

- 6.1.4 The bell rope passes through the stone floor of the bell chamber before being taken over a wooden roller and down within a timber rope guide, set into the east wall of the turret. The timber guide contains previously noted wood borer attack and, if not previously carried out, treatment is recommended.
- 6.1.5 The tower walls are coursed tooled sandstone. At the head of the stair, there is a built-up doorway. Approximately 1.5m above the ladder platform is a previously noted open pocket around which open joints and recessed pointing are developing. The supply pipe to a redundant gas light fitting is chased into a horizontal joint. We recommend that the open pocket should be built up and defective pointing made good. There is previously noted water streaking to the face of the wall above the built-up doorway, this being beneath the section of floor slab where daylight is evident, early repointing is recommended. The tread to the upper step is a metal plate which is rusting.
- 6.1.6 There is some erosion evident to the internal stonework of the tower and open and deeply recessed joints continue to develop. We recommend that internal re-pointing should be considered in conjunction with the external works recommended. There are glazed slot windows to the spiral stair, the obscure glazing to the uppermost window contains fractures and a small hole, the glazing to the window at the head of the stair contains a crack but is otherwise satisfactory. The glazing to the lowest window has been temporarily replaced with slate, attention is required to the external pointing. At the foot of the stair is a cupboard containing the electricity meter and distribution boards.

6.2 Roof Structures and Ceilings

- 6.2.1 The south porch has a dark stained boarded roof with exposed ridge beam, rafters and ashlar posts. There is previously noted staining and slight damage to the boarding within the north east corner indicating the need to maintain the small back gutter at the abutment with the buttress clear of debris.
- 6.2.2 The nave has a five-bay boarded roof with four arch braced raised tie trusses and intermediate scissor trusses. The dark stained boarded roof has exposed purlins and ridge beam, rafters and ashlar posts. The roof remains in good order.
- 6.2.3 The north aisle has a boarded lean-to roof with exposed rafters, and principal rafters which are sited central to the arcade columns. The roof timbers are dark stained. White staining at board joints, indicative of previous roof leaks, is now evident for the majority of the length of the roof and, in particular, to the section adjoining the old vestry.
- 6.2.4 The chancel has a four-bay boarded roof with three arch braced scissor trusses, braced purlins and ridge beam, rafters and ashlar posts. The roof boarding is painted white, all other timbers are dark stained.
- 6.2.5 The lean-to roof over the former vestry, now a store, has a plastered ceiling to the underside of the rafters, the void between the ceiling and bitumen based underslating felt is filled with glass wool insulation. A section of ceiling towards the western end of the room has collapsed following roof leaks and there are undulations, efflorescence and staining elsewhere to the ceiling, early renewal of the slate coverings above is recommended together with the renewal of the ceiling.
- 6.2.6 The vestry and adjoining corridor sit beneath a boarded lean-to roof with exposed rafters and purlin, all stained and varnished. The construction continues down over the kitchen without any infilling above the partitions. Above the kitchen there is a rooflight with Georgian wired cast glazing which is cracked. There is staining and rot evident to the low level boarding above the western stud wall and to the east of the rooflight; this latter corresponding with the junction of the felt and slate roofs. Urgent renewal of the roof coverings above, including replacement of damaged roof boarding is recommended.

6.2.7 The kitchen corridor has a shallow pitched painted plaster ceiling. There is previously noted evidence of water ingress above the kitchen door and this has resulted in staining and mould growth.

6.2.8 Above the toilets and adjoining corridor area there is a double pitched roof with exposed purlins and rafters, the rafters being infilled with painted lath and plaster. The roof extends over the toilet compartments which are provided with flat plasterboard ceilings. An access hatch at the entrance to the toilets gives access to the void above, the original ceiling remaining in good order. The ceiling to the toilets was originally overlaid with glass wool insulation however this appears to have been partially lifted during the electrical rewiring and ideally requires relaying.

6.2.9 The church room has a three-bay roof with two softwood arch braced raised tie trusses supported from projecting corbels. The roof has exposed purlins, rafters and ashlar posts. The rafters are infilled with lath and plaster, previous repairs to the plaster are evident and an area at the eastern end of the north slope is currently awaiting repair. The damage is presumed to relate to roof leaks. The porch to the church room has exposed rafters with painted plaster infill which remains in satisfactory condition.

6.3 Internal Walls

6.3.1 The south porch is faced internally with tooled finish sandstone ashlar. Open and deeply recessed joints continue to develop and a general repointing is now recommended. Erosion is evident to the low level stonework and the provision of stone indents may be required at the southern end of the east wall. There are large metal boot scrapers to either side of the external door, rusting of their fixings has resulted in damage to the stonework. Two clusters of ladbirds were noted within the area.

6.3.2 Nave, north aisle and chancel walls are painted church finish render with exposed ashlar to the arcade, chancel and vestry arches. Stone window surrounds have been painted with the walls. There is previously noted discolouration to the stonework surround and streaking to the wall beneath the nave west window and also the north aisle west window. This appears to be the result of cold striking through the stone elements combined with condensation and possible water ingress through the leaded light glazing.

6.3.3 There is previously noted streaking from high level within the north west corner of the north aisle and between windows 3 and 4 from the west. This was understood to relate to previous gutter problems which have now been rectified. Touching up of the north wall paintwork appears to have been carried out since the last inspection however this has not been entirely successful as the streaking between windows 3 and 4 on the west together with the dark staining from the stone window surrounds of windows 4 and 5 from the west remain evident. At the time of inspection, it was noted that there was standing water to varying degrees on the painted stone cills to windows 1, 3 and 3 from the west, that to window 1 being the most severe. It is not clear whether the water was the result of condensation or water ingress and we recommend that the situation should be kept under review in order to determine if any remedial measures are necessary. The paint finish appears to have been removed from the outer stone quoins of window 3 from the west since the last inspection.

6.3.4 There is previously noted slight staining to the painted stone elements of the chancel east window together with failure of the paint finish to the stone plinth to the north wall of the sanctuary. The paint is flaking and consideration could be given to its removal by a combination of scraper and stiff bristle brush.

- 6.3.5 The south wall of the former vestry is pointed sandstone, formerly the external wall of the north aisle. Stored material restricts views of the foot of the wall which was previously noted to exhibit efflorescence. The remaining walls are painted plaster. There is water streaking beneath the west window and damp staining at high level to the western end of the north wall. There are heavily rusted plaster beads to north and south of the doorway and these have resulted in damage to the adjoining plaster finish. Galvanised plaster beads are generally unsuitable for use in conjunction with solid masonry walls and damp conditions. Repairs using lime plaster are recommended. There is previously noted hairline cracking towards the eastern end of the exposed section of masonry walling.
- 6.3.6 The circulation area is plastered with wainscoting to the partition walls enclosing the kitchen, and the wall at the north end of the corridor to the old vestry is vertically boarded to its full height. Plaster repairs have been carried out to the west wall of the corridor leading to the former vestry since the last inspection and redecoration could not be considered. The east, south and west walls of the vestry have painted church finish render walls. There is paint failure where electrical wiring has been removed and consideration could now be given to redecoration.
- 6.3.7 There is previously noted high level paint failure to the south wall of the corridor containing the toilets, this is presumed to relate to previous gutter failures and consideration could now be given to redecoration. The toilet walls are a combination of painted plaster and painted plasterboard and skim, there is low level paint and plaster failure, particularly to the east wall of the eastern toilet. Holes formed within the plasterboard associated with the recent rewiring require making good. There is extensive failure to the wall paper covering to the north wall of the compartments. Early redecoration is now recommended.
- 6.3.8 The kitchen has painted vertically boarded timber lining to its north wall, which shows previously noted staining as a result of water ingress and consequently should be kept under close review. The south and west walls are painted plasterboard, the east wall is painted plaster. The previously noted area of paint and plaster failure at the northern end of the east wall, associated with water ingress from above, remains. There is previously noted black spot mould growth at the foot of the west wall, this being indicative of condensation and we recommend that the walls should be periodically washed with a diluted bleach solution in order to deter the mould growth. The paint failure at the western end of the south wall associated with the boiling of kettles. A mechanical extract fan is provided within the area and we recommend that this should be in operation whenever the kitchen is in use.
- 6.3.9 The kitchen corridor walls are part painted plaster and part fair-faced stonework. There is previously noted staining together with paint and plaster failure to the head and jambs of the kitchen doorway, this being associated with water leaks from above. Low level open and deeply recessed joints within the southern stone wall are recommended for re-pointing with lime mortar.
- 6.3.10 The church room has painted plaster walls above dark stained and varnished wainscoting. There are fitted cupboards with dark stained panelled doors to the east and north walls. Paint and plaster failure together with rusting of galvanised plaster beads is evident adjoining the doorway to the kitchen corridor. The plaster used in this area may be gypsum based which is not suitable for use in an intermittently heated or inherently damp building, and we recommend that the defective plaster should be removed and renewed with a lime render following rectification of any external defects.
- 6.3.11 There is extensive paint failure and efflorescence to the western and central bays of the north wall of the church room and also at lower level at the eastern end of the eastern bay. Further efflorescence and paint failure is evident to the southern side of the east gable and eastern section of the south wall. The damage to the north and south walls is likely to be the result of spillage from blocked rainwater gutters whilst that to the east wall could be the result of water ingress through open joints between gable copings. Urgent external repairs are now required. In due course, internal plaster repairs are recommended to be carried out using a lime render decorated with a breathable paint such as Classidur Tradition.

6.3.12 The internal walls of the church room porch are unpainted stucco render. There is efflorescence at low level to both east and west walls and extending upwards to the north of the western window. The efflorescence is likely to be the result of rising damp and spillage from blocked rainwater goods. We recommend that the rainwater goods be cleared as a priority and that the efflorescence should be periodically removed by brushing with a bristle churn brush.

6.4 Floor Finishes

6.4.1 The south porch has a stone flag floor with shallow step to the inner opening. The floor is overlaid in part with coir matting. There is previously noted damp evident to the stone flags and this shows through the matting. We recommend that the mat should be lifted periodically in order to enable the floor beneath to dry out. There is previously noted erosion to the stone cill of the tower stair doorway. There is some settlement evident to the flagstone immediately adjacent to the opening leaf of the external door and consideration could be given to the lifting and re-bedding of the stone to eliminate any potential trip hazards.

6.4.2 There is a shallow step down from the inner porch doors to the nave. The nave and north aisle have solid construction aisles and cross aisles with carpet runners, pews are raised on boarded timber pew platforms. The centre aisle and the western end of the nave and north aisle are screeded whilst the eastern cross aisle and aisle adjoining the north wall of the north aisle retain their original diagonal chequerboard pattern black and red quarry tiles. There is previously noted fracturing within the screed finish, the cracks at the western end of the centre aisle having previously been raked out and infilled with a cement slurry. At the eastern end of the centre aisle the eastern cross aisle is provided with a loose deep pile mat which is turned up and onto the chancel step. We advise against the use of loose carpets as their edges can curl and pose a trip hazard, this being the case at the chancel step.

6.4.3 Pew platforms remain in generally good order. Damp staining is evident at the western end of the north aisle choir stalls. This is presumed to relate to recent water ingress however the damp and associated efflorescence is extensive with damp patches also evident at the eastern end of the stalls. Efflorescence is also evident extensively to the nave northern pew platform and to a lesser extent the southern pew platform and the screeded floor adjoining the western end of the southern platform. The efflorescence is likely to be the result of condensation and we recommend that it should be routinely removed and the area ventilated on a regular basis. Improvements to the sub floor ventilation are also recommended possibly by drilling the inner boards to the pew platforms.

6.4.4 A single stone step leads from the nave into the chancel. The central section of the step appears to have been faced with render and the northern stone shows previously noted signs of erosion. Eventual repairs will be required to eliminate the trip hazards. The floor to the former choir is geometric pattern ceramic tile incorporating small encaustic inserts.

6.4.5 At the communion rail there is a single carpeted timber step. The sanctuary floor has been extended westwards at the level of the lower sanctuary step, the extension being timber framed with a central carpeted area laid over felt and rubber backed underlays and with areas of hardwood strip flooring to north and south. There remains a single stone step at the altar with the upper area having geometric ceramic tile flooring with encaustic inserts.

6.4.6 The former vestry has a screeded floor which remains in satisfactory condition. The floor to the vestry corridor is boarded and incorporates iron heating grilles, a missing section within one grille posing a hazard to wearers of shoes with small heels. The grilles are partially overlaid with carpet. We suggest that consideration be given to interchanging the grilles to enable the damaged section to be located beneath an area of carpet. A timber step over heating pipework gives access to the former vestry doorway.

6.4.7 The flooring within the toilets and adjoining lobby area is woodblock, continuous with that of the church room. There is white staining to the wood blocks within the corridor area, in particular within the south east corner adjoining former heating pipes.

- 6.4.8 The kitchen floor is suspended timber with a paint finish, part overlaid with a woven plastic mat. The floor steps up and down over heating pipes at the kitchen doorway, the nosing of the step down into the kitchen is provided with a painted highlight. The floor to the kitchen corridor is screeded and contains a pipe with short vertical upstand adjacent to the south wall. The purpose of the plastic pipe is not clear but it could pose a trip hazard and, if not serving any specific purpose, we recommend that it should be cut off and capped flush with the floor. There is damp staining adjacent to the threshold to the external door.
- 6.4.9 The church room floor is herringbone pattern wood block in generally good order. There is however either efflorescence of or white condensation mould evident within the north east corner and we recommend that this should be periodically removed in order to monitor the situation. The church room floor is overlaid with a large carpet square which formed from three pieces taped together. The tape has lost adhesion and the sections are moving apart, fraying is also beginning to occur at the joints and edges of the carpet. We recommend that repairs are carried out.
- 6.4.10 The church room porch has a wood strip floor with recessed iron framed matwell incorporating a coir entrance mat. The floor remains in a satisfactory condition.

6.5 Doors, Screens and Partitions

- 6.5.1 The south porch inner doors are a pair of framed three panelled doors with the upper two panels glazed. There is no indication that the glazing is toughened and, if not already carried out, we recommend the provision of an applied safety film. There is evidence of wood borer infestation to the sapwood east side of the nave face of eastern door. This appears to be active and if not already carried out we recommend the application of a deep kill paste. There is a shallow stone step at the threshold of the doorway, this is provided with a metal nosing which is rusting and becoming loose, replacement is recommended.
- 6.5.2 At the foot of the tower stair, there is a framed and vertically boarded door with decorative ferramenta and studs set within a pointed arch opening. The door binds very slightly upon closing and the key appears to be seized within the door lock. The metalwork to the stair side of the doorway would benefit from redecoration.
- 6.5.3 Within the base of the tower stairs is a small vertically boarded ledged and braced door to the meter cupboard. This is provided with ventilation holes at the top and bottom unfortunately however the ones at the top are ineffective due to the height of the door in relation to the step it abuts. There is no pull handle provision to the door, which is likely to be as a result of how it opens against the stair wall.
- 6.5.4 At the east end of the north aisle, there is an oak panelled door and side screen with traceried upper panels and traceried infill to the pointed arch over. The lever handle and latch appear to require a new spring. There is white condensation mould evident to the screen. On the vestry side of the screen, the upper tracery is provided with a decorative oak backing panel, possibly a former reredos. Abutting the screen is the plywood and stud partition to the vestry, which contains a ply faced flush door again showing signs of white condensation mould which is particularly evident to the vestry side and at low level to the foot of the door. There is previously noted wood borer attack to the new timber which is screwed to the oak screen and preservative treatment is recommended if not already carried out.
- 6.5.5 The two arches between the chancel and vestry are infilled to approximately two thirds of their height with softwood frames and ply panelling, and obscure glazed top panels. There is evidence of condensation mould to the chancel side of the screen and we recommend that this should periodically be wiped with a diluted bleach solution.
- 6.5.6 The former vestry is provided with a framed and vertically boarded stained and varnished pine door. Condensation mould is evident to the leading edge of the door and this is recommended for removal and treatment with a weak bleach solution. The metalwork associated with the door would benefit from redecoration.

6.5.7 Between the toilets and vestry corridors there is a framed and vertically boarded pine door beneath a pointed arch opening. This door remains in good order.

6.5.8 The toilet cubicles, are provided with hollow core painted flush doors. Both doors stick and require some easing. Black spot condensation mould is evident to both toilet doors and this will require regular cleaning with a dilute bleach solution. There are similar doors between the church room and kitchen corridor and leading into the kitchen. The eastern lining to the kitchen door has failed through what appears to be wet rot and the door is now detached. Early remedial measures are recommended.

6.5.9 Matching doors lead from the church room to its entrance porch and the toilets' corridor. The internal handle of the door to the entrance porch is loose and requires re-securing. The door binds on the floor and some sanding of the wood block in this area could be considered. The metalwork associated with this door would benefit from redecoration.

6.6 Fixtures and Fittings

6.6.1 Within the sanctuary there is an oak framed altar table with fabric frontal. The altar table is sited clear of the carved oak reredos with open tracery to painted panels and gilded decoration. The reredos is flanked by oak panelling which extends to the full width of the east wall. Mouldings within the reredos and panelling are picked out in blue, red and gold. The reredos has a dedication plaque containing the date 1939.

6.6.2 Above the panelling to the north side of the east wall is the aumbry. Also within the sanctuary there is a decoratively carved oak bishop's chair and prie dieu, there is also an oak credence table. The communion rails are brass with decorative wrought iron supports picked out in blue, red and gold. Within the former choir are two oak presidential chairs with prie dieu.

6.6.3 A simple panelled oak pulpit is located in the south east corner of the nave; this appears not to be in use. The pulpit is four steps above nave level, the steps being provided with a brass and wrought iron handrail also decorated in red and gold. To the north of the centre aisle is an oak lectern, the decoratively carved flower stand is now located within the former choir.

6.6.4 Nave pews are pine framed with vertically boarded infill to panels. The choir stalls are now located within the eastern section of the north aisle and face south. The stalls are oak with vertically boarded backs and carved ends. The pews at the west end of the north aisle are currently used for storage.

6.6.5 The font is located just within, and to the east of the south entrance doors. It is an octagonal carved stone font set on a raised stone platform, and is provided with an elaborately carved oak cover designed to have a counter balance, but this is not installed.

6.6.6 At the western end of the nave are three oak tables together with oak and pine bookshelves. At the western end of the north aisle, is a pine frontals chest, also a low table and small chairs for use by children. One of the children's chairs at the west end of the north aisle has evidence of white condensation mould which requires cleaning with a dilute bleach solution.

6.7 Monuments, Plaques etc.

6.7.1 There are two memorials on the south wall of the nave, one in marble and one marble and slate. These are dated 1895 and 1893 respectively. A further marble memorial is located to the north of the chancel arch, this being dated 1892. Marble memorials are often held in position using iron cramps which over time can rust and fail. Regular inspection of the memorials to ensure that a gap does not open up between the back of the memorial and the supporting wall should be undertaken. On the south wall of the nave, opposite the font, there is a decorative timber plaque/icon dedicated to 'Our Lady'.