

- 7.3.8 The lower northern retaining wall steps back opposite the corner of the kitchen corridor. Missing copings and walling stones were noted in the previous report however the area is currently overgrown with ivy and therefore their replacement cannot be confirmed. We recommend that if not previously undertaken the missing stones be replaced, the ivy cut back and the self-set saplings growing from the head of the wall are removed and treated against regrowth. It has been previously noted that access is gained onto the church roofs from the corner of the wall and consideration could be given to provision of a 2m high spiked railing along the top of the wall, from the extent of the cellar access to a point approximately in line with the church room west gable. The ends of the railings should have spiked hoops to inhibit access to their external face.
- 7.3.9 Opposite the church room the lower northern retaining wall contains the former outside toilet block. The wall is extensively overgrown with ivy which requires cutting back as a priority. An isolated open pocket adjoining the vertical drain would benefit from making good. The door and frame to the western toilet opening are dilapidated and we recommended that consideration be given to the securing of the toilet doorways. The stonework to the toilets contains deeply recessed joints, which appear to be the result of water running down the face of the wall and these ideally require re-pointing.
- 7.3.10 The lower northern retaining wall abuts a higher battered dry laid coursed sandstone retaining wall which forms the eastern churchyard boundary. There are previously noted undulations and bulges within the northern section of this wall, possibly where the wall was extended to accommodate the church room. The construction of the wall suggests that its ownership and maintenance responsibilities lie with the church, however, if not already known, this should be established. There is extensive ivy growth encroaching over and down the face of the wall from the adjoining allotment site and we recommend that the adjoining owner be contacted with a view to removing the vegetation which is now encroaching over the church room. A further view could then be taken regarding any stabilisation measures which may be necessary. Ivy growth to the lower, southern section of the wall has been partially cut back although its continued trimming and treatment should be noted.

7.4 Paths

- 7.4.1 A cambered step and one further step at the threshold of the eastern gateway lead onto a level concrete landing with a flight of twelve concrete steps leading up to the main churchyard level. The steps are provided with a low wrought metal handrail which is now appropriate for redecoration. It may be possible to reform the flight of concrete steps to eliminate the steps at the gateway and enable a wheelchair platform lift to be mounted alongside. This would also entail removing the existing gate or replacing it with a pair of narrow gates.
- 7.4.2 The flanking walls to the concrete steps have open and deeply recessed joints particularly at low level adjoining the landing and these are recommended for raking out and repointing. At the head of the flight of steps northern side, undulations are noted within the wall although these appear to be of long standing. It is recommended that this section of wall be raking out and repointed with a weak lime mortar mix in order to monitor any progressive movement.
- 7.4.3 Churchyard paths are macadam finished with stone edgings. The main paths to the south porch and church room remain in fair condition although the surface is beginning to breakdown and vegetation growth is noted at the edges. Vegetation growth within churchyard paths should be removed and treated against regrowth. Immediately west of the steps within the main southern path, a chase has been filled across the width of the path; this is now beginning to break down and a patch repair is recommended. The need for eventual re-topping of the paths should be borne in mind. Clearance of moss growth at the western end of the path is recommended in order to ensure that the path does not become slippery.

7.4.4 There are two steps, one concrete and one stone, at the entrance to the path leading to the church room doorway. The upper stone step contains a ventilator which is possibly relating to the associated drainage run. Subsidence adjoining the manhole at the southern end of the path is recommended for a patch repair in order to ensure it does not become a trip hazard. Vegetation growth to the edges of the path is recommended for treatment. The re-topping of the path complete within the quinquennium is recommended.

7.4.5 The macadam paths extend across the west end of the church to the north west corner of the north aisle, and around the east and north sides of the church room. These paths are in less good condition, with extensive moss growth and leaf mulch to the church room paths. We suggest that a gate could be provided at the south east corner of the church room in order to discourage unauthorised access.

7.4.6 A short macadam path leads from the main southern path to the chancel doorway. There is a shallow step adjoining the southern path with four further steps at the doorway. Vegetation growth to the edges of the path is recommended for removal and treatment of regrowth. It is noted that the macadam continues over the surface of the lower stone step; it is recommended that when resurfacing works are undertaken the existing path be scraed down to allow the new finished level to be set flush with the back of the step and the step cleaned.

7.5 Trees

7.5.1 Within the Garden of Remembrance, adjoining the southern section of the east boundary, there is a flowering cherry and two golden privet bushes.

7.5.2 Adjoining the roadside boundary are five heavily pruned small trees including two crab apple and two flowering cherry. There are also the stumps of two further trees which were removed prior to the last inspection. These could be considered for complete removal and replacement with two new specimens. Ivy growth is beginning to encroach onto the central tree and this is recommended for cutting back and treatment against regrowth in order to ensure that the tree does not become smothered.

7.5.3 Opposite the north west corner of the north aisle there is a mature yew, minor amounts of ivy are beginning to encroach at the foot of the tree and these are recommended for removal prior to them becoming more established.

7.5.4 At high level adjoining the northern boundary, are a number of mature sycamores. The lower branches of the one of the trees are overhanging the roof of the kitchen and these are recommended for cutting back in order to ensure they do not cause damage to the kitchen itself. The eastern tree is extensively overgrown with ivy which will soon be smothering the tree.

7.5.5 In accordance with Ecclesiastical Insurance advice, we recommend that churchyard trees should be subject to an inspection by a tree specialist every five years and any recommendations implemented including the removal of the overhanging branches and ivy growth.

7.6 Other Structures

7.6.1 The church name and noticeboard is fixed to the railings above the south retaining wall. The frame and backing board appear in very poor condition and joinery repairs together with early redecoration is now appropriate. The written board is distorted and in need of renewal.

7.6.2 At the head of the churchyard entrance steps there is a lantern with cast iron standard mounted on a stone post. There is a previously noted vertical crack within the base stone, possibly the result of rusting internal metalwork. We recommend that the crack should be grouted in order to discourage further water ingress. The lantern itself would benefit from redecoration within the quinquennium in order to extend its useful life.

- 7.6.3 Located to the east of the south porch the previously noted timber flag pole has been removed since the last inspection. Adjacent to the flagpole is a concrete pit, possibly for the mounting of a cross. The pit is unprotected and consequently we recommend that a cover be provided or, if no longer required, filled with gravel.
- 7.6.4 A timber churchyard bench is located adjoining the east wall of the chancel and whilst remaining in good order would benefit from redecoration within the quinquennium. The bench adjoining the south wall of the nave has been removed since the last inspection.
- 7.6.5 The Garden of Remembrance was provided with a new ground mounted sign prior to the last inspection. The previous timber sign, which is lying beneath could now be removed.
- 7.6.6 To the north of the Garden of Remembrance are further metal railings which would benefit from redecoration.

8 Recommendations

8.1 Urgent works requiring immediate attention

- 8.1.1 Instruct a general check and service of roof coverings attending to defects identified, including removal of ivy growth and trees overhanging church room roof (5.1.3/4/7-15, 5.5.15, 7.1.4, 7.3.10)).
- 8.1.2 Carry out a general check and clearance of rainwater goods and gullies and make good defects identified (5.2.1-13, 5.3.1).
- 8.1.3 Clear leaves and other debris from area around north side of church room and make good any defects exposed (5.3.3/4, 5.5.15, 7.1.3, 7.4.5).
- 8.1.4 Clear bramble growth from area to north of chancel, (5.5.2, 7.1.3).
- 8.1.5 Kitchen corridor external door to be identified 'NO EXIT' (5.6.2).
- 8.1.6 Ease and adjust church room inner entrance door to open and operate correctly (6.5.9).
- 8.1.7 Clear leaves from former boiler house access area, inspect and carry out repairs as necessary (6.12.2).
- 8.1.8 Replace failed lamp within nave light fitting (6.15.2).
- 8.1.9 PAT testing of portable electrical appliances (6.15.7).
- 8.1.10 Provide cover for, or fill, concrete pit to east of south porch (7.6.3).

8.2 Works recommended to be carried out within the next 12 months

- 8.2.1 Renewal of slate and felt roof covering to roofs of old Vestry, kitchen, toilets and kitchen corridor together with pruning overhanging trees (5.1.5/6/8, 6.2.6).
- 8.2.2 External redecoration measures together with pre-decoration joinery repairs (5.2.1-13, 5.5.9/12, 5.6.1-4, 5.7.5/10/12).
- 8.2.3 Rake out and repoint open joints between gable copings and repair nave western finial cross (5.4.1-4).
- 8.2.4 Instruct a high-level inspection of the bell tower to determine extent of works required and implement repairs within next 24 months (5.5.8, 6.1.1-6).
- 8.2.5 At next service of gas appliances check/replace rusting terminals to church room gas fire (5.5.14).
- 8.2.6 Re-secure grilles to sanctuary north window and former vestry west window (5.7.2/10).
- 8.2.7 Re-lay insulation above ceiling to toilets (6.2.8).
- 8.2.8 Improvements to sub floor ventilation (6.4.3).
- 8.2.9 Interchange heating grilles within vestry corridor to eliminate heel trap (6.4.6).
- 8.2.10 Repairs to taping of joints to church room carpet (6.4.9).
- 8.2.11 If not already carried out, apply safety film to glazing within south porch inner doors, treat wood borer infestation and renew threshold strip (6.5.1).
- 8.2.12 If not previously carried out treat wood borer infestation within vestry screen (6.5.4).

- 8.2.13 Renewal of kitchen door and lining (6.5.8).
- 8.2.14 Replacement of missing section of pipe boxing within toilet (6.11.1).
- 8.2.15 Review fire extinguisher provision with service engineer (6.18.1).
- 8.2.16 Removal of ivy growth, vegetation and saplings at head of northern boundary wall (7.3.7).
- 8.2.17 Consider provision of spiked railings on retaining wall and a gate at the south east corner of church room to prevent unauthorised access (7.3.8/7.4.5).
- 8.2.18 Patch repair macadam adjoining manhole to south east of chancel (7.4.4).
- 8.2.19 Instruct a specialist inspection of churchyard trees and carry out any recommendations including removal of lower branches of sycamore to north of kitchen (7.5.3-5).

8.3 Works recommended to be carried out during the quinquennial period

- 8.3.1 Following inspection by a conservation roofer, consider renewal of coverings to north aisle roof (5.1.3/4).
- 8.3.2 Instruct a cctv survey of drains and rectify any defects identified (5.3.5).
- 8.3.3 Patch pointing and masonry repairs as required (5.5.2-4/7/9-11/13/14/16, 5.6.1, 5.7.3, 7.6.2).
- 8.3.4 Consider repairs to broken panes within War Memorial windows (5.7.6/7/8).
- 8.3.5 Replacement of glazing within northern window 3 from west (5.7.8).
- 8.3.6 Clean window guard to northern window 4 from west (5.7.9).
- 8.3.7 Following the recovering of the roof to the former vestry renew vestry ceiling and repair wall plaster (6.2.5, 6.3.5).
- 8.3.8 Plaster repairs to church room ceiling (6.2.9).
- 8.3.9 Internal repointing of south porch (6.3.1).
- 8.3.10 Renewal of kitchen worktops and upgrading of floor and wall finishes (6.11.2/3).
- 8.3.11 Consider removal of redundant pipe adjacent to gas supply (6.13.2).
- 8.3.12 Decorate rusting heating pipework (6.14.3).
- 8.3.13 Consider tidying heating pipework in north west corner of church room (6.14.2).
- 8.3.14 Consider provision of balustrade protection to retaining wall south of Garden of Remembrance (7.1.5).
- 8.3.15 Restoration and redecoration of churchyard railings and gates (7.3.2/3/5).
- 8.3.16 Patch pointing of south and west boundary walls (7.3.3/4/6, 7.4.2).

8.4 Works needing consideration beyond the quinquennial period

- 8.4.1 Replacement of external guard to north aisle west window (5.7.7).
- 8.4.2 Masonry repairs to church room east window surround (5.7.3).
- 8.4.3 Repair of chancel arch stone step (6.4.4).

8.4.4 Securing of former toilets to north of church room (7.3.9).

8.4.5 Resurfacing of churchyard paths (7.4.3).

8.5 Works required to improve disabled access

8.5.1 The possibility of providing a designated parking space for the disabled with wheelchair friendly route to the main church entrance, possibly by wheelchair platform lift from the south east gateway (6.20.3).

8.5.2 Re-grading of the path to the south porch to eliminate the steps at the porch entrance (6.20.3).

8.5.3 Provision of lightweight suitcase ramps to overcome the steps at the south porch inner doorway and chancel arch (6.20.3).

8.5.4 A check on lighting levels to ensure that there is adequate illumination at the reading plane and on the faces of speakers together with any improvements found necessary (6.20.3).

8.5.5 The provision of, or easy access to, a toilet accessible by all and incorporating baby change facilities (6.11.1, 6.20.3).

8.5.6 The provision of an alternative means of escape suitable for use by an unassisted wheelchair occupant, or the implementation of a managed plan for the evacuation of the building (6.20.3).

8.6 Works to be carried out as annual maintenance

8.6.1 Check/service of flat roofs, valley gutters, rainwater goods, gullies, soakaways and/or drain connections.

8.6.2 Weed treatment and removal of weed growth from paths, together with the removal of weed/sapling growth and debris adjoining church walls, churchyard boundaries and trees.

8.6.3 General garden husbandry to planted areas.

8.6.4 Periodic removal of efflorescence and friable material with a bristle churn brush.

8.6.5 Periodic washing of condensation mould growth with dilute bleach solution.

8.6.6 Check/service of heating installation.

8.6.7 Check/service of fire fighting equipment.

8.6.8 PAT testing of portable electrical appliances.

8.6.9 Service/tuning of organ.

8.6.10 Check of bell installation and greasing of bearings.

8.6.11 Review of insurance cover.

8.6.12 Refer also to checklist, page 20 of 'How to Look After Your Church', published by the Council for the Care of Churches.

9 General Notes

9.1 Log Book

It is recommended that a Log Book, as required by Canon F13 (4), continue to be maintained.

9.2 Electrical Inspection

The EIG 'Guidance Notes on Electrical Wiring in Churches' states that 'Only electrical contractors enrolled with the National Inspection Council for Electrical Installation Contracting (NICEIC) should be employed for work in churches, and recommends that Inspections and tests are carried out every two years on installations less than five years old and annually if the installation is five or more years old.

Any electrical installation should be tested by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of wiring selected at random, without the use of instruments.

9.3 Lightning Conductor Inspection

Should there be a lightning conductor installation it should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

9.4 Heating Inspection

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

9.5 Fire Extinguishers

A minimum of two water or general purpose foam type extinguishers sited adjacent to exits are recommended plus one carbon dioxide extinguisher adjacent to the organ and dry powder extinguishers within the kitchen and boiler house.

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

9.6 Insurance

The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

9.7 Nature of Report

This is a summary report only as required by the inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The church architects are willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

9.8 Further Inspection

It is recommended that when maintenance work is being carried out on the structure, the church architects be invited to inspect during the course of the works which may enable them to form an opinion on the condition of parts of the building not normally accessible or open to view.

9.9 Annual Inspection

Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. We note that the churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then should be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters and downpipes twice a year.

9.10 Publications

The following publications available from Church House Publishing are recommended for further reading:

- i) 'A Guide to Church Inspection and Repair'
- ii) 'How to Look After Your Church' gives further guidance on the inspection and statutory responsibilities.
- iii) 'The Churchwarden's Year' gives general guidance on routine inspections and housekeeping.
- iv) 'Handle with Prayer' gives general guidance on cleaning.
- v) 'Widening the Eye of the Needle' gives guidance on access for the disabled.

Additionally, EIG Technical Advice Sheets give useful guidance on matters related to various risks, e.g. fire prevention measures.

9.11 Faculties

With the exception of some minor maintenance items, the repairs recommended within this report will be subject to the faculty jurisdiction. Advantage can be taken of the advice which is offered by the Diocesan Advisory Committee in respect of proposals for the building.

9.12 English Heritage

It should be noted that where churches have received grant assistance from English Heritage it is a condition of acceptance that further alterations to the church are notified to English Heritage irrespective of whether they are subject to further grant application.

9.13 Next Inspection

We recommend that the Church shall be inspected again in 2022 when the current report can be updated.

733/4/RIS/NLR/mk
March 2017
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Smith and Roper
Architects and Surveyors
Buxton Road, Bakewell
Derbyshire, DE45 1BZ

CHURCH OF THE HOLY TRINITY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF THE HOLY TRINITY

List entry Number: 1087346

Location

CHURCH OF THE HOLY TRINITY, DERBY ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: Amber Valley

District Type: District Authority

Parish: Belper

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Dec-1979

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 78493

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

5 Summary of Building

Legacy Record - This information may be included in the List Entry Details.

6 Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

7 History

Legacy Record - This information may be included in the List Entry Details.

8 Details

DERBY ROAD 1. 5167 (East Side) Milford Church of the Holy Trinity SK 3545 5/182 II GV 2. Church of England. 1848. Architect H Moffat, on a site given by Messrs Strutt. Coursed stone rubble with tiled roof. Early English style. Church aligned north-west /south-east. Buttresses and polygonal north-west turret. North west end has centre and 2 paired side lancets with roundels above all set in ashlar masonry without surrounds. The nave has 4 lancets. North aisle. South porch. Lower chancel has single and paired lancets and door. East window to George Herbert Strutt who was born in Milford. Church room and vestry added 1910. Church stands high above Derby Road in embanked churchyard and terminates group here.

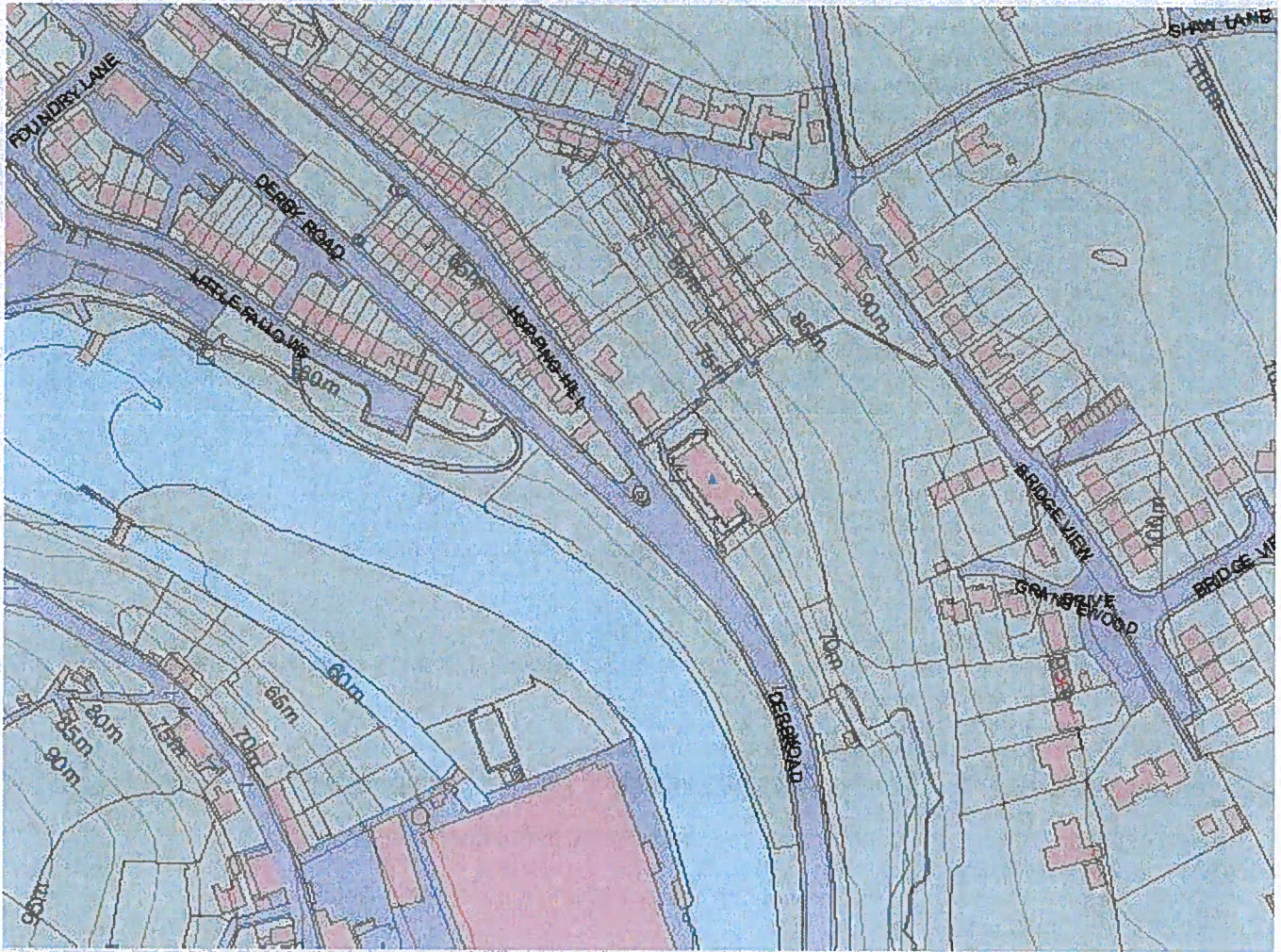
Listing NGR: SK3511145370

9 Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 35111 45370

10 Map



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End of official listing

RAILED STREET BOUNDARY WALL, NORTH WEST END PIER AND SOUTH WEST GATE AND GATE PIERS TO HOLY TRINITY CHURCHYARD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RAILED STREET BOUNDARY WALL, NORTH WEST END PIER AND SOUTH WEST GATE AND GATE PIERS TO HOLY TRINITY CHURCHYARD

List entry Number: 1087347

Location

RAILED STREET BOUNDARY WALL, NORTH WEST END PIER AND SOUTH WEST GATE AND GATE PIERS TO HOLY TRINITY CHURCHYARD, DERBY ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: Amber Valley

District Type: District Authority

Parish: Belper

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Dec-1979

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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Legacy System: LBS

UID: 78494

Asset Groupings

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List entry Description

11 Summary of Building

Legacy Record - This information may be included in the List Entry Details.

12 Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

13 History

Legacy Record - This information may be included in the List Entry Details.

14 Details

DERBY ROAD 1. 5167 (East Side) Milford Railed street boundary wall, north-west end pier and south-west gate and gate piers to Holy Trinity Churchyard SK 3545 5/181 II GV 2. Mid C19. Rusticated coursed stone wall with iron railings (tripartite finials and pyramidal capped interval rails) to emabnked churchyard. Gabled end pier and gate piers each formed from a single block of stone. Iron gate.

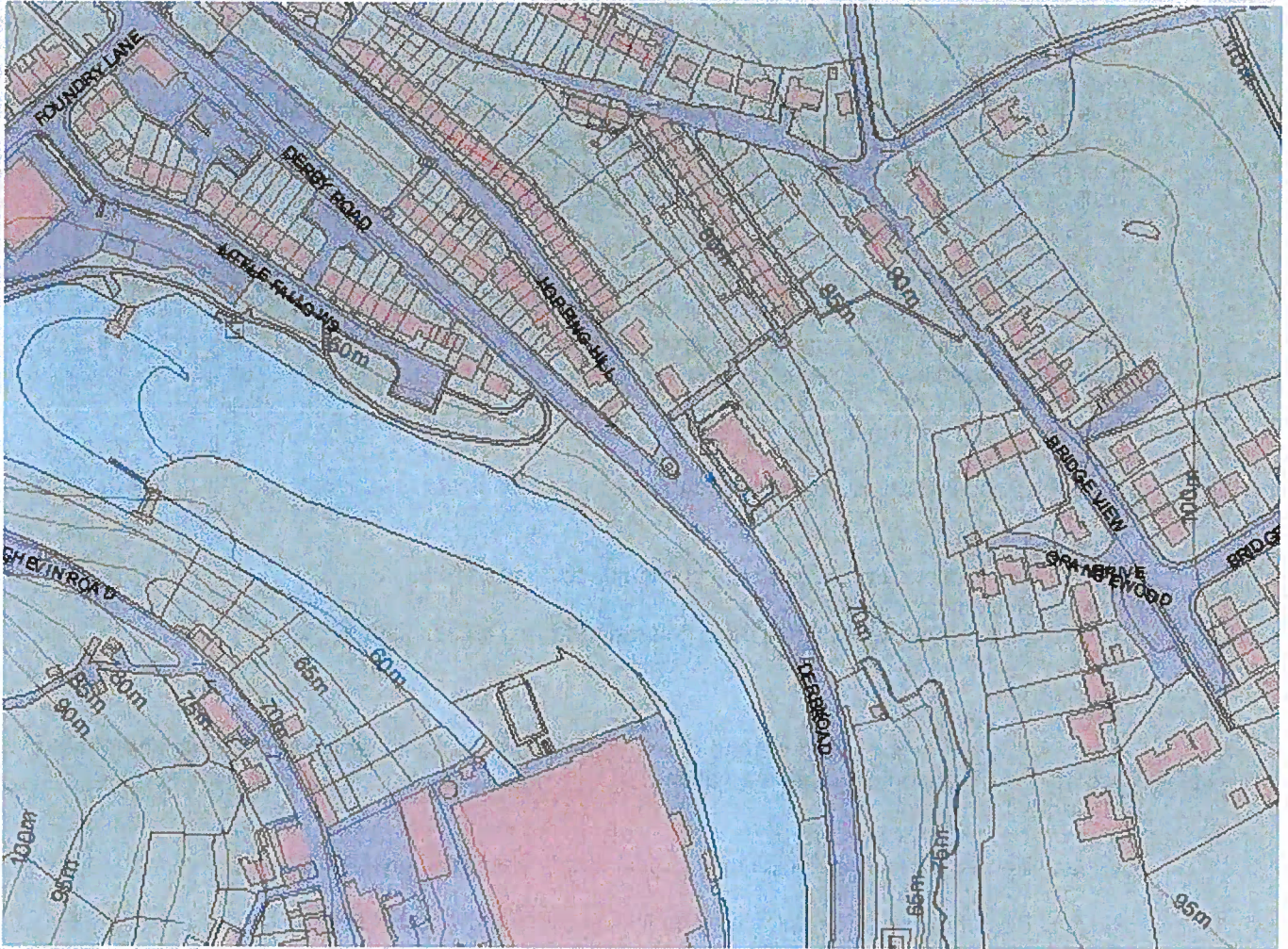
Listing NGR: SK3510045361

15 Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 35100 45361

16 Map



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