Annex E

INSPECTION OF CHURCHES MEASURE 1955

HOLY TRINITY PARISH CHURCH, MILFORD

THE DIOCESE OF DERBY

QUINQUENNIAL INSPECTION 28 MARCH 2017

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1 General Notes

1.1 This is the fourth formal report upon the Church prepared by Richard I Smith RIBA, AABC and Nichola L Robinson, RIBA of Smith and Roper. Copies of the previous reports prepared in 1967, 1979, 1992, 2000, 2006 and 2011 are on file and have been referred to in the preparation of this report.

1.2 The church building comprises a nave with north aisle. To the east of the nave is the chancel with vestry area to the north. To the north of the north aisle, at its eastern end, is the old vestry extending eastwards from which are a kitchen, toilets and the church room. The church is entered through the south porch located towards the western end of the nave. Abutting the south west corner of the nave is a small bell tower.

1.3 The church is constructed in Derbyshire sandstone with snecked walling to the earlier nave, chancel, north aisle, porch and tower, and coursed pitched face walling to the later church room. Dressed sandstone is used for plinths, door and window surrounds, eaves courses and copings. The roofs to the nave, chancel, south porch and church room are covered with clay plain tiles. The north aisle, vestries, kitchen and toilets are Welsh slate covered, with mineral finish felt to the kitchen corridor.

1.4 The church is located with the altar at the south east end of the building. For the purpose of this report we have assumed the church to lie on an east-west axis with the altar to the east.

1.5 The church is listed Grade II and located within a Conservation Area. The roadside boundary wall and the walls, steps and posts to Church Steps are separately listed Grade II. Copies of the entries within the National Heritage list are attached to this report.

1.6 There is no on site car parking. Unrestricted roadside parking is available along the southern frontage of the churchyard.

1.7 Weather conditions at the time of inspection were dull and overcast.

2 Summary of Work Carried Out Since the Last Inspection

2.1 In addition to routine maintenance items the following recent works were noted:-

- Repairs to north aisle rainwater pipes.
- Touching up of north aisle decorations.
- Plaster repairs within corridor to old vestry.
- Inspection and test of electrical installation and implementation of recommendations.

3 Appraisal of General Condition

3.1 We consider the overall condition of the church to be fair however there are a number of items which are now in need of urgent attention. In this report details are given of work which, in our opinion, should be carried out and details of further investigations which we consider should be made.

3.2 It should be borne in mind that some repairs, most notably the stabilisation measures and re-pointing of the bell turret, might attract grant aid from the local planning authority, Heritage Lottery Fund Repair Grants for Places of Worship in England, the National Churches Trust, Derbyshire Churches and Chapels Preservation Trust, The Landfill Communities Fund and other grant aid sources. Some work, such as clearance and maintenance of external areas, may be appropriate to government aided work schemes.

4 Scope of Report and Areas not Surveyed

4.1 We have not inspected the woodwork or other parts of the structure which are covered up, inaccessible or unexposed and cannot, therefore, report that they are free of defect.

4.2 We have not carried out any investigations to establish whether High Alumina Cement was used in the construction of the building and we are therefore unable to report that the building is free from risk in this respect.

4.3 The Schedules contained in this report are not a specification for the work and should not be used as such. Items of simple routine repair or maintenance are included in the schedules without further reference in the report.

4.4 We have no data regarding the presence of radon gas on the site and cannot therefore comment upon the associated health risks.

4.5 Please note that extreme care needs to be taken when stripping old paint, which most probably will contain lead, and in particular in areas to which pregnant women and children have access. Guidelines for the removal of lead paint are given in the leaflet "Old Lead Painted Surfaces – a guide on repainting and removal for DIY and professional painters and decorators" published by The British Coatings Federation, telephone 01372 365989. We strongly advise that these guidelines be followed whether the operation is carried out on a professional basis or a DIY basis.

4.6 Where, in the course of the inspection, materials which may contain asbestos have been encountered, these have been identified within the report. This does not however constitute a specialist asbestos survey or release the PCC from their responsibilities under the Management of Asbestos legislation.

5 External

5.1 Roof Coverings

5.1.1 The nave roof is steeply pitched with Staffordshire clay plain tiles, half round clayware ridge and coped gables. The abutments with the bell tower are provided with lead soakers and cover flashings, whilst abutments with the coped gables have lead soakers dressed up beneath the projecting copings.

5.1.2 The north slope of the nave roof contains numerous previously noted replacement tiles including a run of ridge tiles which appear to be showing signs of delamination. The gable abutments are provided with lead soakers, which are dressed beneath the copings but not pointed. Moss and lichen growth is developing extensively to this roof slope.

5.1.3 The north aisle has a Welsh slate covered lean-to roof with lead flashing at its head. The roof contains numerous lead tingle repairs, several of which require resetting. There is ongoing slippage to the slates to this roof with upwards of six currently in need of resetting and clipping. The extent of the slippage is likely to indicate failure of ferrous fixings and we recommend that the roof should be subject to an early inspection by a conservation roofer and, should slippage be the result of nail failure, then we recommend that the roof covering should be renewed within the next 24 months. It may found possible to nurse the roof coverings along, in this case we would recommend that Jenny Twin wire clips should be used in preference to lead tingles.

5.1.4 The lead apron flashing at the head of the north aisle roof is previously noted to appear to contain numerous holes. Temporary repairs, possibly using Flashband or similar material are recommended, however, the need for the eventual replacement of the flashing should be borne in mind. Sections of the north aisle western verge pointing have been lost and require replacing.

5.1.5 The north aisle roof extends northwards and eastwards to cover the old and new vestries, kitchen and toilets. The slating to the old vestry does not course with that to the adjoining kitchen and there is evidence of centre nailed repairs where the slating links with the main north aisle. The slating in this area is untidy with one missing slate and numerous slates which have slipped out of position. There is extensive leaf debris to the area of roof above the old vestry and kitchen. The eaves slates to the old vestry are extensively chipped, possibly the result of damage caused by the overhanging horse chestnut tree.

5.1.6 The roof above the kitchen contains a roof light with Georgian wired glazing. To the west of the rooflight there are undulations within the roof slope and below the rooflight there are a number of split slates. The area of roof to the east of the rooflight contains numerous slipped slates together with a number of split and badly chipped slates. This section of the northern roof slopes, together with the kitchen corridor roof sit beneath overhanging trees. We recommend that the mature horse chestnut should have its lower, overhanging branches removed and that the self-set horse chestnut saplings growing above the retaining wall should be felled.

5.1.7 The section of the roof slope above the clergy vestry and adjoining corridor area is in better order but would benefit from an early overhaul, replacing a number of missing slate slips, badly chipped slates and resetting one dislodged slate. The roof is provided with a lead apron flashing at its head, and lead soakers and cover flashing at the abutment with the nave east gable. The lead flashings are in extremely long lengths and consequently are prone to splitting. Three splits are evident within the western flashing; these ideally require providing with secondary cover flashings.

5.1.8 The roof to the kitchen corridor is shallow pitched with a mineral finish built up felt covering. The roof has a felted upstand at its western end and the eastern abutment is provided with lead cover flashings. There is extensive leaf debris and moss growth to the roof and early clearance is recommended. The boarding beneath the south west corner of the roof is spongy and internally there is evidence of leaks in this location. In view of the condition of this and the adjoining roofs above the old vestry, kitchen and toilets, we recommend that these roof areas should be subject to recovering including associated timber repairs within the next 12 months.

5.1.9 It was not possible to view the short south facing slate covered roof slope over the toilets lobby area due to the presence of brambles and we cannot therefore report that the roof is free from defect. At the last inspection, it was noted that the roof slope contained two missing slates together with a number of broken eaves slates which were in need of early replacement. The roof is provided with lead soakers and cover flashings, attention is required to the pointing to the eastern flashing where sections are missing.

5.1.10 The chancel roof is steeply pitched with Staffordshire clay plain tiles and half round clayware ridge. The tiles are dressed beneath a projecting raking stone course to the nave east gable, and are provided with lead soakers and flaunched beneath the east gable copings. The north slope of the chancel roof contains a number of chipped tiles together with four non-matching red clayware replacements. There is previously noted slight shaling to several of the half round ridge tiles together with a slight loss of ridge pointing.

5.1.11 The roof to the church room has a covering of hand made Staffordshire clay plain tiles with roll top clayware ridge and coped gables. Abutments are provided with lead soakers and cover flashings. Attention is required to the ridge pointing to both the main and porch roofs. The north slope of the roof contains a number of missing tiles, there is extensive moss and lichen growth, and ferns are growing from the roof adjacent to the eastern abutment. An urgent service including replacement of missing and slipped tiles, removal of fern growth and spray treatment against moss and lichen growth is recommended. An ivy enveloped tree overhangs the north slope of the church room and ivy is encroaching onto the eastern section of roof from the adjoining property. We recommend that the ivy growth from the adjoining property should be severely pruned at that the ivy enveloped tree should be removed.

5.1.12 The southern roof slope of the church room contains one slipped tile at the ridge together with a few chipped tiles. An area of uneven tiling above the eastern window would benefit from resetting. A broken eaves tile to the east slope of the porch requires early replacement. Central to the roof is the lead clad base of what appears to be a former ventilator, which is now lead capped. We recommend that the condition of the leadwork should be checked when a roofer is next on site.

5.1.13 The south slope of the chancel roof has previously been re-tiled and remains in good order. The half round ridge tiles have been subject to recent patch pointing. East and west abutments are provided with lead soakers which are dressed beneath the western raking string course and east gable copings without mortar pointing. The tops of the eastern soakers appear originally to have been provided with a mortar fillet however this appears now to have been lost resulting in the loss of alignment of the soakers. We recommend that these should be checked and redressed accordingly when a roofer is next on site.

5.1.14 The south slope of the nave roof appears to have been previously re-tiled and remains in generally good order. Several non-matching replacement tiles are noted to the rear of the bell tower and above window 2 from the east. There is slight loss of ridge pointing evident and sections of the pointing to the eastern abutment are working loose. A general check and making good is recommended. There is extensive weed growth from the abutment with the tower and western gable, urgent clearance is recommended together with a general check and making good of the pointing to flashings.

5.1.15 The south porch has a steeply pitched roof with Staffordshire clay plain tiles and half round clayware ridge. Abutments are provided with lead soakers dressed up beneath the projecting raking stone at the abutment with the nave and beneath the southern parapet copings. The tops of the southern soakers appear to have been secured into position by a mortar fillet at the head of the soakers, attention is required to the fillet at the foot of the eastern soakers. There is a lead valley at the abutment of the west slope with the tower and a short lead lined back gutter at the north the east corner of the east slope.

5.2 Rainwater Goods and Disposal

5.2.1 The lean-to roof to the kitchen and old vestry drains to a half round pvc-u gutter, supported in part by rise and fall brackets and part by fascia brackets. One of the rise and fall brackets is dislodged and no longer supports the gutter. The gutter contains leaves and is in need of early clearance. The gutter drains to a circular section pvc-u downpipe at its western end. The downpipe discharges directly into the end of a drain. There is evidence of water staining as a result of spillage from the gutter which was reported in the previous inspection and if not already undertaken we recommend that remedial measures be put in place to resolve the spillage.

5.2.2 The nave northern roof discharges directly over the north aisle roof. The north aisle roof drains to a half round cast iron gutter on rise and fall brackets which was installed prior to the last inspection and is now in urgent need of redecoration. A number of brackets particularly between the two outlets are failing and there are significant undulations within the gutter itself which has in turn has led to the failure of a gutter joint and water spillage down the wall. There is evidence of further water spillage from the gutter at its western end and we recommend that early clearance, realignment, resealing and redecoration of the gutter be undertaken as a priority.

5.2.3 The north aisle gutter discharges into two cast iron hopper heads. The previously reported cast iron downpipe from the eastern hopper has been renewed in pvc-u since the last inspection. The upper section of western downpipe has been renewed in pvc-u, however the lower swan neck which is cast iron is fractured. The misalignment between the upper and lower sections of the cast iron pipe has been provided with a mortar fillet since the last inspection. It is recommended that the outlet be cleared and that the lower fractured section of downpipe be renewed. The remaining cast iron sections are recommended for redecoration. Both rainwater pipes discharge direct to drains however that to the western pipe appears to be formed with two channel sections, the upper half is missing and the lower half has been provided with a pvc-u sleeve. Early clearance is recommended.

5.2.4 The west slope of the south porch roof drains to a half round cast iron gutter on rise and fall brackets with circular section pvc-u downpipe at its southern end. There is vegetation growth within the gutter which is recommended for early clearance. The gutter appears to have a slight backfall and some realignment and adjustment is recommended. The foot of the downpipe is encased in concrete.

5.2.5 The eastern slope of the porch roof also drains to a half round cast iron gutter on rise and fall brackets with circular section cast iron downpipe at its southern end. The downpipe appears to discharge directly into a drain. A repair has been undertaken to a section of gutter since the last inspection. Both the upper and central collar sections of the downpipe are fractured and early repairs are required.

5.2.6 The south slope of the nave roof drains to a half round cast iron gutter on rise and fall brackets which discharges into the hopper heads of two circular section cast iron rainwater pipes, in turn discharging over gully gratings. The gutter is heavily pitted and its redecoration together with the redecoration of the hopper head is recommended within the next 12 months.

5.2.7 The south slope of the chancel roof drains to a half round cast iron gutter on rise and fall brackets which drains to a hopper head at its eastern end with circular section pvc-u downpipe discharging over a gully grating. The gutter together with the hopper head would benefit from redecoration in order to extend its life.

5.2.8 The north slope of the chancel roof also drains to a half round cast iron gutter on rise and fall brackets draining to a hopper head at its eastern end with circular section pvc-u downpipe discharging over a gully which is in need of early clearance. The gutter is noted to stop short of the wall at its western end and consideration could be given to its extension in order to reduce the amount of lichen growth to the east wall of the nave. The gutter and hopper head are now appropriate for redecoration.

5.2.9 The roof to the toilets lobby has a half round cast iron gutter on fascia brackets with circular section cast iron downpipe at its western end which discharges over a gully. Early clearance of debris and bramble growth from the area around the gully is recommended together with early clearance of vegetation growth from within the gutter.

5.2.10 The main run of southern gutter to the church room is moulded aluminium with a short section downpipe at its eastern end discharging over the west slope of the porch roof. The gutter sits on a projecting stone eaves course. The short eastern section of the roof retains its original moulded cast iron gutter which is dislodged and its short section of downpipe is perforated. Early attention is required to the fixing of the gutter and renewal of the downpipe together with clearance of vegetation growth and redecoration.

5.2.11 The porch to the parish room has moulded cast iron eaves gutters to its east and west slopes, sitting on projecting eaves stones. Both gutters are provided with circular section cast iron downpipes at their northern ends, discharging over grated gullies. Some wire brushing and redecoration of the swan neck to the western downpipe is recommended in order to extend its useful life. Early clearance of the eastern gutter together with the renewal of three fractured collars to the downpipe is recommended. The eastern grated gully is in need of early clearance.

5.2.12 The north slope of the church room drains to a moulded cast iron gutter which contains extensive weed growth and is in need of early redecoration. The gutter has a single 3" diameter rainwater pipe which is heavily rusted and contains two fractured collars. The rainwater pipe discharges over a gully which was in need of early clearance at the time of inspection. Early remedial measures are required to the rainwater goods in this area.

5.2.13 The roof to the kitchen corridor drains to a half round pvc-u gutter mounted on a timber fascia with circular section downpipe at its eastern end which runs diagonally to the parish room northern gully. The gutter and gully are both in need of early clearance of leaves. It is noted that the gutter is missing its western stop end and this should be provided as a priority.

5.3 Below Ground Drainage

5.3.1 Some of the rainwater pipes discharge over gully gratings and it is possible that there is a perimeter surface water drain with a connection to the sewer from the manhole within the path opposite the south east corner of the chancel. There is a build up of leaves within a number of the gullies and their clearance and is recommended as a priority.

5.3.2 The channel which runs along the north elevation of the north aisle was cleared prior to the last inspection, it is important to note that it should now be maintained free from weed growth, debris and any stored items.

5.3.3 It is understood that to the north of the kitchen corridor and church room there are two manholes, one receiving the drainage from the toilets whilst that to the east receives a vertical clay drain which runs down the face of the retaining wall. At the 2006 inspection, the collar at the head of the vertical drain was noted to be fractured, however at the time of the current inspection and the last inspection the collar was obscured by ivy growth and therefore could not be inspected. The manhole cover was heavily covered with leave at the time of inspection and therefore cannot be confirmed as being free from defect. The cover was noted to be rusting at the last inspection due to prolonged covering with leaves.

5.3.4 It has been noted in a number subsequent reports that water cascades from the roof of the former toilet block which is built into the retaining wall. This appeared to be associated with the drain which drops down the face of the retaining wall. A temporary length of pvcu gutter was provided to the toilet roof prior to the last inspection and this discharges to a water butt which at the time of inspection was full. It is understood that water spillage from the higher ground remains a problem and the area surrounding the foot of the surface water drain is particularly boggy. We recommend that urgent clearance and further investigations should be made.

5.3.5 In view of the number of unknown elements regarding the drainage on site, we suggest that a cctv survey should be commissioned in order that the drainage layout might be determined and any necessary remedial measures advised.

5.4 Parapets and Upstand Walls

5.4.1 The nave east and west, and chancel east gables are coped with decorative final crosses. Open joints are evident between gable copings and this has allowed slight slippage to the copings below the lower intermediate kneeler stones. A general check and making good of the pointing between copings is now recommended. The finial crosses to the nave and chancel gables are iron units pinned to the apex stones. There is deterioration to the western face of the cross to the nave west gable with one section missing and others becoming detached and likely to fall. Early repairs are recommended.

5.4.2 The south gable of the south porch is also coped and provided with a decorative cast iron final cross. The apex stone is previously noted to have fractured to either side of the cross with the southern section having been lost. A check and making good of the pointing between and beneath the copings, with particular reference to the open joints beneath the apex stone is recommended. The apex stone has also previously been noted as being slightly out of alignment .

5.4.3 The east and west gables of the church room and the south gable of its porch are all provided with stone copings. Open joints between the copings will be directing rainwater into the walls beneath and we recommend that these should be raked out and repointed as a priority.

5.4.4 There is a corbelled chimney stack central to the church room west gable. The stack has a single terminal, that to the boiler flue which is provided with an asbestos cowl. A second flue appears to have been capped. We recommend that consideration be given to the introduction of ventilation to the disused flue at both high and low levels. There is a slight loss of pointing at low level to the south eastern corner of the chimney stack and we recommend that this should be made good in conjunction with the repointing of the gable copings.

5.5 Walls

5.5.1 The walls to the chancel, nave, tower and north aisle are constructed in snecked Derbyshire sandstone rubble with ashlar dressings.

5.5.2 The chancel north wall contains open and deeply recessed joints beneath window cill level for much of its length and within the eastern buttress. The upper section of the wall has previously been patch pointed using a ribbon pointing technique which should be discouraged for future work as it has a tendency to direct moisture into the stonework as opposed to aiding evaporation. Repointing of the remaining section of the wall using a brush battered or bag rubbed lime mortar is recommended within the quinquennium. Bramble growth within the area at the foot of the wall is recommended for early removal.

5.5.3 The chancel east wall remains in better condition however open joints are developing between the windows, adjacent to the southern kneeler and within the buttresses and plinth. Patch pointing of open joints is recommended within the quinquennium.

5.5.4 The chancel south wall also remains in better order. Hairline cracking is evident extending up from the apex of the doorway. Open joints within the plinth and eastern buttress are recommended for repointing within the quinquennium. Nave and chancel walls contain a slate dpc at low level.

5.5.5 The pointing to the nave east gable remains generally satisfactory. There has been a slight loss of pointing adjoining a small heavily weathered stone above the south slope of the chancel roof abutment.

5.5.6 The south walls of the chancel and nave contain low level ventilation openings which are provided with cut clayware air bricks which have been painted black. The need to maintain the air bricks clear of obstruction should be noted.

5.5.7 The south wall of the nave and the walls to the adjoining porch have previously been re-pointed using a struck pointing technique. Isolated open joints continue to develop, principally within buttresses and a general check and patch pointing is recommended within the quinquennium. The slight movement evident to the porch south western kneeler and the gable copings above has previously been noted and does not appear to have deteriorated since last inspection.

5.5.8 The bell tower is square on plan with diagonal buttresses and is set at 45 degrees to the south west corner of the nave. The tower reduces as it rises to the bell chamber which is capped by an octagonal stone spire. There is previously noted fracturing evident at the foot of the south eastern facet of the spire and there has been significant outward movement of the eastern buttress at belfry level, this has previously been re-pointed, with relatively minor further movement having occurred since. There is also evidence of movement to the southern buttress at and beneath the belfry string course level. If not previously carried out we recommend a high-level inspection of the bell tower in order to establish whether it remains safe for the ringing of the bell and to determine the extent of repair required. The upper stages of the bell tower contain areas of deeply recessed and open joints and we recommend that these should be re-pointed within the next two years in conjunction with any structural stabilisation measures required.

5.5.9 The pointing to the nave west gable remains generally satisfactory with just an area of open joints adjoining the tower and the northern buttress requiring patch pointing. There is previously noted hairline cracking beneath the west window and adjoining the northern kneeler. The wall contains two low level metal air grates, which are now appropriate for redecoration. The need for periodic clearance of grass from the grates should be noted.

5.5.10 The west wall of the north aisle has isolated open joints to plinth level together with failure of the mortar flaunch to the verge and some remedial measures are recommended. We recommend that the large laurel should be pruned regularly to ensure that it is clear of the wall.

5.5.11 The channel at the foot of the north wall continues to build up with vegetation and rubbish and is again in need of early clearance. The wall contains a dilapidated metal air grate which is recommended for early replacement in order to prevent rodent entry. There is a slate damp proof course to the wall at low level and it is recommended that the adjoining ground be reduced and maintained at or below this level. Minor open and deeply recessed joints are noted to the western buttress, below plinth level to bay 1 from the west and bay 4 from the west, with some isolated open joints throughout the wall. An element of patch pointing together with the removal of moss growth to the foot of the walls is recommended within the quinquennium. Minor open joints are also evident to the stone eaves course.

5.5.12 The old vestry, kitchen and kitchen corridor extension, are constructed in a mixture of natural sandstone and artificial stone and whilst lichen growth is evident to the north west corner, the stonework remains in a generally satisfactory condition. It should however be noted that some damage is apparent to the fascia board and ideally this should be redecorated to extend its useful life.

5.5.13 The church room is of later construction than the church and has pitched face coursed Derbyshire sandstone walling with ashlar dressings. The west gable wall of the church room contains open and deeply recessed joints and extensive patch pointing is now recommended particularly around the key stones to the parapet copings.

5.5.14 There is erosion to the stonework of the church room north and east walls, resulting from the very damp conditions and the re-pointing of these areas is now also recommended. Former fixing holes to mesh security guards to the north window should also be repointed as part of the repointing measure. The exhaust and associated cover to the fireplace within the church rooms exit through the north wall. These are heavily rusted and failing and their urgent replacement together with the clearance of debris is recommended.

5.5.15 Clearance of the leaf mulch and debris from the foot of the church room north and east walls is required as a priority. Ivy growth is encroaching from the adjoining property onto the top of the east gable wall and we recommend that this should be cut back and removed at a priority.

5.5.16 Minor open and deeply recessed joints are evident to the south wall of the church room particularly at plinth level and within the eaves course. Some minor patch pointing could be considered within the quinquennium. The church room southern porch is of similar construction and contemporary with the church room. Open joints are noted within plinth stones, around the tops of buttresses and toward ground level and an element of patch pointing is now deemed appropriate. Erosion is noted to the lower stones associated with the hood moulding to the southern entrance door although no action is recommended at this stage.

5.6 Doors

5.6.1 The south porch has a pair of stained, framed and vertically boarded doors with decorative ferramenta and studs, set within a pointed arch opening. The two steep stone steps at the threshold are provided with wrought metal handrails which are now appropriate for redecoration, together with the patch pointing of open joints within the steps. The doors remain in good order their redecoration together with the redecoration of the ferramenta both internally and externally is recommended towards the end of the quinquennium.

5.6.2 At the west end of the kitchen corridor is a ply faced flush door with softwood frame. There is evidence of significant damp at the foot of the door both internally and externally, this is likely to be as a result of leaf build up externally and we recommend early clearance. The door would benefit from decoration both internally and externally. The door which is kept locked and bolted opens out over the access to the former boiler house which at the time of inspection was obscured by the build-up of leaves and its safety could not be checked. The door should be clearly identified as being NOT an exit route.

5.6.3 The priest's door within the south wall of the chancel is framed and vertically boarded stained softwood with decorative ferramenta and studs within a pointed arch opening. There is evidence of failure to the timber threshold and minor repairs may be necessary to the foot of the door. The door and its associated ferramenta would benefit from redecoration within the quinquennium. The door is panelled over internally and not available for use as a result of the extension to the sanctuary floor. A flight of four stone steps leads up to the door, the lower step has settled away from those above.

5.6.4 The door to the church room porch is a framed and vertically boarded stained softwood door set within a Welsh arch opening. There is previously noted rot within the foot of the door and the bottoms of the boards are now loose. Joinery repairs together with decoration both internally and externally including metalwork is now appropriate.

5.7 Windows

5.7.1 The chancel east window is triple lancet containing stained glass with a dedication plaque, 1928. Some distortion is noted to the central light. Internal saddle bars are beginning to rust and are recommended for redecoration. The window has external galvanised wire mesh guards which remain in good order.

5.7.2 The sanctuary north wall contains a single light window with diamond pane leaded light glazing containing embossed patterned quarries and coloured glass border. The glazing is generally firm but contains numerous cracked and broken panes together with a number of replacements. The condensation channel at the foot of the glazing has been filled. Internal saddle bars are heavily rusted and these are recommended for redecoration. Daylight is evident between lead cames particularly around the lower decorated replacement quarry. The window has a poorly tailored galvanised mesh external guard which is buckled, presumably the result of an attempt to break in. We recommend that the guard should be re-secured.

5.7.3 Within the south wall of the sanctuary there is a single light window with leaded light glazing matching that within the north wall. The glazing contains slight distortion, numerous cracked and broken panes together with two panes which have been replaced in plain glass. Internal saddle bars are rusting and would benefit from redecoration. The window has an external black finished wire mesh guard. Some raking out and repointing to dressed external jambs and headstones could be considered appropriate.

5.7.4 Within the south wall of the former choir, there is double lancet window with glazing matching the sanctuary windows. The glazing within the eastern light contains previously noted significant distortions and six badly cracked panes. The glazing within the western light has been rebuilt at some stage and incorporates numerous plain quarries. The internal saddle bars to both windows are rusting and in need of redecoration. The condensation channel to the eastern light has been filled in at some stage. The window has a black finish external wire mesh guard.

5.7.5 The south wall of the nave contains four lancet windows with diamond pane hammered glass leaded light glazing without saddle bars. The glazing to all four windows contains significant distortion although remaining generally sound. It may be possible to flatten the leaded lights by laying them on a bench prior to re-fixing incorporating saddle bars. Window 3 from the east incorporates a low level metal framed inward opening casement which remains operable. The frame is heavily rusted externally and attention is required to both the putty filler and the mortar filler externally. All four windows are provided with black finished wire mesh guards.

5.7.6 The nave west window has five lights with two panels of plate tracery. The window incorporates stained glass and is a memorial to the Great War. There are two previously noted cracked panes at the foot of the northern light. A large significant broken pane is noted within the central light and this is recommended for repair. The glazing otherwise remains firm. The window is provided with an external galvanised mesh guard.

5.7.7 The west wall of the north aisle contains a single lancet window with stained glass depicting St George, also a memorial to the 1914-18 Great War. The glazing contains one previously noted pellet hole but otherwise remains firm. The window has an external galvanised wire mesh guard which is now rusting and its eventual replacement should be borne inn mind.

5.7.8 The north wall of the north aisle contains five single lancet windows. Window 1 from the west contains stained glass, a further memorial to the Great War. There are two previously noted broken panes but the glazing otherwise remains sound. Window 2 has stained glass by H & B of Nottingham, the latest dedication date being 1935. Window 3 contains a single pane of hammered glass which is cracked and vibrates, replacement of the glazing within the quinquennium should be borne in mind. All three windows are provided with external galvanised wire mesh guards which remain in good order.

5.7.9 North aisle window 4 from the west has stained glass designed by Patrick Reyntiens, dedicated in 1984, and incorporating external stainless steel saddle bars. The window is provided with an external polycarbonate guard which is heavily greening and ideally should be removed and cleaned. Window 5 is now to the former vestry area and is provided with a single pane of hammered glass, the glazing having been removed from the arched head in order to provide ventilation to the former vestry.

5.7.10 Within the west wall of the former vestry, there is a single light window with hardwood frame and top hung top light incorporating clear polycarbonate glazing. There is onset rot evident to the beading, externally the window would benefit from redecoration. The window has an external galvanised wire mesh guard which is loose of its fixings to the foot of the guard and is in need of re-securing. The window is curtained internally.

5.7.11 The lobby between the church and the church room contains a single light window with rectangular pane leaded light glazing within its southern wall. One loosely fitting replacement pane was noted. Internal saddle bars would benefit from redecoration within the quinquennium. The window has no external protection.

5.7.12 The church room contains two 3-light mullioned windows within its south wall with a further 3-light mullion window within the north wall. The centre lights of the northern and south eastern windows incorporate metal framed casements which are seized shut with the handle to the northern window being broken. Glazing within all three windows is rectangular pane leaded lights incorporating internal saddle bars. There is evidence of damp to the dressed stonework surrounding the northern window and should efflorescence occur, this is recommended for brushing back regularly in order to prevent deterioration of the stonework. A panel at the foot of the eastern light, south east window appears to have been renewed at some stage and daylight is visible at the head of the panel; sealing may be required in order to prevent water ingress. One cracked pane was noted within the western light of the south west window. All three windows are provided with black finished wire mesh external guards. The metal opening casements to the south east window and north window are now appropriate for redecoration. All three windows are provided with internal curtains.

5.7.13 Within the east wall of the church room is a large triple light window incorporating rectangular pane leaded light glazing. The centre light has a high-level metal framed pivot ventilator. The ventilator is beginning to rust externally and consideration could be given to its redecoration. Two cracked panes were noted within the southern light. All three lights are provided with internal saddle bars and external black wire mesh guards. The window is showing evidence of damp internally at high level to the southern jamb, this corresponds with erosion of external stonework. Consideration could be given to the provision of a series of render repairs to the stones with the future provision of stone indents being borne in mind.

5.7.14 The porch to the church room has single light windows within its east and west walls incorporating rectangular pane leaded light glazing and with no internal saddle bars. The windows are provided with external black wire mesh guards.

6 Internal

6.1 Tower

6.1.1 The upper level of the tower is a small bell chamber housing a single bell. The bell chamber was not inspected, due the questionable safety of the internal access and we cannot report that the area is free from defect. We would welcome the opportunity to view the bell chamber when safe external access is available in view of the structural defects evident.

6.1.2 The interior of the spire contains a significant open pocket above the northern belfry wall and there are significant open joints to the wall to the south of the bell. The bell his hung from a metal bell frame which is heavily rusted an early full external inspection is recommended. The bell chamber floor is composed of stone slabs with a small rectangular access trap which appears to be covered by a steel plate sat on an earlier iron frame. The belfry floor slab contains fractures to the eastern side of the access trap, this appears to be the result of expansion through rusting of iron fixings. There is similar fracturing to the western side of the opening. Daylight is visible beneath the slab above the northern wall. The slab appears to have lifted through the rusting of an iron plate or packer beneath the slab at that location. Approximately 600mm beneath the stone slab is a central horizontal timber beam, adjacent to which is a rusting metal ladder bracket.

6.1.3 The lower stages of the tower accommodate a stone spiral stair leading to the landing area beneath the bell chamber. Access from the top of the spiral stair to the access trap is by way of a timber ladder with mixture of timber and metal rungs. The head of the ladder is not hung over the ladder bracket and, despite being chained to the bracket, is not particularly stable. The foot of the ladder is supported by a timber platform which contains rot and wood borer attack and has been overlaid with plywood. The platform is supported from the external wall by a metal bearer which is rusty and detached at one end, and with a timber riser which is fixed to the top of the stone stair with a ferrous bolt which has caused the stone to fracture. A metal handrail is provided to the balustrade and this too is heavily rusted. We recommend that the maintenance access to the bell should be reviewed, with particular regard to its safety.