plaque matching that on the opposite side of the chapel area and again held with iron cramps and with paintwork fading and would benefit from restoration. Along the top of the wall to the final 2 bays there is a recessed cast concrete wall plate, which may be an attempt to help strengthen the wall, although this is sectional and divided by the main roof beams. There is a crack extending from the top of the arch upward to the wall plate



Above: Stained glass window in the north aisle north wall.

Below: Monument to the north aisle north wall west end.

Bottom: Pews to the north aisle north wall.



level. The wall plate has been replaced, or at least had cast against it a concrete beam, which unlike at the east end, is flush with the face of the wall, this is also true to the 2nd bay of the roof. Stonework to the 2 windows generally looks satisfactory. Around the windows generally are very small pieces of rubble stonework, originally probably meant to be plastered with a few larger blocks above the window stonework. At low level to the east end there are a lot of signs of damp in the wall associated with the overflow from the downpipe. The wall has been painstakingly pointed with ribbon pointing, which would look more unattractive had it been done in a darker shade but luckily is fairly light in colour and is therefore satisfactory for the moment, although some brushing down and removal of dust may help to improve appearance. Ideally the wall would be replastered in lime plaster, as was the original intention. The wall generally has a very significant outward lean, which is historic and referred to in previous reports - all remains as recorded in 2017.

Recommendations

[E] *Paint iron cramps holding monuments.*

Vestry

- **Description**

The inside wall of the vestry area is lined with hardboard with timber strips.

Condition

There are some holes around the entrance door, which do resemble holes for death watch beetle, which may have therefore emerged through the framing around the door, which again might be reused timber. There is an electric panel fixed to the partition next to the entrance door, which is a simple flush door painted dark brown. Within the vestry area the north wall of the north aisle continues with an infilled old north door with a plastic vent at higher level with air brick externaly. At low level the infilled doorway mainly contains the main 3 phase incoming circuit and meter with a distribution and controls for the heaters. The wiring is relatively modern with upvc cables and there is one old fuse box of old design and a more modern consumer unit at high level.

The stonework at low level beyond the doorway towards the window is of small pieces of stone pointed with ribbon pointing in what must have been a very time consuming process but the wall was really meant to have been plastered and rendering the wall may have been an easier option. Removing or concealing the ribbon pointing with lime render may still be a sensible option. To the back of the window there is a timber glazed and framed section of secondary glazing, which is in a reasonable condition but provides fairly limited thermal benefit.

Recommendations

[E] *No work needed but potential for significant enhancement of the vestry / meeting room area.*



Above and below: Vestry interior. Bottom: Incoming electrical supply located in the vestry.



Chancel, west wall

- **Description**

The wall contains the back of the chancel arch. Above the arch the wall is generally ashlar coursed.

- **Condition**

The arch stonework and responds generally satisfactory, possible slight gap to the very top of the outer arch and above the arch there is a weathering/stringcourse detail where an older roof line to the chancel, pre-Victorian, abutted the nave. Above this there is a slight open joint from the top of the arch extending upwards and it is recommended that this be filled and any other open joints in the area be filled, to allow for monitoring of any future movement. There is also slight cracking around the back of the top of the outer arch on the north side, which again ideally should be pointed up to allow future monitoring of movement. To the backs of the responds the stonework has been pointed up rather crudely and scribed, but nevertheless is satisfactory for the moment. On the south side some of the lower level pointing, which is perhaps later in date, is now loose and would benefit from being removed and pointed up again and at very low level there is some missing pointing, perhaps associated with damp on both sides, partially concealed by choir stalls - all as noted in 2017.

- **Recommendations**

[B] Point-up cracks to allow monitoring of future movement.

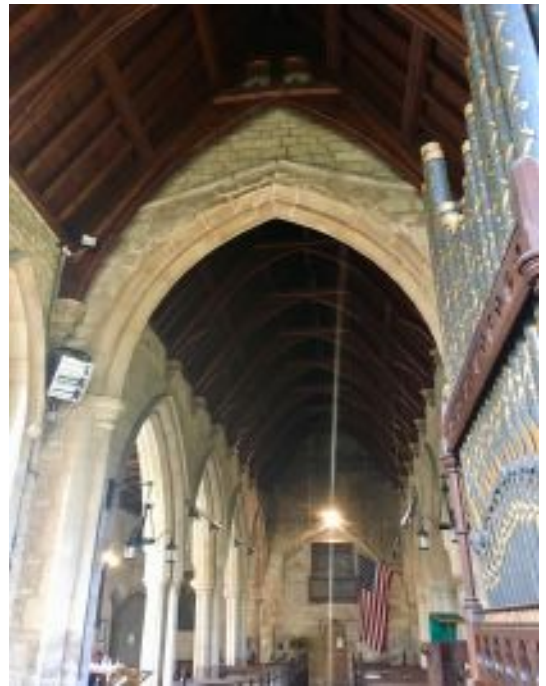
Chancel, east wall

- **Description**

The wall contains the east window of 4 lights wide with transitional/decorative style tracery with external ferramenta.

- **Condition**

There is some distortion in the line of the window cill to the east window, which is historic. The window stonework generally appears to be in a satisfactory condition but some evidence of movement to the top of the outer arch and perhaps in arch stones, particularly on the south side. To the base of the window more extensive evidence of past movement with filled mortar joints, including one stepped crack below the southern corner extending downwards to about a meter. There is a crack directly under the middle of the window extending full height, which has been repointed in lime mortar and a crack under the northern corner of the window pointed up in a cementitious mortar with a few other isolated joints pointed up in lime mortar. The northernmost crack has reopened very slightly with a hair crack reformed, the other pointed cracks do not appear to have reopened significantly since they were pointed up. The remainder of the pointing to the window cill and around the window generally is of



Above: Chancel west wall and chancel arch. Below: View of the chancel east wall. Bottom: Lower section of the chancel east wall with past filled cracks.



a pale mortar, which is scribed with joints, which would be more unsightly were it not for the pale colour of the mortar, which makes it relatively innocuous although it is technically and visually incorrect. The similar treatment of the stonework continues up to the springing of the window arch and then turns into larger blocks of stone pointed with a darker colour mortar, which so far as can be seen appears to be satisfactory. To the north side of the window there is evidence of a further crack, which has been repointed with a lime mix in the recent past, which does not appear to have reopened and all remains as seen in 2017.

Recommendations

No work required but continue to monitor cracks.

Chancel, south wall

- Description**

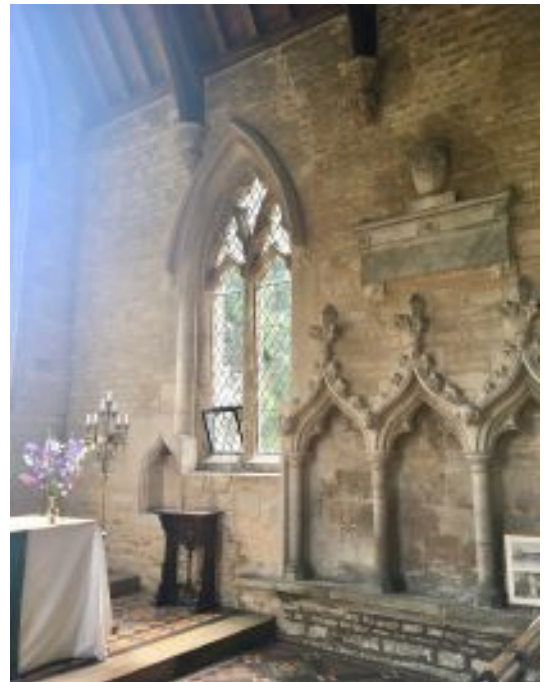
The wall contains within the sanctuary area a sedilia with ogee topped arches with foliate carvings and finials and figurative details above each column and respond. Columnettes and end carvery responds matching and bench seat, similarly but more elaborately designed to the arcade in the porch. There are 3 windows, each 2 lights wide with early English/transitional style tracery. There is a priest door, partially now obstructed by one of the choir stalls with timber batten across the rear of the door.

Condition

The door may benefit from some refurbishment to make it potentially an alternate means of escape and as noted externally some repairs are required to the bottoms of the external vertical boards but the stone surround appears satisfactory. The pointing above and around the priest's door may in part be relatively modern lime pointing. Above the sedilia there is a marble plaque on marble brackets with urn above with concealed fixings, there is some plaster fill behind the plaque, which is working loose and a specialist check that the plaque is secured would be helpful in due course although no obvious damage caused by iron fixings at present except perhaps a crack forming or formed to the top cornice to the western corner and this may have been formed by a concealed iron pin or cramp and may be an indication of an iron pin or cramp underneath the western bracket. There are some indent repairs to the seat and some graffiti carved into the stonework, which is historic, but all appears in a good condition generally. Slight algal bloom to the back of the central seat and some viciously ugly very hard cement pointing underneath the seat, which in due course would be good to try and remove and repoint with lime. There is some decay and splits in the mullions of the windows, which need to be monitored but appear to be old. There is a crack through the cill of the easternmost window, the adjacent piscina appears to be satisfactory. There is a crack also through the cill of the central window and slight crack to one side of the cill of the western window with a simple niche beneath



Above: Chancel east window. Below:View of the chancel south wall. Bottom: Chancel south wall east end.



with a fan forming a square recessed box. Stonework to the wall generally is small pieces of coursed rubble. Around the sedilia and most of the elevation is pale, possibly lime based containing pointing, which is then scribed and fairly brittle although for the most part still intact and its pale colour makes it visually acceptable. At high level some streaks from water ingress although the gutter lining has now been replaced. Possible infilled pointed up cracks to the easternmost window but no reopening of the pointed up cracks noted. Possible pointed up crack in the angle of the south east corner, which again does not appear to have reopened - all generally as recorded in 2017.

Recommendations

[C] Check fixing of wall monument.

Chancel, north wall

- **Description**

The wall contains 3 windows, each of 2 light wide of transitional/early English design. There is a recessed niche for aumbry or similar, now without any door, to the sanctuary area to the east of the easternmost window. Between the central and western window is placed the organ concealing part of the wall. The wall generally is pointed up with a similar pale mortar scribed joints, as seen elsewhere in the chancel. The stonework is of small blocks but not quite as small as seen elsewhere but again probably intended to be originally plastered or rendered.

Condition

Between the eastern and central window there is a more significant band of staining from water ingress, which is still fairly dark and yellowish in colour although appears dry and as recorded in 2017. For the time being the roof parapet gutters and outlets should be regularly checked by a roofer at least once and ideally twice a year to try and avoid the risk of blockage and resultant water ingress. Along the base of the wall there is a narrow band of algal growth to the edge of the floor tiling and it is possible that the floor construction generally is relatively impervious and therefore will force damp into the base of the walls. There is some damage on the easternmost window to the mouldings of the lower tracery and misalignment of the tracery with the top of the mullion but otherwise stonework is satisfactory, although old streaks from water ingress from above from the parapet gutter. Other window stonework is generally satisfactory but again with slight knocks and damage. Some streaking from the wall top from water ingress when the outlet has been blocked. As part of any future re-roofing it is recommended that the gutter design be amended, ideally with at least 2 outlets of enlarged design as the roof area is quite large and there is a fairly small single central outlet and likely to block from leaves etc fairly regularly - all as noted in 2017.

Recommendations

[E] Improve rainwater management as part of future re-roofing.



Above: Chancel north wall. Below: Organ placed along the chancel north wall. Bottom: Chancel north wall western window.



6.5 Tower

Tower Base

- **Description - Floor**
Floor appears to be of concrete with a concrete screed to the entrance threshold from the access door.

Condition

The surface of the concrete or screed has failed and is breaking up somewhat just to the north side of the doorway/ access way into the tower area. The floor itself appears to be relatively dry and evidence of a polythene membrane edge in some places, which does have the potential for promoting damp to the walls - as noted in 2017.

- **Description - Ceiling**

The ceiling is the underside of the old clock chamber floor, there is a central replacement binder beam, which runs north/south and supported in part by a further modern binder running east/west, which actually bears onto the older main support beams to an earlier floor at a lower level.

Condition

The floor joists appear modern, as does the floor boarding and all appears satisfactory viewed from below, although the older main beams show signs of old decay and beetle activity, which is fairly historic; the easternmost beam in particular, which is clearly circular in profile and has a lot of wane, is probably weakened. Concern that the floor is over-loaded by the weight of the bells.

- **Description - East wall**

The east wall is the infilled section of the old tower arch and to the south corner is the top of the old capital or respond, still partially evident but appears to be quite hacked and damaged by subsequent infill. The profile of the tower arch can be seen in part but the infill beneath is full width to the arch and almost consumes it. The stonework around the door entrance from the nave is substantial blocks of stone but above is again coursed rubble with some old iron pins embedded. The wall is generally of lime wash, which tends to disguise the nature of the stonework and pointing.

Condition

The infill is quite irregular in profile but even more so is the nature of the stonework above the old arch, which includes the recess or cut out and this cuts into some of the arch stonework on the southern edge – reason unknown. There is some evidence of an old relieving arch above the dressed arch stonework and evidence of the deformation of profile as evident from the nave side. The thinner section on the south side of the wall has staining at ground level where the capital to the respond is revealed and is in a slight decayed



Above: Tower base floor. Below: Tower base ceiling. Bottom: Tower base east wall.



state where some of the lime wash has flaked away revealing the pointing. Consolidation in this area is desirable, especially at low level where there are some gaps and voids forming in the stonework. To each side of the door, but particularly to the north side but also on the south side within the actual reveal, there is algal growth from damp penetration. The pattern and formation of the damp is rather odd and does seem to be quite actively damp; it may be caused in part by poor ventilation in the tower area but also the concrete floor, which is suppressing damp may be forcing it into the walls. To have algal growth at this height on an internal wall is somewhat odd, the other reason is for damp to be somehow working its way down the wall core but as this is infill work under the tower arch this seems less likely. The best guess is to somehow associate it with air movement and damp condensation deposits on the stonework associated with the doorway and lack of other ventilation in the tower area. It may be helpful to try and introduce some background ventilation through the tower window by installing a hopper light - as noted in 2017.



Above: Tower door through to the nave. Below: Tower base walling.



- **Description - North wall**

The north wall is generally plain stonework, lime washed and largely concealing the nature of the stonework.

Condition

At low level the lime wash is failing due to damp being forced up by the concrete floor. At high level the pointing is more smeared over the rubble stonework, the most notable features are cracking radiating and extending generally up the eastern side of the wall and some stitching and stabilisation is desirable as well as filling of all cracks to allow monitoring of future movement, as recommended in 2017.

- **Description - South wall**

The south wall has an angled facet for the staircase and pockets for the older joists to the supporting floor above.

Fixed to the wall is a piece of lead recording Richard Hanley,

Churchwarden, 1729 and this is presumed to be part of the old lead roof on either the north or south aisle, retained after the re-roofing of the aisle in perhaps the mid 20th century. The tower access door has an ogee arched head carved into a flat lintel and is normally kept locked with a hasp and staple.

Condition

Evidence of failure of the pointing above the top of the tower access door, although the wall is generally lime washed and the lime wash is flaking off along with the pointing behind and some cleaning back and consolidation perhaps is desirable. The lime wash tends to disguise the nature of the construction of the wall but there is a band of wider stones, perhaps associated with some kind of past stitching, in the angled facet above the tower access door but otherwise stonework tends to be smaller pieces of random rubble or coursed rubble of various phases and types. At low level some open joints and again damp penetration caused by the floor might be causing some accelerated decay of mortar joints and some consolidation desirable - all generally as noted in 2017.

Recommendations

- [C] Some patch repairs to floor screed desirable.
- [B] Timber specialist to check floor beams for decay and structural engineer to check safe loading of bells.
- [C] Point up/stitch cracks and repoint stonework as indicated.

- **Description - West wall**

The west wall contains the tower door at low level with rough triangular arch over. Surrounding stonework generally lime washed rubble. Old tower arch visible at high level.

Condition

Algal growth as noted in 2017 around the doorway. Otherwise in fair condition.

Recommendations

No work required at present.

Belfry and Intermediate Chamber

- **Description - Floor**

Floor is of modern boarding, painted with sat upon them 3 bells on bearers, which may still be surcharging the structure of the floor, which may not have been designed to take their extra weight. One historic and 2 fairly modest bells, all appear to have been originally hung for full circle ringing in a diagonal frame, which is still surviving with 3 pits. Clearly there have been previous floors within the tower with pockets for joist ends.

Condition

No upper belfry floor, which needs to be inserted for safety and additional safety improvements to the spiral stair. Safe access also needs to be provided to the roof access hatch, which is not currently available, hence the tower roof was not inspected. The lower intermediate chamber floor appears satisfactory seen from above but surcharged by stored bells.

Recommendations

- [A] Provide safe access to the tower roof.
- [E] Insert new belfry floor.
- [B] Structural engineer to check safe floor loadings.

- **Description - Ceiling**

The underside of the roof structure shows that the roof structure is relatively modern with sawn timber boards and joists and central ridge beam and copper roof above with concrete gutters. No belfry floor/ceiling to intermediate chamber.

Condition

The top of the tower is ashlar work generally but significant



Above: Tower base west window. Below: Bell sat on the belfry / intermediate floor. Bottom: Spiral stair.



rebuilding in brick, particularly around the south western corner. A staircase carries on, reaching to roof level but the upper part of the arch and flanking wall into the belfry area is now missing and the staircase is dangerous at high level - as noted in 2017.

- **Description - Walls**

Walls to the inside of the tower are a confused and distorted mix of limestone work. At low level mostly rubble stone, distorted on all walls and with cracks and voids. A blind recess with crude arch to the nave side. Ashlar surround and timber door to spiral stair. At bellframe level there is a ledge to all sides onto which the bellframe bears. At belfry level walls mostly ashlar.

Condition

Some possible cracking and open joints in the belfry level stonework, particularly in the south eastern corner, which needs pointing up. A sawn off section of old beam beneath the bell frame in the east wall. The middle and lower stage of the clock chamber with intermediate floors now missing, very rough stonework generally but with a band of ashlar stone in the east half of the south wall and angled flanking stonework to the spiral stair. The older stonework on the west side of the wall is very roughly patched with cementitious mortar but various vertical cracks and poor bonding to the later stonework and consolidation certainly needed. Mesh to the back of the belfry openings supported on timber battens and very hard to access due to the lack of belfry floor but small birds have access to the belfry area with the resultant debris onto the floor at mid-height in the tower, being the only tower floor remaining. Concrete ring beam to the top perimeter of the roof an presumed to be part of the 1960s repair works.

At lower chamber level in the east wall an old opening, now infilled and full of rubble, with a roughly formed arch and rubble walling, which is missing some jamb stones and is therefore poorly supported. Crack at lower level and in the angle of the corner stretching up towards belfry level on the intermediate floor level and poorly bonded and consolidated masonry needing thorough consolidation. Pointing to the wall at high level on the east wall is also in need of consolidation and repointing. Open joints pockets might benefit from filling, although it would be worth filling with brick similar to the reveal and still display the original joist hole positions.

At just above floor level in the south corner of the east wall a rather larger void or pocket needing consolidation with cracks running up from above this. Further cracks narrow in nature to the north side of the east wall at low level, hard



Above: View of the bellframe and the belfry ceiling. Below: Belfry / intermediate chamber walling. Bottom: Belfry opening.



to determine if they run full height because the pointing is so gappy. The spiral stair provides access into the intermediate floor and not to the clock chamber floor level, which must have been reached by means of a ladder when present.

The clock mechanism is old with the cogs still visible behind a fairly large void and hole with a new clock face and motor at high level above – difficult to reach and providing ladders up to this level is hard so fixed ladder access or renewed platform for maintenance and access is desirable.

In the south wall there is a central crack, partly caused by poorly bonded masonry but also weaknesses in the wall running full height to the base of the bell frame.

The west wall contains the least cracks and generally is in a reasonable condition, albeit that the pointing is pretty ugly and there are still some cracks discernable, some filled with cement pointing towards the northern corner of the wall and there is a band of brickwork, 5 courses in height, to the top of the rubble walling underneath the bell frame, whereupon the walling changes to ashlar stonework within the belfry area.

The north wall lower section has a very obvious bulge to its middle, sloping outward towards the western corner. In the middle of the wall there is a crack and the wall appears to need urgent consolidation and stitching.

The corner of the bell frame seems to be sat on a piece of timber, which does not look to be very stable so there is the potential for the bell frame to drop at least a couple of brick courses in height, if not further if the supporting timber were to give way. To the belfry level in the western corner there is an area of brickwork consolidation around the window stonework. To the arch stonework to the north window of the belfry evidence of displacement of arch stones. At lower level the rubble stonework just generally needs consolidation and repointing and is rather crazed in appearance and fractured being composed of small pieces of rubble walling.



Above: South corner of the belfry/intermediate chamber with larger void visible. Below: Cracking to the belfry/intermediate walling.



Recommendations

[B] Programme of repairs and consolidation within the tower is required.

6.7 Clock

• Description

Old clock mechanism stored in the church. Electric clock with modern face and electric mechanism controlled from the vestry.

Condition

The current clock appears to be in an operational condition but should be monitored by a clock specialist.

Recommendations

[M] Clock to be routinely maintained by a specialist.

6.8 Bellframe

Description

Mediaeval bellframe mounted diagonally in the tower with 3 bell pits. There is a loudspeaker bell system.

Condition

The bellframe is in a poor condition and bells now removed and mounted on the intermediate chamber floor as a temporary measure. Bells still retain headstocks and old bolts to crown staples. Bellframe poorly supported and safe access to the bellframe is impossible due to the lack of a belfry floor. Loud speakers for the bell digital system are mounted onto the old bell frame but access is impossible for anyone but the foolhardy. A belfry floor should be installed, probably of mesh design on metal beams for long term access and safety, as well as the fixed access to the tower roof hatch - as recorded in 2017.

Recommendations

[M] Clear debris from inside the stair.

[E] Re-hang bells in new frame below the existing.

[C] (Subject to above) Mount bells onto beam for chiming to remove weight from the floor.

[C] Install belfry floor and safe access to tower roof, including guarding to openings in spiral stair.



Above: Bellframe. Below: Chancel screen on the chancel steps. Bottom: Vestry screening.



6.9 Partitions, screens, panelling and doors

Description

The base of a mediaeval screen on the chancel step, the screen probably continues upwards and there is a door access onto a rood loft but only the base panelling now remains. The pulpit incorporated into the northern section is Victorian in date, which may be when the screen was modified and cut off. Some of the original decoration to the panel tops has been repositioned or appears to have been reused within the pulpit.

Condition

Some salt staining in the salt step under the screen. One of the cover moulds to the southern section of panelling is missing, otherwise the panelling appears to be complete. Within the pulpit there are a few holes, which might be from death watch but are most likely from drawing pins. The screen has some evidence of death watch, eg to the bottom section of the middle post on the rear face - all generally still as reported in 2017.

Description

The only other screen inside the church is the tongue and groove panelling, dark stained, around the vestry/meeting room area. The screen appears to be made with either reclaimed or bits of oak and these have within them some death watch ceiling holes.

Condition

This generally remains in a serviceable condition and incorporates one pew end against the back wall of the aisle, which is slightly roughly formed and fixed and some of the board joints have shrunk and expose the lighter coloured boarding behind. There are ongoing discussions within the parish about carrying out some decorative improvements to the panelling to try and improve its dark appearance as it is a major feature, as seen from the south entrance door or to replace this area completely with new servery and WC.

Recommendations

[E] Improvements to vestry/meeting room screen desirable.



Above: The altar and chancel furnishings. Below: Historic pew end detail.

6.10 Fittings and furnishings

• Tower Base

Within the tower base area are stored items including a wheelie bin, brushes, flower pot stands and a section of worktop on timber legs for flower arranging. The area used to be used for ringing the bells but the bells have been lowered for safety and are no longer rung. Furnishings serviceable at present.

• Sanctuary - Altar rail

Altar rail of oak and brass with an oak base and rail with turned brass supports and brackets.



Condition

All generally remains in a satisfactory condition. The central gate is a later addition in memory of Canon F R Money and installed sometime after 1968. This is a bit more crude in design but is a significant memorial to the past vicar of the parish and the fixing screws and some of the metal work might benefit from a little bit of conservation and making good where there is some corrosion, particularly to the mounting posts.

Recommendations

No work required.

• Sanctuary - Altar

The altar is of oak and oak framed design covered with cloths/frontal of linen at the time of the inspection. There are attractive candle sticks to each side of the altar with brass upper parts and iron bases.

Condition

The altar remains in a satisfactory condition. Some light rust patches on the bases of the candle sticks but not significant and the candle sticks are basically in a good condition.

Recommendations

No work required.

• Sanctuary - table

Behind the altar is placed a table of oak or elm with turned legs. Tops are rather stained but all is in a satisfactory condition and 2 further metal candle stands. There is one side table or reader's desk.

Condition

The candle stands appear to be fairly modern and less stable than the main candle stands but satisfactory. The top of the table is rather stained but is basically satisfactory.

Recommendations

No work required at present.

- **Chancel - Bench ends**

Three old bench ends, very historic and placed against the wall fixed by a batten against the side wall of the chancel. Laid on the floor against the wall laid loose is an old stone corbel with a carved face.

Condition

Some old death watch beetle holes, particularly in the easternmost panel but the panels are very historic and important, as noted in 2017.

Recommendations

No work required at present.

- **Chancel - Choir stalls**

Choir stalls of oak with carved poppy head type ends, similar to those in the nave but more modern, probably 19th century.

Condition

There are 5 stalls of similar design with boarded backs and carved top rails and all show various degrees of water staining and some have evidence of beetle in the backs and seats etc. All have brackets to suggest they have been fixed down to the batten or similar at some but are now loose on coir matting to each side of the chancel area over tiled floors. Pews are fairly sturdy and therefore are unlikely to topple over but were not designed to be free-standing and do have some twist and weaknesses in them. Some of the ends have split but are not loose. Some strengthening and repairs and making good of finish to the stalls is desirable. Treatment of beetle holes may be desirable. It is not easy to be certain whether the woodworm is active or not, no significant sawdust or similar was noted on any surface or floor around the stalls, although some possible slight evidence of fresh frass. It is likely that most of the evidence of beetle activity is historic but the possibility of live activity, albeit fairly inactive, and the timber is dry enough for the activity to be modest at this time. The east end of the pew nearest the organ on the north side of the choir area is working loose and needs to be re-fixed. The choir stall against the north wall is of a different design, again of oak and designed to be set back against the wall surface with panelled back and seat - all remains as noted in 2017.

Recommendations

No work required at present but monitor beetle activity.

- **Chancel - Pulpit**

The pulpit is incorporated into the chancel screen incorporating some mediaeval carving to the lower panels but generally probably Victorian in date.

Condition

Pin holes on the front faces of the pulpit are probably from fixing with drawing pins etc and not signs of beetle activity, although there are still one or two holes that actually may be from death watch beetle, particularly where there is some evidence of inclusions of sapwood eg under the top rail near to the top step. The floor of the pulpit shows some evidence of possible woodworm or beetle activity, again largely historic and some evidence of beetle also in the skirting of the north flanking wall. However, the structure of the pulpit appears to be sound and substantial for the moment - all generally as reported in 2017.

Recommendations

No work required at present but monitor for signs of beetle activity.

- **Chancel - President's chair**

President's chair inscribed with "Praise Be The Lord" in oak stored against the chancel screen at the east end



Above: Pulpit within the chancel.

of the nave south corner, brass lectern to the side of the pulpit.

Condition

Appears to remain in a reasonable condition.

Recommendations

No work required.

- **Nave - Pews**

Pews frontal, main backs and seats appear to be 19th century in date but perhaps the majority of bench ends appear to be mediaeval and of some importance, very fine and carved.

Condition

To the central aisleway all bench ends are poppy head type and are historic and generally in a good condition, although isolated pockets and signs of old death watch beetle activity, particularly at lower level. Difficult to judge if any active beetle is present. To the side facing the south aisle the front 2 ends are mediaeval and the remainder are probably



Above: View of the nave pews.

19th century in date. To the edge kerb to this section, which again is probably 19th century in date, there is evidence of fairly extensive death watch beetle activity. There is also activity in some of the bench ends, although probably largely historic, nevertheless activity could transfer from the bench ends. The later bench ends are all in a good condition - all remains generally as recorded in 2017.

Recommendations

No work required but monitor for signs of beetle activity.

- **Nave - bench ends**

The 2 bench ends to the east end of the nave set are mediaeval and are again very fine and one bench end to the frontal of the north aisle pews is also mediaeval. All pews have oak top rails and top rails to the top of the backs, mostly 19th century in date but in the southern set of pews of the nave some of the top rails look earlier and may be again part of a mediaeval pew construction. To all pews the backs and the seats are in pitch pine, nevertheless the difference in material type does not detract from the appearance of the pews.

Condition

Some of these older rail tops have more extensive evidence of death watch beetle activity. It is possible that the majority of rail tops on the south pews are mediaeval and some on the north side. The pitch pine seats have scuff marks and staining and some evidence of woodworm activity, but as elsewhere it is hard to be completely certain as to how much of the activity is historic and whether or not any is active but some specialist opinion and on-going monitoring may be required. Some of the backs to the pews also have some woodworm activity, which again may or may not be live. There is almost certainly some live activity in the pew platforms and edge kerbs - all remains as advised in 2017.

Recommendations

No work required but monitor for signs of beetle activity.

- **North Aisle - Pews**

The pews are of a similar design and extend to a batten of oak fixed at the seat top level running along the wall continuously.

Condition

No evidence that this rail ever had any dado panelling beneath and it appears that any wall plaster or panelling

was removed and that the revealing of the stonework to the inside of the church was either carried out in conjunction with the seating of the church or the church was re-seated after the plaster had been removed, as noted in 2017.

Recommendations

No work required at present.

- **North Aisle - Altar**

An altar with linen and frontal, the altar is of softwood, relatively modern.

Condition

As noted in 2017, the altar legs are starting to display signs of wet rot or white rot as they are drawing moisture up from the wet floor and there is a risk of decay occurring. The legs need to be isolated from the damp floor with some lead patches or similar, or other means to isolate them from the damp surface.

Recommendations

[M] Monitor damp on legs.

- **South Aisle - Frontal**

There are no pews in the south aisle, although the floor shows where the pews were originally placed extending up to the south wall, now removed to create a useful community area. There is one frontal placed against the wall near to the south door, which is now used as a shelf for hymn books.

Condition

Frontal is in a satisfactory condition and as seen in 2017.

Recommendations

No work required at present.

- **South Aisle - Kneeler**

At the east end there is a kneeler with tapestry or textile cover and a frontal or rest in front of the chapel altar.

Condition

Kneeler is not fixed and could potentially topple over although fairly sturdy in design. Adding of a base to make it more stable is desirable.

Recommendations

No work required at present.

- **South Aisle**

Behind the altar is some panelling against the wall, which is noted in the wall section, but is not fixed. The chapel altar is of probably oak with turned legs and an open framed design. Padded metal framed chairs, approx. 46 in number. There are 3 low level metal framed tables with tops and matching metal framed chairs with plywood seats and all of the correct height for children. There is one metal framed table with a cloth cover, which is a welcome desk.



Above:View of the north aisle altar and fittings. Below: The north aisle pews from the nave and the stored clock mechanism.



Condition

Some evidence of woodworm or death watch beetle activity in some of the timber work. Appears to be in a serviceable condition, although some death watch beetle holes in some of the legs and perhaps elsewhere and the frame and timberwork is rather stained, as recorded in 2017.

Recommendations

No work required at present but monitor for signs of beetle activity.

- **South Aisle - Font**

One of the important features in the church is the font, a circular 11th or 12th century font with later octagonal cover with a metal finial. The font is raised on an octagonal step with an additional step on the north side.

Condition

The font is lined with a drain hole to the centre and is an important historic feature of the church and currently remains in a reasonable condition, although is displaying some evidence of its age. In the stone step, particularly on the west side, there is some evidence of salts forming due to rainwater management issues and high ground level externally, as noted in 2017.

Recommendations

No work required at present but external drainage improvements desirable.

- **Vestry**

Old Jacobean chair dated 1653. There is one metal cupboard containing a brass plate etc and one old safe by Thomas Withers. There is a cupboard containing the clock mechanism, 2 tea urns and around 3 sides of the vestry area are reused sections of removed pews, stained dark and a hanging rail above. The area is perhaps used as a choir vestry as well as a clergy vestry. There is one free-standing sideboard, which is modern in style and a rail for hanging altar frontals - generally unchanged from 2017.

Condition

All appears to be in a reasonable condition.

Recommendations

No work required at present.



Above: The font. Below: The organ.



6.9 Organ and other musical instruments

- **Description**

There is a pipe organ on the north wall of the chancel with a separate organ blower box, which may need to be checked for the potential presence of asbestos and indeed there is an asbestos warning label on the box, which has a Cousins of Lincoln label. The organ is maintained by Aistrup and Hind of Lincoln and the makers were Harston & Son of Newark. Other musical instruments noted in the church include an electronic keyboard, which was not tested, stored within the vestry area.

Condition

The organ was last maintained in 24/4/2022. The organ has finely painted front pipework, the structure generally is of pitch pine with inscribed graffiti on the east face, where there are slots for the old manual pump lever, now removed and the graffiti may well have been added by generations of choir boys who were instructed to pump the organ. The organ has on its west face 2 brass plaques commemorating past organists of the church.

Recommendations

[M] Routine maintenance/turning by the organ builder.

7 churchyard and external areas

7.1 Boundaries

- **Southern boundary - Description**

Along the southern boundary there is a retaining wall with stone coping. On the churchyard side there is a low height parapet of about 200mm and a number of trees are growing quite close to the top of the wall. To the south western corner of the churchyard there is the main gateway into the churchyard and church, stone pillars to each side and the gateway also has a side gate, which provides access to the cottage of similar design. The south western gates are of wrought iron with finial tops to the vertical bars with a catch to hold them open.

Condition

In 2017 some problems with the gate pillars were observed but it seems these have since been repaired. Some distortion in the wall but nothing significant and the trees above the top of the wall do not seem to be having a great deal of effect on the boundary and retaining wall except perhaps around the base of the horse chestnut, where some modest deformation is occurring but has not caused any recent or significant cracking. The easternmost part of the wall is of slightly cruder construction but generally still remains in a reasonable condition. At the eastern corner the wall steps up in height to about 2m creating a parapet on the churchyard side of about 600 mm, and is largely concealed by weed growth etc. The wall has a rather weathered stone capping and is the boundary to the school, only partially

visible but pointing with cement pointing with some weed growth but basically appears satisfactory.

Recommendations

No work required at present.

- **Western boundary - Description**

To the western corner of the churchyard an adjoining cottage fronts the churchyard with a small section



Above: Southern gateway. Below: View of the southern churchyard wall. Bottom: Railings to the west side of the southern entrance gates.



of County style metal railings - this forms the edge to the footpath to the cottage.

Condition

The metal railings in the western corner are in a reasonable condition, although distorted; the railing is distorted and rusted, although still forms an adequate boundary marker and is still reasonably well secured. The responsibility for the railings need to be resolved with the adjoining owner. A few of the sections of railings have rusted to the lower bar ends, meaning that some are somewhat wobbly or loose. Painting the railings to extend their life is desirable but would be the responsibility of either the adjoining owner or the parish council.

Recommendations

[E] *Repairs and refurbishment of boundary railings desirable.*

- **Northern boundary - Description**

The wall consists of a low rubble stone wall with a 2 course brick capping. There is a gateway with outward opening at the extreme north western corner leading out to the main road with 2 stone treads with brick risers. The northern boundary continues as a retaining wall, retaining approx. 750mm or so of soil on the churchyard side.

Condition

Generally in a satisfactory condition for the moment with stone pillars to each side. Ivy growth is under better control. The retaining wall may have something of an outward lean and the capping bricks are loose in places. The rear face of the wall is also in need of consolidation and some capping bricks are starting to crumble. Consolidation of the boundary wall is desirable.

Recommendations

[M] *Monitor and remove ivy growth if it may affect the condition of stonework.*

[E] *Consolidation of the wall desirable.*

- **Eastern boundary - Description**

Generally hedging to adjoining school/properties, typically privet.

Condition

At the time of the inspection the hedge was well trimmed and maintained.

Recommendations

[M] *Routine trimming and pruning.*

7.2 Trees and shrubs

- **Description**

Near to the church there are some large trees, including cedar and yew and one sycamore growing fairly close to the northern boundary wall, perhaps close enough to cause some further overturning of the wall in



Above: Western boundary. Below: View of the eastern boundary.
Bottom: Trees and churchyard to the north of the church.



due course. There is a lilac and yew tree, which were both planted within the churchyard. A very large cedar too close to the north aisle has been removed since 2017. Along the southern boundary there is a yew tree towards the eastern corner and then a lime tree, a horse chestnut, a further yew tree and 2 further lime trees before the gateway, as well as a number of smaller shrubs and a trimmed yew tree near to the gateway itself in a conical shape. Along the western boundary there are a couple of laurel trees and a holly tree and also some overhanging branches from trees and the cemetery, which span over the footpath to the cottage. Against the eastern boundary to the northern corner there is a horse chestnut tree and then very close to the corner or the south east corner of the chancel there is a cedar tree, which is growing up against the stonework.

Condition

The trees looks reasonably healthy but should nevertheless be inspected periodically at least every 5 years by a tree surgeon. Some dead wood noted in trees overhanging the pavements.

Recommendations

[M] 5 yearly inspections by a tree surgeon.

[B] Remove dead wood.

7.3 Hard standing areas

Description

The main pathway from the south western gateway of tarmac with bands of tarmac having embedded granite. Stone threshold to the gateway and a row of slabs immediately inside. The pathway extends to the south porch and then continues along the south side of the south aisle. The pathway continues in a similar fashion with bands of cracking and grass growth but is still serviceable, past the south side of the chancel and around the east face of the chancel to the gateway in the north eastern corner – this is the only pathway or hard standing in the churchyard.

Condition

At the southern gateway uneven surfaces could be a trip hazard. Generally in a reasonable order with a small amount of weed growth and a few gaps and open joints but basically in a satisfactory condition. The stone slabs are generally satisfactory. The pathway along the south side tarmac is cracked in places with grass growth but still provides a serviceable footpath and is fairly safe but indicates that the tarmac is starting to break up, albeit that the wearing course is still relatively sound. Still as generally reported in 2017.

Recommendations

[C] Remove possible trip hazard to gateway.



Above: Trees along the southern boundary. Below: Main western pathway in the churchyard. Bottom: Southern gateway entrance with some uneven surfaces.



7.4 Soft Landscaped Areas

- **Description**

The churchyard is closed and there is a new cemetery operated by the local council adjacent. The closed churchyard is now maintained by the parish council. At the time of the inspection the churchyard was in a good condition and well maintained.

- **Condition**

At the time of the inspection the churchyard remains in a good condition and well maintained.

- **Recommendations**

[M] Generally continue existing maintenance regimes.

7.5 Monuments

- **Description**

It is understood that a topple test of grave markers was carried out by the local parish council in recent years. One headstone laid flat near the south east corner of the chancel. There are a series of headstones near to the eastern boundary with one laid flat, others are of slate and stone types. In the southern part of the churchyard are generally stone memorials with a few slate headstones towards the south porch.

There are some chest tombs or horizontal grave slabs in a group to the south side of the chancel. Adjacent the main footpath from the south western gateway are 3 headstones aligned to face the path, ie not on an east/west alignment and behind are 3 smaller grave markers with just initials.

To the west of the south porch are a series of laid flat headstones with again grass encroachment, meaning that they are slowly becoming overgrown. Further headstones are becoming concealed to the west of the tower and a limited number of headstones close to the western boundary and in front of the cottage.

To the north side of the church a limited number of Victorian headstones with very few to the north side of the north aisle, mostly to the north side of the chancel.

Also there is a new Garden of Remembrance being created adjacent the northern boundary wall and in some cases up to the wall with marble or granite markers to the buried ashes. Because this area is being used for a Garden of Remembrance the condition of the boundary wall and its stability is perhaps more sensitive and in this area.

- **Condition**

A sample of grave markers were given a hand test during the



Above: Monuments within the churchyard. Below: Pathway and churchyard to the south of the chancel. Second below and bottom: Grave markers within the churchyard.



inspection and appear to be relatively stable. Generally all headstones and grave markers appear to be 19th century in date. There are a few headstones laid flat to the south of the south porch, which are becoming overgrown with grass and will gradually be concealed and also some headstones laid flat in front of the south aisle, again with grass encroachment likely to conceal them completely in the next few years.

Recommendations

[M] Periodically check headstones for safety and condition.



Above: Bench seat. Below: Church noticeboard.

7.6 Other Churchyard Features

• **Description**

Churchyard lighting consists of one lantern above the south eastern corner of the chancel on a metal bracket – not tested- and a lantern within the outer archway of the south porch.

ii The hoop over the south western gateway appears designed to take a lantern but no current lantern installed and no evidence of any cabling for a light fitting.

iii There is a timber glass fronted noticeboard by the south entrance gates.

iv One bench seat with arch style back placed in front of the south aisle.



Condition

Bench seat and noticeboard need some refurbishment.

Recommendations

[M] Generally continue existing maintenance regimes.

[B] Refurbish bench seat.

8 services

8.1 Heating installations

• **Description**

The system consists of overhead electric heaters and under pew heaters.

Condition

The under pew heaters have been disconnected due to leakage problems so only the overhead heaters are currently operational. It is desirable to try and reconnect them and make good the electrical problems so as to ensure that the entire heating system is operational. The heating system should be tested as part of an electrical testing regime. As generally noted in 2017, DAC heating advisor visited in 2022.

Recommendations

[B] Repair electric under pew heaters to solve earth leakage problems.

[M] Periodic testing of heating systems.

8.2 Electrical installations

- **Description**

There is an incoming 3 phase mains with new meter.

The lighting is provided by means of suspended chandeliers and these are suspended from the aisle sides of the arcades with one set of lantern fittings per arcade arch. A further lantern is suspended above the pulpit and on the corresponding south side of the nave above the reader's desk, which has separate switching. The chancel is lit by high level fittings, floodlights etc mounted at roof eaves level – 3 are replacement stud light fittings and one is an older fitting with a circular shade. There is also one lantern fitting inside the porch and one lantern fitting above the outer porch door. There is a fitting to the southeast corner of the chancel on an extended metal bracket but not tested.

Condition

The installation appears to be relatively modern with upvc coated cables. All of the bulbs appear to be in a working order.

Recommendations

[M] Electrical systems to be tested on a maximum 5 yearly basis by a suitably qualified electrician.

8.3 Lightning conductor system

- **Description**

There is no lightning conductor system and the church is of low height whereby a system is probably unnecessary but this may need to be checked with church Insurers.

9 recommendations for further investigations

The following works and further investigations are recommended (*any costs shown below are estimates only*):

- Arrange for specialist metal roofer to check copper roof coverings to advise on likely remaining useful life.
- Timber decay specialist to check for signs of active decay in floor structures and, in due course, tower and roof structures.
- Conservator advice on certain internal monumentsw, Royal Coat of Arms and creed boards desirable, subject to funding.

10 review of recommendations

10.1 Generally the church is well maintained and in good condition, but certain recommendations are summarised below with suggested priority.

10.2 Summary of Repair Recommendations

All costs are rough estimates and exclude VAT.

[A] Urgent, requiring immediate attention.

- i Remove vegetation to the backs of the south porch, south gable and elsewhere as required. (*Estimated cost for a builder/roofer £100*).

[B] Requires attention within 1 year.

- i Annual check and cleaning out of gutters and downpipes and replacement of slipped and failing clay tiles to be carried out on a regular basis until such time as tile coverings are renewed. (*Estimated cost for roofer £300*).
- ii Install below ground drainage to all downpipe positions to new soakaways positioned at least 5m away from the building and size appropriately. Provide raised gullies with cover lids to exclude leaves to the base of all downpipes. (*Estimated cost £20,000 including archaeological supervision*).
- iii Replace all rainwater goods of currently asbestos cement with either cast iron or cast aluminium and refurbish cast iron gutters and downpipes to the porch. (*Estimated cost £10,000*).
- iv If not already undertaken, check and make good abutment detail of the nave roof to the tower to prevent water ingress. (*Estimated cost £200*).
- v Dig out, de-silt and re-lay French drains around the church perimeter. (*Estimated cost £6,000*).
- vi Clean out bird debris etc to the tower stair. (*No cost for volunteers*).
- vii Check fixing of the gable cross to the east end of the nave and point up gap beneath the cross base stone. (*Estimated cost £2,500*).
- viii Commence programme of consolidation of stonework to the inside of the tower including stitching and consolidation of voids and holes and consolidation of loose inner and outer facing stonework and, if required,

the grouting of walls and replacement and making good of stonework to the south face of the tower in particular and patch pointing elsewhere, as required. *(Estimated cost £20,000).*

[C] Requires attention within 2 years.

- i Monitor condition of window stonework, especially to the south aisle mullions and possible need for a stone conservator to carry out some additional conservation or indent/repair works. *(Estimated cost up to £6,000).*
- ii Stone conservator to check the fixings of all wall plaques, internal and external, and where necessary improve fixing of plaques to ensure safety, ideally replacing ferrous fixings with non-ferrous. *(Cost of inspection £600).*
- iii Improve access inside the tower, install a belfry floor and safe access to the tower roof for maintenance. *(Estimated cost £10,000).*
- iv Once new access floor within the belfry has been installed, check fixing and mesh to the rear of the belfry openings and improve as necessary to stop bird ingress. Install louvres to the belfry openings to reduce the amount of water ingress inside the tower. *(Estimated cost £6,000).*
- v Open up certain areas of pew platforms to allow inspection of under floor void, possibly by a specialist timber surveyor eg Hutton & Rostrum and look at ways to improve under pew ventilation to reduce rates of decay in association with improvements to external drainage. *(Estimated cost £1,500)*
- vi Seek engineer's advice or bell hanger's advice on the continued storage of the bells on the intermediate tower floor for the medium and long term. If possible, look at ways of installing a new bell frame, including grants and fund raising to bring the bells back into use, notwithstanding the fact that the current digital system is sufficient and satisfactory for current needs. *(Estimated cost for solution £7,000 - £45,000 depending on design/ approach).*
- vii Provide a lock to the old rood loft access door. *(Estimated cost £60)*
- viii Paint rusting ferramenta to the old filled in ground level tower stair window. Repaint ferrament to the chancel east window to control the rate of rusting and extend life. *(Estimated cost £900)*
- ix Begin a programme of stone consolidation and repointing or re-rendering of the north aisle, particularly prioritising the east and west ends in particular on the north face. *(Estimated cost £15,000).*
- x Repaint all rusting ground level ventilation grilles as found necessary. *(Estimated cost £200).*
- xi To the tower north and west faces isolated need for patching, repointing and stitching of stonework in places, particularly at low level eg. in the west face northern lower part of the buttress where vertical cracks are evident and above the tower lancet window, and stitching and replacement of fractured stones to the corners of the buttresses. *(Estimated cost £15,000).*

[D] Requires attention within 5 years.

- i Re-lead some of the older panels at high level to windows where not already renewed. *(Estimated cost £1,000)*
- ii Undertake repairs to the bottom boards of the chancel door and give consideration as to whether or not this door should be brought back into use as an alternative means of escape, subject to the outcomes and consideration of the Fire Risk Assessment. *(Estimated cost £500)*
- iii Continue to monitor the condition of the copper roofing, particularly the south aisle roof. If necessary,

new temporary repairs and potential need to renew roof covering depending on the rate of the thinning of the copper sheeting. Specialist inspection by a metal roofer required to advise on the life expectancy of the copper and options for running repairs. *(Cost for full re-roofing to both aisle in terne coated steel £55,000)*

- iv Replace or pin fracturing stones to the south aisle, south parapet as required. *(Estimated cost £1,500)*
- v Take out the ferrament and tip bar ends with stainless steel to the chancel east window. *(Estimated cost £3,000)*
- v Renew delaminating coping stones to the east gable of the north aisle and infill pockets and voids at high level and patch pointing. *(Estimated cost £2,000)*
- viii Generally around the church perimeter point up and infill any voids at ground level in the external stonework. *(Estimated cost £3,500)*

[E] Desirable

- i Renew plain tile roof coverings to the south porch, chancel and nave (estimated 10 - 15 years subject to regular maintenance). *(Estimated cost £90,000)*.
- ii Repoint cracks where possible where reopened to allow monitoring of future movement eg to the east end of the north aisle. Repoint gaps and voids at low level where damage and consolidation created by low level damp and drainage has been improved. *(Estimated cost £1,500)*
- iii Undertake patch or general repointing internally of the internal west wall of the south aisle and elsewhere where necessary. *(Estimated cost £4,000)*
- iv Repointing on a patch or general basis to the west wall of the south aisle. *(Estimated cost £2,000)*

[M] Routine maintenance, carried out as required.

- i Continue gradual programme of removal of ivy from wall bases etc and where growing in isolated places at higher level, eg behind the south porch parapet and generally try and clear gravel gutters at ground level around the church perimeter. *(No cost for volunteers)*.

Summary

Osbourne church is a very important and attractive building, which is clearly well loved and maintained by the local community. Significant repair works had been carried out in the past due to ground instability and superstructure problems. Because of these problems it is particularly important that the drainage around the church building is well maintained and adequate and at the moment there is significant evidence that current drainage arrangements are poor or non-existent and it is therefore strongly recommended that new rainwater management below ground is installed and also it would seem sensible at the same time to replace the above ground asbestos cement pipes, which are generally in a poor condition and also the renewal and de-silting of the French drain generally around the church perimeter.

There is also an outstanding needs and requirements from the past inspection in programmes of stonework restoration and consolidation. Externally this is evident to the south side of the tower and west end of the south aisle in particular, and parts of the north aisle, but also inside the tower there is cracking and a need for consolidation. Access within the tower for general maintenance is currently dangerous and needs to be improved.

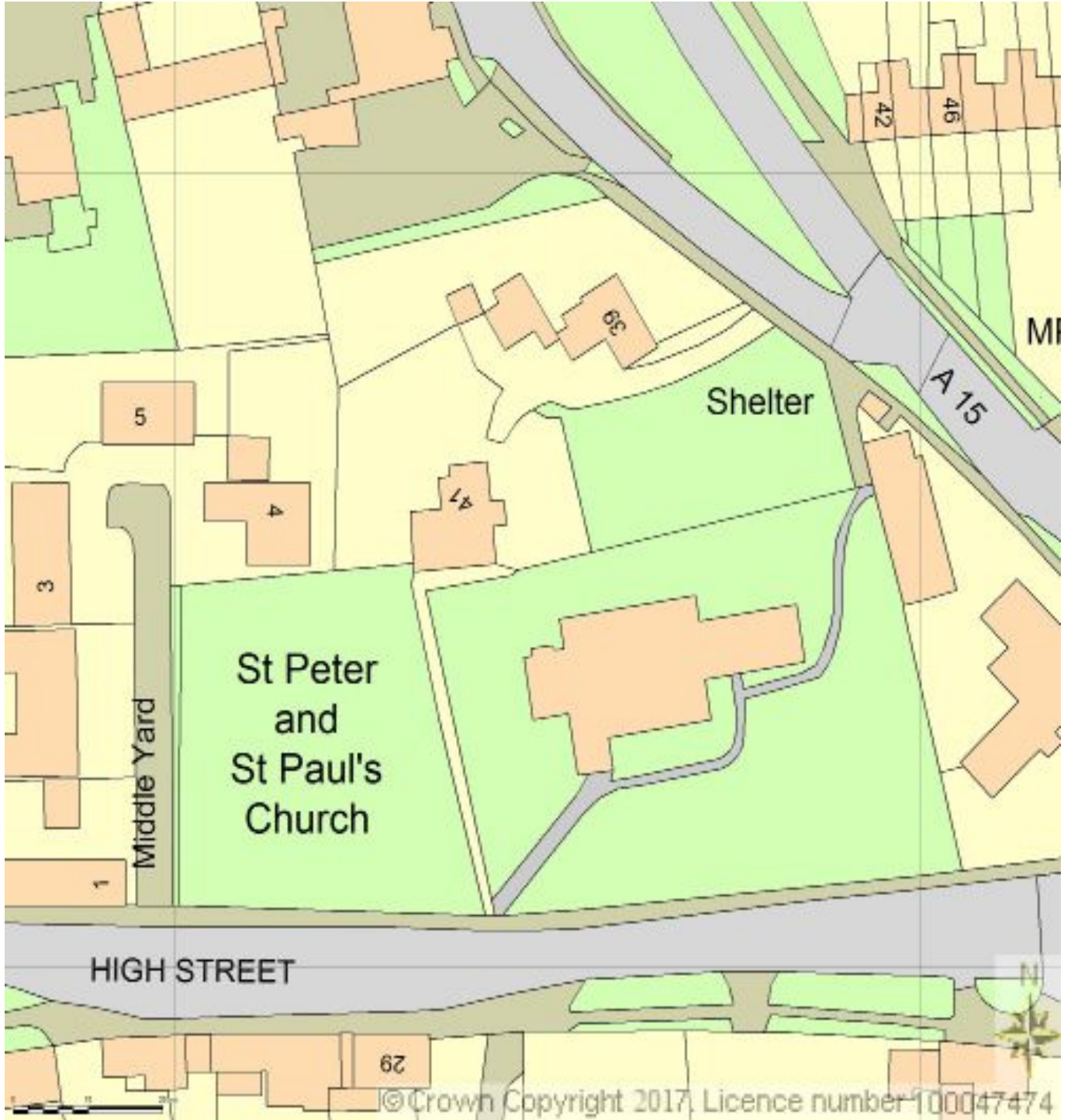
It would also be good to try and get pew heaters back working. There is low level evidence of beetle activity and decay in timber structures and features, which is probably exacerbated by high moisture levels at low level and in the ground, albeit that much of the evidence of beetle activity is mostly historic and there is only very limited evidence of significant and rapid on-going activity.

For a small community the quantity of work and associated costs may seem disheartening but the better news is that there are grants available, which may help significantly reduce the financial burden provided that a few willing volunteers are able to help with the initial applications and to try and drive the project forward. The Diocese and Historic Churches Support Officer may also be able to help in guiding the parish as to fund raising opportunities.

As part of any major project the PCC might also consider an upgrade of the welcome facilities by creating a servery and providing a WC.

None of the above work required or recommendations should discourage the parish, whose attention and care of the church building in the past is very clear and evident.

A appendix - site plan



B appendix - floor plan diagram

