

## Church of St Mary, Chilton Foliat

### Quinquennial Inspection

**August 2023**



**QUINQUENNIAL INSPECTION: August 2023**

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## 1.0 INTRODUCTION

### Using this Document

- Photographs are dispersed throughout the document for ease of reference.
- \* indicates reference to Section 12 Recommendations and Priorities – for example 6.5\*.

### Scope of Inspection

An inspection was made of all accessible internal spaces at ground level. Certain voids and spaces were not inspected as they were not accessible, as well as areas behind significant furniture and under floor coverings. It cannot, therefore, be ascertained with certainty that these areas are free from defect, though there appears to be no evidence to the contrary.

Spaces that involve the use of ladders were inspected if it was safe to do so, as outlined in the ChurchCare guidance on commissioning quinquennial inspection reports.

*Use of ladders for access for inspection should comply with the Work at Height Regulations 2005. Guidance for this is published by the HSE and includes Safe Use of Ladders and Stepladders and Working at Height: A Brief Guide. This applies not only for the Quinquennial Inspection but also for routine maintenance. For further advice regarding the safety of those involved in routine maintenance of churches, refer to the ChurchCare section of the Church of England website.*

*Selected key points are included here as follows:*

- *It is strongly recommended that nobody - this includes your professional adviser and church wardens - should climb vertical ladders over 3m in height.*
- *All ladders must be sound safe and securely fixed. 'Footing' of ladders by a second person is considered a last resort.*
- *Hatches should have counterweights.*
- *There should be ladder extensions of about 1m or handholds beyond the plane of the hatch to assist in getting on and off the ladder.<sup>1</sup>*

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<sup>1</sup> ChurchCare, Guidance Note: Commissioning Quinquennial Inspection Reports, p15. Found online at: [https://www.churchofengland.org/sites/default/files/2020-11/Quinquennial\\_Inspection\\_CBC\\_guidance\\_2020.pdf](https://www.churchofengland.org/sites/default/files/2020-11/Quinquennial_Inspection_CBC_guidance_2020.pdf) (accessed 10 October 2022).

This report does not constitute a specification and should not be used as such. The inspecting Architect should always be consulted if major, or specialist items of repair are undertaken. Repair or alteration work may require either a Faculty or Archdeacon's Certificate.

### **Weather Conditions During the Inspection**

The inspection was carried out on the 3 August 2023, the temperature was 16°C and sunny.

### **Access**

The church is usually open, however, access to the tower and vestry requires a key.

### **Additional Information**

The last Quinquennial Inspection was carried out by Seymour & Bainbridge in July 2018, and was available for viewing.

### **Personnel**

The inspection was carried out by Christian Randall Dip Arch, AABC and RIBA Specialist Conservation Architect, of Conservation Architects LLP.

### **Status and Occupancy**

The building is currently used as a place of worship and supported by its congregation.

### **Maintenance Standard**

The building and surrounding churchyard are maintained, however, there are some areas that require repair and improvement which are described within the main body of the report.

### **Summary of the General State of the Building and its Setting**

The Condition Category of the building is good. The property is not considered as being at risk. It is very well looked after with only a few signs of deterioration.

**Executive summary of the findings and recommendations of the report:**

- A The general soundness of the building: Good.
- B The degree of deterioration of the building in relation to its age: Little.
- C The appropriateness of use and intensity of occupation: Underused.
- D Adequacy of maintenance and general care of the building and its setting: Well cared for.
- E Major problems and structural defects: Generally well-maintained, however, section F below describes areas in need of attention.
- F Major recommendations for maintenance, repair and improvement: The church is generally in good order. It has a toilet, but lacks a kitchen. The tower roof gutter outlets require attention, as does the west end hopper and downpipe next to the tower. The vestry valley gutter also needs attention, especially as it appears to have a hole in the lead flashing – see 5.2.5. The Pearse mausoleum urgently needs to be repaired and ideally restored.
- G Areas not examined and why: Most areas were inspected, however, the internal roof structure was only viewed from ground level.

## 2.0 BUILDING HISTORY AND SIGNIFICANCE

### Listed Building Description

Church of St Mary

National Grid Reference: SU 31911 70550

Listing: Grade II\*

*Anglican parish church. c1300, early C14 and C19. Flint with Bath stone dressings. North nave wall, tower and chancel rendered. Stone tile roof with slate to nave. Nave, South Aisle and porch. Chancel, west tower and vestry. Nave has one 2-light window on north of mid C13. Remainder 3-light Perpendicular. South aisle C19 2-light and chancel with C19 south side lancet and 2-light Decorated window and priest's door. On north side, c1320 2-light window and east window C19. Tower with west door c1320-50 and C19 window over. Tower of 3 stages, probably C13, with paired lancets to bell stage and reset billet hoods. Crenellated parapet and small crocketed pinnacles. South porch C19 with mean side seats. Interior: Nave of 5 bays, with wagon roof of early C17, on panelled wall posts and brackets to short hammerbeams, restored C19. Western gallery of 1845 carried through over south aisle and supporting organ. Chancel arch C19 with fossil marble shafts. Chancel has panelled 3-bay roof. South Aisle of 1845, by Benjamin Ferrey, with 4 bay arcade on round columns towards nave, possibly replacement of similar earlier arcade. Fittings: Nave refurbished 1845, including pulpit with direct access from vestry only, and reading desks. Chancel screen C16 with fluted pilasters and open lights with Gothic tracery, repaired C19. Sanctuary panelling, riddel posts and marble paving all of 1929. Font in south aisle octagonal with carved scenes, by Reverend Thomas Mayrick, mid C19. Monuments: In chancel, wall tomb, C13, of knight, cross-legged with shield and sword, said to be Sir Sampson Foliat, c1250. Numerous marble wall tablets; WILLIAM LEYBORNE, 1790, tablet surmounted by shield with putti and cornucopiae, bearing eulogy. ANNE LAYBORNE LEYBORNE, undated by Gaffin of London. DOROTHY LEYBORNE POPHAM, 1830, by Gaffin. General E. W. L. POPHAM, draped urns over tablet in black marble niche by Ternouth of Pimlico. FRANCIS LEYBORNE POPHAM, 1880 by Lloyd of Bedwyn. FRANCIS POPHAM, 1839, hand severing a lily, by Ternouth. FRANCIS HUGH LEYBORNE POPHAM, a child of 6 months on cushion, by E. L. Popham. EDWARD POPHAM DD. Arms on pyramid over tablet. Colonel WILLIAM KELLY, Panel with urn over, painted arms below. FRANCIS WILLIAM LEYBOURNE POPHAM, cast brass tablet with arms over and Reverend WALTER HENRY POPHAM, 1945. Also 2 Popham brasses of 1900 and 1910. In the nave, 2 tablets, Sir WILLIAM HENRY COOPER, wife and child, 1835 by Hopper of London, and ROGER SPANSWICK of Suly and his wife 1809. Grecian. In the aisle: LOVELACE BIGG and family, 1724, an aedicule in variagated marbles, pilasters and arms in segmental pediment. BULSTRODE WHITLOCKE and daughter, 1737. Plain tablet with putto under. Hatchments fixed to nave roof, of Popham and Cooper families. Brass to Reverend ROBERT COLLARD, 1598-1648. Under west end of*

nave, 3 benefaction boards, 1769 (1 Acre and fireengine), 1770 (Endowment of charity school), and 1669 and 1796, (Gift of chalices and paten). Furniture: C16 splay sided chest, said to be Spanish. C17 panelled chest in South Aisle. Reference: Pevsner, [(Buildings of England: Wiltshire).<sup>2</sup>

### Listed within the curtilage of the building

Pearse mausoleum in graveyard 10 metres north of vestry

National Grid Reference: SU 31910 70568

Listing: Grade II

*Mausoleum, before 1814. Limestone. A Grecian cube with inset short Doric columns at corners and chased key on panels. Simple cornice and attic with acroteria. On top, a sarcophagus, also with chased sides. Brass plaques on ends with dedication to Pearse family. Mentioned in Pilkington's Buildings of England and Wales, 1814.*<sup>3</sup>

### British History Online

*Chilton Foliat church was probably standing in the 12th century. (fn. 459) The rectory was added to Whitton benefice in 1976. (fn. 460) The Berkshire part of the parish was exempted from the transfer of Berkshire from Salisbury diocese to Oxford diocese in 1836 (fn. 461) and, although transferred to Hungerford civil parish in 1895, (fn. 462) remains part of Chilton Foliat ecclesiastical parish. (fn. 463)*

*From the earlier 14th century or earlier to the 1570s the advowson of the rectory belonged to the lord of Chilton Foliat manor. (fn. 464) Sir Gilbert Talbot presented in 1386 and 1389, (fn. 465) possibly as a feoffee of Joan de Lisle, and in 1487 Thomas Warren presented by grant of a turn. Edward Burgh, Lord Burgh, a grandson of Eleanor, duchess of Somerset (d. 1467), and a coparcener of the manor, presented in 1496, and Margaret, countess of Richmond, Henry VII's mother, presented in 1499 by Edward's grant. The Crown, which resumed the manor in 1505, presented in 1507, 1508, and 1509, and the queen, who held the manor as dower, presented in 1521. (fn. 466) After the death of Henry, earl of Rutland, the lord of Chilton Foliat manor, in 1563 John James and Alexander Rosewell disputed the right to present by Henry's grant of a turn: (fn. 467) in 1566 the bishop collated by lapse, and the Crown presented in 1567, while Henry's son Edward, earl of Rutland, was a minor. (fn. 468) The advowson was bought from Edward by Thomas Rosewell in 1574. (fn. 469) In 1578 it was conveyed by Alexander Rosewell to Peter Rosewell (fn. 470) (d. 1579), whose son and heir James was a minor until 1587. (fn. 471) By 1589 the advowson had apparently been acquired by William Darell, and it*

<sup>2</sup> Historic England List Entry Number: 1034139. <https://historicengland.org.uk/listing/the-list/list-entry/1034139?section=official-list-entry> [accessed 4 October 2023].

<sup>3</sup> Historic England List Entry Number: 1200638. <https://historicengland.org.uk/listing/the-list/list-entry/1200638?section=official-list-entry> [accessed 4 October 2023].

presumably passed with the rump of Chilton Foliat manor to Sir John Popham, [\(fn. 472\)](#) who presented in 1598. It thereafter descended with the manor and Littlecote House, on the sale of which in 1929 it was kept by H. F. A. Leyborne-Popham [\(fn. 473\)](#) (d. 1943). It passed to Leyborne-Popham's nephew E. T. Buller, from 1943 E. T. Buller Leyborne-Popham (d. 1973). Buller Leyborne-Popham's executors held the advowson until 1976, [\(fn. 474\)](#) but no successor to his title was a member of the board of patronage set up for Whitton benefice in that year. [\(fn. 475\)](#)

At £9 in 1291 [\(fn. 476\)](#) and at £14 8s. 8½d. in 1535 [\(fn. 477\)](#) the church was highly valued, at £994 c. 1830 very highly valued. [\(fn. 478\)](#) The rector was entitled to all tithes from the whole parish; [\(fn. 479\)](#) in 1811 nearly all of them were valued at £919 and commuted. [\(fn. 480\)](#) There was c. 10 a. of glebe in 1608 and c. 1700. [\(fn. 481\)](#) At inclosure in 1813 the rector's inclosed land was increased from 13 a. to 30 a. by allotments to replace a few acres in the open fields, feeding rights in common, and some tithes. [\(fn. 482\)](#) The rector sold 19 a. in 1928, 11 a. in 1967. [\(fn. 483\)](#) The rectory house of the late 16th century or early 17th was probably timber-framed. Of its central range and two cross wings only parts of the west wing survive, but almost the complete plan is marked out by existing walls. [\(fn. 484\)](#) Early in the 17th century a south range, of flint rubble with dressings of ashlar and brick, was added to the front of the east wing. The main south front was rebuilt in brick in the earlier 18th century and a north staircase block was added between the main range and the kitchen range to the west. Later in that century a canted bay was added to the south of the early 17th-century range, the side windows of which were blocked. Then or early in the 19th century the space between the wings at the back was filled and service rooms were added on the west of the house. Extensive alterations to the inside in the later 20th century were partly in 18th-century style. The house was sold in 1963, [\(fn. 485\)](#) when a new rectory house was built. [\(fn. 486\)](#)

Two chantries had been founded in the church by 1334, when Alice de Lisle was licensed to exhume the corpses of her brother, Henry, Lord Tyeys, and of her husband, Sir Warin de Lisle, and rebury them at Chilton Foliat. [\(fn. 487\)](#) There were chantry chaplains from 1335 to 1397 or later: in 1397 there were two, as presumably there had been since 1335. Walter of Salford presented a chaplain in 1335, the bishop presented in 1351, when the rectory may have been vacant, and in 1384, and the rector presented at seven other times. Richard Fanelore, rector from 1389, presented his own successor as chaplain. [\(fn. 488\)](#) No chaplain is known to have been appointed in the 15th century and a chapel in the parish church, presumably that in which both chantries were served, was demolished between 1549 and 1556. [\(fn. 489\)](#)

Until the Dissolution a light in the church was paid for with the income, 2s. in 1548, from ½ a. of meadow and 1 a. in open fields. [\(fn. 490\)](#) Richard Fanelore, rector 1389-97 and formerly one of the chantry chaplains, seems to have lived in the parish and to have managed the glebe farm directly. [\(fn. 491\)](#) Thomas Balgay, rector from c. 1530 to 1566, [\(fn. 492\)](#) was employing a curate in 1553. [\(fn. 493\)](#)



[493](#)) In 1577 the church had a Bible, Erasmus's Paraphrases, three books of homilies, and other books. [\(fn. 494\)](#) Robert Collard was rector from 1598 to 1648. [\(fn. 495\)](#) The ministers in the Interregnum were Thomas Hounsell (d. 1658) and James Hounsell, probably his son, who was a commissioner for ejecting scandalous and negligent ministers. [\(fn. 496\)](#) James was himself ejected at the Restoration but continued to preach at Chilton Lodge until 1670. In the later 17th century the rector was often assisted by a curate. Grindall Sheafe, rector from 1662, is said to have sent a spy to a conventicle, at which James Hounsell preached, held at Chilton Lodge in 1666. [\(fn. 497\)](#) Timothy Topping, rector 1680-1708, was also rector of Thruxton (Hants). [\(fn. 498\)](#) Edward Popham, rector 1779-1815, was also vicar of Lacock, where he lived in 1783: [\(fn. 499\)](#) in 1812 he lived in Chilton Foliat rectory house. [\(fn. 500\)](#) Each Sunday in 1783 at Chilton Foliat the curate held two services, at one of which he preached. He held additional services at Christmas, on Good Friday, and, if he wished, on Fridays in Lent, and he held communion four times a year with c. 40 communicants. Each Sunday in Lent the schoolchildren were examined in the catechism. The curate was Edward Meyrick, who kept a school at Hungerford and later at Ramsbury; in 1812 the curate was his son Arthur, who kept the school at Ramsbury from 1811. [\(fn. 501\)](#) John Leyborne-Popham, rector 1835-72, lived in the rectory house and usually employed an assistant curate. Attendance at the two services on Census Sunday in 1851, 260 in the morning, 220 in the afternoon, was about the average for 1850-1. In 1864 there was a service in the church every day, morning prayers on weekdays and two services each Sunday. Communion was celebrated c. 25 times: c. 90 attended each celebration at the great festivals, 20-40 the others. Leyborne-Popham favoured the teaching of the catechism, in which children were still examined in Lent. [\(fn. 502\)](#) From 1966 to 1975 the living was held in plurality with Froxfield vicarage. The incumbent lived at Chilton Foliat, [\(fn. 503\)](#) as did the team rector of Whitton benefice in 1995.

By 1577 a stall of bees and 1 a. had been given to the church. [\(fn. 504\)](#) The land was presumably the 1 a. later held by the rector's churchwarden [\(fn. 505\)](#) and sold in 1933. [\(fn. 506\)](#)

The church of ST. MARY, so called in 1763, [\(fn. 507\)](#) is built of flint, ashlar, and rubble and is partly rendered. It consists of a chancel with north vestry, a nave with south aisle and south porch, and a west tower. The nave is long, has a thick north wall, and was probably built in the 12th century; there are reset fragments of 12th-century billet moulding above the windows in the upper stage of the tower. The aisle may have been built in the 13th century, and an early 14th-century window survives in the north wall of the nave. A mid 14th-century window survives in the north wall of the chancel near its east end: its position suggests either that the chancel was lengthened or rebuilt at that date, or that the chapel which was demolished in the mid 16th century [\(fn. 508\)](#) stood on that side of the chancel at its west end. The tower may be 15th-century. Three windows made in the north wall of the nave in the 15th century [\(fn. 509\)](#) were replaced in the 19th. The arcade, aisle, and tower were among the parts of the church affected by an extensive reconstruction of c. 1629 paid for by John Packer. [\(fn. 510\)](#) A new roof for the nave, a screen for the chancel, and box pews were apparently constructed then, and a gallery

was erected in 1694. [\(fn. 511\)](#) In 1845, to designs by Benjamin Ferrey, the aisle was replaced by a wider one, the vestry was built, and an east window was made; [\(fn. 512\)](#) about then the nave roof was extensively restored, the box pews were replaced by open pews facing east, [\(fn. 513\)](#) and the gallery was rebuilt. A reredos in Jacobean style was fitted in 1926 and added to in 1931-2. [\(fn. 514\)](#) A neo-classical mausoleum for members of the Pearse family was built before 1814, almost certainly in the early 19th century, to designs by William Pilkington; [\(fn. 515\)](#) in 1995 it stood in the churchyard north of the chancel.

A 6½-oz. chalice was kept in 1553 when 4½ oz. of plate was taken for the king. A chalice and stand given in 1699, two chalices given in 1796, and a paten were replaced in 1862 by a chalice, a paten, a flagon, an almsdish, and a spoon, all of silver-gilt. [\(fn. 516\)](#) The church retains the plate given in 1862. [\(fn. 517\)](#)

Three bells hung in the church in 1553 and 1834. [\(fn. 518\)](#) A plan of 1699 to recast the bells as a large bell and a sanctus bell was presumably ineffective. [\(fn. 519\)](#) The ring was increased to five in 1844, when a treble and a second cast by Thomas Mears at London were added to a bell of 1663 cast by William Purdue at Salisbury, a tenor of 1742 cast by Henry Bagley probably at Witney (Oxon.), and a bell of 1771 cast by Robert Wells at Aldbourne. [\(fn. 520\)](#) Those five bells hung in the church in 1995, [\(fn. 521\)](#) having been repaired and rehung in 1932-3 [\(fn. 522\)](#) and 1962. [\(fn. 523\)](#)

The parish registers are complete from 1575; registrations of baptisms begin c. 1569. [\(fn. 524\)](#)<sup>4</sup>

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<sup>4</sup> A P Baggs, J Freeman, C Smith, J H Stevenson and E Williamson, 'Chilton Foliat', in *A History of the County of Wiltshire: Volume 16, Kinwardstone Hundred*, ed. D A Crowley (London, 1999), pp. 88-109. *British History Online* <http://www.british-history.ac.uk/vch/wilts/vol16/pp88-109> [accessed 4 October 2023].

## Historic Images



1908 – St Mary's Church, Chilton Foliat

©The Francis Frith Collection (used for reference purposes only)<sup>5</sup>



1918-39 – postcard of St Mary's Church, Chilton Foliat.

Image may be subject to copyright and is used for reference purposes only.<sup>6</sup>

<sup>5</sup> The Francis Frith Collection Photo reference: 60957. [https://www.francisfrith.com/chilton-foliat/chilton-foliat-st-mary-s-church-1908\\_60957](https://www.francisfrith.com/chilton-foliat/chilton-foliat-st-mary-s-church-1908_60957) [accessed 4 October 2023].

<sup>6</sup> Found online at: <https://www.ebay.co.uk/itm/154030287375> [accessed 4 October 2023].

### 3.0 WORK CARRIED OUT SINCE THE LAST INSPECTION

Below is a summary of work known to have been completed since the last Quinquennial Inspection:

<b>Item</b>	<b>Date</b>
General maintenance	Ongoing
Essential tomb maintenance in the churchyard.	



## 4.0 CHURCH ROOFS

### 4.1 General

The roofs were viewed from the ground, the tower and by drone (figure 1). The chancel, porch, and the outer faces of the nave, south aisle and vestry roofs are covered with stone slates. The inner faces of the nave, south aisle and vestry are slate, and the tower roof is copper. They are generally in good overall condition, though the tower roof requires some work.



Figure 1 – Roofs from the air using a drone.

### 4.2 Tower

- 4.2.1\* The tower roof accessed by a metal fixed ladder (in two parts) from the bell chamber. The ladder is a little awkward, and the roof hatch could do with a handle on the inside to pull it shut (figure 2).



Figure 2 – Tower roof hatch – install an internal handle.



- 4.2.2\* There is evidence of leaking at outlets to internal downpipes, causing decay to the timber hopper linings. There are previous flashband repairs to every outlet that are now failing (figure 3). The gutters and hoppers now need renewing, ideally in lead.



Figure 3 – Tower roof – renew gutters and hoppers in lead.

- 4.2.3\* The copper roof appears to be sound, though due the failure of the copper elsewhere, and the necessity to disturb the roof when repairing the gutters and hoppers, it might be sensible to renew the whole roof in lead (figure 4).



Figure 4 – Tower roof – consider renewing in lead.



- 4.2.4\* The chimney has some vegetation growing from it that should be removed (figure 5).



Figure 5 – Tower roof, chimney – remove plant growth.

- 4.2.5\* The flagpole is a little rusty at the bottom and may require some redecoration at some point (figure 6).



Figure 6 – Tower roof – redecorate flagpole.

### 4.3 Nave and South Aisle

- 4.3.1\* The outside faces of both these roofs are stone tiles while the inside faces are slate (figure 7). There are several broken and slipped slates to inner face of both roofs that should be reinstated.



Figure 7 – Nave and south aisle roof – reinstate slipped slates.

#### **4.4\* Chancel**

The chancel roof is covered with stone slates on both sides. There has been quite a bit of delamination of the stone tiles on the north side (probably frost damage). These fragments of stone have filled the vestry valley gutter and need to be cleared away, especially as they have probably blocked the east end hopper causing it to overflow.

#### **4.5 Vestry**

- 4.5.1\* The outer slope of the vestry roof is stone tiles while the inner slope is slate (figure 8). There are a couple of broken slates and some of the stone ridge tiles have fractured and may need some repair at some point.





Figure 8 – Vestry roof, viewed from the tower.

- 4.5.2\* There is some stone damage to the west end coping that may need some repair – maybe at the same time as the ridge tiles (figure 9).



Figure 9 – Vestry roof – repair/replace damaged copings.

#### **4.6 Porch**

The porch roof has stone tiles that appear to be in good condition with no work required at this time.

## 5.0 RAINWATER GOODS

### 5.1 General

Gutters and downpipes are cast iron and outlet into a perimeter drainage channel and gullies, that presumably link to soakaways. Cast iron gutters normally need repainting every 20 years or so to prevent them from cracking due to rusting joints – if regularly maintained they will outlast almost any other type of guttering.

*Note: All gutters, downpipes and gullies should be periodically checked and cleared of plant growth, moss build-up and other loose debris. Soakaways should be rodded through to ensure they don't become blocked.*

*Note: The recommended treatment for dealing with rusty, but reusable, cast iron rainwater goods:*

- *Carefully remove old paint and rust using a small angle grinder with a wire brush attachment.*
- *Clean metal surfaces with white spirits and allow to dry.*
- *Apply Bilt Hamber Hydrate 80 rust neutraliser followed by Weathershield metal primer, and satin black topcoat (or similar good quality oil-based metal paint).*

### 5.2 Gutters and Downpipes

5.2.1 Most of the gutters and downpipes are in good overall condition.

5.2.2\* The downpipe and hopper in the corner of the chancel and vestry is blocked (see also 4.4), with signs of overflowing water down the corner – the wall is quite green behind the downpipe, and one of the downpipe joints is beginning to rust (figure 10). It requires clearing.



Figure 10 – Chancel/vestry downpipe – clear.



- 5.2.3\* The north east corner nave gutter, where it meets the vestry, is overflowing and may need clearing (figure 11). The window head is a little green, suggesting water may be overshooting this stretch of gutter. This should be investigated.



Figure 11 – Nave, north – investigate overflowing gutter.

- 5.2.4\* As mentioned in the previous inspection, the tower west end valley gutter hopper has a hole in it (figure 12). This requires repair.



Figure 12 – Tower – repair hole in hopper.



- 5.2.5\* The lead valley gutter between the vestry and the chancel is full of fragments, and there appears to be a hole in the lead (figure 13). The gutter requires clearing and inspecting.

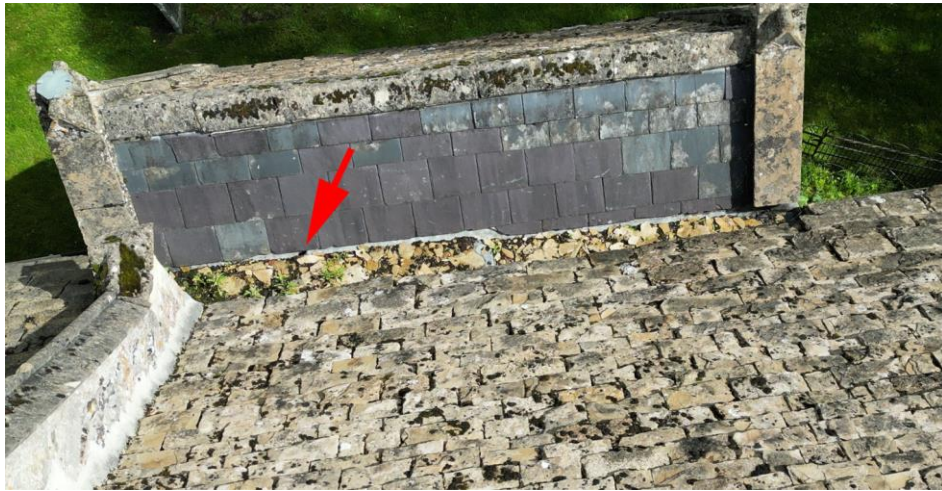


Figure 13 – Vestry/chancel valley gutter – clear and inspect.

- 5.2.6\* The copper valley gutter between the south aisle and the nave has previous repairs (figure 14). There are currently no signs of any water ingress, though it is probably reaching the end of its life and, at some point, will split and fail. It would be worth planning to renew this gutter in the near future.



Figure 14 – Nave/south aisle valley gutter – renew.



### 5.3 Other Rainwater Goods

- 5.3.1\* The gullies by porch have a build-up of debris that requires clearing (figure 15). The north gully of the nave also requires clearing. Ideally all the gullies should be rodded through to ensure there is no blockage.



Figure 15 – Porch – clear gullies.

- 5.3.2\* The perimeter drainage channel has quite a bit of plant growth that requires clearing (figure 16).



Figure 16 – Perimeter drainage channel – clear plant growth.

- 5.3.3\* Many of the curved section of perimeter drainage channel are broken, especially on the south side (figure 17). These could do with some repair.



Figure 17 – Perimeter drainage channel- repair broken sections.



## 6.0 EXTERIOR

### 6.1 General

The external walls are a mixture of dressed stone, render, knapped flint panels and coursed rubble. The construction is high quality and mostly in good order for the age of the structure, thanks in part to a generally good roof covering.

*Note: All repointing and mortar work should be carried out using lime mortar, and should not contain any cement, to help prevent future masonry damage. Strap pointing should be avoided.*

*Note: For a more thorough and detailed assessment of the stonework condition, a stonemasonry firm such as Boden and Ward or AF Jones is able to survey the church and provide a costed report.*

### 6.2 Tower

6.2.1 The tower walls and crenellations are generally in good overall condition with no major work required.

6.2.2\* There is ivy growing up the north west corner buttress of the tower (figure 18). This should be removed and any resulting holes repointed with lime mortar.



Figure 18 – Tower, north west buttress – remove ivy.

6.2.3\* All low-level plant growth around the base of the walls needs clearing.

6.2.4\* There is a rusty grate in front of the west end door of the tower that is a little loose. It would be good to replace it.

6.2.5\* The toilet vent cap in the ground at the west of the tower has broken and requires replacing (figure 19).



Figure 19 – Tower, west – replace vent cap.

### 6.3 Nave and South Aisle

6.3.1\* The north side of the nave is generally in good condition. There is some moss growth on some of the buttresses that could do with clearing before it causes damage to the stone. There is also a sapling growing up next to the wall, below the area of overflowing gutter, just west of the vestry (figure 20). The sapling needs to be removed, along with other low-level vegetation.



Figure 20 – Nave, north elevation – remove sapling.



6.3.2\* The flint and stone walls of the south aisle are generally in good condition with no major work required. The buttress immediately east of porch has some stone delamination. This should be casually monitored and reassessed at the next inspection.

6.3.3\* There is fern growing behind the downpipe at the west end, where the south aisle meets the tower. All low-level plant growth along the base of the south aisle should be cleared.

#### 6.4 Chancel

6.4.1\* The east end of the chancel is generally in good condition. There is a little staining to the render below the window, caused by water run-off. There is a little damage the buttress plinths on both sides (figure 21). All vegetation should be removed and the damage repaired with lime mortar.



Figure 21 – Chancel, buttress plinths – clear vegetation, repair.

6.4.2\* There is a bit of damage to the east end coping. This should be reassessed at the next inspection.

- 6.4.3 The roughcast render on the south elevation of the chancel is a little patchy in places, but appears to be sound. There is a filled crack towards east end that does not appear to have reopened.
- 6.4.4 The north elevation of the nave does not appear to need any work at this time. The window surround shows signs of past repair and has experienced some weathering.

## 6.5 Vestry

- 6.5.1 The north elevation of the vestry is a little stained and discoloured but appears solid with no major work required.
- 6.5.2\* The east and west ends of the vestry have suffered some weathering and discolouration but are generally in good condition. There is a high-level stone unit at the east end that appears to sit slightly proud of the face (figure 22). It should be reassessed at the next inspection.



Figure 22 – Vestry, east end – reassess at next inspection.

## 6.6\* Porch

The stone walls of the porch are generally in good condition. There is a little low-level stone damage in the entrance arch that should be reassessed at the next inspection.

## 7.0 INTERIOR

### 7.1 General

The interior of the church is generally well cared for and in good condition. It is a particularly good interior and also a large space.

There is evidence of gypsum plaster and cement render having been used in the building – all future work should be completed in lime (no cement content) and finished with a breathable paint. This not only provides a more flexible finish, less prone to cracking as a result of minor structural movement, but also allows moisture to evaporate to alleviate any issues with damp.

The general level of dampness in the building could be reduced by using the heating to keep surfaces above dewpoint. Ventilation will also help to reduce levels of condensation. Use of lime plaster and renders with breathable paint will allow the building to breathe and moisture to evaporate.

*Note: All repointing and plaster work should be carried out using lime, and should not contain any cement, to help prevent future masonry damage. Strap pointing should be avoided. Any re-painting should be carried out using a breathable paint such as Earthborn Clay Paint.*

*Note: Use of ladders for access for inspection should comply with the Work at Height Regulations 2005. Guidance for this is published by the HSE and includes Safe Use of Ladders and Stepladders and Working at Height: A Brief Guide. This applies not only for the Quinquennial Inspection but also for routine maintenance.*

*Note: For further advice regarding the safety of those involved in routine maintenance of churches, refer to the ChurchCare section of the Church of England website.*

*Selected key points are included here as follows:*

- *It is strongly recommended that nobody - this includes your professional adviser and church wardens - should climb vertical ladders over 3m in height.*
- *All ladders must be sound safe and securely fixed. 'Footing' of ladders by a second person is considered a last resort.*
- *Hatches should have counterweights.*



- *There should be ladder extensions of about 1m or handholds beyond the plane of the hatch to assist in getting on and off the ladder.*<sup>7</sup>

## 7.2 Lower Tower

7.2.1\* The lower tower has some areas of decorative and plaster damage that should be picked up in the next redecoration (figure 23). There are patches of flaking paint on the ceilings that will require rubbing down and repainting. All redecoration work should be carried out using a breathable paint such as Earthbourne clay paint.



Figure 23 – Lower tower – redecorate at some point.

7.2.2\* There is a wooden staircase to a landing area, from which there is a metal fixed ladder to the bell ringing chamber. The stair landing has a hole in the floor, and damage to the wall where a previous header tank has been removed (figure 24). It would be good to repair and redecorate this area. The hatch to the ringing chamber has a split in the wood.

<sup>7</sup> ChurchCare, Guidance Note: Commissioning Quinquennial Inspection Reports, Appendix 4. Found online at: [https://www.churchofengland.org/sites/default/files/2020-11/Quinquennial\\_Inspection\\_CBC\\_guidance\\_2020.pdf](https://www.churchofengland.org/sites/default/files/2020-11/Quinquennial_Inspection_CBC_guidance_2020.pdf) (accessed 13 January 2022).



Figure 24 – Lower tower landing – repair wall and floor, redecorate.

- 7.2.3\* The toilet is generally in good clean condition, though the toilet seat was a little wobbly at the time of the inspection and could do with some adjusting or replacing. There are rust patches on the surface of the electric panel heater, most likely caused by condensation (figure 25). The condensation levels can be reduced by using the heating to ensure that the room does not drop below dewpoint. It may also be beneficial to keep the room more ventilated, either by installing vents or leaving the door open when not in use.



Figure 25 – Toilet – reduce condensation levels.

### 7.3 Bell Ringing Chamber

- 7.3.1\* The bell ringing chamber is accessed by a fixed metal ladder and rising hatch from the lower tower. The wall above the hatch has some plaster damage, and there is some flaking plaster that should be repaired and redecorated at some point (figure 26). There are also quite a few cobwebs that could do with clearing.

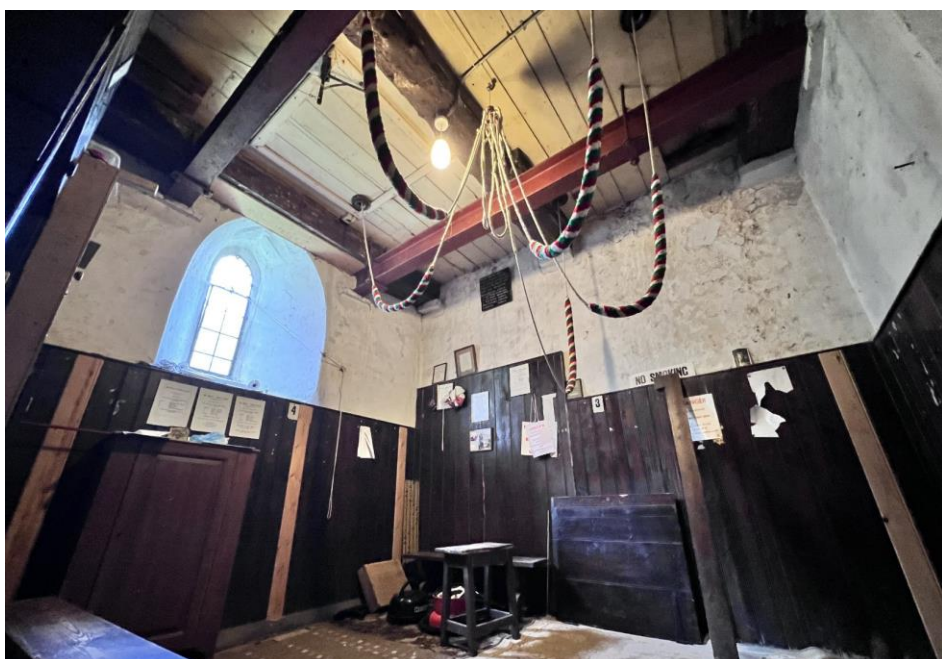


Figure 26 – Bell ringing chamber – clean cobwebs, repair plaster, redecorate.



- 7.3.2 The bell ringing chamber houses the clock movement, which strikes every half hour (figure 27). The movement has been sensitively automated so that it is very accurate. It is in good well maintained working order.

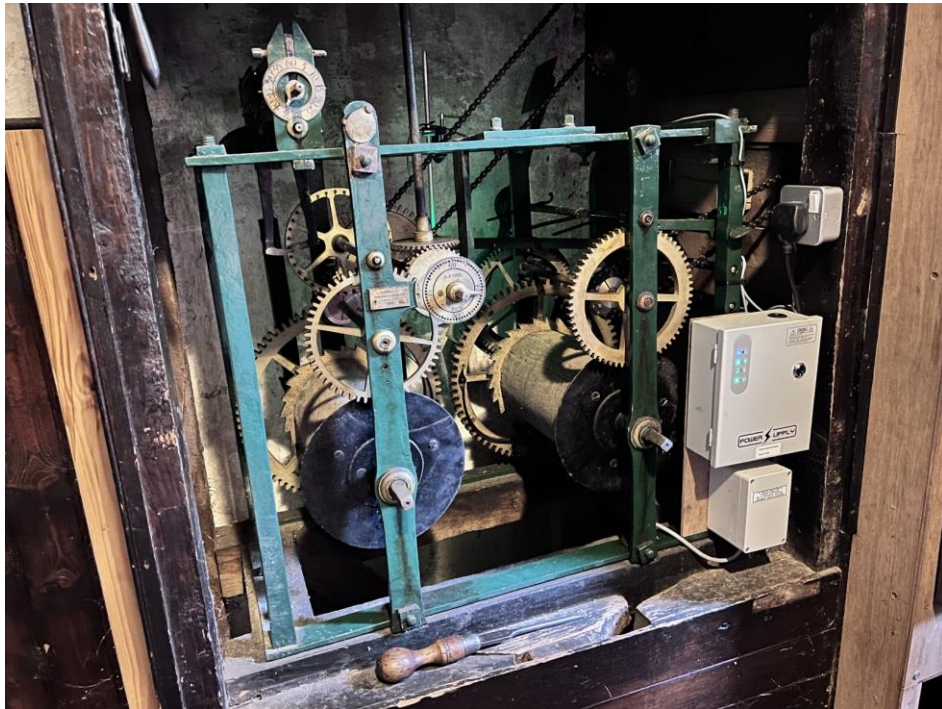


Figure 27 – Bell ringing chamber – clock mechanism.

## 7.4 Bell Chamber

- 7.4.1 The bell chamber is accessed by way of a wooden ladder (not fixed) and sliding hatch from the bell ringing chamber. It houses five bells that are not regularly rung, only for occasions such as weddings etc. At the time of the inspection, the church was arranging a bell inspection to ensure they remain in good working order.
- 7.4.2\* There is quite a bit of plaster damage in the bell chamber (figure 28). This is mostly resulting from the failed tower roof gutter outlets that have allowed water in over the years. At some point it would be good to remove the loose and blown plaster and renew it with new lime plaster, and paint with a breathable paint.



Figure 28 – Bell chamber – carry out plaster repairs.

## 7.5 Nave and Organ gallery

- 7.5.1 The nave is generally in good decorative order (figure 29). The metal floor grills are a bit loose in places but do not appear to be causing any issues.



Figure 29 – Nave – good overall condition.



- 7.5.2\* The nave pew platforms have signs of beetle attack and some historic woodworm holes. The middle south section is bouncy around the fourth pew from the front, and the joists are most likely rotten. This section should be lifted, any rotten joists repaired or replaced, and the boarding re-laid.
- 7.5.3\* The north east window of the nave has some stonework delamination in top of stone arch. This should be casually monitored and reassessed at the next inspection.
- 7.5.4\* The internal roof structure of the nave appears to be in sound condition with no signs of water ingress. There is some beetle attack to one of the wall posts that should be treated if active (figure 30). There is some historic staining in places. It would be good to re-stain the boards at some point. There are a few runs down the wall below the ceiling at the west end, most likely caused by condensation.



Figure 30 – Nave roof wall post – treat beetle attack.

- 7.5.5\* The organ gallery, that spans the west end of the nave and south aisle, is accessed by a wooden staircase that is in good condition. As well, as housing the organ, the gallery is used as storage and is a little cluttered (figure 31). There are a few loose floorboards that should be casually monitored and reassessed at the next inspection.



Figure 31 – Organ gallery – used as a storage area.

## 7.6 South Aisle

The south aisle is generally in good decorative order with no obvious issues observed (figure 32). The internal roof structure appears sound, though there is some historic staining, and the pew platforms feel solid.



Figure 32 – South aisle – good overall condition.



## 7.7 Chancel

- 7.7.1\* The chancel is generally in good decorative order (figure 33). The tiled floor is solid and painted ceiling in good condition. There are a few cobwebs that could do with clearing.



Figure 33 – Chancel – good overall condition.

- 7.7.2\* There is some bounce in the floor below the choir pews, and there are signs of insect attack (figure 34). The boards require lifting, any rotten joists repaired or replaced, and the boards re-set.



Figure 34 – Chancel, choir pew platforms – repair/replace rotten joists.

## 7.8 Vestry

- 7.8.1\* The vestry is accessed from the chancel. There were a few cobwebs at the time of the inspection and it would be good to give the area a light clean (figure 35).



Figure 35 – Vestry – clear cobwebs.

- 7.8.2\* There is some low-level peeling and hollow plaster on the east wall, and areas of plaster damage on the west wall at both high and low level. The walls may need some plaster repairs at some point, using lime plaster.
- 7.8.3\* There is a water stain on the ceiling in the south east corner that may be a result of condensation. There is also quite a bit of cracking in the ceiling plaster (figure 36). The ceiling may need renewing at some point.



Figure 36 – Vestry – ceiling may need renewing.

### 7.9\* Porch

The porch has some flaking and peeling plaster and paint in places that will require redecoration at some point. There is also some staining to the ceiling boards on the west side. It would be good to pick up this area in the next phase of redecoration.

### 7.10 Furniture and Joinery

7.10.1\* The nave and south aisle pews appear to be in good condition. There is a pew at the back, on the north side of the organ gallery, that has had a corner eaten away by beetle attack and should be treated (figure 37).



Figure 37 – Organ gallery – treat pew for beetle attack.

7.10.2\* The pulpit feels solid. There are a few signs of insect attack which should be treated if there is any indication that it is active.

7.10.3 The altar rail feels solid and the chancel screen is in good condition.

7.10.4 The organ is understood to be working condition.

## 8.0 WINDOWS

### 8.1 General

The windows are generally in good condition with no major work required. A few have some cobweb build-up that could do with clearing, and some of the south side windows are beginning to bow a little.

*Note: Historic stained glass windows can be extremely fragile and expensive to repair. As a general rule, some dos and don'ts are:*

- *Do seek the advice of an expert before deciding to clean a window. It is always worth getting good advice at the start – once damage is done it cannot be undone. For churches, the local diocese can often help by recommending an advisor who specialises in stained glass. Icon, the Institute of Conservation, has a searchable online register of accredited conservators ([www.conservationregister.com](http://www.conservationregister.com)).*
- *Do provide safe access. Church windows tend to be tall and are often at great height. Safe access is important; it's not worth risking injury or worse for a clean window.*
- *Don't use harsh abrasive pads or household cleaners and never use acids or wire wool. Even the removal of cobwebs should only be done extremely carefully and the duster should never touch a window that contains painted stained glass.*
- *Don't attempt to clean medieval stained glass if you are not a trained and experienced stained glass conservator.*
- *And finally: if in doubt, don't clean.<sup>8</sup>*

*Note: The recommended treatment for metal window fixings is:*

- *Carefully wire brush metal to remove rust.*
- *Clean metal surface with white spirits and allow to dry.*
- *Apply Bilt Hamber Hydrate 80 rust neutraliser followed by Weathershield metal satin black topcoat (or similar good quality oil-based metal paint). Take care not to paint the glazing or lead.*

### 8.2\* Tower

The clear, leaded windows of the tower are in good overall condition. The lower tower, west end window is a little dirty and has quite a few cobwebs. The glazing should be carefully cleaned, and the cobwebs cleared.

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<sup>8</sup> Seliger, L (2019). *Cleaning Historic Stained Glass Windows*. Found at <https://www.buildingconservation.com/articles/cleaning-stained-glass/cleaning-stained-glass.htm>.



### 8.3 Nave and Organ Gallery

- 8.3.1 The north wall of the nave has four windows of stained and painted glass, that all appear to be in good general condition. The east end has an apex window that also appears to be good with no work required.
- 8.3.2\* The organ gallery windows generally appear to be in good condition. The north side has stained glass in good overall condition, though there were a few cobwebs that could do with clearing. The south, clear diamond glazed, window is in good condition but has stuff piled up against it (figure 38). Ideally, any stored items should be kept clear of the window to prevent accidental damage to the glazing.



Figure 38 – Organ gallery, south window – keep clear.

### 8.4 South aisle

- 8.4.1\* The south aisle has three windows in the south elevation, all are two-light windows with stained glass. All three south windows have some bowing, particularly the lower panes of the middle window. They should be casually monitored and reassessed at the next inspection.

- 8.4.2\* The east window is a three-light stained glass window in good overall condition. There is also a plain lancet in apex that is in good condition, though there are cobwebs that require clearing.

## **8.5 Chancel**

- 8.5.1\* The east end of the chancel has a stained glass window in good condition overall. There is a bit of fracturing in right-hand mullion, and a couple of cracks caused by a glazing bar. This should be casually monitored and reassessed at the next inspection.
- 8.5.2 The north, stained and painted glass window is generally good with signs of previous stonework repair. The south elevation has two stained glass windows in good overall condition.

## **8.6 Vestry**

The vestry has a window in the east elevation that is mainly clear diamond leaded, with a section of stained glass inserted in the right-hand light. It appears to be in good general condition with no work required.



## 9.0 DOORS

### 9.1 General

The doors are in good overall condition with no major work required. The exteriors of a couple of the doors could use a little attention, as could the gate into the porch.

*Note: The recommended treatment for door ironmongery is:*

- *Carefully wire brush metal to remove rust.*
- *Clean metal surface with white spirits and allow to dry.*
- *Apply Bilt Hamber Hydrate 80 rust neutraliser followed by Weathershield metal satin black topcoat (or similar good quality oil-based metal paint).*

### 9.2\* Lower Tower

The west end door is generally in good condition, internally and externally. There are a few cobwebs that could do with clearing.

### 9.3\* Chancel

The priest's door is generally good though the exterior is a little dry and would benefit from some Danish oil.

### 9.4 Vestry

9.4.1 The door between vestry and chancel is in good condition with no work required, as is the door to the pulpit.

9.4.2\* The external door is not used. The interior appears to be in good condition, though it was difficult to fully assess there are items stored in front of it. The exterior has stone piled up in front of it that could do with moving. The exterior of the door is a little green and would benefit from some cleaning and light refurbishment.

### 9.5\* Porch

The main door between the porch as the south aisle is in good overall condition. As mentioned in the last inspection, the gate at the exterior entrance to the porch requires some attention. The wood is a little dry, and the mesh is becoming detached in places with a hole by the handle. The church has plans to improve the porch entrance.

## 10.0 MECHANICAL AND ELECTRICAL SERVICES

### 10.1 General

Electrics and heating are generally good.

*Note: Electrics, and all electric appliances, should be regularly tested and certified by a qualified electrician. An electrical inspection should be carried out every five years, and PAT testing annually. Boilers should be annually checked and serviced by a qualified heating engineer. Fire extinguishers in a public building should also have an annual check carried out by a trained professional service engineer.*

*Note: BS EN 62305 recommend that lightning conductors should, ideally, be tested annually (or every eleven months to allow for seasonal variations) by a qualified specialist. However, if it is a simple system and no changes have been recorded, it may be possible to test less frequently up to four years depending on insurance compliance. It is worth noting that a certificate of Compliance may only be valid for twelve months.*

### 10.2 Electrics

10.2.1\* The electrics should be tested every five years. The consumer box, at the back of south aisle records the last inspection as October 2013, next due October 2018 (figure 39). The date of the last inspection should be checked and booked in if needed.

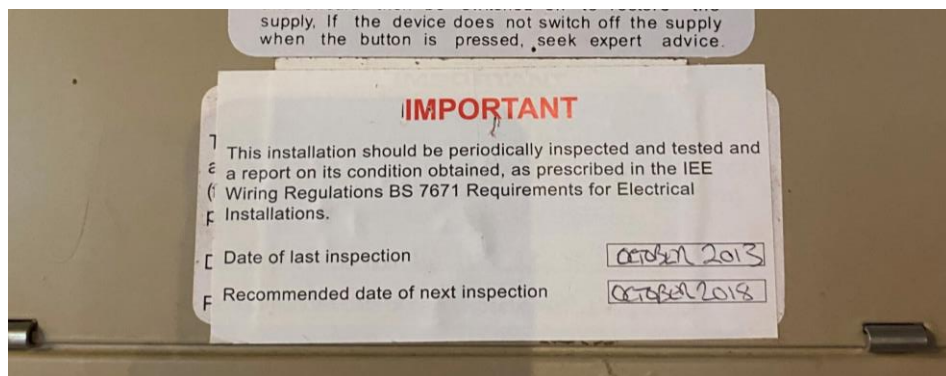


Figure 39 – Electrical testing – check and book if needed.

10.2.2\* Ensure any necessary annual PAT (Portable Appliance Testing) inspections are up to date, along with testing of any lightning conductors.

10.2.3 All lights appear to be working.

### **10.3\* Heating**

Heating is provided by a mixture of radiators and electric heating. Check if the boiler has been serviced within the last year and book if needed.

### **10.4 Other Services**

The foam and Co2 fire extinguishers were last testing in August 2022, next due August 2023. Check if this has been carried out and arrange if needed.



## 11.0 CHURCHYARD AND EXTERNAL SPACES

### 11.1 General

The churchyard is well maintained, cared for and full of interest.

*Note: The recommended treatment for rusty but re-usable external metalwork is:*

- *Carefully wire brush metal to remove rust.*
- *Clean metal surface with white spirits and allow to dry.*
- *Apply Bilt Hamber Hydrate 80 rust neutraliser followed by Weathershield metal satin black topcoat (or similar good quality oil-based metal paint).*

*Note: All repointing and mortar work should be carried out using lime mortar, and should not contain any cement, to help prevent future masonry damage. Strap pointing should be avoided.*

*Note: All headstones, memorials and monuments should be cleared of plant growth and checked for stability. Any loose stones should be laid flat with a plan to have them re-set as soon as possible.*

*Note: The PCC should keep a record of their trees and their condition. An annual inspection should be carried out, and after any extreme weather. In order to protect the historic fabric, trees should be pruned back from existing structures and any saplings that have taken root at the base of buildings or monuments should be removed.<sup>9</sup>*

*Note: Ivy and other invasive plant growth can cause accelerated damage to stonework of buildings, headstones, memorials and monuments, and boundary walls. It would be advisable to establish a maintenance programme to systematically deal with invasive vegetation to prevent it from uncontrollably spreading.*

### 11.2 Headstones, Memorials and Monuments

- 11.2.1\* The listed Pearse mausoleum to the north of the building requires some urgent attention (figure 40). There is a crack through west elevation and a couple of other stone units. There is also some stonework damage to the base and a couple of sections have broken off around the top. Water run-off has caused green staining below the plaque – a specialist may be able to reduce this using a DOFF

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<sup>9</sup>ChurchCare, Guidance Note: How to care for your trees. Found online at: <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/trees> [accessed 22 June 2023].

cleaning system if required. More urgently, there is quite a bit of plant growth that needs carefully clearing before it causes further damage to the stonework. **1**



Figure 40 – Pearse mausoleum – remove plant growth, repair stonework.

11.2.2\* There are a number of headstones and memorials with a build-up of moss and ivy, particularly on the north side of the churchyard, and south west of the tower (figure 41). Moss should be periodically removed to prevent stone damage caused by water retention. Ivy also needs to be removed from stonework and systematically dealt with in order to prevent uncontrollable spread.





Figure 41 – Churchyard – remove moss and ivy from headstones and memorials.

11.2.3\* There is a leaning box tomb west of the tower that should be causally monitored and reassessed at the next inspection. Any leaning headstones should also be periodically checked for stability.

### 11.3 Boundaries

11.3.1\* The south boundary wall, and the retaining wall between the upper and lower churchyard have ivy growing on them (figure 42). Ideally the ivy should be removed and any resulting damage to the wall repaired. Ivy should be kept at bay in the churchyard to prevent accelerated damage to stonework.



Figure 42 – Churchyard – clear ivy.



11.3.2\* A lychgate stands at the entrance to the churchyard (figure 43). Though it generally feels solid, the wood is beginning to rot where it joins the boundary wall on the east and west sides and requires repair. There is some ivy growth that should be removed. The thatch is also beginning to look like it could do with renewing.



Figure 43 – Lychgate – repair/replace rotten timbers, remove ivy, renew thatch.

11.3.3\* The noticeboard by the boundary wall is looking a little tired and could do with some refurbishment (figure 44).



Figure 44 – Churchyard noticeboard – refurbish.

11.3.4\* The lamp post next to the upper churchyard gatepost could do with some refurbishment.

## 11.4 Trees and Vegetation

11.4.1 The grass is generally well kept around the churchyard.

11.4.2\* As with many churchyards, there is an ongoing struggle with ivy growth. Due to its invasive nature, ivy needs to be systematically dealt with in order to keep it at bay and prevent damage to stonework of the building and surrounding headstones, memorials and boundary walls.

11.4.3\* Other low-level plant growth and moss can also cause damage to stonework due to water retention. Self-seeded plants, and moss, should be periodically cleared from the stonework and perimeter of the building, and surrounding stone structures.

11.4.4\* An annual tree inspection should be carried out by the PCC and the records updated accordingly. Any self-seeded saplings near to the building or other stone structures should be removed.

**12.0 RECOMMENDATIONS AND PRIORITIES**

Urgent, requires immediate attention	<p>4.4/5.2.2/5.2.5 Chancel/vestry valley gutter, hopper and downpipe – clear, inspect.</p> <p>5.2.4 Tower, west – repair hopper.</p> <p>6.3.1 Nave, north – remove sapling, clear moss.</p> <p>10.2.1 Electrical inspection – check, arrange if needed.</p> <p>10.2.2 PAT/lightening conductor inspection – check, arrange if needed.</p> <p>10.3 Boiler service – check, arrange if needed.</p> <p>10.4 Fire extinguisher tests due August 2023 – arrange if not already done so.</p> <p>11.2.1 Pearse mausoleum – remove plants, carry out repairs.</p> <p>11.2.2 Churchyard, headstones and memorials – clear moss and ivy.</p> <p>11.4.4 Annual tree inspection – check if up-to-date, carry out if needed.</p>
Requires attention within 12 months	<p>4.2.4 Tower roof, chimney – remove plant growth.</p> <p>5.2.3 Nave, north – investigate overflowing gutter.</p> <p>5.3.1 Gullies – clear, rod through.</p> <p>5.3.2/6.2.3/6.3.3 Perimeter drainage channel/base of walls – clear plant growth.</p> <p>6.2.2 Tower, north west – remove ivy, repoint with lime mortar.</p> <p>7.5.2 Nave pew platforms – lift, repair rotten joists, re-lay.</p> <p>7.7.2 Chancel pew platform – lift, repair rotten joists, re-lay.</p> <p>8.3.2 Organ gallery, south window – clear stored items away from glazing.</p> <p>11.4.2 Churchyard – deal with and manage ivy.</p>
Requires attention within 12-24 months	<p>4.2.1 Tower roof hatch – fit an internal handle.</p> <p>4.2.2 Tower roof – renew gutters and hoppers in lead.</p> <p>4.2.3 Tower roof – renew in lead.</p> <p>6.2.5 Tower, west – replace vent cap.</p> <p>7.3.1 Bell ringing chamber – clean cobwebs, repair plaster, decorate.</p> <p>11.3.1 Churchyard walls – remove ivy, repair where necessary.</p> <p>11.3.3/11.3.4 Churchyard noticeboard and lamp post – refurbish.</p>
Requires attention within quinquennial period	<p>4.3.1 Nave/south aisle roofs – reinstate slipped slates.</p> <p>5.3.3 Perimeter drainage channel – repair broken sections.</p> <p>6.2.4 Tower, west – replace loose rusty grate.</p> <p>6.4.1 Chancel, east – repair buttress plinths.</p> <p>7.2.1/7.2.2 Lower tower – redecorate.</p> <p>7.2.3 Toilet – fix toilet seat, ventilate.</p> <p>7.5.4 Nave wall post – treat for beetle attack.</p> <p>7.7.1/7.8.1 Chancel/vestry – clear cobwebs.</p> <p>7.10.1 Organ gallery pew – treat for beetle attack.</p> <p>7.10.2 Pulpit – treat for beetle attack if needed.</p> <p>8.2 Lower tower, west window – carefully clean, clear cobwebs.</p> <p>8.4.2 South aisle windows – clear cobwebs.</p> <p>9.2 Tower, west door – clear cobwebs.</p> <p>9.3 Chancel, priest’s door – oil exterior.</p> <p>9.4.2 Vestry exterior door – clean, refurbish.</p> <p>9.5 Improve porch entrance.</p> <p>11.3.2 Lychgate – repair/replace rotten timbers, re-thatch.</p>



<p>Desirable improvement with no timescale (as agreed with PCC)</p>	<p>4.2.5 Tower roof – redecorate flagpole.  4.5.1/4.5.2 Vestry roof – repair.  5.2.6 Nave/south aisle valley gutter – renew.  6.3.2 South aisle buttress delamination – reassess at next inspection.  6.4.2 Chancel, east end coping – reassess at next inspection.  6.5.2 Vestry, east – reassess at next inspection.  6.6 Porch, damage in entrance arch – reassess at next inspection.  7.4.2 Bell chamber – renew plaster, redecorate.  7.5.3 Nave, north east window – casually monitor, reassess at next inspection.  7.5.4 Nave ceiling – re-stain boards.  7.5.5 Organ gallery, loose floor – monitor, reassess at next inspection.  7.8.2/7.8.3 Vestry – plaster repairs.  7.9 Porch – pick up in next redecoration.  8.4.1 South aisle, south windows bowing – casually monitor, reassess at next inspection.  8.5.1 Chancel, east window – casually monitor, reassess at next inspection.  11.2.3 Churchyard, headstones and memorials – periodically inspect.  11.4.3 Churchyard – periodically clear all vegetation from all stonework.</p>
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**\*Note: All repointing and mortar repairs should be carried out using lime mortar, and should not contain any cement, to help prevent future masonry damage. Strap pointing should be avoided.**

13.0 CHURCH PLANS (LiDAR Plan)

