

The Parish Church of St. Andrew
at

DEOPHAM : NORFOLK

in the Rural Deanery of Humbleyard the
Archdeaconry of Norfolk and the Diocese of
Norwich



THE NINTH QUINQUENNIAL INSPECTION REPORT

prepared as required by the Inspection of Churches Measure 1955
for High Oak Parochial Church Council and the Church Commissioners
for England being Lay Rectors in the Parish of Deopham
by Ruth A Blackman of Birdsall, Swash and Blackman Ltd,
High House Farm, The Street, Beeston-next-Mileham,
King's Lynn, Norfolk, PE32 2NF
Telephone: 01328-701295. Fax: 01328-700232.
E-mail: enquiries@birdsallswashblackman.co.uk

Date of Inspections : Wednesday 26th January, Friday 4th and
Wednesday 9th February 2022
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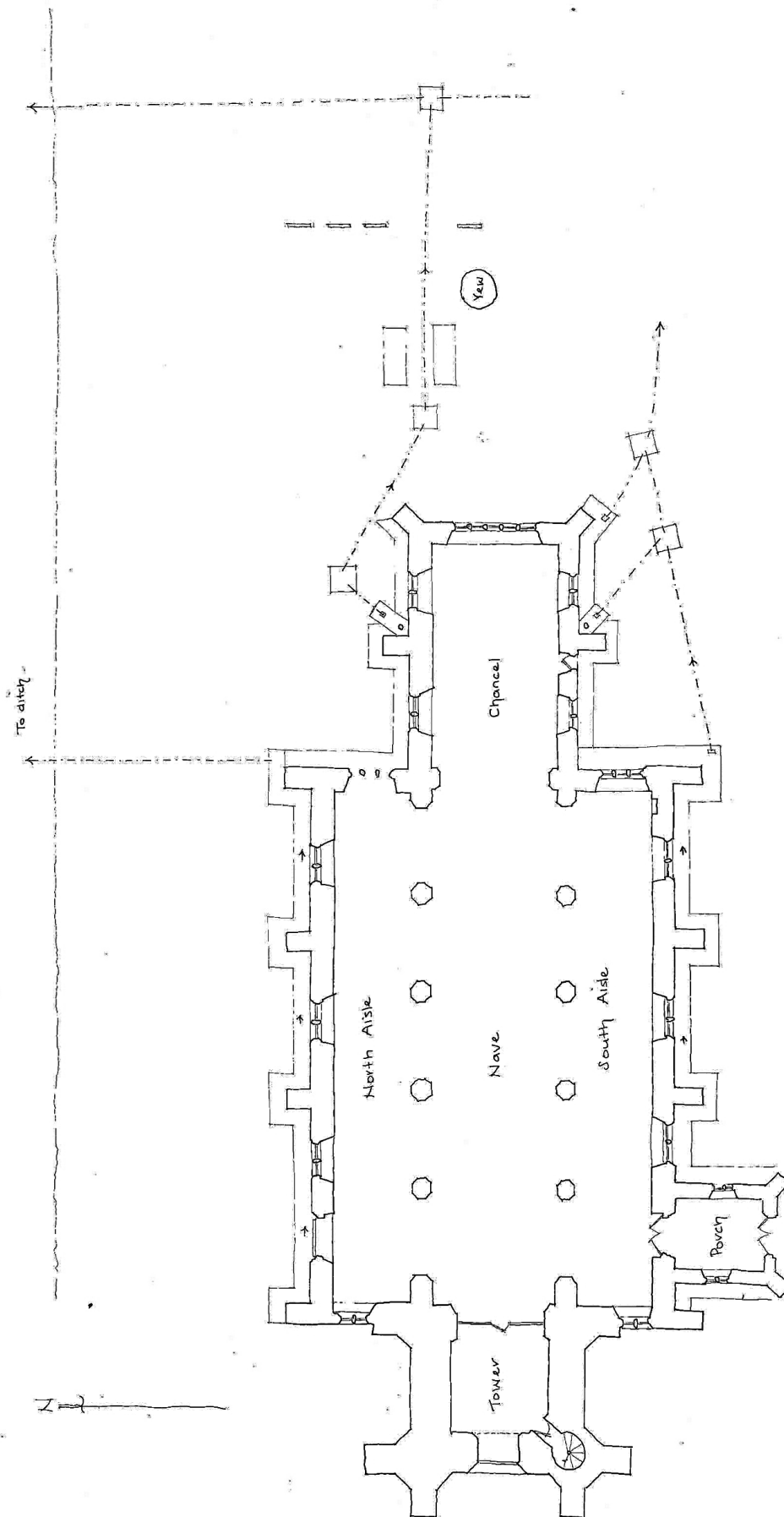
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01 A BRIEF DESCRIPTION OF THE CHURCH

- 01.01 Deopham church consists of a west tower, a nave with north and south aisles and a south porch, and a chancel. Apart from the fittings, which are, in the main, later, the building is almost entirely of the Decorated and Perpendicular periods of architecture. The latest part of the ancient fabric is the tower, known to have been completed in about 1480. It is of an interestingly eclectic design, having much in common with the tower of Hingham which is about three miles away and a hundred years earlier. Like the Hingham tower, Deopham has massive scale, a diagonal infill between the corner buttresses, the vine scroll decoration etc. At Deopham, however, there is a fine flushwork parapet with unusual gable shapes in the centre of each side and hexagonal corner turrets. The nave, south nave arcade and south aisle are fourteenth century. The north nave arcade and north aisle are of the fifteenth century. The chancel is of the earlier period too. The nave is originally fifteenth century, as is the south porch. The south door is contemporary. One of the bells is of about 1350; the others are of the eighteenth century. There is some seventeenth and eighteenth-century woodwork in the church and remains of the dado of the sixteenth-century chancel screen. There is a small amount of mediaeval glass in the north aisle.



DEOPHAM PARISH CHURCH : NORFOLK
 Sketch Plan and Drainage Layout
 Scale - NTS
 Date - 14th August 2017
 Drawn by Ruth Blackman for and on behalf
 of Bivisall, Swash and Blackman Ltd.

PLAN

02 INTRODUCTORY NOTES TO THIS REPORT

02.01 Location

The unique Ordnance Survey National Grid reference number for this church is TG 050 005.

02.02 Listing Status

The church is listed Grade I.

02.03 Limitations of the Survey

The roofs externally and internally were examined in detail through binoculars, and I was able to climb as far as the belfry. However, an appendix is attached following a detailed inspection from a cherry picker on 9th February 2022. Internally, no furniture was moved, wainscoting pulled forward or boards or tiles lifted. Whilst a perfectly conscientious visual inspection was made therefore, no guarantee can be given that defects not noted do not exist. The recommendations are given without the opportunity of having a builder open up otherwise inaccessible parts of the structure.

02.04 Previous Inspections

Eight previous inspections have been made and reports prepared as required by the Inspection of Churches Measure 1955. The first was in February 1961 by J. Owen Bond & Son, architects of Norwich. I have not seen a copy of this report. Mr Neil Birdsall made the second and third inspections in September 1983, and May 1989 respectively and I made the fourth inspection in March 1997, the fifth inspection in July 2002, the sixth in August 2007, the seventh in July 2012 and eighth in July 2017. This report is therefore referred to as the ninth.

The Inspection of Churches Measure 1955 requires that the next inspection be made, and a report prepared, sometime in 2027.

This report should be read in conjunction with previous inspection reports.

02.05 Work Carried Out Since the Last Inspection

Since the last inspection was carried out the south aisle buttresses have been repaired and minor repairs carried out to the roof and walls of the chancel. The chancel windows have also been repaired and the PCC have arranged for the north and south nave clerestory windows to be boarded over to springing level. Stonework to the south aisle east window has also been repaired.

02.06 The Apportionment of Liability

The Parochial Church Council of Deopham are responsible for the maintenance of the tower, the nave (including the east wall and chancel arch), north and south nave aisles, and south porch and their contents together with the fittings, fixtures and all the ornaments in the chancel as well as its heating, lighting and decoration. The churchyard is also in their charge. The lay rector in the parish of Deopham is responsible for the upkeep of the fabric of the chancel though the liability of the lay rector extends only to maintaining the fabric in a "wind and watertight" condition as described in Halsburys Laws Volume 13, Ecclesiastical Law, Part 6, Section 2, pages 400 to 405, paragraphs 893 to 900 in the 1955 edition. Therefore, technically the lay rector is responsible for keeping the

windows glazed though not necessarily in coloured or stained glass; the internal plaster or render is usually assumed to be his responsibility, as is the floor. It is an absolute rule that the Parochial Church Council must not incur any expense on the lay rector's behalf without first discussing the nature of the work and the cost with the lay rector and obtaining approval and consent before any work is put in hand. The items in Section 03 of this report, for which the lay rector is responsible, are differentiated from those for which the PCC is responsible.

02.07 Authority for Work

For any work, other than routine maintenance, permission is required from the Diocese and, when previous grant aiding bodies have supported work, they may have to be notified. (See conditions of grant aid.) Planning Permission is only required if any external works or alterations would lead to a change in the external appearance of the building. I should be pleased to advise and help with these matters if required to do so.

02.08 Executive Summary

The church and churchyard are well cared for but during the forthcoming quinquennium a significant amount of work needs to be completed that includes repairing the perimeter channel and carrying out work to walls throughout, particularly to the tower and parapet details. The south aisle and south porch roofs also need to be recovered and the tower interior cleaned. Extensive work is also necessary to the window and the rood screen panels should be conserved.

03 A DETAILED DESCRIPTION OF THE STATE OF THE FABRIC

03.01 Rainwater Disposal System

03.01.01 Chancel

The cast iron rainwater goods on the chancel are satisfactory but ought to be regularly maintained, and the surface water drains in good order, although vegetation on the new brick channels and gullies needs to be removed, *see fig 1*, and the rainwater goods regularly cleaned out. Details of the new surface water drains serving the chancel are detailed on the attached drawing dated 14th August 2017.



Fig 1.

03.01.02 The Rest of the Church

The north and south lead chutes serving the tower roof are satisfactory, although the north chute ought to be extended to throw water further away from the walls below.

There are no rainwater goods on the nave, or north or south aisles or south porch, where water drips into the channels below. Along the south side of the church, the brick-lined channels against the walls of the porch and south aisle are in a poor condition, as there is vegetation and debris in them and deterioration to the retaining walls that, in some areas, are cracked and have partially collapsed. It would therefore be advisable to clean out the channels, carry out any repairs to cracks and open joints and repair the brick retaining walls, having removed invasive vegetation. This should include removing the small tree that grows from the collapsed retaining wall at the east end of the south aisle, *see fig 2*. There are also numerous open joints to the plinth flint and stonework, within the channel, that ought to be repointed.



Fig 2.

Against the north aisle, the perimeter channel has been relaid and is satisfactory, although debris and leaves in the channel should be removed.

As part of the regular course of maintenance, the perimeter channel should be kept clear.

03.02 Roofs

03.02.01 Chancel

The plain tiles and decorative ridge tiles on the chancel roof, and the flashings at the abutments, are in good condition with the exception of five broken tiles at the west end of the south slope that need to be replaced and the small amount of moss on the north slope removed. Along the eaves, the exposed rafter feet and the boards above are satisfactory. (Note that although the tiles have been replaced, one cracked tile remains in the third course below the ridge and needs to be replaced).

Internally, the timberwork on the underside of the chancel roof is satisfactory.

03.02.02 The Rest of the Church

The leadwork on the nave roof and flashings at the abutments are in good condition apart from a few clips that have lifted on the south slope and need to be redressed, and cracked and deteriorating mortar to the flashing chase at the east end of the south slope that needs to be repointed. The lead on the north roof slope was inspected from a cherry picker to find all details satisfactory.

Along the north and south eaves, the exposed rafter feet appear to be satisfactory.

The leadwork on the south aisle roof is in a poor condition as it has failed throughout and been covered with a reinforced bitumen, and sheets towards the west end have subsequently been stolen. *See fig 3.*



Fig 3.

The flashings, that are also in a poor condition, have been patch-repaired on numerous occasions and, towards the east end of the clerestory wall, have fallen away, *see fig 4*. The roof also leaks throughout the south aisle, indicating that it needs to be re-leaded as a matter of urgency. Along the eaves, the exposed rafter feet and the boards above are in reasonable condition but beginning to suffer from water ingress.



Fig 4.

The terne coated stainless steel and flashings to the south aisle roof were inspected from a cherry picker and found to be satisfactory. Along the eaves the timberwork is also in good order.

The lead sheets on the south porch roof have also failed and been covered with a reinforced bitumen, but these are in poor condition and need to be replaced, particularly as the roof leaks and has been temporarily patched with a polythene sheet to the east. At the abutments, the flashings are intact with the exception of an open joint to the east flashing into the south aisle wall that needs to be repointed and repaired where cracked, and along the east and west eaves the exposed feet to the trusses and boards generally remain sound.

The timberwork on the underside of the nave roof generally appears to be in good condition, although it should be noted that the westernmost south cornice has been temporarily secured, having slipped during the last quinquennium. In the longer term this needs to be refixed. An occasional leak at the east end has also be reported.

Within the south aisle, the common rafters, the vertical boards between them and the lower cornice are extensively stained as a result of the water ingress that continues to occur, and one or two battens between the rafter feet are loose and need to be refixed.

Within the north aisle, the rafters and boards and walltop cornices are heavily stained as a result of a lead theft, but are dry now that the roof has been recovered in terne-coated stainless steel.

The timberwork on the underside of the porch roof is slightly stained but otherwise satisfactory.

03.03 Walls : Structural Condition

03.03.01 Chancel

The external walls of the chancel are in good condition apart from the ivy on the plinth of the south buttress that ought to be removed, and a few localised areas of recessed pointing to the east plinth that ought to be raked out and repointed, and vegetation growing from open joints cleared from the wall and open root pockets repaired. There is also a margin of recessed pointing above the plinth offset that ought to be repointed, together with one or two open joints to the offset stones. Cracks that have been repointed above and below the east chancel window show no further signs of movement, although there is a hairline crack against the south jamb stones to the window that should be noted. Grass growing from the plinth of the northeast buttress should also be removed and open joints to the north quoins at ground level raked out and repointed. The small amount of moss should also be removed from the offsets to the north chancel buttress.

The gravelled dry area against the north wall of the chancel and the east wall of the north aisle ought to be cleared of vegetation.

Internally, the hairline cracks above and below the east chancel window that have been repointed show a small amount of movement. There are also vertical cracks against the north and south jambs to the east chancel window, and relatively new cracks below the east chancel window cill, towards the east end and above areas of repair. These ought to be raked out and repointed to monitor any further movement. The hairline cracks that have been repointed above and below the easternmost north chancel window are reasonably sound apart from some minor disturbance in the crack below the cill. There also appear to be a hairline crack through the soffit to the easternmost south chancel window, a further hairline crack to the east of the corbel above the westernmost north chancel window and a further crack on a repaired crack line to the east of the window cill. These ought to be raked out and repointed to monitor any further movement and advice taken from a structural engineer on any further repairs that might be necessary, although improving the surface water drainage system may have encouraged the ground conditions to settle, having an impact on the walls.

03.03.02 The Rest of the Church

The south nave clerestory wall is in reasonable condition, although the pointing is slightly recessed, causing many of the gallets to the knapped flintwork to fall away. The east nave gable appears to be satisfactory, although some recessed joints to the north copings are allowing water to stain the flintwork below, and these ought to be repointed. The pointing throughout the north nave clerestory wall is slightly recessed and, in due course, ought to be repointed but the crack towards the east end that has been repointed shows no further signs of disturbance. The lower wall was inspected from a cherry picker.

On the east elevation to the south aisle there are a number of open joints to the coping stones and some deteriorating copings that need to be repaired, particularly as water ingress has occurred through the walltop, encouraging vegetation to grow. There are also numerous loose flints above the window and pockets where flintwork has fallen away, indicating that a substantial amount of flintwork above the window ought to be re-bedded. Until this has been done the area below should be cordoned off. Elsewhere, the flintwork is in reasonable condition, although moss ought to be removed from the plinth offset stones and some minor repair work carried out to the plinth flintwork where flints are missing or there are open joints. Along the south elevation of the south aisle, the pointing is quite deeply recessed, particularly at high level, as a result of the unprotected eaves, where repointing ought to be carried out. At the top of the southeast buttress, the knapped flints to the top of the upper offset are loose and ought to be re-bedded, and to the west there is vegetation in the flintwork that ought to be removed and open pockets repointed. The missing flint at the top of the east elevation of the buttress should also be replaced and some localised repointing work carried out to the south elevation of the plinth, where there are deep open voids between the flints. Damaged quoin stones to the plinth should also be repaired. Within the perimeter channel, the pointing is deeply eroded to the face flintwork that ought to be repointed, moss on the plinth offsets removed and any open joints between the offset stones repointed. Since the last inspection was made, minor repairs have been carried out to the two central south buttresses, but it should be noted that the face flintwork to the east and west elevations of the easternmost buttress and to the east of the westernmost buttress sounds hollow, indicating that the facework remains detached. Below the cill of the westernmost window there are also pockets of missing flintwork that need to be replaced and, to the west of the porch, pockets of recessed mortar, repointed. The southwest buttress has also been repaired, but throughout the mortar is deeply recessed, indicating that the buttress ought to be repointed. On the west elevation of the south aisle, the coping stones appear to be satisfactory but the flintwork at high level, and below cill level, has deeply eroded joints that might be repointed.

The pointing to the flintwork on the east elevation of the porch is deeply eroded and this ought to be repointed, together with the flintwork to the southeast porch buttress at low level on the lower offset, and the missing flints to the lower quoin, replaced.

On the south elevation, open joints to the copings need to be repointed and the high-level flintwork inspected as the joints are deeply eroded and at least two flints have fallen away. The erosion continues onto the areas of flintwork either side of the outer arch that also require attention. Open joints to the hoodmould to the arch and open joints behind the hoodmould, also need to be repointed, and the deteriorating clunch stonework to the arch and surviving sections of the west respond ought to be consolidated, and open joints to the east respond repointed. Some very careful conservation work ought to be carried out to the south elevation of the porch.

From the cherry picker the apex stone and cross to the porch gable were found to be loose and have been wedged and repointed but the apex stone needs to be rebedded.

The lower west coping stone is also cracked and needs to be repaired.

On the west elevation of the porch, the pointing to the flintwork, that extends onto the side elevation of the southwest buttress, is also deeply eroded and this ought to be repointed, ivy removed from the buttress and the missing plinth flintwork to the stonework, on the northwest elevation of the buttress, replaced. The crack behind the west quoin stones of the lower offset should also be raked out and repointed, as well as open joints to the upper water table stones.

On the east elevation of the north aisle, several of the coping stones are delaminating and need to be repaired, and water ingress onto the coping is saturating the flintwork above the east window, where consideration might be given to installing a deflector to the copings. At low level, moss on the plinth offset stones and face flintwork ought to be removed. Along the north elevation, the flintwork is generally in good condition and the buttresses reasonably sound as these have been locally repaired, but vegetation growing from open joints to the water table stones and quoin stones on the second buttress from the east ought to be removed and open joints repointed, and moss removed from the plinth offset stones and face flintwork throughout.

Vegetation is also growing from one or two open pockets in the flintwork on the east and west sides of the second buttress from the east that ought to be removed. Along the north elevation there are also localised pockets of recessed pointing that require attention in the longer term. The stonework to the north aisle door is satisfactory apart from one or two open joints to the hoodmould that ought to be pointed, and to the lower and east and west jamb stones. On the west elevation there are recessed joints to the flintwork throughout that ought to be repointed.

The east elevation of the tower has been repointed and is generally in good condition, as are the stonework and the louvres to the east sound opening and the stonework of the blind east silence chamber window. There are, however, extensive areas of recessed pointing to the flintwork to the internal elevations of the lower offsets of the two northeast buttresses that ought to be repointed. At the southeast corner of the tower, the flintwork is also quite recessed to the internal elevations of the lower offsets of the two southeast corner buttresses.

On the south elevation of the tower there are numerous open joints to the dressed stonework of the flushwork parapet and corner turrets that ought to be repointed, and at least one flint that has fallen away from the decorative roundel in the pediment above the sound opening that ought to be replaced, and other flintwork inspected to ensure that this is secure. The pointing to the flintwork throughout the south elevation, particularly to the belfry and silence chamber and first floor stages, and on the adjacent facets to the corner buttresses, is quite deeply eroded and ought to be repointed, to include the open joints to the knapped flint panels on the south elevation of the third offset of the easternmost south buttress. At least deeply eroded margins behind the quoins ought to be repointed, as an initial phase of work, as these could eventually cause cracks behind the quoins and water tables. The stonework to the blind south silence chamber window is in reasonable condition apart from a wide-open joint to the hoodmould that ought to be repointed, and the louvres appear to be sound. The stonework to the staircase eyelet windows is also satisfactory. To the plinth there are a number of open joints to the offset stones that need to be raked out and repointed, ivy on the decorative stone frieze removed, some careful consolidation work carried out to areas of deteriorating flintwork and the severely damaged nosing to the plinth offset stone, on the east elevation of the westernmost south buttress, repaired. To the second offset of the easternmost south buttress there appear to be a number of loose flints to the knapped panels, and two missing flints, indicating these ought to be re-bedded. It should also be noted that the cross on the southern pediment was found to be loose and was pointed into the apex stone although this should be released and rebedded.

The west elevation of the tower and westernmost facets of the north and south buttresses have been repointed and are therefore in good condition, together with the stonework and louvres of the sound opening and the blind silence chamber window and the stonework of the west tower window, apart from a few open joints to the hoodmould stones that ought to be repointed. The external rusting ferramenta bars should also be painted. The stone surround to the west tower doorway is also satisfactory.

On the north elevation of the tower there are a few open joints to the decorative stonework of the parapet and corner turrets, where there are wide-open joints to the parapet stringcourse stones and panels of the northeast turret. The flintwork throughout however is in reasonable condition apart from pockets of recessed pointing at high level on the belfry to the west of the window, under the belfry stringcourse and in localised areas on the west elevation of the easternmost buttress that may be eroded by water spilling from the chute above. There is also a small amount of vegetation growing from the buttress above the silence chamber stringcourse that ought to be removed, and ferns growing from the first-floor stringcourse, on the west elevation of the buttress, removed and open joints repointed. Moss on the north stringcourse should also be removed. At ground level there are a number of open joints to the plinth offset stones, vegetation on the stonework that ought to be removed and areas of collapsed and damaged stonework just above ground level that needs to be repaired and the flintwork beneath, rebuilt. Several of the decorative stones forming the plinth are also damaged or misaligned and need to be repaired.

Within the nave, the crack that has been repointed at the east end of the south arcade appears to be sound, but there are hairline cracks to the soffits of the clerestory windows that should be noted. The hairline crack that has been filled above the tower arch also remains sound. Three hairline cracks are also visible above the westernmost north arcade arch where, on the east side of the arch, the crack continues within the lining stones and has caused the nosing of the lower voussoir stone to crack. *See fig 5.* There are further hairline cracks above and below the second north clerestory window from the west and above and below the easternmost window that should be noted, but the crack that has been repointed above the east side of the easternmost north arcade arch remains sound.



Fig 5.

Within the south aisle there are hairline cracks above and below the east window, minor cracks within the soffit of the easternmost south window, cracks below the cills of the centre and westernmost south windows and three cracks that appear to have disturbed previous repointing repairs above the south aisle door that have extended to open joints either side of the apex stone and to the fill around the door head. These ought to be repointed to monitor any live movement in this area. There is a further hairline crack to the west of the door at low level and cracking

through the soffit and above the apex and above the north side of the west window.

Within the north aisle there are hairline cracks below the cill of the east window, hairline cracks below the cills of three north windows and through the soffit of the westernmost window, a minor crack just above and through the apex of the arch above the north door and minor cracking through the soffit and above the west window. There is also a short hairline crack above the east side of the westernmost arch to the north arcade, and a further hairline crack above the east side of the easternmost arch.

Within the south porch, there is one significant open joint to the embellished hoodmould to the south door and through the apex stone of the archway to the door that ought to be raked out and repointed.

Most cracks appear to be stable apart from those above the south aisle door that ought to be repointed to monitor any further movement.

03.04 Walls : Decorative Condition

03.04.01 Chancel

The decorative condition of the internal walls of the chancel is reasonable at high level, but at low level is severely damaged by rising damp and render and crack repairs. It would therefore be advisable to consider redecorating the low-level walls and removing the small amount of algae from the north wall just above floor level. There is also some minor deterioration to the render against the east splay to the south chancel door that ought to be repaired and areas where cables have been removed, from either side of the chancel arch, repaired and decorated.

03.04.02 The Rest of the Church

The limewashed east wall of the nave and chancel arch is in good condition with the exception of minor areas of deterioration to the render at low level either side of the arch, where green algae have encroached onto the walls. Elsewhere the rendered finish to the north and south clerestory walls and the west wall, above the tower arch, is in reasonable condition apart from some areas of detached render between the easternmost and second south clerestory windows from the east that ought to be repaired and the walls swept clean to improve their appearance. Salts that are appearing on the base of the north arcade column should also be removed because, if they are left in place, they will cause delamination to the stonework. *See fig 6.*



Fig 6.

Within the south aisle there are areas of deterioration to the render and limewash above the east window and at low level along the east, south and west walls where extensive render repairs are necessary. The extensive green algae west of the door should also be removed. A small amount of green algae at low level on the westernmost column to the south arcade should also be removed and the high-level walls swept clean.

Within the north aisle there are localised areas of deterioration to the paintwork in the soffit of the east window, and at high and low level in the southeast corner, the high-level deterioration being caused by the high concentration of water falling onto the east parapet stonework. There is also a small amount of deterioration to the render and limewash at high level in the southwest corner of the aisle, and extensive deterioration to the low-level render across the west wall, on the north return to the door and on the west respond of the north arcade. The limewashed north wall of the arcade is in good condition but might be swept clean.

Within the south porch, the exposed flintwork to the walls is in reasonable condition apart from a small amount of algae on the east and west walls that should be noted, and vegetation growing from the flintwork below the west bench that ought to be removed and open joints repointed.

03.05 Floors and Floor Monuments

03.05.01 Chancel

The decorative quarry tiles within the chancel and the pammments behind the altar are in reasonable condition apart from extensive discolouration, largely due to rising damp. The sanctuary steps are also in good order as these have been repaired. The small amount of green algae on the stonework against the south wall ought to be removed.

Within the chancel, the red and brown and decorative quarry tiles and floor memorials are in reasonable condition apart from a small amount of green algae on the memorial against the north wall that ought to be removed, and the suspended timber platforms to the north and south choir stalls and single stalls are satisfactory, although the gaps between the floorboards in the north choir stall ought to be closed. Green algae on the chancel step should also be removed and minor areas of deterioration at the abutment with the floor tiles repaired.

03.05.02 The Rest of the Church

The red quarry tiles throughout the circulation areas in the nave and into the north and south aisles, and the black borders, are generally in good condition apart from salts emerging from the tiles above halfway along the south aisle, where there is a leak from the roof. In this location water ingress ought to be collected to reduce the risk of damage to the floors. The tiles under the central jute matting are also sound, although the abrasion caused by dirt under the runner has damaged the glazed finish to the tiles.

The woodblock flooring and perimeter rails to the south nave floor are in a poor condition as the timberwork has been damaged quite extensively by deathwatch beetle, and there are a number of decayed woodblocks in the fourth pew from the east and damage to the rail that has settled against the tiles. It would therefore be advisable to carry out localised minor repairs and, in the longer term, re-lay the woodblock floor. The woodblock floor into the north nave pews is in a slightly better condition but ought to be treated where there is evidence of deathwatch beetle activity. The memorial set into the floor in the northeast corner of the north aisle is stable. The suspended timber floor at the west end of the north aisle is sound, although the boards are affected, in localised areas, by furniture beetle activity and ought to be treated. The suspended timber floor to the pews against the west wall of the south aisle is also sound, but again affected by beetle activity that ought to be treated.

Within the south porch, the flagstones and outer step and inner steps are satisfactory apart from a small amount of green algae on the flagstones and steps that ought to be removed.

03.06 Tower Roof and Tower Interior

The tower roof and upper staircase at belfry level were not inspected as part of this report due to the extent of pigeon guano and nesting pigeons on the upper steps and throughout the belfry, as pigeons are gaining access through the tracery lights to the south belfry sound opening where the boards have fallen away. *See fig 7.* Consequently, there is a large amount of guano on the bell frame and on the access platform and ladders, staircases and much of the belfry floor, all of which needs to be removed.

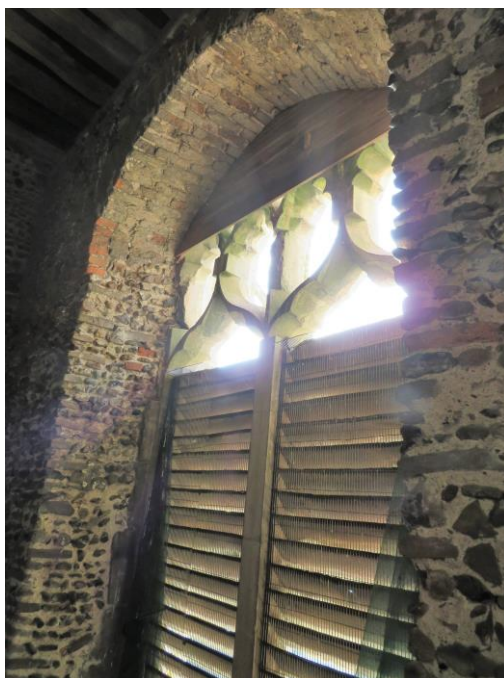


Fig 7.

The tower roof and upper staircase should then be inspected.

From belfry level, the timberwork on the underside of the tower roof is in reasonable condition but there are areas of missing flints and bricks under the north and south wallplates that need to be rebuilt, loose flintwork along the west walltop and deeply eroded areas of repointing, mainly above springing levels, to the north, east and west walls. These areas ought to be repointed with walltop repairs.

The boards and mesh and debris netting to the four belfry sound openings are in reasonable condition with the exception of the missing boards to the tracery lights of the south sound opening, a hole that has been created in the boards at the top of the north sound opening, possibly by a woodpecker, and detached areas of debris netting that need to be reinstated. *See fig 8.*



Fig 8.

The relatively new mesh floor is sound but ought to be cleaned, the ancient bell frame in reasonable condition, though this and the single bell, that has been hung in a fixed position, all need to be cleaned. The two ladders and access platform are also sound but need to be cleaned.

The staircase at silence chamber level is in reasonable condition but the steps ought to be swept clean and minor cracks in the staircase pointed, although those that have been filled show no further signs of disturbance with the exception of a hairline crack through the second tread from the top of the staircase. The rope handrail is satisfactory and the glazed upper eyelet window sound.

From silence chamber level, the timberwork on the underside of the belfry floor and the mesh appear to be satisfactory as these have been repaired, and the internal walls of the silence chamber generally in good order and cracks that have been filled above the south and west openings satisfactory apart from some disturbance to the edges to the new mortar. The crack that has been repointed and grouted on the staircase wall is also sound. The hairline crack above the east window however might be raked out and repointed. The netting and timber louvres to the three silence chamber windows are satisfactory and the four bells that sit on the window cills safe, although there are corroding gudgeon hoops and straps to the headstocks. In the long term consideration should be given to hanging the bells.

The silence chamber floor that has been repaired is sound, but covered in debris that needs to be removed.

The rusting hinges to the cupboard in the southeast corner of the silence chamber ought to be cleaned and waxed to preserve them.

The softwood door to the silence chamber is serviceable but slightly damaged and affected by beetle activity, and the strap hinges and hinge pins are rusting. These ought to be cleaned and redecorated and the door treated.

The lower staircase is generally satisfactory and cracks that have previously been repointed remain sound, although it should be noted that there is a hairline crack in the upper tread. There is also a small amount of debris on the steps that ought to be swept clean, but the handrail and glazed eyelet windows are sound. A hairline crack above the lower door might be repointed.

The door at the bottom of the staircase is sound, but the strap hinges and hinge pins are rusting and ought to be cleaned and waxed and oiled and the door cleaned and treated with beeswax and turpentine, that would help to preserve the rusting nail heads.

From ground floor level, the underside of the repaired silence chamber floor is satisfactory and the walls in the base of the tower, that are finished with face flintwork with a brick arch above the west window, are generally in good order, although in the longer-term consideration might be given to reinstating the missing render. The crack that has been pointed through the apex of the west window remains sound, but the hairline crack above the south side of the door to the staircase ought to be raked out and pointed.

The pavement floor in the base of the tower is satisfactory but ought to be swept clean.

The glass and stonework to the west tower window are in reasonable condition, but the rusting saddle bars ought to be painted and the glass and stonework cleaned.

The inside face of the west tower doors was only inspected at high level as the lower boarding is concealed behind boards and a netted gate. The rusting strap hinges and hinge pins, however, ought to be painted and oiled.

There are various furnishings and fittings in the base of the tower, including a bier that appears to be affected by furniture beetle. If this is the case, it ought to be cleaned and treated and any redundant items in the bottom of the tower removed. The plywood screen across the tower arch, and the door within it, are sound, but the painted metal plates containing the Exodus, the Lord's Prayer and the Creed are dirty and ought to be cleaned and deteriorating paintwork conserved.

03.07 Doors and Screens

03.07.01 Chancel

The south chancel door is satisfactory apart from a small amount of live beetle activity in the sapwood to the inner cross-timbers that ought to be treated.

03.07.02 The Rest of the Church

The external doors to the south aisle are satisfactory but ought to be cleaned and treated with beeswax and turpentine that would help to preserve the corroding metalwork.

The external timber gates to the porch are in a poor condition as the timber framing to the gates, and the frame, are badly weathered and the lower stile to the opening leaf cracked. All the ironmongery is severely corroded and the chicken wire deteriorating. These ought to be overhauled or replaced.

The outside face of the west tower doors is in reasonable condition, but ought to be treated with beeswax and turpentine to preserve the timberwork and prevent any further corrosion to exposed and rusting nail heads.

The external door to the north aisle is satisfactory apart from the rather weathered external finish, the rusting nail heads and deteriorating weatherboard that ought to be repaired and the timberwork treated with beeswax and turpentine that would help to preserve the corroding nails.

The tower screen is described elsewhere.

03.08 Fenestration

03.08.01 Chancel

The glass and stonework to the chancel windows are satisfactory apart from some distortion to the tracery light of the westernmost south chancel window, cracked quarries and a rusting saddle bar, indicating that this light ought to be re-leaded.

03.08.02 The Rest of the Church

The four north and the four south nave clerestory windows have been boarded-up externally to springing level, due to their poor condition. These should therefore be releaded.

The glass to the east window in the south aisle is in reasonable condition apart from one or two broken and cracked quarries that ought to be repaired, and open glazing grooves of the tracery sub-mullions that ought to be raked out and repointed and rusting saddle bars painted. The stonework however is in reasonable condition, particularly as the mullions have been repaired since the last inspection was carried out. However, the corrosion to the lower end of the vertical ferramenta bar in the south mainlight has cracked the cill stone and the corroding ends ought to be tipped with a non-ferrous material and the stonework repaired.

The glazing to the easternmost south window in the south aisle is badly distorted, the ferramenta bars and the through-bar at springing level and, the frame to the opening light and the saddle bars are severely corroded and ought to be replaced or overhauled and redecorated, there are a number of cracked quarries in the window and open joints to the glazing grooves, indicating that this window ought to be re-leaded, particularly as the corroding metalwork has damaged the top of the mullion and the cill into which the vertical ferramenta bar in the east mainlight is set.

The glazing to the fixed mainlight above the opening casement in the east mainlight of the

centre south aisle window is also badly distorted, the through-bar and saddle bars and ferramenta bars and frame to the opening light are severely corroded, and a small amount of damage has occurred to the mullion springer cill of the east mainlight which is cracked due to the corrosion to the vertical ferramenta bar. The west mainlight to springing level, however, has been re-leaded, although there is a cracked quarry in this light at high level. It would therefore be advisable to re-lead the deteriorating lights, replace or paint the ferramenta and overhaul the opening casement, where the frame has also begun to cause damage to the lower east jamb stones.

The lights of the westernmost south window in the south aisle are in a reasonable condition, although the rusting saddle bars ought to be painted, and the tracery lights, where there is a small amount of distortion, and a number of cracked quarries and rusting saddle bars ought to be re-leaded and at least open joints to the glazing grooves of the central quatrefoil raked out and repointed. The window stonework, at present, is in reasonable condition.

The glazing to the west window in the south aisle is in reasonable condition, but the rusting frame to the opening light ought to be painted and open joints to the tracery stonework pointed. Damage to the top of the mullion and north jamb stones should also be repaired and open joints to the cill stones pointed.

The stained glass in the tracery lights and the plain glass in the mainlights of the east window in the north aisle and the window stonework are in reasonable condition apart from rusting saddle bars, that ought to be painted or replaced, and damage to the mullions caused by corroding ironwork, repaired. The glass would also benefit from being cleaned to remove algae from the quarries and from the medieval tracery lights, although this ought to be done by a specialist glazier.

The glass and stonework of the easternmost north window in the north aisle is reasonable apart from the rusting frame to the opening light that ought to be overhauled and redecorated and the external collapsed guard replaced, rusting saddle bars painted or replaced, as these are beginning to cause damage to the mullion stonework, and the broken quarries in the east mainlight replaced and the glass cleaned.

The glass and stonework of the central north window in the north aisle are in a similar condition, where again rusting saddle bars ought to be painted, two cracked quarries in the mainlight and a border in the east mainlight replaced and algae removed from the glass.

The glass and stonework of the westernmost north window in the north aisle are in a similar condition, where again the glass ought to be cleaned, the rusting frame to the opening light overhauled, rusting saddle bars painted and broken quarries in the east mainlight replaced and the glass cleaned.

The glazing and stonework to the west window in the north aisle appear to be sound, but the glass is dirty and ought to be cleaned and rusting saddle bars painted.

The glazing and stonework to the east window in the south porch are in reasonable condition, although rusting saddle bars ought to be painted and one or two cracked quarries in the tracery lights and mainlights replaced.

The glass and stonework of the west window in the south porch are generally satisfactory.

On the external face of the west window in the south aisle there are a number of open joints to

the hoodmould and tracery and cill stones that ought to be raked out and repointed, and the damaged nosing to the hoodmould repaired and rust on the frame to the opening light painted.

On the outside face of the west window to the south porch, the ferramenta bars are rusting and ought to be painted.

On the outside face of the east window to the south porch, the ferramenta bars are severely corroded and ought to be painted, and the open joint through the apex of the window stonework repointed.

To the south aisle window, east of the porch, there is a missing nosing to the tracery stones that ought to be replaced and open joints to the cill stones repointed.

To the centre south aisle window, the frame of the opening light is severely corroded and ought to be overhauled and redecorated or replaced, and the wide-open joint to the cill and several open joints to the hoodmould repointed.

On the outside face of the easternmost south window in the south aisle there are numerous open joints to the hoodmould and around the head of the window that ought to be repointed, and the corroding frame to the opening light overhauled and painted or replaced.

Around the head of the east window in the south aisle there are numerous open joints to the hoodmould stones and voussoir stones that ought to be raked out and repointed, and damaged nosings to the hoodmoulds replaced. There are also one or two open joints to the mullion and cill stones that require attention.

The stonework to the four south nave clerestory windows is in reasonable condition apart from a few open joints to the hoodmoulds, the voussoir stones and the cills that ought to be repointed. The north clerestory windows are in a similar condition although much of the stonework is obscured by the temporary boarding.

To the east window in the north aisle there is a small amount of moss on the hoodmould that ought to be removed and severe corrosion to the ferramenta bars which ought to be removed, tipped and painted and reinstated, particularly as they are causing damage to the mullion stonework that also needs to be repaired. Moss on the cill should be removed and one or two open joints repointed.

The severely corroded ferramenta bars to the easternmost north window in the north aisle should also be removed, tipped, painted and reinstated, and the frame to the opening light overhauled or replaced. A number of open joints to the cill stones also need to be repointed.

The severely corroded ferramenta bars to the centre window in the north aisle also require similar treatment.

The ferramenta bars in the westernmost north window in the north aisle should be overhauled in a similar manner. The frame to the opening light in this window is also corroding and ought to be overhauled or replaced.

The corroding ferramenta bars to the west window in the north aisle should also be removed, tipped, painted and reinstated, and the small amount of damage to the upper mullion at springing level repaired. Open joints in the cill also need to be repointed, and the broken border quarry against the north jamb replaced.

03.09 Furnishings and Fittings

The furnishings and fittings throughout the church are in reasonable condition, although the decorative stanchions to the altar rail might be treated to resist any further corrosion, and areas of beetle activity in choir stalls and pews treated. The organ appears to be in good order and is annually maintained, the last inspection having been carried out on 15th December 2021. The detached corroding music-rest, however, might be repainted and refixed.

Within the south aisle there are the surviving remains of the dado panels from an original rood screen that are at risk as they lean against the external damp south aisle wall, and these ought to be carefully conserved and exhibited in a more appropriate manner.

The font is in reasonable condition, although a few open joints to the steps might be raked out and repointed, and the pulpit satisfactory apart from some corrosion to the hinges on the door that ought to be treated and the loose plinth panels secured. The dilapidated boarding masking the underside of the steps should also be repaired.

The wheeled bier at the west end of the nave ought to be cleaned and rusting ironwork and live beetle activity treated.

The broken coffin lid just inside the south aisle door might also be repaired. Throughout the church there has been severe damage caused by bat urine, suggesting that a bat management plan should be put in place to prevent any further damage.

Elsewhere, other furnishings and fittings generally appear to be in good condition, but where beetle activity is found to be live it ought to be treated locally with a timber preservative.

03.10 Wall Monuments etc.

The wall memorials and hangings throughout the church are satisfactory with the exception of some conservation work necessary to the Decalogue, the Lord's Prayer and Creed on the tower screen, as previously advised, and the rusting wall lamps in the porch that might be painted.

03.11 Services and Installations

The electrical installation was last tested and inspected on 6th November 2018 and is due a further inspection on 6th November 2023.

There is a roof alarm to protect the leadwork that should be regularly maintained.

There are a number of fire extinguishers in the church that are annually maintained and were last inspected in November 2021.

There is no running water to the church or kitchen or lavatory facilities.

03.12 Churchyard

At the main west entrance to the churchyard there is an opening in the hedge onto a gravel granite path to the porch. There is also an opening in the collapsed south wall onto a gravel tarmac path to the porch but, outside the porch, loose granite chippings that ought to be consolidated. Elsewhere, the grass is cut throughout the churchyard.

The west boundary hedge, that grows on top of a collapsed boundary wall, is well maintained and, to the south, hedges and trees onto the adjacent property well cared for. Consideration might, however, be given to consolidating the surviving remains of the collapsed south boundary wall, just to the east of the north entrance, and repairing the west boundary wall.

The two weathered benches inside the south boundary ought to be treated to preserve timberwork.

Within the churchyard, the headstones and grave markers are in reasonable condition, but ivy on those to the south of the church ought to be removed.

Along the south boundary there are lengths of collapsed fencing that need to be repaired to redefine the boundary.

Towards the east end of the churchyard, a small holly tree grows next to a headstone and this ought to be removed before it causes any disturbance and, again, ivy on headstones removed. One or two trees with dead boughs within the east boundary, that consists of a post and wire fence onto an adjacent meadow, ought to be inspected and, if found to be decayed, removed.

Along the north boundary, the post and wire fence continues along a hedge to the neighbouring property.

As part of general churchyard maintenance, the headstones and grave markers should be regularly inspected and any that are found to be loose secured and those that lean significantly straightened.

The fallen headstone to the east of the chancel should also be reinstated and broken crosses repaired. Vegetation should also be cleared from those graves just inside the north boundary.

The ivy growing on the headstones under the yew tree towards the northwest corner of the churchyard should also be removed.

03.13 Accessibility

Parking is available beyond the west and southwest entrances to the churchyard, from where there is reasonable access over a grass verge onto the tarmac path to the porch. However, immediately outside the porch there is an area of loose gravel that ought to be replaced with a hard surface to improve access to the church.

At the entrance to the porch there are a pair of netted gates, both of which would have to be opened to accommodate wheeled access, the fixed leaf being secured with bolts top and bottom. There is also a deep step at the outer arch, where consideration might be given to lowering external levels to create a level access.

At the entrance to the nave there are a pair of doors operated with a ring-pull handle and latch, although the fixed leaf is secured with bolts at the top and bottom which would have to be opened to accommodate wheeled access. There are three steps into the church but, just inside the door, two timber ramps to overcome the changes in level through the porch. However, these do not have edge protection and ought to be improved.

Once inside the church, the floors are level throughout the nave and north and south aisles and

into the seating areas, but there are two steps at the chancel arch and a further step up into the sanctuary. There is also a threshold to the tower screening to the base of the tower.

The natural lighting levels are reasonable but artificial light is provided by overhead pendant lights and spotlights.

There is no loop system within the church and consideration might be given to installing one.

Details regarding assisted access ought to be displayed on a churchyard noticeboard.

04 MAINTENANCE PLAN

Regular clearance of gutters and downpipes, and surface water drains

Look at trees for loose branches.

Professional testing of electrical system.

Check water runs away from gullies.

Check the roofs after severe weather conditions.

Inspect tower roof and tower interior.

Treat areas of active beetle.

Oil ironmongery and treat doors.

05 ADVICE TO P.C.C.

This is a summary report; it is not a specification for the execution of the work and must not be used as such.

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

We can also give on-going advice to the PCC on problems with the building and fabric.

The PCC is advised to review insurance cover on a regular basis.

The repairs recommended in the report will (with the exception of some minor maintenance items) may be subject to the faculty jurisdiction. Guidance on whether particular work is subject to Faculty can be obtained from the Care and Development of Churches Department.

Fire Safety Advice can be found at:

<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

Electrical Installation

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Building Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No 3, and an inspection certificate obtained in every case. The certificate should be kept with the church Log Book.

Heating Installation

A proper examination and test should be made of the heating system by an engineer qualified in the type of heating which is being checked i.e. for a gas heating system an engineer must be registered with Gas Safe, oil fired system engineer must be registered with OFTEC (Oil Firing

Technical Association)

Ideally this should be carried out each summer before the heating season begins and the report kept with the Church Log Book.

Lightning Protection

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

Fungi, Moulds, Spores and Mycotoxins

Whether or not their presence is noted in this report, the possibility of the presence in or on the church or churchyard of fungi, moulds, spores and mycotoxins of any kind cannot be ruled out and should always be considered when any work is proposed and appropriate advice should be sought and followed.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010, and have taken all reasonable steps to comply with the act given the constraints of working with a listed building. Further details and guidance are available at

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility>

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

<https://www.ecclesiastical.com/risk-management/church-risk-assessments/>

Trees

Every PCC has the responsibility for caring for trees in the churchyard, whether the churchyard is open or closed for burial, unless the churchyard has been closed by Order in Council and responsibility for maintenance has been passed to the local authority. The responsibility

extends to the planting of trees as well as to every aspect of the maintenance of trees and, ultimately, their felling, or if further professional advice on trees is necessary, for instance in relation to safety concerns, and the impact of trees on the church building, churchyard walls and graves and the importance of the trees themselves.

Guidance can be found on

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/trees>

Bats and Other Protected Species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches

Sustainability and Environmental Impact

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability and environmental impact. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on

<https://www.churchofengland.org/resources/churchcare/climate-resilient-church>

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

06

RECOMMENDATIONS

During the forthcoming quinquennium the Church Commissioners should consider:

Carrying out minor repairs to walls.

Addressing issues with floors.

Releading a tracery light to the westernmost south chancel window.

During the forthcoming quinquennium the PCC should consider:

Implementing a regular programme of maintenance.

Repairing perimeter chancel and retaining walls.

Recovering the south arch and south porch roofs.

Carrying out work to external walls to include crack repairs and monitoring.

Cleaning tower interior and completing general repairs.

Releading clerestory windows.

Releading south aisle windows.

Arrange programme of repairs to all windows.

Conserve rood screen panel.

Regular testing of services.

General maintenance throughout churchyard.

07 PRIORITIES AND ESTIMATES

Section 03 outlines a considerable amount of work which needs to be done and the list of items below makes no attempt to reiterate these, but instead subdivides them under six headings, as follows

- A- Urgent, requiring immediate attention
- B- Requires attention within 12 months
- C- Requires attention within the next 18-24 months
- D- Requires attention within the quinquennial period
- E- A desirable improvement with no time scale
- M- Routine items of maintenance

It is important to note that the following estimates are approximate only, as they are based on a visual survey only. The cost are intended as a guide to the Parochial Church Council when phasing its programme of works and are subject to variation when the fabric is opened up by builders for further investigation or the provision of Contractors estimates or tenders. The costs are also exclusive of VAT and professional fees.

Reviewed 03.01.2022

Ref	Item	Pr	£ Min	£ Max
Priority A Chancel				
03.02.01	Replace broken tiles at west end of south chancel roof slope	A	Done	Done
Priority A Rest of the Church				
03.01.02	Remove sapling from channel at southeast corner of aisle	A	Done	Done
03.02.02	Re-lead south aisle roof/replace lead in stainless steel and replace flashings	A	50,000	60,000
03.02.02	Re-lead south porch roof/replace lead in stainless steel and replace flashings	A	6,000	8,000
03.02.02	Repair south aisle roof timbers	A	2,000	3,000
03.03.02	Repair south aisle east parapet and walltop	A	2,000	3,000
03.03.02	Cordon-off south aisle east wall	A	50	60
03.03.02	Inspect porch gable flintwork	A	Done	Done
03.03.02	Inspect walls of tower	A	Done	Done
03.05.02	Inspect nave roof leadwork	A	600	800
03.06	Clear belfry and upper staircase of pigeons, nesting materials and guano and clean bell frame, access platform and ladders	A	2,000	3,000
03.06	Inspect tower roof and upper staircase	A	20	40
03.06	Reinstate boards to south belfry sound opening	A	300	400
03.06	Close hole in boards to north belfry sound opening	A	Done	Done
03.09	Conserve and exhibit surviving remains of rood screen	A	6,000	8,000
03.13	Improve or replace gravel outside porch to improve access	A	400	600
03.13	Displace details regarding assisted access	A	10	20
			69,380	86,920

Priority B Chancel				
03.03.01	Remove grass from plinth to northeast chancel buttress and point open joints	B	Done	Done
Priority B Rest of the Church				
03.02.02	Repoint southeast nave flashing chase	B	300	400
03.02.02	Repoint and repair south porch flashing to east roof slope into aisle wall	B	100	150
03.03.02	Repoint northeast nave gable copings	B	200	300
03.03.02	Re-bed loose flints to southeast south aisle buttress, remove vegetation, point open joints and repair quoins	B	300	400
03.03.02	Rebuild missing face flintwork below westernmost south aisle south window	B	400	600
03.03.02	Repoint flintwork to south aisle, west of south porch	B	600	800
03.03.02	Repoint open joints to porch copings	B	Done	Done
03.03.02	Re-bed two loose flints to porch gable	B	Done	Done
03.03.02	Repoint porch gable	B	1,500	2,000
03.03.02	Point hoodmould to outer arch to porch	B	200	300
03.03.02	Conserve stonework to outer arch to porch	B	4,000	6,000
03.03.02	Re-bed apex stone to porch	B	300	400
03.03.02	Repair lower west coping to porch parapet	B	200	300
03.03.02	Repair plinth to southwest porch buttress	B	200	300
03.03.02	Point crack to southwest porch buttress and point water tables	B	50	100
03.03.02	Repair north aisle east copings	B	600	800
03.03.02	Remove vegetation from second north aisle buttress from the east and point open joints	B	Done	Done
03.03.02	Re-bed loose flints to second offset of easternmost south tower buttress	B	200	300
03.03.02	Remove vegetation from easternmost north tower buttress	B	Done	Done
03.03.02	Tower remove fern growing under north first floor stringcourse	B	Done	Done
03.03.02	Point internal cracks above south aisle door	B	100	200
03.03.02	Point open joints to arch to south nave door	B	20	40
03.04.02	Repair render at high level to south nave clerestory wall	B	600	800
03.06	Rebuild flintwork under north and south wallplates to tower roof	B	4,000	6,000
03.06	Rebuild loose flintwork along west belfry walltop	B	1,500	2,000
03.06	Repoint high-level north, east and west internal belfry walls	B	3,000	4,000
03.06	Refix loose debris netting to sound openings	B	200	300
03.09	Annually maintain organ and refix music stand	B	300	400
03.08.02	Re-lead north and south nave clerestory windows	B	16,000	20,000
03.08.02	Re-lead easternmost south window in south aisle and repair stonework	B	4,000	6,000
03.08.02	Re-lead distorted lights in central north aisle window, overhaul casement and ferramenta and repair stonework	B	4,000	5,000
03.11	Obtain test and report on electrical installation	B	300	400
03.11	Annually maintain roof alarm	B	400	500
			43,570	58,790
Priority C Chancel				
03.03.01	Point east chancel plinth at low level	C	200	300

03.03.01	Point margin of flintwork above east chancel plinth and open joints in offset stones	C	200	300
03.03.01	Point plinth quoins to northeast chancel buttress	C	20	40
03.03.01	Point internal cracks around east chancel window	C	200	300
03.03.01	Point internal cracks to north and south chancel walls	C	400	500
03.04.01	Make good render in south chancel door splay and from where cables have been removed	C	200	300
03.05.01	Close gaps to floorboards to north choir stall	C	20	40
03.05.01	Make good floor to chancel step	C	100	200
03.08.01	Re-lead tracery light of westernmost south chancel window	C	300	400
			1,640	2,380
Priority C Rest of the Church				
03.01.02	Repair retaining walls to channels to south aisle and porch	C	1,500	2,000
03.01.02	Repoint open joints to plinth flint and stonework within channels	C	800	1,000
03.03.02	Repair flintwork to south aisle east plinth	C	200	300
03.03.02	Repoint plinth to south elevation of south aisle	C	600	800
03.03.02	Repoint southwest south aisle buttress	C	400	600
03.03.02	Repoint flintwork at high and low level on west elevation of south aisle	C	800	1,000
03.03.02	Repoint east elevation of south porch and repair corner buttress	C	1,500	2,000
03.03.02	Repoint west elevation of porch	C	1,500	2,000
03.03.02	Install deflector to north aisle east copings	C	400	600
03.03.02	Repoint south tower parapet and replace missing flints	C	2,000	3,000
03.03.02	Point margins of eroded flintwork behind quoins to buttresses to north and south of tower	C	4,000	6,000
03.03.02	Point hoodmould to south silence chamber window	C	300	400
03.03.02	Repair stonework to tower plinth	C	2,000	3,000
03.03.02	Re-bed apex cross to south parapet pediment	C	400	600
03.03.02	Paint external ferramenta bars to west tower window	C	200	300
03.03.02	Remove moss from tower north first floor stringcourse	C	50	100
03.04.02	Remove algae from westernmost column to south arcade	C	20	40
03.04.02	Remove green algae from south aisle walls, west of door	C	20	40
03.04.02	Remove vegetation from below west bench in south porch and point open joint	C	20	40
03.05.02	Repair south nave woodblock and rails	C	400	600
03.06	Point internal crack above east silence chamber window	C	100	200
03.06	Point crack above lower door to tower staircase	C	50	100
03.06	Point crack above door tower to staircase	C	100	150
03.06	Paint saddle bars to west tower window and clean glass and stonework	C	200	300
03.07.02	Clean, treat and repair north aisle door	C	200	300
03.08.02	Repair glass to south aisle east window, point glazing grooves and paint saddle bars	C	200	300
03.08.02	Tip ferramenta bars to south aisle east window and repair cill stones	C	400	600
03.08.02	Re-lead tracery lights of westernmost south window in south aisle and paint saddle bars	C	600	800
03.08.02	Paint frame to opening light in south aisle west window, repair stonework and point open joints to stonework	C	100	200

03.08.02	Paint saddle bars to north aisle east window and repair stonework	C	200	400
03.08.02	Clean glass in north aisle east window	C	600	800
03.08.02	Overhaul opening light in easternmost north window in north aisle, paint saddle bars, replace broken quarries and clean glass	C	400	500
03.08.02	Paint saddle bars to centre north window in north aisle, replace broken quarries and clean glass	C	100	150
03.08.02	Overhaul opening light in westernmost north window in north aisle, paint saddle bars, repair glass and clean glass	C	200	300
03.08.02	Clean glass in north aisle west window and paint saddle bars	C	100	150
03.08.02	Paint saddle bars to south porch east window and replace broken quarries	C	50	60
03.08.02	Repair and point external stonework to south aisle west window	C	400	500
03.08.02	Paint ferramenta bars to south porch west window	C	100	150
03.08.02	Paint ferramenta bars to south porch east window and point stonework	C	150	200
03.08.02	Repair stonework to westernmost south window in south aisle	C	400	600
03.08.02	Point open joints to external stonework to centre south aisle window	C	50	60
03.08.02	Point open joints to external stonework to easternmost south window in south aisle	C	100	150
03.08.02	Point external stonework to south aisle east window and repair hoodmould	C	400	500
03.08.02	Repoint external stonework to south nave clerestory windows	C	200	300
03.08.02	Remove moss from external stonework to north aisle east window and remove and tip ferramenta	C	400	600
03.08.02	Overhaul external ferramenta to north aisle easternmost north window and point cill	C	200	300
03.08.02	Overhaul external ferramenta to centre north aisle window	C	300	400
03.08.02	Overhaul external ferramenta to westernmost north aisle north window	C	400	600
03.08.02	Overhaul and tip external ferramenta to north aisle west window, repair and point stonework and repair glass	C	400	600
03.09	Treat stanchions to altar rails	C	50	100
03.09	Point steps to font	C	50	60
03.09	Oil hinges to pulpit door and secure plinth panels	C	50	100
03.09	Repair broken coffin lid in south aisle	C	50	100
03.09	Prepare bat management plan	C	Unknown	
03.12	Repair fencing to south boundary	C	400	600
03.12	Obtain a report on condition of trees	C	200	300
03.12	Reinstate fallen headstone east of chancel and repair adjacent crosses	C	200	300
03.13	Improve access into church	C	600	800
03.13	Install loop system	C	800	1,000
			<hr/>	<hr/>
			26,610	38,050
Priority D Chancel				
03.02.01	Remove moss from north chancel roof slope	D	200	300
03.03.01	Seek engineering advice on chancel cracks	D	500	600

03.04.01	Redecorate low-level walls in chancel	D	600	800
			1,300	1,700
	Priority D Rest of the Church			
03.01.02	Extend north lead chute to tower roof	D	400	600
03.02.02	Redress lead clips on south nave roof slope	D	50	100
03.02.02	Secure westernmost south nave cornice in a more permanent manner	D	2,000	3,000
03.03.02	Point south elevation of south aisle at high level	D	3,000	4,000
03.03.02	Point open joints to north door hoodmould and jambs	D	30	40
03.03.02	Repoint west elevation of north aisle	D	3,000	4,000
03.03.02	Repoint lower offsets to buttresses on east side of tower	D	4,000	5,000
03.03.02	Point open joints to hoodmould to west tower window	D	100	200
03.03.02	Repoint north tower parapet	D	1,500	2,000
03.04.02	Repair render at low level in southeast and northeast corners of nave	D	200	300
03.04.02	Repair localised areas of render in north aisle	D	800	1,000
03.06	Point cracks in internal staircase walls at silence chamber level	D	300	400
03.06	Clean and conserve Exodus, Lord's Prayer and Creed on tower screen	D	800	1,200
03.07.02	Overhaul or replace gates to south porch	D	2,000	3,000
			18,180	24,840
	Priority E Rest of the Church			
03.03.02	Repoint south nave clerestory wall	E	3,000	4,000
03.03.02	Point north nave clerestory wall	E	3,000	4,000
03.03.02	Rebuild detached facework to central south aisle buttresses	E	600	800
03.03.02	Repoint localised areas of recessed pointing to north elevation of north aisle	E	600	800
03.03.02	Repoint south elevation of tower	E	25,000	30,000
03.03.02	Repoint north elevation of tower	E	25,000	30,000
03.04.02	Repair render in south aisle	E	1,500	2,000
03.05.02	Re-lay south nave woodblock floor and rails	E	6,000	8,000
03.06	Rehang bells	E	40,000	60,000
03.06	Re-render base of tower	E	8,000	10,000
03.12	Repair/consolidate surviving lengths of churchyard wall	E	8,000	10,000
			120,700	159,600
	Priority M Chancel			
03.01.01	Regularly maintain rainwater goods	M	10	20
03.01.01	Clear vegetation from north brick channels	M	Done	Done
03.03.01	Remove ivy from south chancel buttress	M	Done	Done
03.03.01	Remove vegetation from east chancel plinth	M	Done	Done
03.03.01	Note hairline crack against south jamb of east chancel window	M	10	20
03.03.01	Remove moss from offsets to north chancel buttresses	M	Done	Done
03.03.01	Clear vegetation from gravelled area, north of chancel	M	Done	Done
03.04.01	Remove algae from chancel walls	M	10	20
03.05.01	Remove green algae from against south wall	M	10	20
03.05.01	Remove algae from memorial against north wall	M	10	20
03.05.01	Remove algae from chancel step	M	10	20
			60	120

Priority M Rest of the Church

03.01.02	Clean out perimeter channels to south aisle and porch	M	20	40
03.01.02	Remove debris and leaves from north aisle channel	M	Done	Done
03.01.02	Regularly clean out perimeter channels	M	20	60
03.03.02	Remove moss from south aisle east plinth	M	10	20
03.03.02	Remove ivy from southwest porch buttress	M	10	20
03.03.02	Remove moss from north aisle east copings	M	Done	Done
03.03.02	Remove moss from north aisle east plinth	M	Done	Done
03.03.02	Remove moss from north aisle north plinth	M	Done	Done
03.03.02	Remove vegetation from second north aisle buttress from the west and point open joints	M	Done	Done
03.03.02	Remove vegetation from tower plinth	M	Done	Done
03.03.02	Note internal cracks to soffits of clerestory windows	M	10	20
03.04.02	Sweep clean nave walls	M	10	20
03.04.02	Remove salts from north nave arcade columns	M	10	20
03.04.02	Sweep clean walls in south aisle	M	10	20
03.04.02	Sweep clean walls in north aisle	M	10	20
03.05.02	Collect water leaking through south aisle roof	M	10	20
03.05.02	Treat deathwatch beetle in north nave woodblock floor	M	20	30
03.05.02	Treat suspended pew platforms at west ends of north and south aisles	M	40	50
03.05.02	Remove green algae from floor and steps to south porch	M	20	40
03.07.02	Treat doors in south aisle	M	10	20
03.07.02	Treat west tower doors	M	20	40
03.06	Sweep clean staircase steps throughout tower	M	20	40
03.06	Sweep clean silence chamber floor	M	10	20
03.06	Clean and wax hinges to cupboard in silence chamber	M	10	20
03.06	Clean and treat door to silence chamber	M	10	20
03.06	Clean and treat door to staircase	M	20	40
03.06	Sweep clean floor in base of tower	M	10	20
03.06	Clean and paint hinges to west tower doors	M	20	40
03.06	Clean and treat bier for beetle	M	10	20
03.06	Remove redundant items from base of tower	M	10	20
03.09	Treat beetle in choir stalls	M	10	20
03.09	Clean and treat bier at west end of nave	M	20	30
03.10	Paint wall lamps in porch	M	20	40
03.11	Annually maintain fire extinguishers	M	200	300
03.12	Consolidate ground outside porch	M	100	200
03.12	Treat churchyard benches	M	10	20
03.12	Remove vegetation from headstones	M	20	30
03.12	Remove saplings from graves	M	10	20
03.12	Straighten any leaning headstones and secure any that are loose	M	200	300
03.12	Clear vegetation from graves inside north boundary	M	50	60
03.12	Clear ivy from headstones in northwest corner of churchyard	M	10	20
			<hr/>	<hr/>
			1,000	1,720

GRANTS AND USEFUL CONTACTS

Information on grants can be found at

<http://www.dioceseofnorwich.org/churches/stewardship>

Appendix 1

The Parish Church of St. Andrew at

DEOPHAM : NORFOLK

in the Rural Deanery of Humbleyard the
Archdeaconry of Norfolk and the Diocese of Norwich

A Supplementary Report

for the tower and gable crosses and areas of vulnerable masonry on the tower



Prepared for High Oak Parochial Church Council (Deopham)
by Ruth A Blackman of Birdsall, Swash and Blackman Ltd,
High House Farm, The Street, Beeston-next-Mileham,
King's Lynn, Norfolk, PE32 2NF
Telephone: 01328-701295
Fax: 01328-700232.
E-mail: enquiries@birdsallswashblackman.co.uk

9th February 2022
RAB:AJD

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1. Tower : South Elevation
2. Tower : West Elevation
3. Tower : North Elevation
4. Tower : East Elevation
5. Porch
6. Chancel
7. Nave
8. Conclusion

SUPPLEMENTARY INVESTIGATION REPORT

A detailed description of the survey work carried out and remedial repairs, to prevent further decay and deterioration, with advice for further work at a later date.

This inspection was carried out following the quinquennial inspection with a contractor in attendance and using a cherry picker.

1. Tower – South Elevation

- a) The cross on the apex of the parapet pediment was found to be loose and wedged and pointed within its stooling, although in the longer term this ought to be rebedded and pinned. This could be done from scaffolding from the tower roof and in conjunction with clearing debris from the roofs of the four tower parapet turrets, cleaning the belfry and staircases and reinstating the collapsed horizontal boarding from the tracery lights of the south sound opening.



- b) There is debris in the south tower parapet gutter that needs to be removed.



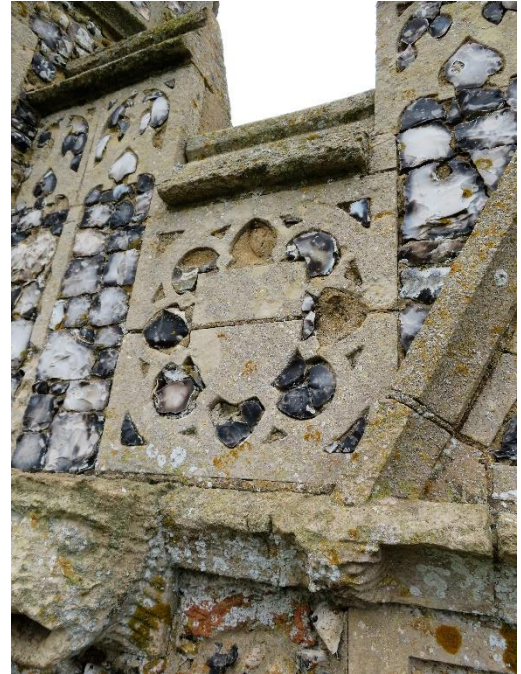
- c) The southwest turret is covered in vegetation and needs to be cleared and the outlet to the southwest rodded.



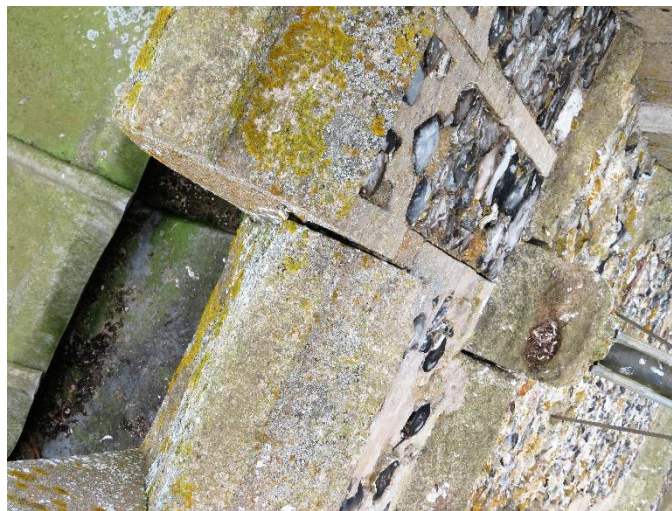
- d) To the southeast the turret roof is covered in leadwork that appears to be in good condition but ought to be swept clean.



- e) There are several eroded joints to the south parapet stonework, some missing knapped flints and one loose flint to the east of the pediment that was rebedded. The parapet stonework could be repointed from a cherrypicker that should include rebedding any loose flints or reinstating any missing flints, from the decorative flushwork.



- f) There are a number of open joints to the parapet stringcourse that need to be repointed.



- g) There are two loose flints within the knapped flint panel to the west of the head of the south belfry sound opening, that need to be rebedded.



- h) The missing horizontal boards from the tracery lights to the south sound opening have been temporarily replaced with debris netting and need to be refixed to the opening.



- i) The mortar joints to the flint work are deeply eroded throughout the south elevation that needs to be repointed with particular attention to wide open joints behind the jambs and buttress quoins that could be pointed in isolation to prevent further deterioration to the stonework that would lead to instability. Open joints to the sound opening cill also require pointing



- j) A mortar tell tale has been applied to crack below the south belfry sound opening.



- k) The ferns growing under the south silence chamber stringcourse, in two locations, have been removed and a deep open root pockets and an open joint through the stringcourse above, repointed.



- 1) On the east face of the westernmost south tower buttress, a loose flint to the putlog hole was rebedded



2. Tower : West Elevation

- a) The cross on the parapet pediment is sound.



- b) There is a large amount of vegetation and soil on the roof of the northwest turret that needs to be cleared.



- c) The open joint to the knapped flint panel of the pediment was repointed to prevent water ingress.



- d) Two dislodged slats to the louvres in the north mainlight of the sound opening were dressed back into position.
- e) Open joints on the cill of the belfry sound opening and to the belfry stringcourse were repointed.



3. Tower : North Elevation

- a) The cross on the parapet pediment is sound but there are open bed joints to the apex stone, to which it is fixed, and open joints to the east coping that have been repointed.



- b) There is debris and vegetation on the roof of the northeast turret that needs to be cleared and the overflow to the northeast rodded.



- c) There are areas of recessed pointing to the north facets of the northeast turret and to the stringcourse that need to be repointed.



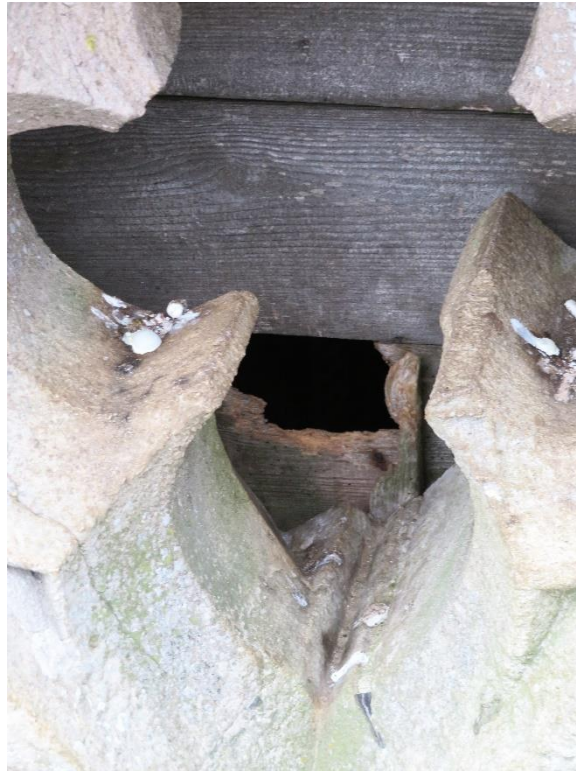
- d) There are recessed joints to the decorative flush flintwork of the north parapet that need to be repointed.



- e) A loose flint to the knapped flint panel to the west of the head of the sound opening was rebedded.



- f) A small hole in the horizontal boarding to the tracery lights of the north sound opening has been closed with stainless steel netting.



- g) A loose flint was rebbed under the gargoyle.



- h) The pointing to the north elevation is generally recessed throughout, but the flints remain sound. There are however margins of deeply eroded pointing behind the quoins to the buttresses that ought to be repointed.



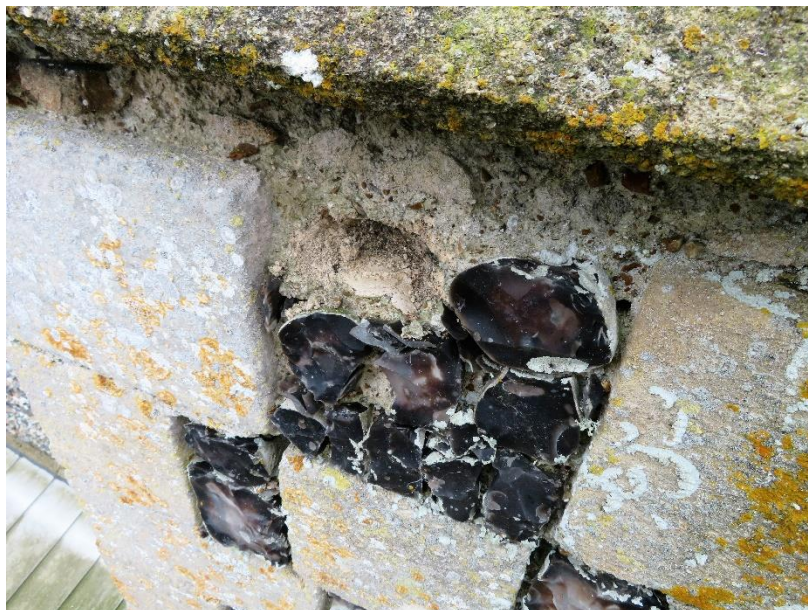
- i) Voids in the flintwork under the east end of the parapet stringcourse were repointed.



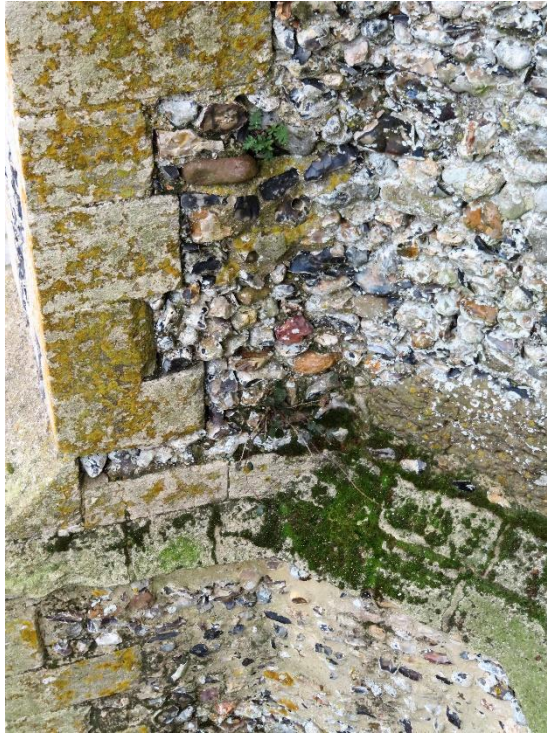
- j) Four dislodged slats to the louvres in the north belfry sound opening were redressed back into position.
- k) The face flintwork to the hole below the belfry sound opening was rebuilt leaving a small gap for bats and birds.



- l) A loose flint was rebedded to the north elevation of the northeast tower buttress, immediately under the stringcourse.



- m) Vegetation was removed from the west elevation of the northeast tower buttress, just above the silence chamber stringcourse.



- n) A fern was removed from below the first floor stringcourse and open pockets repointed.
- o) It should be noted that bees occupy a putlog towards the west end of the parapet stringcourse.

4. Tower : East Elevation

- a) The cross is secure but the open joints to the base was pointed and flaunched to shed water.



- b) There are localised areas of recessed pointing to the northernmost panel of the east parapet flushwork.
- c) An open joint was pointed on the cill of the sound opening.



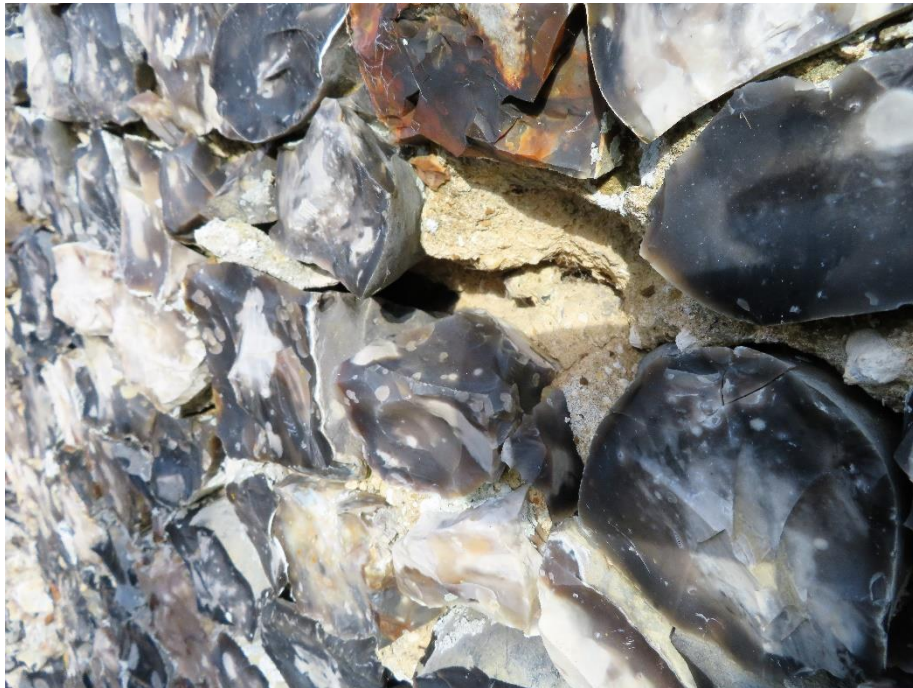
- d) There are a few open joints to the knapped flint panels to the second offset of the buttress at the northeast corner of the tower.

5. Porch

- a) The apex stone, supporting the cross is loose and has been slate wedged and pointed but in the longer term ought to be rebbed.



- b) There are deeply eroded joints to the gable flintwork and one loose flint that was identified has been rebedded leaving a void behind for bats.



- c) There is deeply eroded pointing throughout the south elevation to the porch that needs to be repointed.



- d) There are deep open joints behind the hoodmould stones that need to be repointed to prevent water ingress to the wall and to secure the hoodmould stones.



6. Chancel

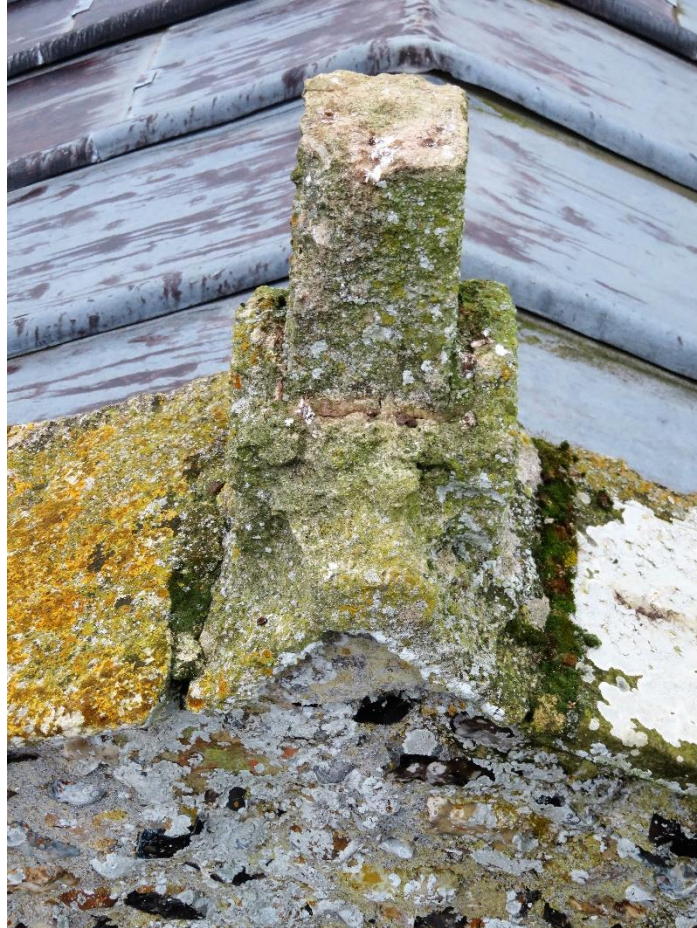
- a) The cross is sound.



- b) The missing tiles at the west end of the south slope have been replaced although there is one cracked tile that can only be replaced by rebedding the ridge.

7. Nave

- a) The cross is loose and repointed in-situ although it ought to be rebedded.



- b) Open joints to the northeast nave copings were repointed.

In addition to this minor inspection, general maintenance work and minor repairs were carried out that included clearing vegetation from the walls, removing debris from the north aisle perimeter channel, repointing open joints to the south porch parapet coping stones, removing moss from the east and west parapets to the north aisle and pointing open joints to the porch and north aisle buttress water table stones to protect vulnerable areas. See Quinquennial Inspection Report dated Wednesday 26th January, Friday 4th and Wednesday 9th February 2022.

8. Conclusion

This inspection, that included minor repairs and maintenance work, has proved to be successful as the risk of falling flints has been removed, on a short-term basis, pending further repointing work, open joints have been protected and vegetation that is detrimental to the fabric, removed from the walls. The perimeter channels have also been cleared and moss removed from the north chancel gully.

There are however elements of the temporary repairs that require further attention as part of a future phase of work.

Ruth Blackman

For and on behalf of Birdsall, Swash & Blackman Ltd

9th February 2022