

R E P O R T

O N

DEOPHAM CHURCH

Important Note from the Registrar on behalf of the Chancellor

1. Any alteration to the fabric, fittings, or furnishings of a church requires a Faculty.
2. Work entirely of repair, that is to say involving no substantial alterations, and costing less than £1,000, can normally be dealt with by Archdeacon's Certificate. The same is true of re-decoration.
3. It is most desirable that any repair work undertaken as a result of this Report should be supervised by a suitably qualified architect.

INTRODUCTION

I made an inspection of the above Church on 18th July, 1960 under the Inspection of Churches Measure 1955. Generally speaking from the exterior the walls are in a reasonable state of repair. From the interior, however, the dampness of the aisles walls, together with the discolouration of the stone piers of the nave is readily apparent. This is caused by the faulty aisle roof of the South aisle, dealt with later in my report, and I am sure that if renewed, this would go a long way towards rectifying the trouble.

PART 1

Brief Description of Church

This Church is a building of flint and stone consisting of chancel, nave, aisles, south porch and an embattled western tower with octagonal turrets and pinnacles. For the size of the village this is an extraordinarily large church, and must make the upkeep correspondingly more difficult.

PART 2

Limitations of Survey

It was impossible to examine the aisle roof from the inside or the underside of the bell tower as these were too high to be reached with ladders. From an examination carried out from the floor of the Church no trouble is visible.

(a) Walls and Masonry

Chancel end

The crack which is apparent on the inside can also be seen on the outside and there are one or two stones in the arch of the window which have moved. The coping stones also to the chancel gable need repointing. One kneeler stone on the south side needs attention. Ivy needs chopping away from the walls.

Coping stones to the lean-to gable of the aisle on the east end need repointing. The window adjacent to the porch on the south side shows deterioration on the top moulding.

Tower End

The stone work to the Entrance porch has deteriorated very badly although from the structural point of view there is no danger. There is a crack over both entrance and ~~exit~~ doors and the key stone is misplaced.

A portion of the tracery on the window to the south of the entrance is in very poor shape and needs replacing.

The tower itself and masonry is in good order, repairs having been carried out to the very top fairly recently.

Water was standing in the dry area at the east end of the north aisle and this may account for the dampness around the memorial on the inside of the Church. On investigation, it also appears that there should be an outlet here to a soak-a-way which is obviously blocked.

There is one piece of coping stone on the north side which is dislodged and ought to be removed before it falls and causes further damage.

The gutter on the north side of the chancel at the south end has got masses of grass in it and it is not only preventing the water from flowing away, but is also bending the gutter.

(b) Roofs and Gutters

The roof of the nave and the aisles consists of oak rafters and boarding on the inside and lead covered on the outside. The nave roof is supported on oak trusses with very fine mouldings at eaves level. It was impossible to examine these from the interior as they were too high. In one or two places, however, it is obvious that water is coming through. On the roofs of the aisles, particularly the south aisle, much water is coming through at eaves level. From an inspection on the roof the lead work on the nave is in fair condition, it having been soldered in one or two places only, and there is still plenty of life in it. At eaves level the lead has deteriorated more than elsewhere, but still not sufficiently to warrant replacement. The lead work over the south aisle is in very poor shape indeed, particularly at eaves level where a lot of it has split and is turned in.

This roof has been repaired quite often and nails from the boarding under are protruding through the lead work from underneath. I can see no alternative here but to renew the lead. The lead to the north aisle is in fair order and needs attention in one or two places only.

(o) Rainwater Disposal System

There are no gutters to the main building at all and there is a good overhang at eaves level. The water itself discharges into a dry area. I think, however, that on the south side which is the direction of the prevailing wind, that the water as it runs off the roof is blown against the wall and has worn out the pointing. In confirmation of this, where the walls are protected by the buttresses from the elements, this wearing down of the pointing has not taken place. I think that this is a lot of the cause of the trouble with the dampness in this wall, which would be overcome by fixing gutters and downpipes.

The dry area needs cleaning out very badly and is completely overgrown in places with elder and ivy. The outlets from this area should also be investigated.

The gutters to the roof of the chancel are very rusty as are the down pipes and they all need repainting.

(d) Internal Decoration

This is rather bad. The whole of the south wall of the aisles are completely discoloured and the plaster work disintegrated in many places due to damp penetration. On the north wall of the aisle the plaster has deteriorated at floor level and around the Memorial to the 1914-18 War, there is a very large damp patch. On the columns that support the clerestory walls there is green discolouration up to a height of approximately 6'0" indicating dampness here, but I can give no reason as to the cause of this.

Incidentally, the design of these columns, which are octagonal in plan, is entirely different from those on the opposite side. This also applies to the column cap.

There is a crack over the chancel window which looks rather serious and I suggest that tell-tales are put on this to see if there is any further movement.

(e) Floors and Galleries

The floor consists of 4" x 4" quarry tiles except where underneath the seating where there is basket weave deal flooring which has been attacked in many places by the beetle. The floor of the chancel is of 6" x 6" quarry tiles.

(f) Glazing

This is in fair order, but in many places the iron bars have rusted and are deteriorating. The windows to the south aisle and clerestory are all clear glazed. The other glass elsewhere is slightly tinted.

(g) Fittings

The organ is situated adjacent to the aisle and is hand pumped.

(h) Bells, Bell Frame

The floor of the bell ringing platform is dished towards the middle indicating that there is some weakness here. It was impossible to examine the underside as it was too high. In the tower itself there are five bells on a frame which is in very poor shape, deterioration obviously having taken place over a period of many years. The bells themselves are now no longer used except one. The tower roof, together with all the masonry is in very good shape, having been repaired recently. The wire netting covers to all of the windows are in good order.

(i) Boundary Walls and Gates

All fences are live and the entrance gates, which are iron, are in good order having recently been put in.

(j) Installations

The lighting of the Church is by paraffin lamps and the heating is by two tortoise stoves situated adjacent to the south entrance and at the east end of the north aisle. These stoves are blown at the bottom and will have to be renewed fairly soon.

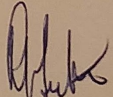
RECOMMENDATIONS

I feel that the most serious trouble with the Church is the leaking roof, particularly that over the south aisle and I think that this work should take priority over everything else.

	<u>Approx. Cost</u>
1. Overhauling the dry area around the Church and investigating all outlets.	£15.
2. Repairing main aisle roof and north aisle roof.	£20.
3. Renewing lead work to the south aisle.	£750.
4. Overhauling chancel roof and replacing tiles.	£20.
5. I am dubious about putting a new gutter on the north and south aisles as I feel that this might spoil the appearance of the Church. I suggest that the walls should be repointed where necessary, in order to avoid penetration of the damp and to see how long this will last. If this proves ineffective then it will be necessary to fix guttering and downpipes. Cost of repointing.	£50.
6. Cleaning out gutters of chancel, wire brushing off rust and repainting.	£20.
7. Treating the deal basket weave flooring under the seating to the aisle.	£10.

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| 8. | Internal decoration. The plaster should be made good in lime plaster and the Church redecorated throughout. | £250. |
| 9. | Repointing stones to the leanto of gable on the east end and resetting kneeler stone. | £10. |
| 10. | Cutting out top moulding on the window adjacent to the south side of the porch. | £10. |
| 11. | General repair work to the stone work to the entrance porch including renewing tracery on the south side. | £50. |
| 12. | Clearing iron bars of windows of rust and repainting. | £5. |
| 13. | Bell Frame - If it is considered necessary to use the bells then I think a major repair is needed here. I think that the cost would be very considerable and it is extremely difficult to put a figure on it. | |

1st February, 1961


Chartered Architect