RICS

Building
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Services

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a: Canns Down, Beaford, EX19 8AD

Quinquennial Inspection of Hatherleigh's St John the Baptist's Church

Diocese: Exeter
Archdeaconry: Totnes
Deanery: Okehampton
Church: St John the Baptist
Parish: Hatherleigh

Date of Inspection: 22 February 2021
Inspector: Sam Percival
Company: Building Conservation Services
Address: Canns Down, Beaford Devon, EX19 8AD

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Revision	Note	Date
-	-	-

Signed  **Date** 04 March 2021

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1. Introduction

1.1 Sam Percival of Building Conservation Services was instructed to undertake a quinquennial survey of the St John the Baptists Church and detached vestry by the Church Warden, Ms Mary Ford.

1.2 The previous inspection was undertaken by Sam Percival 28 January 2016.

1.3 The weather was sunny, approximately 12 degrees Celsius and followed a typically mixed period of winter weather consisting of rain and wind interspersed with drier colder periods.

1.4 This report is based on visual inspections from the external grounds, accessible internal floor areas and tower. The roof structures were viewed from the ground and from the tower. No opening up or intrusive inspections of hidden voids, roof spaces, floor voids or other enclosed spaces were carried out. We are therefore unable to confirm whether such areas are free of defect. Inspection of services was by visual inspection only.

1.5 This report is not to be used as a specification or schedule of works. Should the PPC wish to carry out any of the recommendations made within this report, they should instruct the surveyor to prepare the necessary documents in order to carry out the work to best practice. Repairs will require Faculty approval. Alterations will require Faculty approval and may in addition require planning approval and approval from Historic England (Formally English Heritage). Minor Woks will require approval under the Minor Works provisions of the faculty jurisdiction and may require specifications to be prepared by the surveyor.

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2. Summary

2.1 St John the Baptist's church is an exceptional monument of high quality. Surviving building fabric dating from the medieval period and an abundance of early fittings and fixtures all add to the great historical significance of this important church.

2.2 Other than the gradual worsening of defects highlighted within the last quinquennial report, very little has changed since my last inspection. Rainwater continues to pass through the tower and run down the internal walls; the tower masonry appears to have become increasingly fragile, evidenced by the pieces of rubble and mortar surround the base of the tower. The coping stones between the tower merlons appear very fragile on the exposed western and southern side of the tower. The problem of falling masonry must be dealt with swiftly in order to reduce the risk of injury to those below. Elsewhere slates continue to detach from the roofs with regular occurrence; the porch and rood stair slate roof were both in need of immediate attention.

2.3 Structurally the church seemed to remain relatively sound and the long lead valley gutters between nave and aisles continued to shed water adequately away from the fabric of the church. The nave and aisle gables continue to permit rainwater ingress above the windows and are in increasing need of repointing and repair.

2.4 I have identified a lot of repair work which needs to addressed over the coming years and I appreciate that it is a very difficult task to take on something of this magnitude and to arrange adequate funding. For this reason, I have passed a large quantity of my recommendations, which should be addressed much sooner, over to the 'desirable' section of my summary and have assigned only those works which I consider to be the most pressing to the sections covering the next 5 years. I have also largely ignored the church yard tombs and monuments, which are falling in to disrepair and will require much closer attention in the future.

2.5 As previously advised, the repair and making safe of the tower should become one of the highest priorities of the PCC, closely followed by the repair and repointing of the eastern gables and gable parapets. I suggest that a plan be drawn up now to tackle these two large projects over the next two years.

2.6 In the immediate time frame the rood stair roof, porch roof, tower down pipe and detached vestry should be addressed. Please note that I have previously prepared a scheme of repairs for the detached vestry and therefore this project could be picked up again relatively quickly if funds allow.

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3. Description

Historic England Listing Details for Church
IoE No: 93161
Date of Listing: 22 February 1967
Grade: I

3.1 Main access to the church was from the town square to the north of Market Street. A narrow street to the north east corner of the square lead to a set of timber gates located on the edge of the churchyard's southern boundary. A cobbled path linked from the southern gates to the south porch entrance. The church was set within the centre of a large graveyard.

3.2 St John the Baptists Church consisted of nave, chancel, south aisle, north aisle, north transept and tower. The surviving structure of the church was largely 15th and 16th Century in origin. The south doorway consisted of a 2 centred arch with heavy plank and stud oak door of 18th Century or earlier origin. Separating the nave from the south and north aisle were two 5-bay granite arcades. The capitals to the south arcade differed to those of the north arcade indicating a possible variation in build date. Both north and south aisle retain early 16th Century windows. The south aisle retains a rood stair turret projection. The north transept, dating from the 16th Century formally housed a two-storey seated gallery. It appeared to have been converted at a later date in to a vestry and now partially housed a vast organ. The three-stage tower with setback buttresses supported a wood shingle clad spire. The spire was blown off the church tower during a storm in 1990, landing on to the nave. The spire was subsequently rebuilt and reinstated using most of the original timbers.

3.3 The church walls were largely constructed from the local lamprophyritic ingenious rock quarried from Hannaborough, close to Hatherleigh. Windows and quoins were of the same material or granite imported from Dartmoor. The roofs were weathered with light grey Cornish slate and the tower spire was weathered with cedar shingles.

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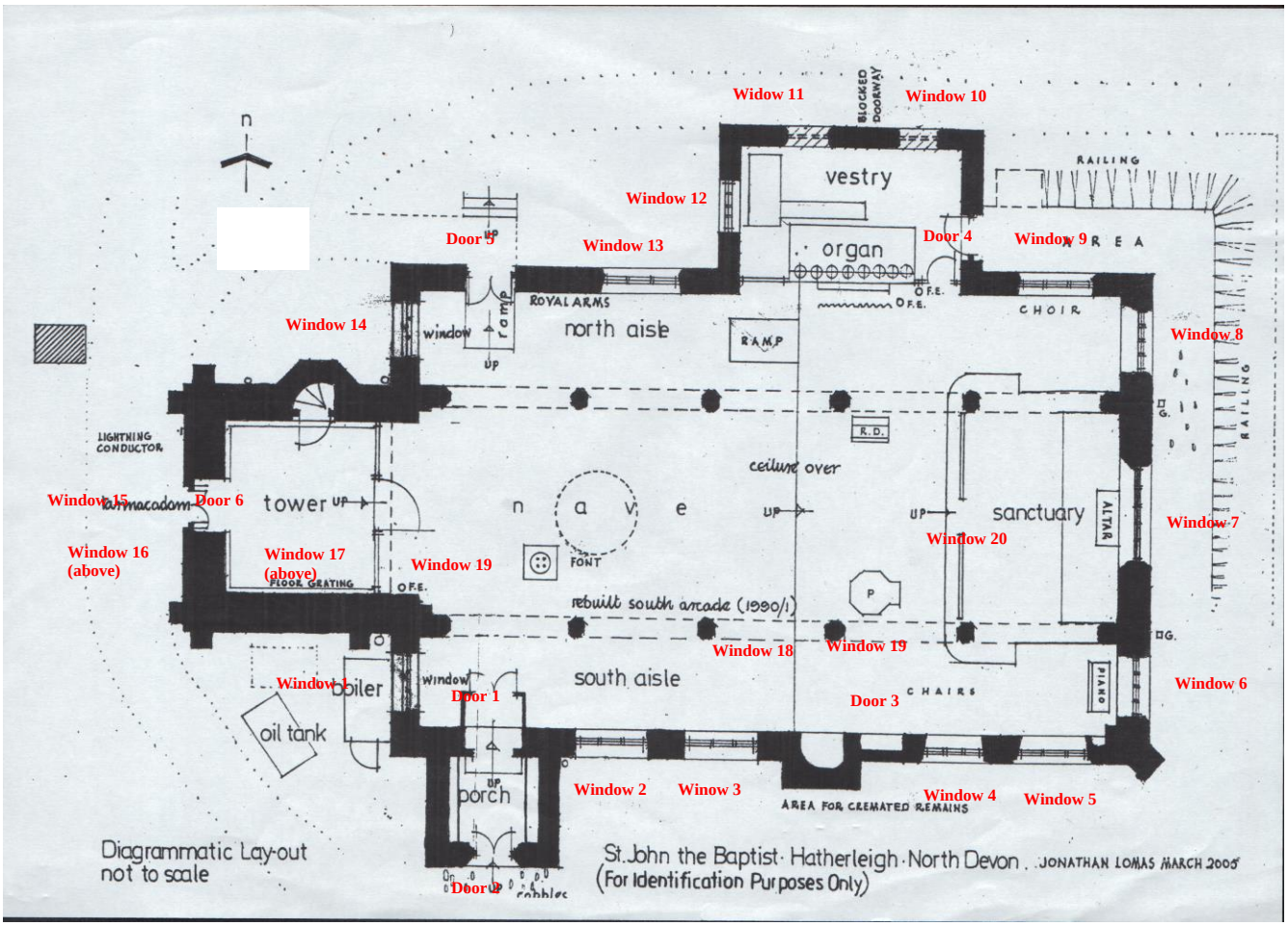

Floor Plan of Church with Windows Numbered

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4. General Information

4.1 Seating Capacity: Approximately 200.

4.2 Parking: No designated parking. However free parking available within the town square opposite the south entrance.

4.3 Access from the town square to the south porch via paved road and gently sloping cobbled path. Secondary access via gated north east entrance off church lane.

5. Summary of Works Carried Out Since Last Inspection

5.1 **Log Book:** A log book recording maintenance and works undertaken during each yearly cycle was provided. The records were intermittent and incomplete. The PCC must familiarise themselves with their obligations to ensure that the Log Book is kept up to date.

5.2 **Works and Reports Carried Out Since Last Inspection:**

Dated: February 2017
Consultant: Mr Sam Percival
Contractor: N/A
Description of Works: Vestry wall inspection, schedule of works and costing

Dated: March 2017
Consultant: N/A
Contractor: Mr Chris Barnett (furniture restorer)
Description of Works: Removal of sticky varnish from font cover and revarnishing.

Dated: 28 March 2017
Consultant: N/A
Contractor: Cumbria Clock Co Ltd
Description of Works: Annual clock inspection

Dated: 26 Sept 2017
Consultant: N/A
Contractor: Dawson Steeplejacks
Description of Works: Annual lightning conductor inspection

Dated: 25 Sept 2017
Consultant: N/A
Contractor: Argos Fire Protection Ltd
Description of Works: Annual fire extinguisher service

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Dated: 16 Oct 2017
Consultant: N/A
Contractor: Mr Lance Foy
Description of Works: Organ servicing

Dated: 4 April 2017
Consultant: N/A
Contractor: Cumbria Clock Co Ltd
Description of Works: Annual clock inspection

Dated: 13 April 2018
Consultant: Mr Sam Percival
Contractor: N/A
Description of Works: Church wall survey

Dated: 15 April 2018
Consultant: N/A
Contractor: Mr Author Stewart
Description of Works: Electrical work, boiler service and Pat Test

Dated: 29 April 2018
Consultant: N/A
Contractor: W J Marris & Son
Description of Works: 5 year periodical electrical test

Dated: 22 June 2018
Consultant: N/A
Contractor: Evalue(?) Tree Consultancy
Description of Works: Tree Survey

Dated: 5 June 2018
Consultant: N/A
Contractor: Dawson Steeplejacks
Description of Works: Annual lightning conductor inspection

Dated: 13 June 2018
Consultant: N/A
Contractor: A P Munn
Description of Works: Repair to reader desk (?)

Dated: April 2019
Consultant: N/A
Contractor: Mr Ian Fishleigh
Description of Works: Repair to church roof, clear gutters and downpipes, relace approximately 70 damaged slates and fill holes in lead with silicone.

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Dated: April 2019
Consultant: N/A
Contractor: Mr Ian Fishleigh & Mr David Meardon
Description of Works: New oak gate posts – supply and fitted

Dated: 23 Jan and 22 Sept 2019
Consultant: N/A
Contractor: Argos Fire Protection Ltd
Description of Works: Annual fire extinguisher service

Dated: 24 January 2019
Consultant: N/A
Contractor: Mr Steve Fawcett (?)
Description of Works: Lectern repair

Dated: 24 April 2019
Consultant: N/A
Contractor: Cumbria Clock Co Ltd
Description of Works: Annual clock inspection

Dated: 24 May 2019
Consultant: N/A
Contractor: Dawson Steeplejacks
Description of Works: Lightning continuity test

Dated: 28 August 2019
Consultant: N/A
Contractor: Dawson Steeplejacks
Description of Works: Repairs to flag pole and lightning conductor

Dated: 12 September 2019
Consultant: N/A
Contractor: Andy Winsbay
Description of Works: New church sound system

Dated: 5 May 2020
Consultant: N/A
Contractor: Dawson Steeplejacks
Description of Works: Lightning continuity test

Dated: 25 August 2020
Consultant: N/A
Contractor: Argos Fire Protection Ltd
Description of Works: Annual fire extinguisher service

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Dated: Oct 2020
Consultant: N/A
Contractor: Mr Lance Foy
Description of Works: Organ servicing

Dated: 26th Oct 2020
Consultant: N/A
Contractor: Mr P Hawkins
Description of Works: Boiler service

Dated: Nov 2020
Consultant: N/A
Contractor: A Winsbury Tree Surgeon
Description of Works: Removal of decayed conifers

Dated: 12th Jan 2021
Consultant: N/A
Contractor: Devon Pest Control.
Description of Works: Wood worn treated within tower and on two pews

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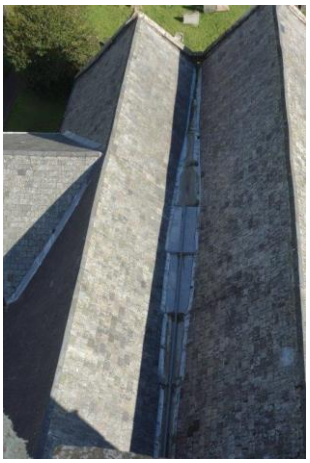
6. Condition of Building

Roof Coverings

6.1 Duel pitched roofs weathered with natural Cornish slate with dark plain ridge tiles to the north aisle and red cusped ridge tile to the south aisle. Valleys, flashings and soakers laid to lead.

6.2



- **Component:** South and north aisle lead valleys.
- **Description:** Both valleys dressed with lead rising to the centre and falling to the east and west.
- **Condition:** Small asphalt repair to the north aisle valley and some mastic filler between a drip lap. No internal leaks noted or reported. Branches dropped by jackdaws nesting in the tower had accumulated in both valleys closest to the base of the tower.
- **Repair Needed:** Clear branches and other debris from base of tower.

6.3

- **Component:** South and north aisle roofs
- **Description:** Natural slate roof with lead soakers and flashings to parapet upstands.
- **Condition:** To the south aisle south slope alone there were over 20 slates fixed in places by tingles, 3 slipped slates, 2 slates missing and 9 damaged. The north aisle north slope had over 2 slipped slates and 4 damaged slates and many secured with tingles. The hidden slopes appeared to be in better shape with less missing and slipped slates visible in these areas. It is probably that the nail fixings are beginning to corrode and for this reason dislodged slates will become an increasing concern. The southern slope of the south aisle being the most exposed area and the area to which attention ought to turn first.
- **Repair Needed:** Continued regular reinstatement of missing, slipped and broken slate required.
- **Repair Needed:** In the longer term re-laying the slate roofs should now be planned for, starting with the southern aisle, south facing slope.

6.4

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- **Component:** North transept roof.
- **Description:** Natural Slate roof, dark plain ridge tiles, lead soakers and flashings to parapet upstands.
- **Condition:** 1 damaged slate, 1 missing slates, 7+ refixed with tingles, otherwise reasonable.
- **Repair Needed:** Replace damaged and missing slates.

6.5

- **Component:** Porch Roof.
- **Description:** Natural Slate roof, red terracotta cusped ridged tiles, lead soakers and flashings to parapet upstands.
- **Condition:** 13+ damaged slates, 4+ missing slates, 27+ re-fixed with tingles. Remained largely dry inside.
- **Repair Needed:** The re-fixing of the slate roof over the porch should now be planned for. The existing slates can be re-used and matching reclaimed slates acquired to make up for missing and damaged slates.

6.6

- **Component:** Rood Stair Roof.
- **Description:** Natural Slate roof, lead flashing.
- **Condition:** Recent wind damaged dislodged slates and exposed battens.
- **Repair Needed:** Urgent reinstatement of missing slates required.

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Parapets and Upstand Walls

6.7 Raised parapets to gables, weathered with copings formed from the local Hannaborough lamprophyritic stone.

6.8 **Note** repairs to exposed parapet coping stones should be carried out using an NHL2 lime mixed 3:1 proportion with 'well graded, sharp sand'. A well graded sand typically has grain sizes between 4mm and 0.125mm, with the largest proportion of grains at the mid-point sieve fractions. For filling fine cracks within stones, a poorly graded builder's sand can be used.

6.9

- **Component:** South aisle eastern parapet.
- **Description:** Parapet coping stones bedded on mortar.
- **Condition:** Some of the mortar joints had been re-pointed as previously recommended and the fractured second stone from the apex (north side) filled with mortar. Many open mortar joints remained and some of the repointing work appeared to be breaking down. There still appeared to be some water ingress migrating down in to the internal window soffit from the wall and parapet above.
- **Repair Needed:** The parapet coping stones would benefit from a comprehensive programme of repointing and repair works as part of a wider programme of works to include the eastern gable walls.

6.10

- **Component:** South aisle eastern parapet.
- **Description:** Cement flashing over slate to rear face of parapet.
- **Condition:** Cement flashing cracked and falling away in places. Repaired in places with mortar.
- **Repair Needed:** Replacement of cement flashing with lead soakers and flashings should be undertaken when slate roof re-laying undertaken.

6.11

- **Component:** South aisle western parapet.
- **Description:** Parapet coping stones bedded on mortar.
- **Condition:** Loose parapet coping stone adjacent valley outlet.
- **Repair Needed:** Reset coping stone in lime mortar.

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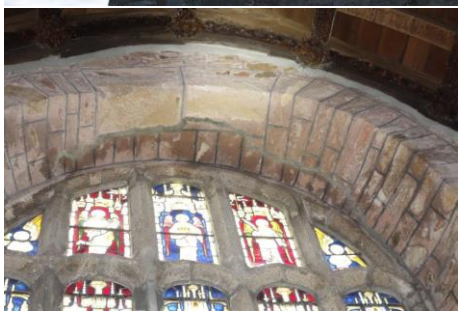
6.12

- **Component:** North aisle roof eastern parapet.
- **Description:** Parapet coping stones bedded on mortar.
- **Condition:** The coping stones were well weathered and where the mortar joints had begun to break down and wash out, moss growth had taken hold. Historic cement mortar repairs were beginning to fail. There appeared to be water migrating down in to the internal window soffit from the wall and parapet above.
- **Repair Needed:** The parapet coping stones require repointing with lime mortar and the old mortar repairs replaced with lime based equivalent. Some of the coping stones may be found to require replacement.



6.13

- **Component:** North aisle roof western parapet.
- **Description:** Parapet coping stones bedded on mortar.
- **Condition:** The coping stones remained largely sound. Corner of one coping stone damaged and some mortar missing. Cement flashing appeared to remain largely intact. There appeared to be water migrating down in to the internal window soffit from the wall and parapet above.
  Repair Needed: Localised 'stopping in' of missing mortar from between coping stones recommended.

6.14

- **Component:** North transept roof parapet.
- **Description:** Parapet coping stones bedded on mortar.
- **Condition:** Mortar from in-between coping stones had washed out leaving open joints. Evidence of water ingress internally below parapet.
- **Repair Needed:** Repoint parapet copping stones.

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6.15

- **Component:** Porch roof parapet.
- **Description:** Parapet coping stones.
- **Condition:** Mortar from in-between coping stones washed out. Fractured coping stone to eastern slope. Water ingress through coping stones saturating stonework below, resulting in plant growth to take hold within the masonry joints.
- **Repair Needed:** Re-bed and repoint copping stones and repair or renew fractured coping stone.

Rainwater Goods

6.16 The rain water goods typically consisted of painted cast iron ogee section guttering discharging in to hoppers and rectangular down pipes secured by iron brackets. Upvc gutters and down pipes serving north face of north aisle and transept roof.

6.17

- **Component:** South aisle gutter.
- **Description:** Cast iron ogee gutter section.
- **Condition:** Missing end cap.
- **Repair Needed:** Replace missing end cap.

6.18

- **Component:** Cast iron hoppers and downpipes serving south aisle / nave valley and nave / north aisle valley.
- **Description:** Cast iron hoppers dated 1923 discharging into square section down pipes secured to walls with decorated strap brackets.
- **Condition:** Left hand hopper and downpipe leaking. Plants growing in masonry joints where hopper leaking. Both downpipe strap brackets loose and damaged and some held in place with wire. Paintwork wearing thin and corrosion beginning show.
- **Repair Needed:** Both hoppers and downpipes require a comprehensive refurbishment, preferably removed from site, stripped down to bare metal, repaired, treated with zinc-based primer prior to repainting. The damaged decorative strap brackets must also be salvaged, repaired and reattached.

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6.19

- **Component:** North aisle and transept guttering.
- **Description: A mix of** Upvc and cast iron gutters and downpipes.
- **Condition:** Paintwork to cast iron section flaking. Replacement plastic elements appeared remain functional.
- **Repair Needed:** No action required at present time.

6.20

- **Component:** North aisle down pipe, adjacent tower.
- **Description:** Cast iron hopper, Upvc down pipe serving north aisle valley.
- **Condition:** Down pipe blocked with debris.
- **Repair Needed:** Unblock downpipe.

6.21

- **Component:** Tower roof downpipe.
- **Description:** Painted cast iron hopper and circular downpipe section secured to masonry with strap brackets.
- **Condition:** Leaking at all the joints and lower section detached. Contributing to significant damaging water ingress and algae growth affecting the internal walls of the tower in this location.
- **Repair Needed:** Comprehensive refurbishment required, preferably removed from site, stripped down to bare metal, repaired and treated with zinc-based primer prior to repainting.

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Below Ground Drainage

6.22 Mains water supply provided within church – foul and waste water discharge location unknown, possibly main sewer.

6.23 Downpipes discharged in to yard gullies – discharge location unknown.

- **Component:** Gully west end of south aisle valley.
- **Description:** Yard gully.
- **Condition:** blocked with debris.
- **Repair Needed:** Ensure that this yard gully is regularly checked and debris build-up removed.

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Walls – External

6.24 The main body of the church was built from roughly squared and coursed rubble masonry, most likely the local Hannaborough, lamprophyritic stone. The mortar joints had been raked out in the past and repointed with cementitious mortar.

6.25 Cement mortars tend to be relatively brittle and exhibit low porosity. Being brittle, cement mortars are prone to cracking, which allows wind driven rain to seep in to the walls. Low porosity cement mortars inhibit the evaporation of the moisture back out of the walls. This can cause walls to become damp on the inside and this in turn can lead to the decay of timbers close to damp walls. Mortars which have low porosity placed in-between stone with a higher porosity force water evaporation to occur out of the stone. This can lead to saturated stones, which are prone to delamination during freeze-thaw cycles. Hatherleigh's Church is presenting all of the above symptoms.

6.26 The church would benefit from all of the cement pointing being removed and replaced with a lime putty mortar. This would aid the drying out of damp internal walls.

6.27

- **Component:** South aisle, west gable wall.
- **Description:** Roughly coursed stone.
- **Condition:** Cement pointing below parapet coping stones in weathered with open joints, particularly on the exposed southwest corner. Fractured and dislodged to corbel stone supporting coping stone. Internal water ingress above Window No1 appeared to be less severe than before, perhaps a result of fewer westerly gales over the winter.
- **Repair Needed:** Rake out cement mortar joints and repoint with a lime putty mortar. Reattached fractured face of corbel stone.

6.28

- **Component:** Porch walls.
- **Description:** Roughly coursed stone.
- **Condition:** Some areas of pointing washed out. Plant growth taking hold due to water ingress through open joints between coping stones above. Face of stonework beginning to degrade where persistently damp.
- **Repair Needed:** Localised 'stopping in' of washed out and missing mortar once the coping stones have been re-bedded and repointed.

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6.29

- **Component:** South aisle, south wall.
- **Description:** Roughly squared and coursed stone. Masonry appears to be bedded on lime mortar; patch repaired in cement.
- **Condition:** Some open and washed-out joints. Plant growth within bed joints below window No.2. Damp ingress affecting internal soffits of windows on this elevation appeared to be less severe than before, perhaps a result of a less stormy winter. Water ingress continued to affect the internal soffit of Window No.4 and the sill of Window No.2.
- **Repair Needed:** Localised 'stopping-in' of washed out, missing and loose mortar recommended. A lead dressing above window No.4 hoodmould might be considered as a means to prevent water ingress in this location.

6.30

- **Component:** South aisle, nave, north aisle, east gables.
- **Description:** Roughly coursed rubble stone. Roughly squared and coursed stone. Masonry appears to be bedded on lime mortar. The exposed joints had a thin line of grey cement mortar applied on top to create a ribbon effect.
- **Condition:** The lime mortar generally remained reasonable, other than below the parapet coping stones where large areas of mortar had washed out. Elsewhere small areas of damaged, missing stone and mortar. Water ingress affecting all three internal window soffits.
  Repair Needed: Localised 'stopping-in' of washed out, missing and loose mortar recommended – largely confined to area between parapet coping stones and window hoodmould. Lead dressings above the window hoodmoulds might be considered as means to prevent water ingress in this location. This work should form part a a package of works which also address the parapet coping stones above.

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6.31

- **Component:** North aisle north wall and transept walls.
- **Description:** Roughly squared and coursed stone. Masonry appears to be bedded on lime mortar; patch repaired in cement.
- **Condition:** The mortar generally remained reasonable, other than below the transept parapet coping stones where large areas of mortar had washed out and plant growth had taken hold. Face of stonework beginning to degrade where persistently damp.
- **Repair Needed:** Localised 'stopping in' of washed out and missing mortar once the coping stones have been repointed.

Windows and Doors Internal and External

6.32 Mainly a mixture 16th Century Perpendicular windows and 19th Century additions. All have lead windows, ferramenta, and protective wire mesh.

6.33 General maintenance note: some of the leaded windows have upturned internal drip trays at the base of the windows to collect condensation, with weep holes drilled through to discharge the water outside. These drip trays and weep holes must be regularly cleaned out and blockages freed.

6.34

- **Component:** South aisle west Window No.1.
- **Description:** 19th Century Perpendicular local freestone.
- **Condition:** Some surfacing watering to external face of tracery. Ferramenta remained in reasonable condition. Signs of water ingress to soffit.
- **Repair Needed:** No action required at present time.

6.35

- **Component:** Main entrance lobby - Door No.1.
- **Description:** 19th Century oak panelled inner lobby fitted with double doors executed in the perpendicular style.
- **Condition:** Joinery work appeared sound a free of significant wood boring beetle damage.
- **Repair Needed:** No action required at present time.

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- **Component:** Main entrance - Door No.2.
- **Description:** 2-centered gothic stone arch. Early studded oak panel door fitted with original wooden lock and iron strap hinges.
- **Condition:** Stonework sound. Oak door remained dry and free of significant defect.
- **Repair Needed:** No action required at present time.

6.37

- **Component:** Porch gates.
- **Description:** Oak framed gates with raised and fielded lower panels and barley twist pikes.
- **Condition:** Remained in good order.
- **Repair Needed:** No action required at present time.

6.38

- **Component:** South aisle south Window No.2.
- **Description:** 3-light 16th Century perpendicular granite mullion window with hood mould and diamond leaded lights and external iron strap ferramenta.
- **Condition:** Stonework and ferramenta in reasonable condition. Small area of spalling to stonework on inside right-hand side jamb.
- **Repair Needed:** Mortar repair to damaged RHS stone jamb.

6.39

- **Component:** South aisle Window No.3.
- **Description:** 3-light 16th Century perpendicular granite mullion window with hood mould and stained-glass leaded lights tied to internal iron glazing rods and one remaining section of external iron strap ferramenta.
- **Condition:** Internal iron glazing rods suffering surface corrosion, but not yet causing stonework to spall. Water seeping through gaps between stained glass and lead cames collecting and running down internal cill.
- **Repair Needed:** Stained glass lead cames require refurbishment and iron glazing rods replaced with phosphor bronze or stainless steel.

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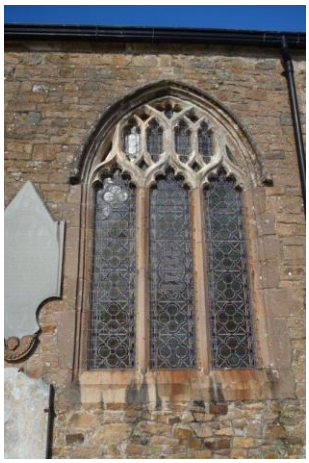
6.40

- **Component:** South aisle Door No.3.
- **Description:** Blocked priest's door with dressed ashlar quoins and door opening to spiral stone staircase leading to upper door opening formally providing access to upper level of rood screen removed on the order of Henry VIII.
- **Condition:** Cracking to internal walls and corroding ties bars at high level. Wall appeared to have stabilised.
- **Repair Needed:** No action required at present time.



6.41

- **Component:** South aisle Window No.4.
- **Description:** Perpendicular restored 15th Century or 19th Century replacement 3-light window with hood mould. Internal glazing rods supporting leaded stained glass. External wire mesh fixed to jambs and mullions.
- **Condition:** Tracery remained in good condition. Some surface corrosion to glazing rods. External wire mesh causing staining to stone mullions and sill.
- **Repair Needed:** Removal of all mesh and corroding fixings from all windows should be considered.

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6.42

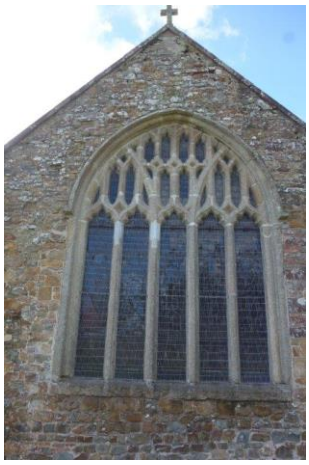
- **Component:** South aisle Window No.5.
- **Description:** 19th Century Decorated 2-light window with hood mould. Internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Tracery remained in reasonable condition externally. Internally suffering from softening due to long term dampness. Mesh fixings corroding.
- **Repair Needed:** No action required at present time.

6.43

- **Component:** South aisle West Window No.6.
- **Description:** 19th Century decorated style 4-light window with hood mould. Internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Other than water staining, tracery in reasonable condition internally. Some surface corrosion to glazing rods. Damage to external central mullion. External tracery suffering from surface blistering and weathering below drip mould. Mesh fixings corroding.
- **Repair Needed:** Stone indent repair required to lower central mullion.

6.44

- **Component:** Nave West Window No.7.
- **Description:** 16th Century decorated style 5-light granite window with hood mould. Internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Tracery in reasonable condition. Some surface corrosion to glazing rods. Mesh fixings corroding.
- **Repair Needed:** No action required at present time.



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6.45

- **Component:** North aisle West Window No.8.
- **Description:** 16th Century or 17th Century plain 4-light window with hood mould. Internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Fracture to right-hand-side hoodmould; crack continued through tracery below. Some opening of mortar joints and moss growth present. Cement repairs failing around joints. Some surface corrosion to glazing rods. Mesh fixings corroding.
- **Repair Needed:** Replace cement repairs with lime mortar repairs and fill cracks and open joints with lime mortar.

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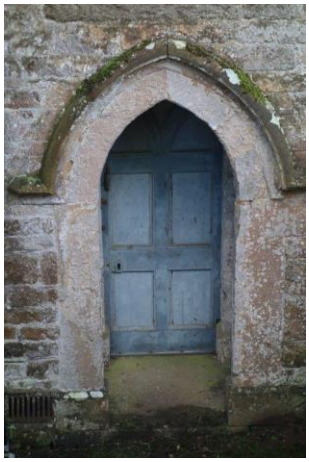
6.46

- **Component:** North aisle north Window No.9.
- **Description:** 19th Century 3 light Early English style with internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Some surface corrosion to glazing rods.
- **Repair Needed:** No action required at present time.



6.47

- **Component:** North transept (Vestry) Door No.3.
- **Description:** Plain 2-centered stone arch fitted with timber panel doors.
- **Condition:** Stone quoins well weathered. Door in need of redecoration.
- **Repair Needed:** Redecorate door.

6.48

- **Component:** North transept north Window No.10.
- **Description:** 16th Century granite perpendicular 3-light window with external iron trap ferramenta, diamond leaded lights and external wire mesh.
- **Condition:** Iron strap ferramenta suffering from corrosion. One mortar joint around the granite stone sections.
- **Repair Needed:** Fill in missing and washed-out mortar joints with lime mortar.
- **Repair Needed:** Iron strap ferramenta in need of comprehensive overhaul.

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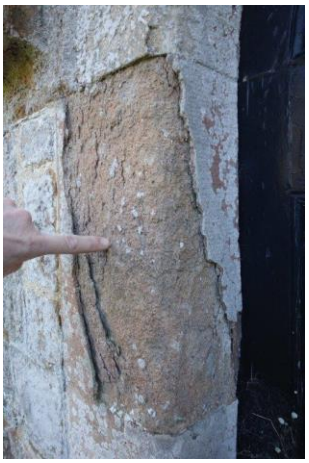
6.49



Component: North transept north Door No.4.

- **Description:** Plain 2-centered arch with hood mould and double opening panel door – blocked from the inside.
- **Condition:** Surface to stone quoins delaminating to both sides of door – this had become progressively worse since the last inspection Hood mould suffering damp ingress and moss growth.
- Door in need of redecoration.
- **Repair Needed:** Stabilise delaminated stone apply lime shelter coat.
- **Repair Needed:** Redecorate door.

6.50

- **Component:** North transept north Window No.11.
- **Description:** 16th Century granite perpendicular 3-light window with external iron strap ferramenta, diamond leaded lights and external wire mesh.
- **Condition:** All remains in a reasonable condition.
- **Repair Needed:** No action required at present time.

6.51

- **Component:** North transept west Window No.12.
- **Description:** 16th Century granite 4-light mullion window, vertical iron glazing bar dividing each opening, supporting rectangular glass panes set in lead cames.
- **Condition:** External ground level above window cill allowing internal water ingress. Internal mullions and cill wet and green with algae. Iron glazing bars corroding. Left hand side glazing bar corroded and expanded causing granite cill to shear off.
- **Repair Needed:** Lower external ground level below internal window cill. Refurbish iron glazing bars and reset fractured stone cill.

6.52

- **Component:** North aisle North Window No.13.
- **Description:** 16th Century granite perpendicular 3-light window with external iron trap ferramenta, diamond leaded lights and external wire mesh.
- **Condition:** All remains in a reasonable condition.
- **Repair Needed:** No action required at present time.

6.53

- **Component:** North aisle, north Door No.5.
- **Description:** Moulded 2-centered granite arch and quoins with a 19th century plank door and decorated strap hinges
- **Condition:** Inappropriate and crude cement infill repair to right hand side quoin. Otherwise, reasonable.
- **Repair Needed:** No action required at present time.

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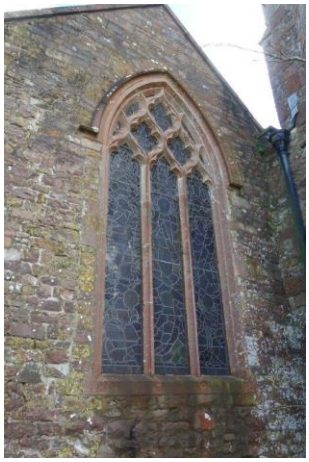
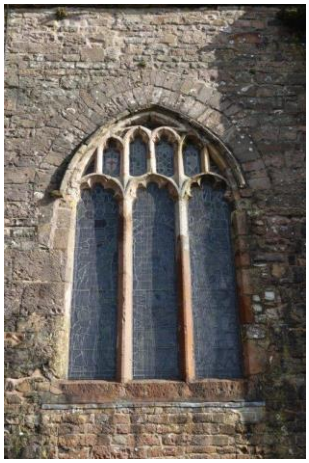
6.54



- **Component:** North aisle west Window No.14.
- **Description:** Perpendicular 19th Century 3-light window Internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Tracery in reasonable condition. Some wind driven rain water seeping through gaps in the leadwork. Fracture to right-hand-side jamb filled with cement or filler.
- **Repair Needed:** Stained glass lead cames require refurbishment.

6.55



- **Component:** Tower west Window 15.
- **Description:** Perpendicular restored or 19th Century 3-light window Internal glazing rods supporting leaded stained glass. External wire mesh.
- **Condition:** Internal face of tracery reasonable, despite running water ingress above and around window reveal. External tracery weathered within open joints around hood mould.
- **Repair Needed:** Fill in missing and washed-out mortar joints with lime mortar.

6.56

- **Component:** Tower east Door No.6.
- **Description:** 2-centered rib moulded arch and quoins, hood mould and a 19th Century plank door with decorated strap hinges.
- **Condition:** Hood mould damaged and weathered, otherwise sound.
- **Repair Needed:** No action required at present time.

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-
- **Component:** Tower west Window 16.
- **Description:** Single slit window with 19th Century diamond leaded window and bottom hung opening casement.
- **Condition:** Reasonable condition.
- **Repair Needed:** No action required at present time.

6.57

- **Component:** Tower south Window 17.
- **Description:** Single light window with quatrefoil moulded head, 19th Century diamond leaded window and bottom hung opening casement.
- **Condition:** Reasonable condition.
- **Repair Needed:** No action required at present time.

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Condition of Tower

6.58 Tower constructed from roughly coursed local stone, bedded in lime mortar and repointed in cement mortar. There remains a serious problem with water ingress passing through the walls and running down the internal face of the tower. Water can also be found leaching out of the external masonry in serval locations. The dampness continues to cause ongoing issues with timber decay affecting the tower chamber floor beams, floorboards and corroding the steel beam supports.

6.59 The water ingress is not a single problem that can be solved, but multiple problems that must all be addressed individually. The main concerns are as follows:

I. Leaking tower down pipe;

II. Exposed tower stage string course;

III. Unstable and damaged merlon coping stones;

IV. Defective pointing and falling masonry.

6.60 Although it is an overwhelming and expensive problem to take on, the issue of water ingress and defective masonry affecting the tower has to be addressed as soon as possible, not least because the amount of masonry falling from the tower is becoming an increasing health and safety hazard, but also because the longer the problem remains unresolved the worse the damage caused will become and the more expensive it will ultimately become to resolve.

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- **Component:** Tower external walls.
- **Description:** Roughly coursed local sandstone with dressed stone quoins.
- **Condition:** Face of stones weathered and delaminating; a generous distribution of delaminated stone and mortar surrounded the base of the tower at the time of the inspection, revealing an increasing health and safety risk.
- Water collecting within the wall core and leaching out of the walls at lower levels.
- Crack running vertically up the southwest buttress.
- Plants taking hold in the damp and open mortar joints on all sides.
- **Repair Needed:** A comprehensive programme of refurbishment is required, to include:
  - **I.** the removal of plant growth;
  - **II.** repointing works;
  - **III.** tying-in of southwest buttress stonework;
  - **IV.** removal of friable and dangerous stonework;
  - **V.** possible grout filling of wall core voids;
  - **VI.** dressing of exposed string courses with lead.

6.61

- **Component:** Tower internal walls – Ground level, ringing chamber walls.
- **Description:** Roughly coursed local stone with dressed stone quoins.
- **Condition:** Walls very wet, water dripping from the west window reveal. Hard cement ribbon pointing throughout.
- **Repair Needed:** Repointing recommended in coordination with a programme of works which encompasses the external walls.

6.62

- **Component:** Tower – 1st level, deadening chamber floor.
- **Description:** Large chamfered oak floor beams supporting oak floorboards.
- **Condition:** Floor structure and boards recently repaired. Beam ends scarf jointed and steel plated. At risk of decay caused by continuing damp ingress.
- **Repair Needed:** At risk of decay caused by continuing damp ingress.

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6.63

- **Component:** Tower internal walls – 1st level, deadening chamber walls.
- **Description:** All exposed stonework rendered with hard, grey cement render.
- **Condition:** Render wet and suffering algae growth.
- **Repair Needed:** Render requires removal to aid drying out of wall. Repointing recommended thereafter in coordination with a programme of works which encompasses the external walls.

6.64

- **Component:** Tower - 2nd level, clock chamber floor.
- **Description: timber** Softwood floor joists and boards. Underside ceiling boarded out with softwood tongue and groove boards.
- **Condition:** Timber joists and boards suffering wet rot decay and wood boring beetle damage, caused by transference of moisture from wet walls.
- **Repair Needed:** Timbers floorboards require lifting and condition of joists inspecting. Further repairs may be required.

6.65

- **Component:** Tower internal walls – 2nd level, clock chamber walls.
- **Description:** All exposed stonework rendered with hard, grey cement render.
- **Condition:** Render wet and suffering algae growth.
- **Repair Needed:** Render requires removal to aid drying out of wall. Repointing recommended thereafter in coordination with a programme of works which encompasses the external walls.

6.66

- **Component:** Tower – 3nd level, bell chamber floor.
- **Description:** Floor beams concealed behind softwood boarded ceiling. Steel beam recently repainted providing additional structural support to weight of bells above.
- **Condition:** Water ingress continues internally to cause corrosion to the steel beam and wet rot decay to the timber floor structure.
- **Repair Needed:** Water ingress must be addressed in order to halt the continuing damage occurring to the timber and steel floor structure, otherwise recent repairs will soon begin to fail again.

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6.67

- **Component:** Tower internal walls – 3rd level, bell chamber walls.
- **Description:** Roughly coursed local sandstone with dressed stone quoins.
- **Condition:** Water ingress apparent, yet remains relatively dry due to through draft created by the belfry windows.
- **Repair Needed:** Repointing recommended in coordination with a programme of works which encompasses the external walls.

6.68

- **Component:** Tower– 3rd level, belfry windows
- **Description:** Open 2-centered, 2-light windows, one to each elevation, fitted with slate louvres and anti-bird wire mesh fixed to rear face.
- **Condition:** Some delamination to tracery. Condition and stability of slate louvres hard to determine, due to the unsafe and difficult access offered within the bell chamber. Some slates appeared to have moved and may have worked loose.
- **Repair Needed:** Slate louvres require checking by a rope access team to ensure they are secure.

6.69

- **Component:** Tower roof covering
- **Description:** Lead valley gutter and flashings between timber spire and stone crenellations.
- **Condition:** Lead remains reasonable.
- **Repair Needed:** No action required at present time.

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6.70

- **Component:** Tower parapet
- **Description:** Masonry crenelated parapet.
- **Condition:** Mortar joints between merlins washed out now require repointing. 3no. fractured and crumbling coping stones to west side. Loose cement repair to coping stone on south side. Crumbling stonework poses increasing risk of injury.
- **Repair Needed:** Repointing required to all sides and consolidation or replacement of crumbling coping stones and cement repairs required.

6.71

- **Component:** Stair turret door and roof.
- **Description:** Part cement rendered stone walling with a reinforced concrete slab type roof.
- **Condition:** Render loose and concrete slab cracking.
- **Repair Needed:** Cement render requires removal and stones repointed. Concrete slab roof requires repairing or replacing

6.72

- **Component:** Flag pole to tower roof.
- **Description:** Flag pole fixed to south face of tower.
- **Condition:** Repaired by Dawson Steeplejacks August 2019. Stainless steel bracket and stand appeared reasonable.
- **Repair Needed:** No action required at present time.

6.73

- **Component:** Tower - Spire
- **Description:** Timber-framed spire clad with cedar shingle over boards. Rebuilt in 1991 following disastrous storm which blew the spire in to the nave roof.
- **Condition:** Tower frame in good condition. Some common furniture beetle (Anobium Punctatum) damage to a few of the lining boards – this due to the use of the softer sapwood for some of the boards. Cedar shingles continuing to perform well.
- **Repair Needed:** No action required at present time.

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6.74

- **Component:** Turret stair
- **Description:** Fair faced stone walls, timber treads to deadening chamber and stone treads thereafter. Lighting throughout.
- **Condition:** As with the rest of the tower the turret walls were damp. The timber treads were rotting in the damp environment. Particularly uneven and unstable at the base of the tower and at the half landing adjacent to the bell chamber. Condition of wooden stair structure noticeably worse since previous inspection.
- **Repair Needed:** The timber stair treads and underlying supporting timber structure require extensive repairs, preferably following the remedy of the water ingress affecting the tower.

Bells, Bell-frames and Clocks

6.75

- **Component:** Bells and bell-frame
- **Description:** 8no. bells within dark stained timber bell-frame braced with iron strap work and built into walls.
- **Condition:** Appeared to be reasonable.
- **Repair Needed:** No action required at present time.

6.76

- **Component:** Clock
- **Description:** Clock face dated 1929. Mechanism housed within timber framed cupboard. Converted to electric mechanism. Weights now removed.
- **Condition:** Appeared to be working and well maintained.
- **Repair Needed:** No action required at present time.

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Internal Roof Structure and Ceilings

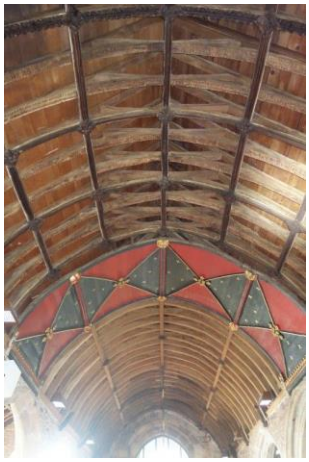
6.77

- **Component:** Porch
- **Description:** Double arch braced roof with moulded ribs. Original lath and plaster infill removed. Central decorated rose supporting chain and with leaded lantern.
- **Condition:** Water ingress below south facing parapet causing wet rot decay to adjacent roof timbers. Some common furniture beetle (Anobium Punctatum) damage to damp areas noted.
- **Repair Needed:** Repairs to parapet flashing repairs and repointing of parapet coping stones required as recommended above.

6.78

- **Component:** South aisle roof.
- **Description:** Double arch braced roof, longitudinal moulded ribs with carved timber bosses at junction of principle rafters. Gold and red paint to ribs and bosses over east end of southern aisle (formally a chapel). Lath and plaster infill removed.
- **Condition:** Timbers abutting damp walls at risk of wet rot decay.
- Death watch beetle damage to trusses above rood stair.
- **Repair Needed:** Closer inspection of timbers trusses affected by wood boing beetle damage recommended to assess whether infestation of death watch beetle remains active.

6.79



- **Component:** Nave roof.
- **Description:** Double arch braced roof, with longitudinal ribs and carved timber bosses at intersection of ribs with every 6th rafter. Lathe and plaster infill removed.
- **Condition:** Roof structure comprehensibly repaired following 1990 storm damage. Remains in good condition, albeit at risk of water ingress damage due to the number of slipped and missing slates above.
- **Repair Needed:** No action required at present time.

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6.80

- **Component:** Chancel roof.
- **Description:** Double arch braced roof. Moulded rib to purlins and every 4th rafter and craved bosses at intersection of moulded ribs. Lathe and plaster infill removed. Single bay of roof boarded, painted and gilded at junction of nave and chancel.
- **Condition:** Generally good. Some historic water ingress staining. Timbers abutting damp walls at risk of wet rot decay.
- **Repair Needed:** No action required at present time, other than repointing works to external walls to abate water ingress.

6.81

- **Component:** North aisle roof.
- **Description:** Double arch braced roof. Moulded rib to purlins and every 4th rafter and craved bosses at intersection of moulded ribs. Truss feet supported by decorated corbels. Carved timber angels at junction of rafters and carved wall plate. Lathe and plaster infill removed.
- **Condition:** Generally good. Some historic water ingress staining. Timbers abutting damp walls at risk of wet rot decay.
- **Repair Needed:** No action required at present time, other than repointing works to external walls to abate water ingress.

6.82

- **Component:** North transept roof.
- **Description:** Plastered barrel-vaulted roof.
- **Condition:** Some signs of movement and water ingress associated with the defective parapet coping stones above, otherwise appeared relatively sound, although nail fixings may be corroding.
- **Repair Needed:** No action required at present time.

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Partitions, screens, panelling

6.83

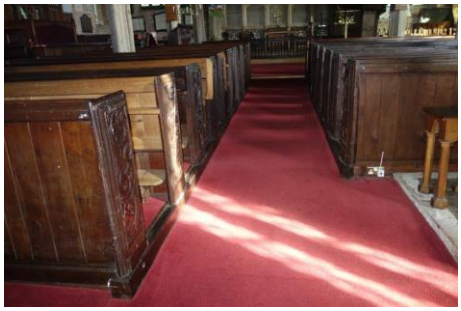
- **Component:** Box pew and panelling to west of south entrance.
- **Description:** Oak panelled pew, with renaissance car vings dated 1683.
- **Condition:** Reasonable. Section missing with electrical cupboard
- **Repair Needed:** No action required at present time.

6.84

- **Component:** Tower Screen
- **Description:** 19th Century panelled oak, gothic screen with central, part glazed door.
- **Condition:** Reasonable.
- **Repair Needed:** No action required at present time.

Floors and Platforms

6.85



- **Component:** Nave, aisles & north transept floors.
- **Description:** Laid to carpet. Uneven hard floor beneath, likely to be stone slabs or tiles.
- **Condition:** Appeared sound.
- **Repair Needed:** No action required at present time.

6.86

- **Component:** Pew platforms.
- **Description:** The pews were set on vented raised timber platforms.
- **Condition:** All appeared sound.
- **Repair Needed:** No action required at present time.

6.87

- **Component:** Chancel floor.
- **Description:** 19th Century mosaic edged with oak boards at two levels with a step up to communion table.
- **Condition:** Some missing and damaged tiles to south west corner of flooring. Damp noted rising to northern edge of lower mosaic floor.
- **Repair Needed:** Repair to mosaic preferable.

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6.88

- **Component:** Tower floor.
- **Description:** Stone paviours to west door entrance. Carpeted elsewhere.
- **Condition:** Carpet very mouldy on account of the amount of water running down the tower. Where exposed stone paviours appeared to remain sound.
- **Repair Needed:** Removal of carpet recommended.

6.89

- **Component:** Porch floor.
- **Description:** Stone paviours and cobbles. Diamond laid terracotta tiles within lobby entrance.
- **Condition:** All well worn but appeared sound.
- **Repair Needed:** No action required at present time.

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Internal Walls

6.90 All walls other than a small section on the north aisle had been stripped of their plaster finish and the stone work repointed with cement mortars.

6.91

- **Component:** South aisle walls.
- **Description:** Exposed roughly coursed rubble masonry with shaped quoins to openings. 5-bay granite arcades separating the nave from the south aisle.
- **Condition:** Largely dry, with the exception of the western gable wall and above the window openings. Arcade remains sound. Repaired after 1990 storm damage.
- **Repair Needed:** Refer to recommendations under Window and Doors section above.

6.92

- **Component:** Chancel east wall.
- **Description:** Exposed roughly coursed rubble masonry with shaped quoins to openings.
- **Condition:** Very old glass tell-tales attached at junction of gable wall and south arcade. Reassuringly, the glass tell-tales remained intact, evidence that the wall remains stable.
- **Repair Needed:** No further action required at this time.

6.93

- **Component:** North aisle walls.
- **Description:** Exposed roughly coursed rubble masonry with roughly shaped quoins to openings. 5-bay granite arcades separating the nave from the north aisle.
- **Condition:** Largely dry, with the exception of the western gable wall and above the window openings. Arcade remains sound.
- **Repair Needed:** Refer to recommendations under Window and Doors section above.

6.94

- **Component:** North aisle wall.
- **Description:** Area of surviving wall plasterwork around monument dedicated to William Wivell dated 1706. Wall painting depicting linen fold borders and possible outline if saint.
- **Condition:** Wall reasonable and apparently not affected by damp at present.
- **Repair Needed:** No action required at present time.

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6.95

- **Component:** North transept walls.
- **Description:** Plastered masonry wall. Lower section consisted of stud work lining with lath and plaster finish above timber panelling.
- **Condition:** The ground level to the transept north wall is some 2 metres above the internal floor level. The walls are remarkably dry despite this. The studwork and system of vent holes in the timber panelling appear to be allowing some drying out of the wall. Behind the panelling was visible salt build up and clearly the masonry wall was damp. Damp has caused algae growth around the west window to form.
- **Repair Needed:** Although no issues were obvious, the damp conditions of the wall will over time lead to the decay of the studwork walls and panelling. In the long-term damp ingress prevention will likely be required.

Internal Monuments

6.96

- **Component:** South aisle monuments.
- **Description:** 9no. wall mounted monuments including ornate marble neo-classical monument to John Letherbridge dated 1707.
- **Condition:** Although all appeared reasonable, the fixings are at risk of corrosion from water ingress from wall behind.
- **Repair Needed:** Signs of movement where hidden fixings prone to corrosion due to walls are damp should be reported at the earliest opportunity.

6.97

- **Component:** North aisle monuments.
- **Description:** 10no. wall mounted monuments including dark stone neo-classical monument to William Wivell dated 1706.
- **Condition:** Although all appeared reasonable, the fixings are at risk of corrosion from water ingress from wall behind.
- **Repair Needed:** Signs of movement where hidden fixings prone to corrosion due to walls are damp should be reported at the earliest opportunity.

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- **Component:** Chancel east wall.
- **Description:** 19th Century perpendicular limestone screen decorated within crocketted pinnacles and ogee shaped arches and infilled with verses including the Lord's Prayer. Lower section decorated with Minton style tiles.
- **Condition:** Some water staining caused by water ingress around the east window behind. Two panels of Minton tiles to north side bowing out with surface salt crystal deposits caused by the migration of damp through the monument.
- **Repair Needed:** The Minton tiles are very close to failure. Water ingress caused by the failure of the external cement pointing must first be remedied before a repair to the tiles is attempted.

6.98

- **Component:** North aisle Coat of Arms.
- **Description:** George II or III Royal Coat of arms
- **Condition:** Appears reasonable, at risk from water ingress from wall behind.
- **Repair Needed:** No further action required at this time.

Fittings, Furniture & Moveable Articles

6.99

- **Component:** South aisle Pews.
- **Description:** 19th century pews to south aisle on raised timber flooring.
- **Condition:** All remain in a good serviceable condition.
- **Repair Needed:** No Action required at present time.

6.100

- **Component:** Nave and North aisle stalls.
- **Description:** 16th Century bench depicting perpendicular tracery and renaissance naturalistic designs.
- **Condition:** Some evidence of common furniture beetle infestation – Non presently live. All remain in a good serviceable condition.
- **Repair Needed:** No action required at present time.

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6.101

- **Component:** Alter.
- **Description:** 19th or 20th Century with decorative freeze.
- **Condition:** Remains in a good serviceable condition.
- **Repair Needed:** No action required at present time.

6.102

- **Component:** Pulpit.
- **Description:** 16th Century or early 17th Century ornately carved with scrolled brackets and naturalistic leaf mouldings. Recently set on to an oak plinth fitted with casters to enable it to be easily moved.
- **Condition:** Remains in good serviceable condition.
- **Repair Needed:** No action required at present time.

6.103

- **Component:** Alter Rail.
- **Description:** 18th Century with barley twist and fluted balusters and central gate.
- **Condition:** Some historic wood boing beetle damage, otherwise, remained in good condition.
- **Repair Needed:** No action required at present time.

6.104

- **Component:** Oak lectern
- **Description:** Made up of sections of the 15th Century Rood Screen.
- **Condition:** Some historic wood boing beetle damage, impact damage and repairs, otherwise remained in good condition.
- **Repair Needed:** No action required at present time.

6.105

- **Component:** Brass lectern
- **Description:** Ornate gothic with barley twist central stand and three legs.
- **Condition:** Remains in good condition.
- **Repair Needed:** No action required at present time.

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6.106

- **Component:** Table with drawer.
- **Description:** Positioned against the south aisle wall. 16th Century oak table
- **Condition:** Draw rails loose.
- **Repair Needed:** No Action required at present time.

6.107

- **Component:** Font
- **Description:** Norman, four-sided, square bowl set on four stub columns supported on base. Interesting wooden font cover with gilded finial.
- **Condition:** Crack to font bowl, said to leak. Font cover refurbished since last inspection.
- **Repair Needed:** No Action required to font at present time.

6.108

- **Component:** Brass candelabra.
- **Description:** 19th Century, hanging on a rod connected to a chain.
- **Condition:** Remains in good condition.
- **Repair Needed:** No Action required at present time.

6.109

- **Component:** Stocks located within porch.
- **Description:** Oak stocks, with positions for seven limbs.
- **Condition:** Worn but reasonable.
- **Repair Needed:** No Action required at present time.

6.110

- **Component:** Table.
- **Description:** Oak 17th Century table with turned legs.
- **Condition:** Remained in sound condition.
- **Repair Needed:** No Action required at present time.

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6.111

- **Component:** Oak coffer.
- **Description:** Oak 17th coffer with craved front panel.
- **Condition:** Remained in sound condition.
- **Repair Needed:** No Action required at present time.

Organ

6.112

- **Component:** Pipe Organ.
- **Description:** Located within north transept, 19th century pipe organ.
- **Condition:** Appears well maintained,
- **Repair Needed:** No action required at present time.

Lavatories, Kitchens

6.113

- **Component:** Lavatories.
- **Description:** Public lavatories within square presently utilised by church users
- **Condition:** N/A
- **Repair Needed:** No action required at present time.

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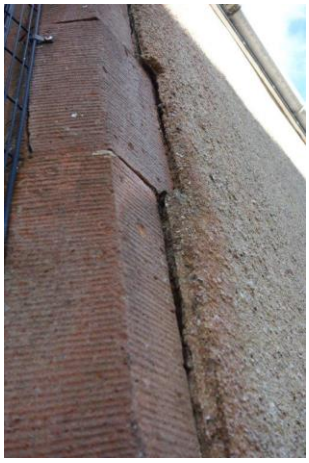
Detached Hall

6.114 **Vestry or Sunday School.** Rectangular building of one room to the east of the south gate churchyard entrance. Victorian, dated 1856, but may be a rebuild of an earlier building.

6.115 **Note:** Building Conservation Services drew up a schedule of repairs in coordination with structural repair firm, Helfix in December 2016. Prices were obtained to undertake the remedial repairs, but it would appear this work was never commissioned.

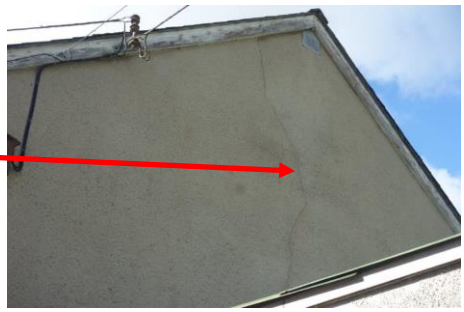
6.116

- **Component:** Detached Hall walls.
- **Description:** Walls of roughly squared and coursed local stone with dressed quoins, repointed with cement. Other than the gabled west elevation all other elevations rendered with a thick layer of very hard course cement.



- **Condition of South Wall** - the front wall continues to bow outwards above and to the side of the two-light mullion window indicating structural movement, possibly the result of the flattening of the arch and the separating of the inner and outer masonry from the inner wall core. Internal cracking around the window jambs and soffit appears to have largely stabilised with little change since the previous quinquennial. The heavy cement render, however, has moved slightly further away from the masonry substrate and continues to threaten sudden collapse in to the street.

Condition of East gable - Full height vertical crack in the render around the former gable chimney stack may be structural or may only be as deep as the render. Removal of the render will determine the severity of this defect.



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- **Condition of North Wall –** the thick layer of dense cement render applied over the masonry cracking at the corners of building and around the window opening. Cracking probably largely the result of thermal expansion and contraction of the render. Some cracking around the edge of the internal window jambs however indicates that there is some underlying structural movement, similar to the front elevation.

- **Condition of West Gable –** roughly dressed and coursed stone bedded on lime mortar, repointed with cement. Sight cracking to stonework over doorway associated with settlement of arch appears to have largely stabilised. Cracking through internal render possibly also associated with structural settlement in this area.

- **Repair Needed:** The building is suffering from structural movement and although it appears as if it remains static, some small movement continues and therefore there continues to be considerable risk that it may unexpectable deteriorate very quickly. Structural strengthening works are required. In addition, the cement render is contributing to the ill-health of the building, trapping moisture within the unstable masonry, and therefore any programme of future repairs should also include the complete removal of the existing coat of cement render and the underlying masonry substrate repointed or re-rendered with lime.

- **Component:** Detached Hall – Parapet
- **Description:** Raised gable parapet to west gable, dressed with lead flashing and soakers in to fibre cement slate roof.
- **Condition:** Mortar in-between parapet coping stones washed out.
- **Repair Needed:** Rake out mortar joints in-between parapet coping stones and repointing with a suitable lime mortar and sand mix.

6.117

- **Component:** Detached Hall – West door.
- **Description:** 2-centered moulded arch doorway and plank door with decorative strap hinges.
- **Condition:** Reasonable.
- **Repair Needed:** No further action required at present time

6.118

- **Component:** Detached Hall – West window vent.
- **Description:** Trefoil window vent above west door dated 1856.
- **Condition:** Reasonable.
- **Repair Needed:** No further action required at present time.

6.119

- **Component:** Detached Hall – South window.

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- **Description:** Perpendicular 2-light squared headed window with diamond leaded windows supported by internal iron ferramenta.
- **Condition:** Reasonable.
- **Repair Needed:** No further action required at present time.

6.120

- **Component:** Detached Hall – North window.
- **Description:** Perpendicular 2-light squared headed window with diamond leaded windows supported by internal iron ferramenta.
- **Condition:** Reasonable.
- **Repair Needed:** No further action required at present time.

6.121

- **Component:** Detached Hall – Internal Walls.
- **Description:** A mixture of deferent plasters and repairs.
- **Condition:** A lot of cracking, popped and hollow plaster internally. Progressively getting worse. Possibly underlying structural problems, as noted above. Walls damp, probably due to the cracked external cement render allowing wind driven rain water in to the wall and inhibiting the drying out process.

- **Repair Needed:** Walls to be stripped back to stone and re-plastered with a lime putty plaster, on completion the external repair and re-rendering works.

6.122

- **Component:** Detached Hall – Chimney stack.
- **Description:** Redundant chimney flue – stack taken down below eaves.
- **Condition:** Unvented. Slight cracking to internal plastered reveals and cracking to external render may be a result of some structural settlement around the stack. Removal of plaster and render will determine the severity of this defect.
- **Repair Needed:** Provided vent within former fireplace.

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6.123

- **Component:** Detached Hall – Roof structure
- **Description:** Modern common rafter roof.
- **Condition:** Jackdaws and bats roosting in the roof space, otherwise appeared sound.
- **Repair Needed:** No action required at present time.

6.124

- **Component:** Detached Hall – Roof weathering.
- **Description:** Fibre cement slate roof laid of bitumen roofing felt with dark grey cay ridge tiles.
- **Condition:** Moss covered but appeared to remain serviceable for now.
- **Repair Needed:** Will require replacing within 5-10 years.

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7. Services and Installations

Heating

7.1

- **Component:** Heating System
- **Description:** Oil fired Grant 160-200 multi pass boiler housed within boiler room to west of south aisle. Previously partially submerged in water – now dry. Pressure cylinder below boiler. Pipework leads into subterranean service duct that runs under the church serving electric fan assisted panel radiators. Double bunded plastic oil tank located adjacent boiler room.
- **Condition:** Recently upgraded radiators appear to be effective at warming the interior of the church. Water ingress causing corrosion to base of pressure cylinder. Last serviced 26th October 2020 by Mr P Hawkins.
- **Repair Needed:** Ensure periodical service undertaken.

Electrical

7.2

- **Component:** Main Electrical circuits.
- **Description:** Modern fuse box and miniature circuit breakers serving main body of church located in cupboard to left hand side of south entrance. Large internal flood lights provide light to main body of the church. Separate lighting circuits provided for tower and north transept. Modern metal clad switches and sockets on separate socket circuits. Separate heating circuits.
- **Condition:** Fuse box, lighting and socket circuits all appeared to be a relatively new installation. Fuse box, lighting and socket circuits all appeared to be a relatively new installation. 5 year periodical electrical test undertaken by W J Marris & Son 29 April 2018.
- **Repair Needed:** Ensure periodical testing undertaken as required.

Water Supply

7.3 Mains water supply to outside tap.

Audio Visual and Sound (inc. Induction Loop)

7.4 Induction loop installed.

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Fire Protection

7.5

- **Component:** Fire Protection.
- **Description:** 5no. Water & 3no. Co2. Fire extinguishers.
- **Condition:** last serviced September 2020 by Argos Fire Protection Ltd, Exeter, EX4 8JN.
- **Repair Needed:** Maintain annual servicing.

Lightning Protection

7.6

- **Component:** Lightning Protection
- **Description:** Copper lightning protection installed. Earth located to west side of tower.
- **Condition:** Last continuity test undertake by Dawson Steeplejacks 5th May 2020. Repairs to conductor undertaken by Dawson 28th August 2019
- **Repair Needed:** Maintain cyclical inspection and continuity testing.

Telecommunication Installations

7.7 None Installed.

Renewable Energy

7.8 None Installed

8. Churchyard

Trees Shrubs

8.1 No action required at present time, other than general seasonal cutting back as required.

Ruins Maintained by the PCC

8.2 None present

Monuments and Tombs

8.3 The large graveyard had been extended into land north of the original boundary. There were Many 19th Century headstones and monuments. The majority remained in good condition. Some of the larger Victorian tombs required plant growth to be removed and railings to be painted. There were two separately listed monument as follows:

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8.4

- **Component:** Headstone
- **Description:** Grade II listed, Aundell headstone, 6m north of church. Dated 1788 to Mary Aundell.
- **Condition:** Reasonable
- **Repair Needed:** No action required at present time.

8.5

- **Component:** Chest Tomb
- **Description:** Grade II listed, Chest tomb 8m east of church. Dressed limestone ashlar with granite chamfered lid. 18th Century.
- **Condition:** Reasonable
- **Repair Needed:** No action required at present time.

Lychgates

8.6 None present

Walls, Hedges and Banks

8.7

- **Component:** West Boundary
- **Description:** Western boundary formed by a tall stone retaining wall, neighbouring a number of commercial and agricultural buildings. Access from neighbouring properties restricted.
- **Condition:** The wall was largely covered with ivy on both sides and therefore its condition could not be verified.
- **Repair Needed:** Ownership and liability for maintenance of this wall should be established. The risk of falling masonry on to neighbouring properties is an issue. Ongoing repairs are likely to be required.

8.8

- **Component:** North Boundary
- **Description:** North boundary of original graveyard formed by low bank planted with trees. Beyond this the graveyard had been extended into a neighbouring field enclosed by timber fencing to the north and west and an existing hedge to the east.
- **Condition:** appeared to reasonably well maintained.
- **Repair Needed:** No action required at present time.

8.9

- **Component:** East Boundary
- **Description:** Eastern boundary formed partly of a 1.5m high stone wall with rounded concrete coping and partly from hedging.
- **Condition:** Many loose stone and washed-out mortar, ivy growth and cracking to the coping stones.

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- **Repair Needed:** Requires ivy removal, repairs and repointing.

8.10

- **Component:** East gate.
- **Description:** Three stone masonry pillars supporting double width timber gate and timber kissing gate.
- **Condition:** Both gates very fragile with loose joints and rotten supporting posts.
- **Repair Needed:** Rotten posts ends require replacing and gates refurbishing. The gates and posts have a very pleasing worn aesthetic and retention of as much original timber should be attempted.

8.11

- **Component:** South boundary.
- **Description:** South boundary defined by the rear, north walls of a terrace of buildings comprised of Church House, a single storey blockwork garages and the Vestry/Sunday school building. Yew trees reduced sic last inspection.
- **Condition:** Garden wall behind yew trees in poor condition.
- **Repair Needed:** The question of who is responsible for maintenance of garden walls and hedges on the church boundary should be established.

8.12

- **Component:** South gate.
- **Description:** Set of four timber gates supported on timber posts spanning between the Vestry/Sunday School building and neighbouring building.
- **Condition:** The base of the posts slowly decaying, as was the bottom rail of the two gates at each extreme, although likely to remain serviceable for a while longer.
- **Repair Needed:** No action required at present time.

8.13

- **Component:** Small shed – mortuary?
- **Description:** Rectangular brick structure built in to the western boundary wall. Sate roof, timber door.
- **Condition:** Slates missing from roof and door in need of refurbishment.
- **Repair Needed:** Replace missing and slipped slates and redecorate door.

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Hardstanding area

8.14

- **Component:** Path between south gate and south porch.
- **Description:** Beautiful traditional smooth round cobbled path.
- **Condition:** Well maintained.
- **Repair Needed:** No action required at present time.

8.15

- **Component:** Path within graveyard.
- **Description:** Paths generally laid to tarmac or gravel.
- **Condition:** Generally reasonable. Path to south east overgrown with moss.
- **Repair Needed:** Moss may present slip hazard and ought to be removed.

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9. Recommendations

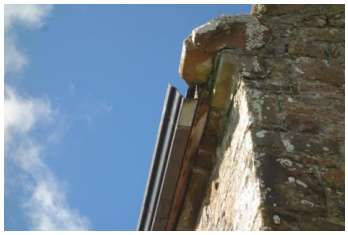
A Urgent Work requiring immediate attention

1)

- **Component:** Rood Stair Roof.
- **Description:** Natural Slate roof, lead flashing.
- **Repair Needed:** Urgent reinstatement of missing slates required.

B Works needed within one year

2)



- **Component:** South aisle gutter.
- **Description:** Cast iron ogee gutter section.
- **Condition:** Missing end cap.
- **Repair Needed:** Replace missing end cap.

3)

- **Component:** Tower roof downpipe.
- **Repair Needed:** Comprehensive refurbishment required, preferably removed from site, stripped down to bare metal, repaired and treated with zinc-based primer prior to repainting. Replacement with new cast iron to match original may prove more cost effective.

4)

- **Component:** Porch Roof.
- **Repair Needed:** The re-fixing of the slate roof over the porch should now be planned for. The existing slates can be re-used and matching reclaimed slates acquired to make up for missing and damaged slates.

5)

- **Component:** Porch walls.
- **Repair Needed:** Localised ‘stopping in’ of washed out and missing mortar once the coping stones have been re-bedded and repointed.

6)

- **Component:** Porch roof parapet.
- in plant growth to take hold within the masonry joints.
- **Repair Needed:** Re-bed and repoint copping stones and repair or renew fractured coping stone.

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C Works needed within two years

7)

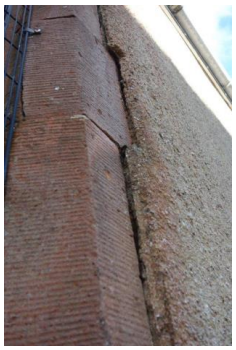
- **Component:** Cast iron hoppers and downpipes serving south aisle / nave valley and nave / north aisle valley.
- **Repair Needed:** Both hoppers and downpipes require a comprehensive refurbishment, preferably removed from site, stripped down to bare metal, repaired, treated with zinc-based primer prior to repainting. The damaged decorative strap brackets must also be salvaged, repaired and reattached.

8)

- **Component:** Tower parapet
- **Repair Needed:** Repointing required to all sides and stabilisation or replacement of crumbling coping stones and cement repairs required.

9)

- **Component:** Detached Hall walls.
- **Repair Needed:** The building is suffering from structural movement and although it appears as if it remains static, some small movement continues and therefore there continues to be considerable risk that it may unexpectable deteriorate very quickly. Structural strengthening works are required. In addition, the cement render is contributing to the ill-health of the building, trapping moisture within the unstable masonry, and therefore any programme of future repairs should also include the complete removal of the existing coat of cement render and the underlying masonry substrate repointed or re-rendered with lime.



10)

- **Component:** Detached Hall – Parapet
- **Repair Needed:** Rake out mortar joints in-between parapet coping stones and repointing with a suitable lime mortar and sand mix.

11)

- **Component:** East gate.
- **Repair Needed:** Rotten posts ends require replacing and gates refurbishing. The gates and posts have a very pleasing worn aesthetic and retention of as much original timber should be attempted.

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D Works needed within five years

12)

- **Component:** Tower external walls.
- **Repair Needed:** A comprehensive programme of refurbishment is required, to include:
  - **VII.** the removal of plant growth;
  - **VIII.** repointing works;
  - **IX.** tying-in of southwest buttress stonework;
  - **X.** removal of friable and dangerous stonework;
  - **XI.** possible grout filling of wall core voids;
  - **XII.** dressing of exposed string courses with lead.

13)

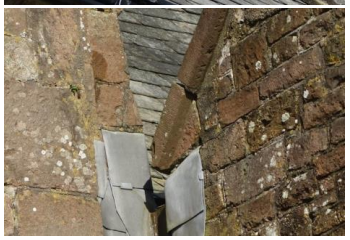
- **Component:** North transept west Window No.12.
- **Repair Needed:** Lower external ground level below internal window sill. Refurbish iron glazing bars and reset fractured stone sill.

14)

- **Component:** South aisle eastern parapet.
- **Repair Needed:** The parapet coping stones would benefit from a comprehensive programme of repointing and repair works as part of a wider programme of works to include the eastern gable walls.

15)

- **Component:** South aisle western parapet.
- **Repair Needed:** Reset coping stone in lime mortar.



16)

- **Component:** North aisle roof eastern parapet.
- **Repair Needed:** The parapet coping stones require repointing with lime mortar and the old mortar repairs replaced with lime based equivalent. Some of the coping stones may be found to require replacement.

17)

- **Component:** North transept roof parapet.
- **Repair Needed:** Repoint parapet copping stones.

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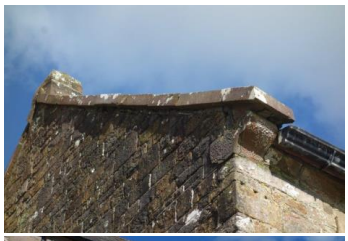
18)

- **Component:** South aisle, west gable wall.
- **Repair Needed:** Rake out cement mortar joints and repoint with a lime putty mortar. Reattached fractured face of corbel stone.



19)

- **Component:** South aisle, south wall.
- **Repair Needed:** Localised 'stopping-in' of washed out, missing and loose mortar recommended. A lead dressing above window No.4 hoodmould might be considered as a means to prevent water ingress in this location.

20)

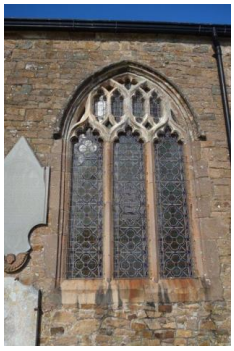
- **Component:** South aisle, nave, north aisle, east gables.
- **Repair Needed:** Localised 'stopping-in' of washed out, missing and loose mortar recommended – largely confined to area between parapet coping stones and window hoodmould. Lead dressings above the window hoodmoulds might be considered as means to prevent water ingress in this location. This work should form part a a package of works which also address the parapet coping stones above.

21)

- **Component:** North aisle north wall and transept walls.
- **Repair Needed:** Localised 'stopping in' of washed out and missing mortar once the coping stones have been repointed.

22)

- **Component:** South aisle south Window No.2.
- **Repair Needed:** Mortar repair to damaged RHS stone jamb.



23)

- **Component:** South aisle Window No.4.
- **Repair Needed:** Removal of all mesh and corroding fixings from all windows should be considered.

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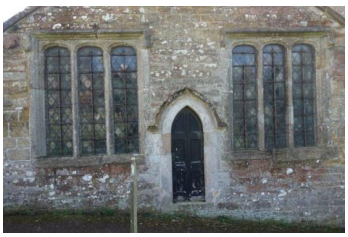
24)

- **Component:** South aisle West Window No.6.
- **Repair Needed:** Stone indent repair required to lower central mullion.

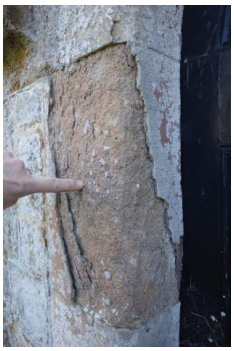
25)

- **Component:** North aisle West Window No.8.
- **Repair Needed:** Replace cement repairs with lime mortar repairs and fill cracks and open joints with lime mortar.



26)

- **Component:** North transept north Window No.10.
- **Repair Needed:** Fill in missing and washed-out mortar joints with lime mortar.



27)

- **Component:** North transept north Door No.4.
- **Repair Needed:** Stabilise delaminated stone apply lime shelter coat.

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E Desirable improvements

28)

- **Component:** South and north aisle roofs
- **Repair Needed:** In the longer term re-laying the slate roofs should now be planned for, starting with the southern aisle, south facing slope.

29)

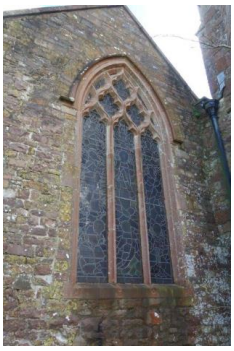
- **Component:** South aisle eastern parapet.
- **Repair Needed:** Replacement of cement flashing with lead soakers and flashings should be undertaken when slate roof re-laying undertaken.

30)

- **Component:** North transept north Window No.10.
- **Repair Needed:** Iron strap ferramenta in need of comprehensive overhaul.

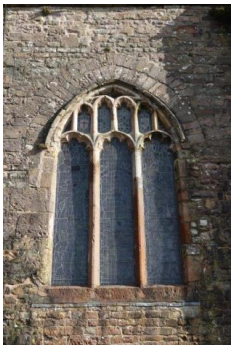
31)

- **Component:** North aisle west Window No.14.
- **Repair Needed:** Stained glass lead cames require refurbishment.



32)

- **Component:** Tower west Window 15.
- **Repair Needed:** Fill in missing and washed-out mortar joints with lime mortar.



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33)

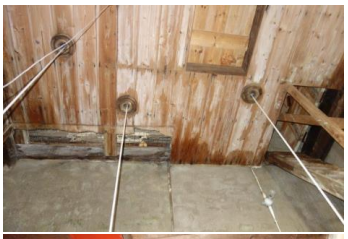
- **Component:** Tower internal walls – Ground level, ringing chamber walls.
- **Repair Needed:** Repointing recommended in coordination with a programme of works which encompasses the external walls.

34)

- **Component:** Tower internal walls – 1st level, deadening chamber walls.
- **Repair Needed:** Render requires removal to aid drying out of wall. Repointing recommended thereafter in coordination with a programme of works which encompasses the external walls.

35)

- **Component:** Tower - 2nd level, clock chamber floor.
- **Repair Needed:** Timbers floorboards require lifting and condition of joists inspecting. Further repairs may be required.



36)

- **Component:** Tower internal walls – 2nd level, clock chamber walls.
- **Repair Needed:** Render requires removal to aid drying out of wall. Repointing recommended thereafter in coordination with a programme of works which encompasses the external walls.

37)

- **Component:** Tower – 3nd level, bell chamber floor.
- **Repair Needed:** Water ingress must be addressed in order to halt the continuing damage occurring to the timber and steel floor structure, otherwise recent repairs will soon begin to fail again.

38)

- **Component:** Tower internal walls – 3rd level, bell chamber walls.
- **Repair Needed:** Repointing recommended in coordination with a programme of works which encompasses the external walls.

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39)

- **Component:** Stair turret door and roof.
- **Repair Needed:** Cement render requires removal and stones repointed. Concrete slab roof requires repairing or replacing.

40)

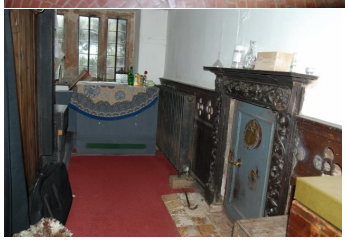
- **Component:** Turret stair
- **Repair Needed:** The timber stair treads and underlying supporting timber structure require extensive repairs, preferably following the remedy of the water ingress affecting the tower.

41)

- **Component:** Tower floor.
- **Repair Needed:** Removal of carpet recommended to aid drying out.

42)

- **Component:** Chancel floor.
- **Repair Needed:** Repair to mosaic desirable.



43)

- **Component:** North transept walls.
- **Repair Needed:** Although no issues were obvious, the damp conditions of the wall will over time lead to the decay of the studwork walls and panelling. In the long-term damp ingress prevention will likely be required.

44)

- **Component:** Chancel east wall.
- **Repair Needed:** The Minton tiles are very close to failure. Water ingress caused by the failure of the external cement pointing must first be remedied before a repair to the tiles is attempted.

45)

- **Component:** Detached Hall – Internal Walls.
- **Repair Needed:** Walls to be stripped back to stone and re-plastered with a lime putty plaster, on completion the external repair and re-rendering works.

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46)

- **Component:** Detached Hall – Chimney stack.
- **Repair Needed:** Provided vent within former fireplace.

F Works required to improve energy efficiency, disabled access, or safety

- None

G Routine Maintenance

47)

- **Component:** South and north aisle lead valleys.
- **Repair Needed:** Clear branches and other debris from base of tower.

48)

- **Component:** South and north aisle roofs
- **Repair Needed:** Continued regular reinstatement of missing, slipped and broken slate required.

49)

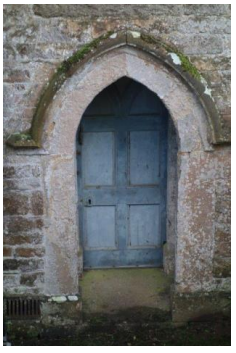
- **Component:** North transept roof.
- **Repair Needed:** Replace damaged and missing slates.

50)

- **Component:** North aisle down pipe, adjacent tower.
- **Repair Needed:** Unblock downpipe.

51)

- **Component:** Gully west end of south aisle valley.
- **Repair Needed:** Ensure that this yard gully is regularly checked and debris build-up removed.



52)

- **Component:** North transept (Vestry) Door No.3.
- **Repair Needed:** Redecorate door.

53)

- **Component:** North transept north Door No.4.
- **Repair Needed:** Redecorate door.

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54)

- **Component:** Tower– 3rd level, belfry windows
- **Repair Needed:** Slate louvres require checking by a rope access team to ensure they are secure.

55)

- **Component:** South aisle roof.
- **Repair Needed:** Closer inspection of timbers trusses affected by wood boing beetle damage recommended to assess whether infestation of death watch beetle remains active.

56)

- **Component:** Internal monuments.
- **Repair Needed:** Signs of movement where hidden fixings prone to corrosion due to walls are damp should be reported at the earliest opportunity.

- **Component:** Heating System
- **Repair Needed:** Ensure annual service undertaken.

57)

- **Component:** Main Electrical circuits.
- **Repair Needed:** Ensure periodical testing undertaken as required.

58)

- **Component:** Lightning Protection
- **Repair Needed:** Maintain cyclical inspection and continuity testing.

59)

- **Component:** West Boundary
- **Repair Needed:** Ownership and liability for maintenance of this wall should be established. The risk of falling masonry on to neighbouring properties is an issue. Ongoing repairs are likely to be required.

60)

- **Component:** East Boundary
- **Repair Needed:** Requires ivy removal, repairs and repointing.

61)

- **Component:** South boundary.
- **Repair Needed:** The question of who is responsible for maintenance of garden walls and hedges on the church boundary should be established.

62)

- **Component:** Small shed – mortuary?
- **Repair Needed:** Replace missing and slipped slates and redecorate door.

63)

- **Component:** Path within graveyard.
- **Repair Needed:** Moss may present slip hazard and ought to be removed.

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GLOSSARY OF ARCHITECTURAL AND TECHNICAL TERMS

Aisle: Part of a church alongside the nave or choir divided from it by an arcade.

Apse: A polygonal or semi-circular plan to the sanctuary.

Arcade: A series of arches and supporting columns.

Arris: Sharp edge produced from the meeting of two edges

Ashlar: Masonry of squared blocks with dressed faces and laid in horizontal courses

Aumbry: Wall cupboard for sacred vessels.

Barge board: Timber boarding on the gable end of the roof.

Barrel vault: Internal shape of a simple semicircular shaped roof

Batter: Deliberate inclination of a wall face.

Battlement: A parapet with alternating raised portions (merlons) and spaces (embrasures). Also called crenellation.

Belfry: The chamber, or stage of a tower in which the bells are hung.

Bellcote: Housing for bells on a roof or gable.

Bell fleche: Slender spire usually of wood containing bell(s)

Bell louvres: Horizontal slats in the window type openings within a bell chamber

Bench: Open seat, sometimes with a carved bench end.

Boss: An ornamental carving at the intersection of ribs in a ceiling or vault.

Brace: A subsidiary timber providing stiffness to a frame.

Broaches: Sloping half pyramids adapting an octagonal spire to a square tower

Buttress: Projecting masonry or brickwork built against a wall for additional strength.

Capital: The head of a column.

Cementitious: Made of or containing cement.

Chamfer: The surface made when a square edge is cut away at an angle.

Chancel: The part of the east end of the church containing the altar and reserved for the clergy and choir.

Choir: The part of the church, usually within the chancel, where divine service is sung.

Ciborium: 1. A receptacle used to hold the eucharist. 2. A canopy over the altar.

Cinquefoil: A leaf shaped curve of 5 parts within an arch, window head etc.

Clerestory: Windows located above the arcade.

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Communion rail: Low rail around an altar.

Coping: A capping or covering, usually of masonry, to the top of a wall.

Corbel: A projecting block of stone or timber, usually supporting a beam.

Cornice: A projecting moulding along the top of a wall.

Credence: A shelf or table beside the piscina for the sacramental elements.

Crenellation: See battlement.

Crossing: Central space at the junction of nave, chancel and transepts.

Cruciform: In the form of a cross.

Cusps: Projecting points between foils in gothic tracery.

Dado: The lower part of an interior wall, sometimes panelled.

Dressings: Worked stones, with smooth or moulded finish, used round angles or openings in masonry.

Drip: A projecting stone etc from which water drips clear of the face of a building.

Dripstone: See hoodmould.

Easter sepulchre: A decorated recess in the north wall of a chancel used in celebration of the Easter liturgy.

Eaves: Overhanging edge of a roof.

Elevation: Face of a building.

Fascia: Horizontal section usually at the junction of a wall and the lower edge of the roof.

Ferramenta: Metal framing to which window glazing is fixed.

Finial: Ornament at the top of a gable, pinnacle etc.

Flashing: A strip of metal used to seal junctions of roofs with adjacent construction.

Flaunching: Mortar shaped to shed water.

Frontal: Covering for the front of an altar.

Gable: Upper, usually triangular, part of a wall at the end of a pitched roof.

Gargoyle: Projecting rainwater spout, sometimes decorated.

Haunching: A sloping fillet of mortar.

Hip: The external angle formed by the intersection of two roof slopes.

Hoodmould: Projecting moulding above a door or window opening.

Hopper: 1. A box collecting water at the top of a rainwater pipe. 2. An inward opening ventilator in a window.

Jamb: The side of a doorway, window or arch.

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Joist: Horizontal timber supporting a floor, ceiling or flat roof.

Kneeler: Block of stone at the foot of a gable slope supporting the coping stones.

Lancet: A tall narrow single light window, usually with a pointed head.

Leading: Strips of lead between individual pieces of glass in a leaded window.

Ledger: Floor slab monument.

Light: A single window opening or compartment of a window between mullions.

Lintel: A beam over an opening.

Louvres: Angled boards or slates in a belfry opening.

Lychgate: Roofed gateway at a churchyard entrance, providing resting place for a coffin.

Merlon: See battlement.

Moulding: The shaping of a continuous strip of wood or masonry.

Mullion: A vertical member, in wood or stone, dividing a window or other opening into individual lights.

Nave: The body of a church, west of the chancel or crossing.

Newel: Central post to a staircase.

Nosing: Projecting edge of the tread of a stair.

Obelisk: A free standing tapering stone pillar of square or rectangular cross section.

Ogee: A double curve with convex and concave section, occurring in arches, window and door heads and rainwater gutters.

Parapet: A low wall, usually concealing a roof or gutter.

Parclose: A screen enclosing a chapel.

Pew: Enclosed fixed wooden seat.

Pier: A solid masonry support, pillar of square section or masonry between doors and windows.

Pilaster: A shallow pier or square section column projecting from the face of a wall.

Pinnacle: A small pointed turret on a tower, buttress etc.

Piscina: A stone basin with a drain, in a niche near the altar for washing the sacred vessels.

Pointing: Exposed mortar in joints in masonry and brickwork.

Purlin: A horizontal roof timber, usually supporting rafters and spanning between walls and / or trusses.

Quarry: A small diamond shaped or rectangular piece of glass in a leaded window.

Quatrefoil: A leaf shaped curve of 4 parts within an arch, window head etc.

Quoins: Dressed stones at the corners of a building.

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Rafter: Sloping roof timbers supporting laths or battens to the roof coverings.

Relieving arch: A rough arch positioned in a wall above a door or window opening to relieve it of structural loading.

Rendering: A coating of mortar on a wall face.

Reredos: A decorated wall or screen behind an altar.

Reveal: The side of a door or window opening or recess.

Rib: A curved member or projecting moulding on the underside of a vault or ceiling.

Ridge roll: Lead dressed capping to the top of a pitched roof

Ringing chamber: The chamber or stage of a tower where the bell ringers stand.

Rood: A crucifix over the entrance to the chancel, usually supported on a rood screen.

Rood stair: A staircase formerly providing access to the rood loft on top of the rood screen.

Rubble: Rough unsquared stones used for walling.

Saddle bar: Horizontal metal bar to which window glazing is attached.

Sanctuary: Area around the main altar.

Sarking: Boards or felt over which roof slating or tiling is laid.

Sedilia: Stone seats for clergy in south wall of chancel.

Shake: A natural cleft or fissure (in timber).

Soaker: A strip of metal interleaved with roofing slates or tiles at junctions with walls etc.

Soffit: Underside of a building element

Spandrel: Triangular area in an arch window or doorway

Squint: An oblique opening through a wall giving a view of the altar.

Stoup: Stone basin for holy water.

Swan neck: A curved section of rainwater pipe connecting to the gutter.

Tingle: A metal clip used to secure a roofing slate or tile.

Tomb chest: Stone monument in the form of a chest.

Tracery: Ornamental stonework in the upper part of a window, screen etc.

Transept: Arm of a cruciform church plan projecting at right angles to the nave.

Transom: Horizontal bar of wood or stone in a window, panel etc.

Tread: Horizontal surface of a step.

Trefoil: A leaf shaped curve of 3 parts within an arch, window head etc.

Truss: Timber framing, spanning between walls, usually part of a roof structure.

Turret: Small tower attached to a building.

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Two-centred: A pointed arch shape formed from the intersection of two curves.

Valley: The internal angle formed by the intersection of two roof slopes.

Verge: Junction at the edge of a roof and the wall below

Vice: Small turning stair within the masonry of a wall or tower.

Voussoir: Wedge-shaped stone forming part of an arch.

Wagon roof: A roof structure of closely spaced rafters and arch braces with the internal appearance of the canvas cover to a wagon.

Wallplate: A horizontal timber on the top of a wall, to which a roof structure is fixed.

RICS

Building Conservation Services

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ADVICE TO PCCs – to be included in all reports

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- The PCC is strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes at least twice a year.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the Faculty Jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC Office.

Fire Safety Advice

From 1 October 2006 the Regulatory Reform (Fire Safety) Order 2005 came in to force. It applies to places of worship and requires a Responsible Person to carry out a comprehensive risk assessment. See http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions for further information.

Dry Powder fire extinguishers should not be kept in the church due to the damage they can cause. See guidance from Ecclesiastical Insurance for more information https://www.ecclesiastical.com/ChurchMatters/Churchguidance/Fireguidance/Drypowderextinguishers/index.aspx

Electrical Installation

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book.

Heating Installation

A proper examination and test should be made of the heating system by a qualified engineer annually before the heating season begins, and the report kept with the Church Log Book.

Lightning Protection

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

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Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at

http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

Expert advice on working at height should be obtained from the church's insurers. There have been recent cases of serious accidents involving falls from vertical ladders in churches.

Headstones

Should be checked by hand to ensure that they are secure. An advisory publication on managing the safety of burial grounds has been published by the Ministry of Justice. See http://www.justice.gov.uk/downloads/burials-and-coroners/safety-burial-grounds.pdf to download the document.

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

http://www.churchcare.co.uk/shrinking-the-footprint/ways-to-take-action/wildlife

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available from:

http://www.churchcare.co.uk/churches/open-sustainable http://www.churchcare.co.uk/shrinking-the-footprint

Bells and Bell Frames

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The Trustees of The Devon Church Bell Restoration Fund are concerned that the bells of this Diocese should be maintained in good working order, in as far as this is possible. In pursuance of this aim, they have offered to arrange for free inspections of bell installations so that parishes may be made aware of any maintenance issues which face them, in order that they may be addressed before major work becomes necessary. Should it be found that major work is already necessary, advice may be given on the alternatives available to the parish, and help that may be made available. Please contact the DAC Office should the PCC wish to take up this offer.