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CHURCH OF ST. KYNEBURGHA CASTOR NEAR PETERBOROUGH

QUINQUENNIAL INSPECTION

MAY 2024
Version v.1



Diocese of Peterborough

ST. KYNEBURGHA, CASTOR
QUINQUENNIAL INSPECTION, MAY 2024

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ST. KYNEBURGHA, CASTOR
QUINQUENNIAL INSPECTION REPORT

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1.0 **PRELIMINARY INFORMATION**

1.1 **Introduction**

1.1.1 This is the Quinquennial Inspection of the church of St. Kyneburgha, Peterborough Road, Castor, near Peterborough, PE5 7AX in the Diocese of Peterborough and the Archdeaconry of Oakham.

1.1.2 The inspection took place on Thursday 18th April 2024 when the weather was bright and clear. The inspection was undertaken by Stephen Oliver MA (Cantab.) DipArch RIBA AABC.

1.1.3 The inspector would like to thank William Baxter for his assistance and information.

1.1.4 **Previous inspections:** The previous inspection was carried out by Stephen Oliver of Oliver Architecture in December 2018. Canon Julian Limentani of Marshall Sisson Architect undertook inspections in August 2013. and September 2008.

1.1.5 **Format:** The format of this report is a standard one based on proforma guidance provided by the Church Buildings Council. Compass point references used in the text relate to the orientation of the church with the altar assumed to be due east.

1.2 **Executive Summary**

1.2.1 The Church is in remarkably good condition bearing in mind its age but there are of course a series of areas of concern which should be attended to. The lead flat roofs are holding up well, but a plan for re-leading should be made. Masonry is generally satisfactory, with some areas of pointing highlighted, but the perimeter drainage channels are of concern. The interior is acceptable but isolated leaks are damaging decorations and the floor is a little uneven. The churchyard structures need a programme of repair.

1.3 **Recent Works**

1.3.1 The inspector has been informed of the following work:

February 2019	Cedar Centre east and north facing walls. Weeds removed and weedkiller applied.
March 2019	Roof alarm installed.
	Repointing to steeple and clear moss.
	Repair to leak above Lady Chapel.
	Reset floor blocks at the pew under the west window of the Nave.
	Refix north handrail to Chancel.
	Repair the plaster on the wall, on the south-west pillar of the Transept south side.
	Repair the masonry on the West Transept pillar where the removed pulpit was.
	Repair to the top step to the spiral staircase to the Priest Room.
	Certification of church wiring, replace unsafe wiring to organ music and foot lights, replace inadequate twin gang 13 amp socket to clock control system, replace splash resistant fittings to two lights in Belfry.
	Remove ivy from table topped tombs.
	Repair, new gulley to the west side of Theo's Byre.

	Installation of oak picture rail in the Ringing Chamber (removal of nails hanging pictures on walls)
April 2019	Repoint lead flashing to Tower abutment. Secure handrail on north side of steps from the Crossing. Replaster area close to entrance to Lady Chapel. Repoint area where the pulpit once stood. Pin loose step in Priest's Room. Reset stone lid to water supply south-west of the church. Repair table top tomb south of the Transept. Reline Byre roof covering against the boundary.
July 2019	Cedar Centre – stain all windows and decorate external doors.
August 2019	Replace broken slate to the south side of the eastern extension. Clear moss from upper and lower string course. Remove ivy and moss from Cedar Centre wall.
November 2019	Cedar Centre wall repair. New downpipes and water goods installed to replace old ones. Repairs to window glass.
January 2020	Repair to Chancel floor where rail previously sat. Repair to boundary wall between Churchyard and School.
February 2020	Remove choir stalls and replace with new ones.
August 2020	Roof alarm services and batteries replaced.
September/ October 2020	Repair wall between graveyard and school playing field following accident with car. New grave digger's gate installed as part of the repair.
February 2021	Repair to wall at top of Stocks Hill.
March 2021	Repairs to lead windows.
May 2021	Install bull nose hip at junction between Church Walk and Peterborough Road to reduce gravel "escape".
June 2021	Exterior electrical points installed to Cedar Centre and Byre.
July 2021	Repair Byre roof due to leak. Kerb stones installed in turning area on Church Walk to protect gravestones.
August 2021	Roof alarm services and batteries replaced.
September 2021	Handrail repaired between Cedar Centre and Church.
2021	Ongoing monitoring of retaining wall behind Chapter Room. No movement recorded in 2021.
October 2021	Repair to Church wall (Stocks Hill, Church Hill, Main Street crossroad)
April 2022	Repair interpretation board.
May 2022	Repairs to windows in Church.
September 2022	Cedar Centre – woodwork repaired and repainted. Gutters cleared.
December 2022	Replace flue on boiler as well as new repressuring system.
January 2023	Renovation of display cabinet.
June 2023	Restoration of Pell sign.
July 2023	Repair of fence.
October 2023	Replacement of rotted gate post at Church Hill entrance. Repair of electrical short circuit in the Chancel lights.
November 2023	Church gutters cleaned.
February 2024	Pew platforms woodworm treatment. Repair of lock Ringers and Tower. Organ door was rehung and a new lock fitted.
March 2024	Replacement gravel on Church Walk.

1.4 Brief Description

- 1.4.1 Castor is the centre of a well-known Roman settlement, with the site of the second largest building in Roman Britain just to the north, the church being built on the site of its courtyard. St. Kyneburgha, daughter of King Penda of Mercia, founded a Saxon convent here in c.650 AD. It was sacked by the Vikings in 810 and 1012, prior to which the remains of St. Kyneburgha were transferred to Peterborough Abbey (now Cathedral).
- 1.4.2 The present church is Norman, with much reused Saxon and Roman material, with the Chancel dedicated on 17th April 1124. This cruciform structure survives almost completely, with superb decoration to the Tower exterior and carvings to the capitals inside. Subsequently the Chancel was extended and the South Aisle and Porch constructed c.1220-30, the South Transept extended south and eastwards c.1260-70, the North Aisle and Spire c.1310-30, and the Nave roof in the 15th century.
- 1.4.3 The church contains interesting and important fittings such as carvings, the splendid south door and some wall paintings.
- 1.4.4 The churchyard contains many interesting memorials. There are several outbuildings including the Cedar Centre, which was built in 1997 by Peter Slinger to the designs of another architect.
- 1.4.5 The church is listed grade I. The churchyard is not within the Scheduled Ancient Monument, but the surroundings (including the Cedar Centre) are. The northern churchyard wall is separately listed grade II.
- 1.4.6 References:
- Charles O'Brien and Nikolaus Pevsner, *The Buildings of England: Bedfordshire, Huntingdonshire and Peterborough*, 2014
 - Listing Description
 - St. Kyneburgha's Church, Castor (guidebook), 2018

1.5 Scope and Limitations

- 1.5.1 The inspection was made from ground and ground floor levels, and accessible floor levels within the Church. The inspection was a visual one aided by binoculars. Opening up of enclosed spaces is excluded. There was no ladder access available and so the roofs of the Nave, Aisles, North Transept and Chancel were inspected from the Tower parapets.
- 1.5.2 The report is restricted to the general condition of the building and its defects. It is neither comprehensive nor a specification adequate for use in obtaining estimates and quotations from contractors for the execution of any of the work which may be recommended. Further professional advice will in most instances be necessary and should be sought in order to avoid inappropriate and possibly destructive repair work.
- 1.5.3 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any part of the property is free from defect.
- 1.5.4 A report on the structural condition of the fabric has not been prepared by a Structural Engineer. However, where considered advisable recommendations for inspection by a Structural Engineer are noted in the report.
- 1.5.5 The service installations were not tested specifically for this report. A regular inspection/test of the electrical services by an NICEIC registered electrician is recommended every five years. The heating installation should be inspected every summer.
- 1.5.7 The underground drainage system was not investigated in detail. These should be regularly checked as part of the maintenance of the building in order to ensure that drains are not blocked.

- 1.5.8 The Architect is not an expert in matters relating to asbestos, nor an accredited surveyor in respect of the United Kingdom Accreditation Service requirements and this report should therefore not be considered as a contribution to the Asbestos Survey Report required by the Control of Asbestos Regulations 2012. The Architect has no duty to report on asbestos. However, where there is reasonable cause to suspect that asbestos containing materials are encountered during the course of a quinquennial inspection, these matters will be reported in the usual way. It is recommended that a Management Survey is commissioned. It is the responsibility of the building owner to prepare and maintain a register of asbestos containing materials (or suspect materials).
- 1.5.9 All public buildings require a Fire Risk Assessment, under The Regulatory Reform (Fire Safety) Order 2005. It is reported that the assessment is currently underway at the church.
- 1.5.10 The costs associated with the recommended repairs are budget estimates only and exclude preliminaries, professional fees, VAT and contingencies. Costs for preliminaries will vary dependant on how works are grouped as and when they are undertaken. In this respect, it may be more cost effective to undertake works from different priority sections at the same time. These costings are outline budgets only. If accurate costs are required then a quantity surveyor should be requested to advise. No costs for Priority E or M works are given.
- 1.5.11 Recommendations have been prioritised as follows:
- A Urgent
 - B Requires attention within 12 months.
 - C Requires attention within the next 18-24 months.
 - D Requires attention with the quinquennial period.
 - E A desirable improvement with no timescale.
 - M Routine maintenance (i.e. clearing leaves from a gutter).
- 1.6 **Standard Advice**
- 1.6.1 The following standard advice is included in the Church Buildings Council standard format.
- 1.6.2 This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- 1.6.3 The professional adviser is willing to advise the Parish on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- 1.6.4 The Parish is advised to seek ongoing advice from the professional adviser on problems with the building.
- 1.6.5 Contact should be made with the insurance company to ensure that cover is adequate.
- 1.6.6 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.
- 1.6.7 Fire Safety Advice can be found at www.churchcare.co.uk/building.php?CDE.
- 1.6.8 **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. For further details including who is qualified to undertake the inspection please see www.churchcare.co.uk/building.php?CDT.

- 1.6.9 **Heating Installation:** A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.
- 1.6.10 **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.
- 1.6.11 **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 www.churchcare.co.uk/building.php?CDA. The assessment has not been covered by this report and it is the duty of the parish to ensure that this has been, or is, carried out.
- 1.6.12 **Disability Discrimination Act:** The Parish should ensure that they have understood their responsibilities under the Equality Act 2010 (formerly the Disability Discrimination Act 1995). Further details and guidance are available at www.churchcare.co.uk/legal.php?GL.
- 1.6.13 **Health and Safety:** Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and parish. 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 parish of the building and churchyard.
- 1.6.14 **Bats and other Protected Species:** The parish should be aware of its responsibilities where protected species are present in a church. Guidance can be found on www.churchcare.co.uk.
- 1.6.15 **Sustainability Issues:** On 12th February 2020, General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document in Appendix B, and the Sustainability Countdown to 2030 section below. The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.
- 1.6.16 **Sustainability Countdown to 2030:** It will be for the PCC to set its own sustainability improvements, and the Practical Path to Net Zero Carbon (PPNZC) is appended to this report to help these. The following gives a suggestion to address in the next five years, as we prepare for 2030:
- Consider secondary glazing to clerestory windows
 - Insulate the Ringing Chamber ceiling and hatch
 - Insulate the ceiling of the North Transept

2.0 SUMMARY OF FINDINGS

2.1 General Condition

- 2.1.1 **General:** The Church is in remarkably good condition bearing in mind its age but there are of course a series of areas of concern which should be attended to. The lead flat roofs are holding up well, but a plan for re-leading should be made. Masonry is generally satisfactory, with some areas of pointing highlighted, but the perimeter drainage channels are of concern. The interior is acceptable but isolated leaks are damaging decorations and the floor is a little uneven. The churchyard structures need a programme of repair.
- 2.1.2 **Roofs:** Roofs are generally lead flats, with Collyweston stone slating to the South Transept. It is important to keep gutters and outlets clear of debris. There is an ongoing leak to the North Transept which appears to be associated with the abutment flashing. The Nave roof is of most concern for the future, as a series of patch repairs are evident, but cracks and splits continue, and it is reported that the roof leaks in certain conditions. It is therefore suggested that a plan for reroofing should be considered. Security in terms of lead theft is a continuing problem across the country, so improved security measures should be considered.
- 2.1.3 **Rainwater Disposal Goods:** These have been refurbished and look well.
- 2.1.4 **Walls and Masonry:** The Church is constructed of local limestone rubble and dressings, with isolated instances of reused Roman brick. In general, the walls are satisfactory. There are some isolated areas where pointing is eroded. The perimeter drainage channel is a concern and it needs to be kept clear of debris. The outlets to this channel are not immediately obvious on the north side, and they need to be investigated and cleared.
- 2.1.5 **Windows and Glazing:** Leaded light windows in stone surrounds are in need of isolated repairs. There are some broken quarries and rusty ferramenta.
- 2.1.6 **External Doors:** Generally satisfactory.
- 2.1.7 **Interior:** The interior of the Church is satisfactory, although there are areas where decorations are damaged from roof leaks, in particular the North Transept, and the area behind the Organ is very poor. The floor in the church has a small number of potential trip hazards.
- 2.1.8 **Churchyard:** The Churchyard is generally satisfactory. The Cedar Centre is a new building but must be maintained, such as clearing debris from the roof and sealing the gutters, and the northern retaining wall is a major concern. The Byre is leaking badly and needs to be repaired. The Outbuilding is in poor condition and needs to be repaired.

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
	EXTERNAL						
2.2	Roof Coverings						
2.2.1	Roof Coverings	Spire	Stone spire with two levels of lucarnes and crowned by a gilded cockerel. The upper lucarnes have mesh in them. There are blind niches on the diagonals adjacent. The lower lucarnes are infilled with oak boards. There is a lightning conductor tape on the north face. Pointing generally appeared sound.				
2.2.2	Roof Coverings	Spire	At the base of the Spire minor concerns were noted. There are two very small open joints on the south-east facet at parapet level.	Repoint minor open joints on south-east facet at parapet level.	P01	C	150
2.2.3	Roof Coverings	Tower	Parapet gutter running around the base of the Spire with lead bays falling through the gaps at the base of the parapet walls, generally sound. Parapet itself is slender and presumably relies on metal reinforcement.	Secure modern stainless steel stay opposite the access door to prevent this becoming loose.		B	50
2.2.4	Roof Coverings	Tower	On the east side there is one coping with a crack in the top where there is an open joint.	Repoint open joint to top of central eastern coping.	P02	B	50
2.2.5	Roof Coverings	Chancel	Viewed from the Tower, a shallow pitched lead roof falling to parapet gutters on the north and south sides each with a pair of outlets where there are gargoyles and chutes. It is not new and has characteristic purple stain. No major concerns were noted, although close access was not possible. There is an old patch repair to one of the gutter bays on the north side which appeared sound from above. Some of the parapet flashings on the north side are open jointed.	Repoint north gutter flashings where required.	P03	B	500
2.2.6	Roof Coverings	Chancel	Internal evidence shows that there are leaks ongoing in the south-west corner.	Gain access to roof to inspect for the reason for the leaks in the south-west corner.		A	50

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.2.7	Roof Coverings	Vestry	Lead roof recently relaid with lead flashing to the northern abutment, mortar flaunching to the south. There are gaps to the northern flashing pointing.	Repoint north flashing.	P04	B	250
2.2.8	Roof Coverings	South Transept East Slope	Collyweston stone slated roof with a clay ridge. There is a mortar flaunching at the abutment with the Tower and to the coping on the south side. There are occasional leaks through this Tower flaunching which has some minor cracks to it.	When renewing the abutment flaunching to the Tower, introduce some Collyweston tile slips or suchlike to reduce the visible area of mortar to reduce cracking.	P05	C	1,500
2.2.9	Roof Coverings	South Transept West Slope	Collyweston stone slate roof with flaunching to the Tower abutment, extensive cracking. Slating generally appeared satisfactory. Mortar flaunching to the south coping abutment.	Replace the mortar flaunching to the Tower abutment perhaps introducing some Collyweston stone slips to reduce the visible area of mortar.		B	1,500
2.2.10	Roof Coverings	South Porch	Viewed from the Tower, lead shallow pitched roof falling to gutters on east and west sides, appeared satisfactory. Lead flashings continue over the parapets with lead dot fixings. The lead has developed a purple patina but appeared sound.				
2.2.11	Roof Coverings	South Aisle	Viewed from the Tower, very large bays of lead which have developed purple patina. They have lead dot fixings at top and bottom. Most of the eastern part of the roof has been replaced but large bays remain to the majority of the roof. Some old patch repairs evident. Leaks have been reported but this remains an area of concern. The roof falls to a parapet gutter in lead on the south side with outlets.	Plan for releading in the future.	P06	E	-

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.2.12	Roof Coverings	Nave	Viewed from the Tower, shallow pitched lead roof falling to parapet gutters on the north and south sides. Lead bays are large with lead dot fixings evident particularly on the south side. There have been numerous repairs to the ridge where there are some black patches and Flashband. There have been leaks in the past but it is not leaking at present. This is an area where re-leading should be planned for in the future.	Relead this roof.	P07	E	-
2.2.13	Roof Coverings	Nave	There is a small amount of debris in the gutters.	Clear debris from the gutters.		M	-
2.2.14	Roof Coverings	North Aisle	Viewed from the Tower, shallow pitched lead roof falling to lead parapet gutter on the north side with two outlets. Very large bays of lead with lead dot fixings at top and bottom. Generally appeared sound, probably because this is more in the shade and least subject to thermal movement. There is debris in the gutters.	Clear debris from gutters.		M	-
2.2.15	Roof Coverings	North Transept	This was viewed from the Tower roof. Shallow pitched lead flat roof falling to parapet gutters on the east and west sides which fall to an outlet on the west side and an outlet on the north-east corner. Debris at the south end of both gutters.	Clear debris from south end of both gutters.	P08	M	-
2.2.16	Roof Coverings	North Transept	It is reported that there is a persistent leak in the south-west corner, only during rain from a particular direction. Attempts to repair this have not been effective.	Plan for a more thorough repair to resolve leak.		B	2,500
2.2.17	Roof Coverings	North Aisle	There is evidence internally that there are leaks from the parapet gutter towards the west end.	Gain access to inspect roof coverings and carry out remedial work.		A	-

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.3	Rainwater Disposal Goods						
2.3.1	Rainwater Disposal Goods	RWP01	Cast iron eaves gutter with hopper and downpipe, generally satisfactory and looking in good decorative order. The ferrous fixings to the pipe are a little rusty.	Redecorate downpipe fixings.		C	150
2.3.2	Rainwater Disposal Goods	RWP02	Lead hopper with overflow to new cast iron downpipe with a shoe at the base, satisfactory.				
2.3.3	Rainwater Disposal Goods	RWP03	Stone gargoyle discharging to older cast iron pipe. Top section of pipe with modern cast iron downpipe with a shoe at the base, satisfactory. Fixings to the downpipe are rusting a little.	Redecorate downpipe fixings.		C	150
2.3.4	Rainwater Disposal Goods	RWP04	Lead hopper with newly painted cast iron downpipe, base satisfactory.				
2.3.5	Rainwater Disposal Goods	RWP05	Lead hopper with newly painted cast iron downpipe, base satisfactory.				
2.3.6	Rainwater Disposal Goods	RWP06 and RWP07	Lead downpipes with lead ears, appeared satisfactory but only glimpsed from a distance.				
2.3.7	Rainwater Disposal Goods	RWP08 and RWP09	Close access not possible – viewed from the ground. Lead downpipes with lead ears above a stone collar, appeared satisfactory.				
2.3.8	Rainwater Disposal Goods	RWP10	Close access not possible – viewed from the ground. Lead downpipe, appeared satisfactory.				
2.3.9	Rainwater Disposal Goods	RWP11	Stone gargoyle with lead downpipe with modern fixings to the lead ears. The lead pipe is distorted but acceptable.				
2.3.10	Rainwater Disposal Goods	RWP12	Carved stone gargoyle with lead downpipe with a crank in elevation with various fixings, worn but acceptable.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.4	Walls & Masonry						
2.4.1	Walls & Masonry	Tower East Elevation	Fine limestone ashlar with exquisite carved detail. There are hard mortar flaunchings over the string courses which is unfortunate but generally acceptable for the time being. The circular holes below the parapet are acceptable apart from the northern one which appears to have a large amount of bird mess emanating from it.	Consider whether to discreetly block the circular openings below the parapet to prevent bird access. Clear off the bird mess.	P09	E	-
2.4.2	Walls & Masonry	Tower South Elevation	Limestone ashlar with finely carved detail. Two levels of blind arcading and a pierced parapet which incorporates a painted clock face. The colonettes to the Belfry light are leaning backwards but this is of long standing and not a matter for remedial work.				
2.4.3	Walls & Masonry	Tower South Elevation	At parapet level it is noted that there is some rust pitting to the stays for the clock face.	Redecorate clock face stays at parapet level.	P10	C	500
2.4.4	Walls & Masonry	Tower West Elevation	Limestone ashlar with carved detailing and blind arcading, ancient and wonderful. No particular concerns noted.				
2.4.5	Walls & Masonry	Tower North Elevation	Limestone ashlar with carved detailing and blind arcading, ancient and wonderful. No particular concerns noted.				
2.4.6	Walls & Masonry	Tower North Elevation	There is a lightning conductor on the north-east corner in bare copper.				
2.4.7	Walls & Masonry	South Aisle West Elevation	Limestone rubble and dressings, satisfactory. There are minor open joints at high level at the junction with the Nave.	Repoint minor open joints at high level at junction with Nave.	P11	C	150
2.4.8	Walls & Masonry	South Aisle West Elevation	There is a concrete drainage channel at the base of the elevation which is generally clear. This travels underneath the buttress. There are some plants growing in the channel.	Remove plants from channel.		M	-

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.4.9	Walls & Masonry	Nave West Elevation	Limestone rubble and dressings with ashlar to the parapet. High level open joints where hard-looking mortars are evident.	Carry out high level repointing.	P12	D	750
2.4.10	Walls & Masonry	North Aisle West Elevation	Limestone rubble and dressings, generally satisfactory. Open joints to the copings and below.	Repoint open joints to copings and directly below.	P13	B	250
2.4.11	Walls & Masonry	North Aisle West Elevation	There is a concrete drainage channel at the base of the elevation which travels under the buttress but this has been blocked by four water pipes. Small quantities of water will continue to pass through.				
2.4.12	Walls & Masonry	North Clerestory	Close access not possible – viewed from the ground. Limestone rubble with ashlar parapets. Some recent repointing visible. No particular concerns noted.				
2.4.13	Walls & Masonry	North Aisle North Elevation	Limestone rubble and dressings incorporating small fragments of Roman brick. Some moss growth on the corner buttress weatherings.	Gently remove moss from corner buttress weatherings.		M	-
2.4.14	Walls & Masonry	North Aisle North Elevation	There are a couple of spalled faces to the parapet but these are not deemed to be of concern. Two gargoyle stumps to the eastern bay. At the base of the elevation is a deep drainage channel in concrete which runs under the buttresses using grave markers as a retaining wall. Small amount of debris and plant growth here.	Regularly clear drainage channel at base of elevation.		M	-
2.4.15	Walls & Masonry	North Aisle North Elevation	It is not clear which way the channel falls, presumably from east to west but there is no outlet to the drainage channel visible.	Explore outlet to drainage channel.		B	50
2.4.16	Walls & Masonry	North Transept North Elevation	Limestone rubble and dressings incorporating remains of previous fenestration and some fragments of Roman brick. There are two carved gargoyles with lead pipes in the upper corners, satisfactory. Lead flashing over the copings. Base of the elevation is a concrete drainage channel which is blocked.	Regularly clear debris from drainage channel.		M	-

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.4.17	Walls & Masonry	North Transept East Elevation	Limestone rubble with infilled fenestration. Stone dressings with some Roman brick fragments. Satisfactory. Lead flashing over the coping. Drainage channel over the base of the elevation has some moss growth.	Clear moss from drainage channel.		M	-
2.4.18	Lightning Conductor	North Transept East Elevation	Lightning conductor in the corner by the Chancel. PVC sheathed to the lower section but bare copper above. PVC sheathing is worn away at ground level.	Lightning conductor engineer to review efficacy of PVC sheathed conductor at ground level.	P14	B	150
2.4.19	Walls & Masonry	Chancel North Elevation	Limestone rubble and dressings with small fragments of Roman brick. There are some minor open joints to the parapet ashlar.	Repoint open joints to parapet ashlar.		C	250
2.4.20	Walls & Masonry	Chancel North Elevation	There is a plant growing in the string course at the base of the parapet at the east end.	Remove plant from string course at base of parapet at the east end.	P15	A	150
2.4.21	Walls & Masonry	Chancel North Elevation	There are two gargoyles with long lead chute outlets, that at the east end has evidence of a curving iron stay but it is no longer in contact with the lead pipe. Both lead pipes appeared sound. There is a drainage channel at the base of the elevation. The outlet is blocked.	Clear debris from drainage channel at base of elevation.		M	-
2.4.22	Walls & Masonry	Chancel North Elevation	The drainage channel masonry is missing in places, presumably it just drains into the soil which is probably acceptable.				
2.4.23	Walls & Masonry	Chancel North Elevation	East of window W19 there is clear evidence this elevation was formerly roughly rendered.				
2.4.24	Walls & Masonry	Chancel East Elevation	Shallow gable consisting of a variety of materials mostly limestone ashlar with some rubble and small quantities of Roman brick. No particular concerns.				
2.4.25	Walls & Masonry	Chancel East Elevation	At the base of the elevation there are stones laid so that rainwater drains away.				
2.4.26	Walls & Masonry	Chancel South Elevation	Limestone rubble and dressings. Pointing to the upper section is quite recessed, appears to be deliberately so.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.4.27	Walls & Masonry	Chancel South Elevation	At the base of the elevation is a stone lined drainage channel which falls to the west. There are some open joints here.	Repoint open joints to drainage channel.		C	250
2.4.28	Walls & Masonry	Chancel South Elevation	There are two carved stone gargoyles with lead outlet pipes supported on wrought iron stays which appeared satisfactory. Some iron staining to the stays which would benefit from redecoration.	Redecorate iron stays to lead chute outlets.		C	250
2.4.29	Walls & Masonry	Vestry East Elevation	Limestone rubble and dressings, satisfactory. There is a stone drainage channel at the base of the elevation which generally appeared sound.				
2.4.30	Walls & Masonry	Vestry South Elevation	Limestone rubble and dressings, generally satisfactory. One of the copings has eroded so now has very little overhang.	Replace one coping with minimal overhang.	P16	C	750
2.4.31	Walls & Masonry	Vestry South Elevation	There is some plant growth and open joints below the copings.	Repoint open joints and remove plants below the copings.		B	250
2.4.32	Walls & Masonry	South Transept South Elevation	Limestone rubble and dressings including a sundial with no visible markings but a projecting gnomon. Pointing to the apex is eroded but sound.				
2.4.33	Walls & Masonry	South Transept South Elevation	Recessed segmental arch at low level with the Boiler House access hatch below.				
2.4.34	Walls & Masonry	South Transept West Elevation	Limestone rubble and dressings, satisfactory. Carved corbel heads to the wall head. Stone paved channel at the base.				
2.4.35	Walls & Masonry	South Clerestory	Limestone rubble and dressings appeared satisfactory but only glimpsed from a distance. There is a security camera for the lead alarm.				
2.4.36	Walls & Masonry	South Aisle South Elevation	Limestone rubble with limestone dressings, satisfactory. Minor open joints to the parapet.	Repoint minor open joints to parapet.	P17	C	150
2.4.37	Walls & Masonry	South Aisle South Elevation	Recess adjacent to window W08 containing a stone coffin. Items of stone rubble. Acceptable.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.4.38	Walls & Masonry	South Porch	Limestone rubble and dressings generally satisfactory. Carved panel over the south door appeared sound.				
2.4.39	Walls & Masonry	South Porch	The east and west walls have drainage channels at the base discharging to a below ground section of drainage under the hearth.				
2.5	Windows & Glazing						
2.5.1	Windows & Glazing	Window W01	Ten-light tracery window in limestone with diamond leaded glazing and lead cill flashings. Large expanse of glass, fragile, but it appeared sound.				
2.5.2	Windows & Glazing	Window W01	Glass is a little dirty.	Clean the glass.		M	-
2.5.3	Windows & Glazing	Window W02	Three-light stone mullion and tracery window with diamond leaded glazing and lead cill flashings, appeared satisfactory.				
2.5.4	Windows & Glazing	Window W02	Mortar has been used to weather the pointing but it has not been brushed back.	Brush back lime mortars recently used on the wall below window.	P18	D	50
2.5.5	Windows & Glazing	Window W03	Narrow lancet with diamond leaded glazing and lead cill flashing. The pointing to the perimeter has almost completely come away and only crude sections of older pointing remain.	Repoint perimeter of surround.	P19	B	500
2.5.6	Windows & Glazing	Window W03a	Y tracery window with diamond leaded glazing and lead cill flashings, generally satisfactory.				
2.5.7	Windows & Glazing	Window W04	Y tracery window with diamond leaded glazing and lead cill flashings, generally satisfactory.				
2.5.8	Windows & Glazing	Window W05	Two-light stone mullion and tracery window with diamond leaded glazing and lead cill flashing, satisfactory. There has been a historic movement to the head of the window.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.5.9	Windows & Glazing	Window W06	Three-light stone mullion and tracery window with diamond leaded glazing and lead cill flashing, satisfactory.				
2.5.10	Windows & Glazing	Window W07	Two-light stone mullion and tracery window with diamond leaded glazing and lead cill flashing, satisfactory.				
2.5.11	Windows & Glazing	Window W08	Three-light stone mullion and tracery window with diamond leaded glazing and lead cill flashing, satisfactory.				
2.5.12	Windows & Glazing	Window W09	Three-light stone mullion and tracery window with diamond leaded glazing and lead cill flashing, satisfactory.				
2.5.13	Windows & Glazing	Window W10	Narrow lancet with diamond leaded glazing and minor cracked panes, acceptable.				
2.5.14	Windows & Glazing	Window W11	Three-light stone mullion and tracery window with diamond leaded glazing and lead cill flashings.				
2.5.15	Windows & Glazing	Window W12	Lancet with stone surround and diamond leaded glazing. There is minor pointing missing to the perimeter.	Repoint perimeter as required.	P20	C	150
2.5.16	Windows & Glazing	Window W13	Square headed window with diamond leaded glazing and lead cill flashings, satisfactory. Minor cracking to the top left hand corner of the head externally.	Monitor cracked top left hand corner of head externally.	P21	D	-
2.5.17	Windows & Glazing	Window W14	Five-light square headed window with diamond leaded glazing and lead cill flashings, satisfactory.				
2.5.18	Windows & Glazing	Window W15	Three-light tracery window with surround and diamond leaded glazing and lead cill flashing, satisfactory.				
2.5.19	Windows & Glazing	Window W16	Two-light Y tracery window in stone surround with diamond leaded glazing and lead cill flashing, satisfactory.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.5.20	Windows & Glazing	Window W17	Tall lancet with diamond leaded glazing and lead cill flashing, satisfactory. Hood mould is worn but acceptable.				
2.5.21	Windows & Glazing	Window W17	There is a vertical fracture to the head internally where pointing appears loose.	Repoint fractured internal head.		C	100
2.5.22	Windows & Glazing	Window W18	Tall lancet with diamond leaded glazing and lead cill flashing, satisfactory.				
2.5.23	Windows & Glazing	Window W18	There is a vertical fracture to the head internally where pointing appears loose.	Repoint fractured internal head.		C	100
2.5.24	Windows & Glazing	Window W19	Tall lancet with diamond leaded glazing and lead cill flashing, satisfactory. Hood mould is worn but acceptable.				
2.5.25	Windows & Glazing	Window W20	Three-light stone clerestory window with diamond leaded glazing, appeared satisfactory but only glimpsed from a distance externally.				
2.5.26	Windows & Glazing	Window W20	Glass is dirty with cobwebs internally.	Clean the glass.		M	-
2.5.27	Windows & Glazing	Window W21	Three-light stone clerestory window with diamond leaded glazing, appeared satisfactory but only glimpsed from a distance externally.				
2.5.28	Windows & Glazing	Window W21	Glass is dirty with cobwebs internally.	Clean the glass.		M	-
2.5.29	Windows & Glazing	Window W22	Three-light stone clerestory window with diamond leaded glazing, appeared satisfactory but only glimpsed from a distance externally.				
2.5.30	Windows & Glazing	Window W22	Glass is dirty with cobwebs internally.	Clean the glass.		M	-

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.5.31	Windows & Glazing	Window W23	Round headed window with narrow colonettes either side of the surround. The head is depressed but this is movement of long standing. Leaded glazing incorporates a guard over presumed opening section. There is some cracking to the perimeter.	Repoint perimeter of surround.		C	150
2.5.32	Windows & Glazing	Window W23	There is one holed pane.	Replace one holed pane.		C	100
2.5.33	Windows & Glazing	Window W23	Glass appears quite dirty.	Clean the glass.		M	-
2.5.34	Windows & Glazing	Window W24	Close access not possible – viewed from the ground. Three-light clerestory window with diamond leaded glazing, satisfactory.				
2.5.35	Windows & Glazing	Window W24	Glass is dirty with cobwebs internally.	Clean the glass.		M	-
2.5.36	Windows & Glazing	Window W25	Close access not possible – viewed from the ground. Three-light clerestory window with diamond leaded glazing, satisfactory. Window incorporates a hopper which appeared sound.				
2.5.37	Windows & Glazing	Window W25	Glass is dirty with cobwebs internally.	Clean the glass.		M	-
2.5.38	Windows & Glazing	Window W26	Close access not possible – viewed from the ground. Three-light clerestory window with diamond leaded glazing, satisfactory.				
2.5.39	Windows & Glazing	Window W26	Glass is dirty with cobwebs internally.	Clean the glass.		M	-
2.5.40	Windows & Glazing	Window W27	Square headed window with diamond leaded glazing, satisfactory.				
2.5.41	Windows & Glazing	Window W27	Diamond leaded glazing and internal ferramenta appeared satisfactory.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.5.42	Windows & Glazing	Window W28	Two-light window within a large arch headed surround with carved detail, diamond leaded glazing appeared satisfactory.				
2.5.43	Windows & Glazing	Window W28	Glass and internal ferramenta appeared satisfactory.				
2.5.44	Windows & Glazing	Window W29	Two-light window within a large arch headed surround with carved detail, diamond leaded glazing appeared satisfactory.				
2.5.45	Windows & Glazing	Window W29	Glass and internal ferramenta appeared satisfactory.				
2.5.46	Windows & Glazing	Window W30	Two-light window within a large arch headed surround with carved detail, diamond leaded glazing appeared satisfactory.				
2.5.47	Windows & Glazing	Window W30	Glass is dirty internally.	Clean the glass internally.	P22	M	-
2.5.48	Windows & Glazing	Window W30	Internal ferramenta are quite rusty.	Derust and redecorate internal ferramenta.		C	150
2.5.49	Windows & Glazing	Window W30	There is one cracked quarry.	Replace one cracked quarry.		C	100
2.5.50	Windows & Glazing	Window W31	Two-light window within a large arch headed surround with carved detail, diamond leaded glazing appeared satisfactory.				
2.5.51	Windows & Glazing	Window W31	Glass is very dirty internally.	Clean the glass internally.	P23	M	-
2.5.52	Windows & Glazing	Window W31	Internal saddlebars are quite rusty.	Derust and redecorate internal saddlebars.		C	150
2.5.53	Windows & Glazing	Window W31	There are a couple of cracked quarries.	Replace isolated cracked quarries.		C	150
2.5.54	Windows & Glazing	Belfry Openings	On all four sides of the Belfry are three openings with a colonette externally infilled with timber louvres with either chicken wire or wire guards, appeared satisfactory.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.6	External Doors						
2.6.1	External Doors	Door DX01	Arched opening infilled with a pair of timber gates with polycarbonate sheeting, recently replaced, satisfactory. There is a stone step up at the threshold and there are various options for how to remove this impediment to access.				
2.6.2	External Doors	Door DX02	Arch headed opening which has been infilled and rendered on the outside. No concerns noted.				
2.6.3	External Doors	Door DX03	Stone arch head surround with oak boarded door leaf with strap hinges and latch which has been recently redecorated. There are three steep stone steps outside and a modern handrail. The handrails are a little loose.	Secure the handrail.		B	250
2.6.4	External Doors	Door DX04	This is the St. Kyneburgha door with the celebrated carved inscription, sound.				
2.6.5	External Doors	Door DX04	An oak boarded door leaf within round arch headed surround with stone colonettes and stone ridge, satisfactory.				
2.6.6	External Doors	Door DX04	There is a chicken wire screen laid inside this door, presumably to allow ventilation in the summer months.				
2.6.7	External Doors	Door DX05	Rectangular stone opening with lead weathering at the top of a pair of oak boarded doors which cover the clock mechanism. Decorations worn but these are oak boards so no particular concerns noted.				
2.6.8	External Doors	Door DX06	Rectangular opening to timber boarded door, strap hinges have recently been redecorated. It is held closed on a tie. No particular concerns noted.				
2.6.9	External Doors	Door DX07	Oak boarded hatch leading to the Boiler House, satisfactory.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
	INTERNAL						
2.7	Belfry						
2.7.1	Belfry	Ceiling	Underside of Spire. Limestone ashlar stained as is to be anticipated. No areas of particular concern were noted. Several relatively modern stones evident. Lucarnes at both levels have either wire guards or mesh inside.				
2.7.2	Belfry	Walls	Thin render over rubble stonework with ashlar around the arcading to the Belfry openings. Some historic splits to the piers between the openings. These are not of concern due to their longstanding.				
2.7.3	Belfry	Floor	Timber boarded floor is remarkably clean.				
2.7.4	Belfry	Bells	The steel bell frame has been recently redecorated and looks well. There is a ladder up the bell frame to a plywood platform, satisfactory. There is then a timber ladder up to the Tower parapet access door DX06. This timber ladder is restrained by an old wrought iron tie and is therefore insecure.	Provide additional fixings to top of ladder to Tower parapet door DX06.	P24	A	150-
2.7.5	Belfry	Services	There is floodlighting within the Belfry.				
2.8	Sound Deadening Chamber						
2.8.1	Sound Deadening Chamber	Ceiling	Modern timber joists and boards above forming a floor to the Belfry. No particular concerns noted.				
2.8.2	Sound Deadening Chamber	Walls	Thin limewashed render over rubble stonework peeling in places as is to be anticipated but no particular areas of concern.				
2.8.3	Sound Deadening Chamber	Floor	Modern timber softwood boarded floor, satisfactory.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.8.4	Sound Deadening Chamber	Access	There is a timber ladder up to a hatch to the Belfry which appears satisfactory and another hatch down to the Ringing Chamber.				
2.8.5	Sound Deadening Chamber	Clock	On the south side is a Smith of Derby clock with electric winding which appeared satisfactory.				
2.8.6	Sound Deadening Chamber	Services	Lighting on the ceiling. There is a water fire extinguisher with up to date maintenance information.				
2.9	Ringing Chamber						
2.9.1	Ringing Chamber	Ceiling	Modern softwood boarded ceiling with downstand beam, satisfactory.				
2.9.2	Ringing Chamber	Walls	Painted plaster walls. In good decorative order.				
2.9.3	Ringing Chamber	Floor	Close carpeted over timber boards. There is a very steep stair up to the Sound Deadening Chamber, suitable for irregular use.				
2.9.4	Ringing Chamber	Door D05	Part-glazed stained door leaf. There are steps at the threshold and into the Ringing Chamber.				
2.9.5	Ringing Chamber	Services	Fluorescent lighting, electric heaters. There is a water fire extinguisher with up-to-date maintenance information.				
2.10	Priest's Room						
2.10.1	Priest's Room	Ceiling	Oak moulded purlins and principal rafters with a truss on the north side with more modern rafters and boards over. There has been a leak in the south-west corner which is persistent only during north-easterly rain and it is now accepted that this will leak on very irregular occasions.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.10.2	Priest's Room	Walls	Painted plaster walls. There is damage in the south-west corner of a decorative nature only, otherwise satisfactory.				
2.10.3	Priest's Room	Floor	Close carpeted over timber boarded floor, satisfactory.				
2.10.4	Priest's Room	Steps	Stone newel stair with painted roughly plastered internal walls and handrail, satisfactory.				
2.10.5	Priest's Room	Services	Fluorescent lighting.				
2.11	Chancel						
2.11.1	Chancel	Ceiling	Oak braced trusses with oak purlins and rafters with boards over. No concerns noted.				
2.11.2	Chancel	Walls	Painted plaster walls with stone dressings and low level decorative imperfections below the sedilia on the south side.	Make good minor decorative imperfections on south side.	P25	D	250
2.11.3	Chancel	Walls	There is a vertical fracture in the south-west corner, of long standing.	Monitor vertical fracture in south-west corner.	P26	D	-
2.11.4	Chancel	Walls	There are water streak marks at high level on the west wall, in particular in the south-west corner indicating leaks in this location.				
2.11.5	Chancel	Floor	Stone paved floor with two prominent ledgers in the centre. There are minor open joints.	Point minor open joints to the paving.		C	250
2.11.6	Chancel	Fixtures & Fittings	High altar below the east window, appeared satisfactory. There is are riddel posts behind the altar which are set on a step. Altar rails are secure. Various chairs within the Sanctuary and Chancel.				
2.11.7	Chancel	Memorials	Memorial tablets on the north wall, a little tarnished but acceptable. On the south wall is a fine modern tablet by David Kindersley, satisfactory.				
2.11.8	Chancel	Services	Pendant light fittings. There are some radiators on the north wall.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.12	Crossing						
2.12.1	Crossing	Ceiling	Painted stone vault with stone ribs and boarded oculus for the bells. Satisfactory.				
2.12.2	Crossing	Walls	Tall arches on all four sides in exposed stonework with wonderful carved capitals from the Castor school, satisfactory.				
2.12.3	Crossing	Floor	Stone paved floor incorporating ledgers at the east end. The DAC do not want to infill the missing bitumen inscriptions. There are steps at the east end with modern handrails. These are a little loose.				
2.13	North Transept						
2.13.1	North Transept	General	Room is filled with the organ and therefore access for inspection was very limited.				
2.13.2	North Transept	Ceiling	Oak beams and joists with boards over. There is damp damage in the south-west corner and older damage along the south wall generally caused by the leak from the roof above as noted externally. No major concern to the joists but these need to be monitored.	Monitor damage in south-west corner.		D	-
2.13.3	North Transept	Walls	Painted plaster walls laid out in imitation of ashlar with exposed stone dressings. High level damp damage on the south wall particularly in the south-west corner as is anticipated due to the persistent but irregular leaks from above.	Make good plaster and decorations where damaged on the south side.	P27	D	1,000
2.13.4	North Transept	Walls	Decorations generally are tired but acceptable in this back of house space.				
2.13.5	North Transept	Walls	Plaster is poor at low level on the east wall in particular. This area is difficult to access due to the organ.	Repair low level plaster on east wall when access is next available.	P28	D	1,500
2.13.6	North Transept	Floor	Stone paved and quarry tiled floor at the west end. There is a void in the south-west corner where electrics have been installed.	Make good damaged floor in south-west corner.	P29	D	500

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.13.7	North Transept	Door D02	Oak door leaf with decorative strap hinges in stone surround, satisfactory.				
2.13.8	North Transept	Organ	The organ was not inspected.				
2.13.9	North Transept	Services	Electrical distribution board is located in the south-west corner. Recommended date of next inspection April 2022.	Ensure that electrics are inspected on a five yearly basis.		A	750
2.14	Vestry						
2.14.1	Vestry	Ceiling	Oak rafters with softwood boards over, some staining but this is deemed to be historic, satisfactory.				
2.14.2	Vestry	Walls	Painted plaster walls with stone dressings. Generally satisfactory apart from streak marks on the north wall associated with the failed flashing above.	Make good damaged decorations on the north wall.	P30	D	250
2.14.3	Vestry	Floor	Quarry tiled floor, satisfactory.				
2.14.4	Vestry	Fixtures & Fittings	Various cupboards, etc.				
2.14.5	Vestry	Services	Pendant chandeliers, radiator.				
2.15	South Transept						
2.15.1	South Transept	Ceiling	Underside of pitched roof supported on three oak trusses with oak purlins and rafters with softwood boards over. No concerns were noted.				
2.15.2	South Transept	Walls	Painted plaster walls stone dressings. There are streak marks on the north wall associated with the failed mortar flaunching.	Make good damaged decorations on north wall following remedial work to flaunching.	P31	D	500
2.15.3	South Transept	Floor	Quarry tiled floor with some large ledgers which are very worn. No concerns noted.				
2.15.4	South Transept	Fixtures & Fittings	Large stone altar on stone columns reinstated 2003. A museum cabinet for the Roman remains.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.15.5	South Transept	Memorials	War memorial in the north-east corner appeared satisfactory.				
2.15.6	South Transept	Services	Pendant light fitting, two radiators.				
2.16	North Aisle						
2.16.1	North Aisle	Walls	There is a fine wall painting at the west end of the north wall which appeared sound. Near here, there is high level damp damage on the north wall indicating the parapet gutter has leaked.	Make good damaged decorations at high level on the north wall.	P32	D	500
2.16.2	North Aisle	Walls	There are old streak marks on the stone arcade on the south side. The east wall is filled with the Kyneburgha shrine carved stonework.				
2.16.3	North Aisle	Floor	Stone paved floor with raised pew platforms. Some open joints around the ledgers near door DX02.	Repoint minor open joints to floor.	P33	C	250
2.16.4	North Aisle	Memorials	There is a series of wall tablets on the north wall with faded inscriptions. The DAC has advised against cleaning them.				
2.16.5	North Aisle	Fixtures & Fittings	Oak pews against the north wall, satisfactory.				
2.16.6	North Aisle	Services	Pendant lighting. There are radiators on the north wall. Fire extinguisher with up-to-date maintenance information.				
2.17	Nave						
2.17.1	Nave	Ceiling	Moulded timbers with moulded angel supports and corbels. Some old stain marks but generally satisfactory.				
2.17.2	Nave	Walls	Painted plaster walls with stone dressings. There is a thickening to the wall at upper cill level on the west side which catches the dirt.	Clean dirt from cill level shelf on the west wall.		M	-
2.17.3	Nave	Walls	On the eastern arch are fragments of painted decoration to Coats of Arms. The DAC has advised against conserving them.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.17.4	Nave	Floor	Stone paved floor with some large ledgers. Timber boarded pew platforms are raised above this level. At the west end is a small raised brick floor incorporating a cast iron grating presumably for the heating installation, satisfactory.				
2.17.5	Nave	Fixtures & Fittings	Oak pews generally satisfactory. There is a fine stone font at the west end on a modern base with an oak lid.				
2.17.6	Nave	Memorials	There are wall tablets at the west end. It has been decided not to clean them.				
2.17.7	Nave	Services	Pendant lights. Two radiators.				
2.18	South Aisle						
2.18.1	South Aisle	Ceiling	Oak moulded beams and trusses with painted angel supporters, some stain marks but generally satisfactory.				
2.18.2	South Aisle	Walls	Painted plaster walls with stone dressings. Hairline fracture above window W09.	Monitor hairline fracture above window W09.		D	-
2.18.3	South Aisle	Walls	Stone arcade on the north side has streak marks from previous leaks but these are not presumed to be ongoing. Reset architectural fragments above the eastern arch.				
2.18.4	South Aisle	Walls	There is minor low level decorative damage on the west wall.	Make good minor decorative damage on the west wall at low level.		D	250
2.18.5	South Aisle	Floor	Stone paved floor. Paving at the west end as well as some older ledgers. Paving between the pew platforms at the east end is very worn and the inscription is completely lost.				
2.18.6	South Aisle	Floor	There are irregularities to the paving inside door D01 which could pose a trip hazard.	Dress off high points and fill voids in mortar to the paving inside door D01.	P34	B	250
2.18.7	South Aisle	Door D01	Ancient door in arched stone surround, satisfactory.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.18.8	South Aisle	Door D01	There is a stone step on the porch side which has a modern portable aluminium ramp.				
2.18.9	South Aisle	Memorials	There is a series of wall tablets on the south wall. It has been decided not to clean them.				
2.18.10	South Aisle	Fixtures & Fittings	Oak pews generally satisfactory. There is an oak screen to the eastern arch.				
2.18.11	South Aisle	Services	Pendant lighting. Radiators on the walls. There is a carbon dioxide fire extinguisher with up-to-date maintenance information.				
2.18.12	South Aisle	Services	At the east end, there is a water fire extinguisher with up-to-date maintenance information.				
2.19	Porch						
2.19.1	Porch	Ceiling	Moulded oak beams with oak rafters over and painted timber boards. Decorations to the boards are tired.	Redecorate the ceiling boards.	P35	D	1,500
2.19.2	Porch	Ceiling	There is a pair of simple trusses with carved bottom rails, which appeared satisfactory.				
2.19.3	Porch	Walls	Rubble stonework with full pointing. Stone benches on the east and west sides. Mortar is somewhat hard but acceptable.				
2.19.4	Porch	Floor	Stone paved floor. There are large voids at the south end of the floor.	Point voids in floor.	P36	B	250
2.19.5	Porch	Services	Pendant lantern.				
2.20	Boiler House						
2.20.1	Boiler House	Ceiling	Brick vaulted ceiling with a large grating with a concrete surround at the north end. This is quite rusty but has been filled over and appeared sound.				
2.20.2	Boiler House	Walls	Brick walls, remarkably dry. There is a void at low level on the north side giving onto a long heating trench which was not crawled through but no particular concerns were noted. There is minor brick debris.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.20.3	Boiler House	Floor	Mortared floor presumably over bricks which are grinning through. Minor debris. No particular concerns noted.				
2.20.4	Boiler House	Services	Ultramax boiler which is on a concrete plinth with various pumps and such like. No particular concerns noted.				
2.20.5	Boiler House	Services	Electric lighting on the ceiling.				
2.20.6	Boiler House	Services	There is a new sump pump sat on a bucket.				
	CHURCH-YARD						
2.21	Churchyard						
2.21.1	Churchyard	General	Churchyard is laid to grass with a series of paths and fences. Sheep graze in several areas.				
2.21.2	Churchyard	Paths & Drive	There is a gravel drive from the south with a stone boundary wall on either side. No concerns noted.				
2.21.3	Churchyard	Paths & Drive	There is a hammer-head turning area at the head of the drive, paved in stone, appeared satisfactory.				
2.21.4	Churchyard	Paths & Drive	Tarmac path continues uphill from here until it becomes stone pitched at the South Porch. Plans have been made for improving access for wheelchair users throughout the Church and Churchyard.				
2.21.5	Churchyard	Paths & Drive	To the south-east corner of the churchyard is a memorial garden. Steps here are irregular.	Review the safety of the steps down to the memorial garden.	P37	A	-
2.21.6	Churchyard	Gates	There are gates to the western entrance of the churchyard dated 2012 hung on oak posts. There is a kissing gate to the eastern entrance to the churchyard.				
2.21.7	Churchyard	Boundaries	There are stone walls on the northern edge of the churchyard with an oak fence above. Isolated open joints and areas of moss but no particular areas of concern.				

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.21.8	Churchyard	Graves	There are large numbers of memorials and grave markers within the churchyard with varying defects, leaning at an angle, broken sections, etc but no major concerns from a cursory inspection. Two table tombs have recently been repaired which is encouraging.	Review safety of grave markers.		A	-
2.22	Cedar Centre						
2.22.1	Cedar Centre	Roof Coverings	Slated roof with red clay ridges and lead valleys, appeared satisfactory. Concealed flat roof over the western section with an outlet on the north side. Debris on this roof needs to be regularly cleared.	Regularly clear debris from hidden roof.	P38	M	-
2.22.2	Cedar Centre	Rainwater Disposal Goods	Aluminium rainwater goods. It is reported that the falls were not adjusted when the building was extended and so there is standing water continually on the north side which drips.	Realign the eaves gutter to avoid the drips.	P39	B	1,000
2.22.3	Cedar Centre	Walls & Masonry	Limestone ashlar and dressings, generally satisfactory.				
2.22.4	Cedar Centre	Windows & Glazing	Timber-framed glazed units, appeared sound.				
2.22.5	Cedar Centre	External Doors	Timber-framed glazed doors, appeared sound.				
2.22.6	Cedar Centre	Interior	The interior is generally in good order, not inspected in detail. The one area of concern is the fracture opposite the entrance doors.	Monitor the fracture opposite the entrance doors.	P40	D	-
2.22.7	Cedar Centre	Setting	There is a tall rubble stone retaining wall north of the Cedar Centre. There is a considerable bulge in the centre. It is being regularly monitored and only a couple of millimetres of movement have been detected recently. The removal of trees on the upper side of the wall is reported to have helped the situation but this remains of concern and major structural intervention will be required soon.	Commission a Structural Engineer to report on the bulging retaining wall north of the Cedar Centre.	P41	B	1,000

Item	Element	Location	Condition	Recommendation	Photo	Priority	Cost (£)
2.23	The Byre						
2.23.1	The Byre	Roof Coverings	Pantiled roof with clay ridges, a plastic back gutter on the west side which is leaking badly. There is a fall on the gutter but there is some debris here.	Roofer to gain access to report on the work to back gutter. Assume relining is needed.	P42	A	1,500
2.23.2	The Byre	Walls & Masonry	Oak posts with oak boards, set into stone plinths, satisfactory.				
2.23.3	The Byre	External Doors	There is a set of oak boarded external doors to the internal chambers, satisfactory.				
2.23.4	The Byre	Interior	Severe damp damage below the back gutter on the west side with a large fungal infection to the northern chamber.	Apply chemical treatment to fungal growth below back gutter whilst reroofing.	P43 P44 P45	A	500
2.24	Outbuilding						
2.24.1	Outbuilding	Roof Coverings	Pantiled roof in poor order. Some ivy growing on the east slope.	Remove ivy.		M	-
2.24.2	Outbuilding	Roof Coverings	There is a black plastic sheet below the eaves on both slopes. Tiles are very loosely bedded, not secure.	Re-roof in due course.	P46	D	5,000
2.24.3	Outbuilding	Rainwater Disposal Goods	These are no longer in place. One downpipe remains but it is clogged up.	Consider adding rainwater disposal goods.		E	-
2.24.4	Outbuilding	Walls & Masonry	Fletton brickwork, appeared sound.				
2.24.5	Outbuilding	External Doors	Doors are tired but acceptable.				
2.24.6	Outbuilding	Interior	Interior was not accessible.				

3.0 SUMMARY OF RECOMMENDATIONS

Item	Location	Element	Recommendation	Findings Item	Cost (£)
3.1	Urgent				
3.1.1	Roof Coverings	Chancel	Gain access to roof to inspect for the reason for the leaks in the south-west corner.	2.2.6	50
3.1.2	Roof Coverings	North Aisle	Gain access to inspect roof coverings and carry out remedial work.	2.2.17	-
3.1.3	Walls & Masonry	Chancel North Elevation	Remove plant from string course at base of parapet at the east end.	2.4.20	150
3.1.4	Belfry	Bells	Provide additional fixings to top of ladder to Tower parapet door DX06.	2.7.4	150-
3.1.5	North Transept	Services	Ensure that electricians are inspected on a five yearly basis.	2.13.9	750
3.1.6	Churchyard	Paths & Drive	Review the safety of the steps down to the memorial garden.	2.21.5	-
3.1.7	Churchyard	Graves	Review safety of grave markers.	2.21.8	-
3.1.8	The Byre	Roof Coverings	Roofer to gain access to report on the work to back gutter. Assume relining is needed.	2.23.1	1,500
3.1.9	The Byre	Interior	Apply chemical treatment to fungal growth below back gutter whilst reroofing.	2.23.4	500
3.2	Requires Attention Within 12 Months				
3.2.1	Roof Coverings	Tower	Secure modern stainless steel stay opposite the access door to prevent this becoming loose.	2.2.3	50
3.2.2	Roof Coverings	Tower	Repoint open joint to top of central eastern coping.	2.2.4	50
3.2.3	Roof Coverings	Chancel	Repoint north gutter flashings where required.	2.2.5	500
3.2.4	Roof Coverings	Vestry	Repoint north flashing.	2.2.7	250
3.2.5	Roof Coverings	South Transept West Slope	Replace the mortar flaunching to the Tower abutment perhaps introducing some Collyweston stone slips to reduce the visible area of mortar.	2.2.9	1,500
3.2.6	Roof Coverings	North Transept	Plan for a more thorough repair to resolve leak.	2.2.16	2,500
3.2.7	Walls & Masonry	North Aisle West Elevation	Repoint open joints to copings and directly below.	2.4.10	250
3.2.8	Walls & Masonry	North Aisle North Elevation	Explore outlet to drainage channel.	2.4.15	50

Item	Location	Element	Recommendation	Findings Item	Cost (£)
3.2.9	Lightning Conductor	North Transept East Elevation	Lightning conductor engineer to review efficacy of PVC sheathed conductor at ground level.	2.4.18	150
3.2.10	Walls & Masonry	Vestry South Elevation	Repoint open joints and remove plants below the copings.	2.4.31	250
3.2.11	Windows & Glazing	Window W03	Repoint perimeter of surround.	2.5.5	500
3.2.12	External Doors	Door DX03	Secure the handrail.	2.6.3	250
3.2.13	South Aisle	Floor	Dress off high points and fill voids in mortar to the paving inside door D01.	2.18.6	250
3.2.14	Porch	Floor	Point voids in floor.	2.19.4	250
3.2.15	Cedar Centre	Rainwater Disposal Goods	Realign the eaves gutter to avoid the drips.	2.22.2	1,000
3.2.16	Cedar Centre	Setting	Commission a Structural Engineer to report on the bulging retaining wall north of the Cedar Centre.	2.22.7	1,000
3.3	Requires Attention Within 2 Years				
3.3.1	Roof Coverings	Spire	Repoint minor open joints on south-east facet at parapet level.	2.2.2	150
3.3.2	Roof Coverings	South Transept East Slope	When renewing the abutment flaunching to the Tower, introduce some Collyweston tile slips or suchlike to reduce the visible area of mortar to reduce cracking.	2.2.8	1,500
3.3.3	Rainwater Disposal Goods	RWP01	Redecorate downpipe fixings.	2.3.1	150
3.3.4	Rainwater Disposal Goods	RWP03	Redecorate downpipe fixings.	2.3.3	150
3.3.5	Walls & Masonry	Tower South Elevation	Redecorate clock face stays at parapet level.	2.4.3	500
3.3.6	Walls & Masonry	South Aisle West Elevation	Repoint minor open joints at high level at junction with Nave.	2.4.7	150
3.3.7	Walls & Masonry	Chancel North Elevation	Repoint open joints to parapet ashlar.	2.4.19	250
3.3.8	Walls & Masonry	Chancel South Elevation	Repoint open joints to drainage channel.	2.4.27	250
3.3.9	Walls & Masonry	Chancel South Elevation	Redecorate iron stays to lead chute outlets.	2.4.28	250

Item	Location	Element	Recommendation	Findings Item	Cost (£)
3.3.10	Walls & Masonry	Vestry South Elevation	Replace one coping with minimal overhang.	2.4.30	750
3.3.11	Walls & Masonry	South Aisle South Elevation	Repoint minor open joints to parapet.	2.4.36	150
3.3.12	Windows & Glazing	Window W12	Repoint perimeter as required.	2.5.15	150
3.3.13	Windows & Glazing	Window W17	Repoint fractured internal head.	2.5.21	100
3.3.14	Windows & Glazing	Window W18	Repoint fractured internal head.	2.5.23	100
3.3.15	Windows & Glazing	Window W23	Repoint perimeter of surround.	2.5.31	150
3.3.16	Windows & Glazing	Window W23	Replace one holed pane.	2.5.32	100
3.3.17	Windows & Glazing	Window W30	Derust and redecorate internal ferramenta.	2.5.48	150
3.3.18	Windows & Glazing	Window W30	Replace one cracked quarry.	2.5.49	100
3.3.19	Windows & Glazing	Window W31	Derust and redecorate internal saddlebars.	2.5.52	150
3.3.20	Windows & Glazing	Window W31	Replace isolated cracked quarries.	2.5.53	150
3.3.21	Chancel	Floor	Point minor open joints to the paving.	2.11.5	250
3.3.22	North Aisle	Floor	Repoint minor open joints to floor.	2.16.3	250
3.4	Requires Attention Within 5 Years				
3.4.1	Walls & Masonry	Nave West Elevation	Carry out high level repointing.	2.4.9	750
3.4.2	Windows & Glazing	Window W02	Brush back lime mortars recently used on the wall below window.	2.5.4	50
3.4.3	Windows & Glazing	Window W13	Monitor cracked top left hand corner of head externally.	2.5.16	-
3.4.4	Chancel	Walls	Make good minor decorative imperfections on south side.	2.11.2	250
3.4.5	Chancel	Walls	Monitor vertical fracture in south-west corner.	2.11.3	-
3.4.6	North Transept	Ceiling	Monitor damage in south-west corner.	2.13.2	-
3.4.7	North Transept	Walls	Make good plaster and decorations where damaged on the south side.	2.13.3	1,000
3.4.8	North Transept	Walls	Repair low level plaster on east wall when access is next available.	2.13.5	1,500
3.4.9	North Transept	Floor	Make good damaged floor in south-west corner.	2.13.6	500

Item	Location	Element	Recommendation	Findings Item	Cost (£)
3.4.10	Vestry	Walls	Make good damaged decorations on the north wall.	2.14.2	250
3.4.11	South Transept	Walls	Make good damaged decorations on north wall following remedial work to flaunching.	2.15.2	500
3.4.12	North Aisle	Walls	Make good damaged decorations at high level on the north wall.	2.16.1	500
3.4.13	South Aisle	Walls	Monitor hairline fracture above window W09.	2.18.2	-
3.4.14	South Aisle	Walls	Make good minor decorative damage on the west wall at low level.	2.18.4	250
3.4.15	Porch	Ceiling	Redecorate the ceiling boards.	2.19.1	1,500
3.4.16	Cedar Centre	Interior	Monitor the fracture opposite the entrance doors.	2.22.6	-
3.4.17	Outbuilding	Roof Coverings	Re-roof in due course.	2.24.2	5,000
3.5	Future Desirable Improvement with no Timescale				
3.5.1	Roof Coverings	South Aisle	Plan for releading in the future.	2.2.11	-
3.5.2	Roof Coverings	Nave	Relead this roof.	2.2.12	-
3.5.3	Walls & Masonry	Tower East Elevation	Consider whether to discreetly block the circular openings below the parapet to prevent bird access. Clear off the bird mess.	2.4.1	-
3.5.4	Outbuilding	Rainwater Disposal Goods	Consider adding rainwater disposal goods.	2.24.3	-
3.6	Routine Maintenance				
3.6.1	Roof Coverings	Nave	Clear debris from the gutters.	2.2.13	-
3.6.2	Roof Coverings	North Aisle	Clear debris from gutters.	2.2.14	-
3.6.3	Roof Coverings	North Transept	Clear debris from south end of both gutters.	2.2.15	-
3.6.4	Walls & Masonry	South Aisle West Elevation	Remove plants from channel.	2.4.8	-
3.6.5	Walls & Masonry	North Aisle North Elevation	Gently remove moss from corner buttress weatherings.	2.4.13	-
3.6.6	Walls & Masonry	North Aisle North Elevation	Regularly clear drainage channel at base of elevation.	2.4.14	-
3.6.7	Walls & Masonry	North Transept North Elevation	Regularly clear debris from drainage channel.	2.4.16	-

Item	Location	Element	Recommendation	Findings Item	Cost (£)
3.6.8	Walls & Masonry	North Transept East Elevation	Clear moss from drainage channel.	2.4.17	-
3.6.9	Walls & Masonry	Chancel North Elevation	Clear debris from drainage channel at base of elevation.	2.4.21	-
3.6.10	Windows & Glazing	Window W01	Clean the glass.	2.5.2	-
3.6.11	Windows & Glazing	Window W20	Clean the glass.	2.5.26	-
3.6.12	Windows & Glazing	Window W21	Clean the glass.	2.5.28	-
3.6.13	Windows & Glazing	Window W22	Clean the glass.	2.5.30	-
3.6.14	Windows & Glazing	Window W23	Clean the glass.	2.5.33	-
3.6.15	Windows & Glazing	Window W24	Clean the glass.	2.5.35	-
3.6.16	Windows & Glazing	Window W25	Clean the glass.	2.5.37	-
3.6.17	Windows & Glazing	Window W26	Clean the glass.	2.5.39	-
3.6.18	Windows & Glazing	Window W30	Clean the glass internally.	2.5.47	-
3.6.19	Windows & Glazing	Window W31	Clean the glass internally.	2.5.51	-
3.6.20	Nave	Walls	Clean dirt from cill level shelf on the west wall.	2.17.2	-
3.6.21	Cedar Centre	Roof Coverings	Regularly clear debris from hidden roof.	2.22.1	-
3.6.22	Outbuilding	Roof Coverings	Remove ivy.	2.24.1	-

APPENDIX A
Drawings and Photograph Sheets 2407/01-06

APPENDIX B
A Practical Path to “Net Carbon Zero” for our Churches