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Report on the Quinquennial Survey for 2026

Church of the Ascension

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24th March 2026

QUINQUENNIAL INSPECTION REPORT

Church Name: Church of the Ascension

Diocese: Diocese of Worcester

Archdeaconry: Archdeaconry of Deanery of Worcester

Deanery:Deanery of Malvern

Listed Grade: Grade II

Previous Inspection (Architect & Date): J Chamberlain 3rd March 2021

Inspecting Architect: Ian Edwards

Qualifications: ARB, RIBA CA

Date of Inspection: 13th March 2026

Contents

Executive Summary

This Quinquennial Inspection of the Church of the Ascension was carried out on 13 March 2026 in accordance with the Diocesan Scheme and current Church of England guidance. The inspection confirms that the church remains a building of considerable architectural and historic significance which continues to serve its ecclesiastical and community functions well.

Overall, the church is considered to be structurally stable and generally serviceable. There is no evidence of significant structural failure or movement requiring urgent major intervention. The Parochial Church Council is to be commended for its consistent and proactive approach to maintenance since the previous inspection, particularly in relation to routine servicing, vegetation control, internal repairs, church hall improvements, and the general upkeep of the building and churchyard. This ongoing stewardship has had a positive effect on the condition and presentation of the property.

Notwithstanding this, the inspection identified a number of fabric defects associated with age, exposure and moisture ingress which now require a more planned and coordinated programme of repair. The principal concerns are not generally acute, but they are sufficiently established that delay is likely to result in avoidable deterioration, higher future repair costs, and increased maintenance burden.

The most significant issues identified during this inspection are as follows:

- **Roof coverings and high-level details** continue to show age-related deterioration, including biological growth, localised slate displacement, open joints to ridge and parapet details, ageing lead flashings, and isolated defects to rainwater disposal arrangements.
- **Rainwater goods and drainage interfaces** are a recurring source of concern. Although many systems remain functional, there is evidence in several areas of historic or intermittent leakage, overspill, poor detailing at junctions, and moisture loading to adjacent fabric.
- **Rendered wall surfaces**, particularly to the church hall and parts of the chancel and nave, remain one of the most pressing maintenance issues. Cracking, hollow areas, patch failure, trapped moisture and deterioration of impermeable paint systems are contributing to progressive breakdown.
- **High-level moisture ingress** at copings, parapets, gutters and abutments is continuing to drive staining, render failure and localised masonry decay below.
- **Localised timber decay** is evident to exposed eaves details, particularly to the projecting roof over the church hall WC area, where prolonged wetting from leaking or undersized rainwater goods has affected rafter ends and associated joinery.
- **Plinths and low-level masonry** around the tower, nave and chancel show localised open joints, biological growth, saturation and minor fracturing. These defects are mostly not structurally significant at present but require repair to reduce water ingress and slow longer-term decay.

- **Windows and metalwork** remain broadly serviceable, though routine overhaul is increasingly required, including treatment of corroding ferramenta, easing of hoppers, replacement of broken panes, and localised repointing around dressings.
- **Internal conditions** are generally fair to good, but areas of moisture-related plaster deterioration remain evident in lower-level spaces, the vestry, boiler room, undercroft and certain clerestory locations.
- **Access for inspection and maintenance** remains a practical constraint in several areas, particularly the tower, bell chamber, roofs and clerestory. This limits proper cyclical care and should be considered in future maintenance planning.
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In summary, the church is not in poor condition overall, but it is entering a period where targeted higher-level fabric repairs are needed in addition to routine maintenance. The building would benefit from a phased approach based on the principle of addressing defects from the top down: first ensuring that roofs, copings, parapets, flashings and rainwater goods are functioning properly, then undertaking associated repairs to render, masonry and internal finishes affected by water ingress.

Priority Themes for the Coming Quinquennium

The key priorities arising from this inspection are:

1. **High-level inspection and repair of roofs, abutments, parapets and rainwater goods**, including closer investigation where access was restricted.
2. **Repair and renewal of defective render systems**, particularly to the church hall, using breathable and compatible materials.
3. **Localised masonry and plinth repairs**, including repointing of open joints and repair of isolated fractures.
4. **Repair of decayed timber eaves details** and continued monitoring of roof drainage performance in heavy rainfall.
5. **Ongoing management of internal damp conditions**, especially in lower-level and poorly ventilated areas.
6. **Improvement of safe access arrangements** for inspection and maintenance, particularly at clerestory and tower levels.
7. **Forward planning for building services**, including heating strategy, electrical testing, and sustainability improvements in line with the Church of England's Net Zero Carbon objectives.
8.

The overall condition of the church can therefore be described as fair to good, with the structure remaining sound but with a clear need for a more strategic programme of fabric repairs during the next quinquennium. With timely intervention, the defects identified are manageable and the long-term condition of the building can be protected effectively.

PART ONE
GENERAL INFORMATION

1. Introduction

1.1
This Quinquennial Inspection of the Church of the Ascension was undertaken on the 13th March 2026 in accordance with the Diocesan Scheme and current Church of England guidance.

1.2
The inspection comprised a visual survey of all reasonably accessible areas of the building, its immediate curtilage and churchyard. The purpose of the inspection is to assess the general condition of the fabric, identify defects requiring attention, and advise the Parochial Church Council (PCC) on priorities for repair and maintenance over the coming quinquennium.

1.3
The church is a Grade II listed building of significant historic and architectural interest. It remains in active ecclesiastical use and continues to serve as an important place of worship and community activity.

1.4
Overall, the building remains structurally stable and generally serviceable. The PCC is commended for maintaining a consistent programme of routine care and operational management since the previous inspection. Regular maintenance of rainwater goods, servicing of mechanical and electrical installations, churchyard upkeep and localised internal repairs have all contributed positively to stewardship of the building.

1.5
Notwithstanding this good maintenance record, the inspection identified a number of areas where fabric deterioration is progressing. These are generally localised and typical of buildings of this age and exposure but now require planned intervention to prevent avoidable decay and to manage risk appropriately. The most notable issues relate to high-level roof coverings, rendered wall finishes, and isolated areas of fabric movement and plaster failure.

1.6
Weather conditions at the time of inspection were predominantly dry and sunny with light occasional light showers.

2. Limitations of the Survey

2.1

The inspection was non-intrusive and visual in nature. No opening-up works were undertaken and no finishes were removed.

2.2
Access limitations included:

- No access above internal tented or protected areas
- Although the tower ladder accessed for high level inspection above the organ, the tower itself was not accessed due to lack of safe access arrangements.
- Clerestory access was undertaken with care although there is no restraint system in place.

2.3
Roof slopes, parapets, towers and concealed gutters were inspected using binoculars from ground level. Closer inspection would require scaffold, tower access or drone survey.

2.4
Underground drainage systems were not tested.

2.5
No structural calculations, invasive investigations or specialist testing were undertaken unless otherwise noted.

3. Recommendations for Further Investigation

The following specialist inspections and reports should be commissioned where not current:

- Electrical Installation Condition Report
- Lightning protection testing and certification
- Asbestos re-inspection (as required by management plan)
- Bat survey where fabric works are proposed

4. Sustainability and Net Zero Carbon

4.1
The Church of England has committed to achieving Net Zero Carbon by 2030. Parishes are encouraged to consider fabric improvements and operational changes that support this objective.

4.2

The PCC should review and update the Church of England Energy Footprint Tool annually to monitor energy use and inform improvement planning.

4.3
Opportunities to improve environmental performance and reduce energy demand were identified during the inspection and are summarised in the section titled 'Environmental Sustainability and Net Zero Opportunities'. These include measures relating to maintenance, building fabric performance and operational management.

5. Recent Works and Maintenance Since 2021

5.1
A review of the Church Log Book (2016–2026) has been undertaken and cross-referenced with the recommendations contained within the 2021 Quinquennial Inspection Report.

The records indicate that the Parochial Church Council (PCC) has implemented a generally consistent programme of maintenance, repair and improvement works, with particular focus on:
Addressing localised defects affecting internal fabric
Maintaining building services and statutory compliance
Managing vegetation and external conditions
Improving functionality of ancillary spaces, notably the church hall
This reflects a positive and proactive approach to stewardship, broadly in accordance with CBC guidance on cyclical maintenance and risk management.

5.2
Works Addressing Previous Quinquennial Recommendations
Moisture Ingress and Internal Fabric Repairs
Works have been undertaken to address damp-related issues, including:
Damp treatment, replastering and redecoration to vestry walls (2020)
Subsequent internal repairs to parish office walls and ceilings (2021 onwards)
These works correspond with previously identified concerns regarding moisture ingress and poor environmental conditions affecting internal finishes.

Rainwater Goods and Drainage Maintenance
Periodic cleaning of gutters and rainwater goods (most recently 2024)
This aligns with earlier recommendations emphasising:
The importance of regular inspection and clearance during rainfall events
Prevention of saturation to wall heads and plinths

Vegetation Management
Tree works, hedge cutting and clearance of overgrowth (2019, 2023, 2026)
These works directly support recommendations to:

Prevent vegetation-related damage to masonry and rainwater goods
Maintain airflow and reduce moisture retention at the building perimeter

Roof-Level Risk Mitigation
Removal of tree root from roof/gable area (2024)
This represents a targeted intervention addressing risks associated with:
Water ingress at abutments
Localised structural stress and displacement

5.3
Building Services and Statutory Compliance
A consistent programme of servicing and compliance-related works is recorded, including:
Electrical upgrades (rewiring to vestry/office, 2021)
Regular Portable Appliance Testing (PAT)
Annual servicing of fire extinguishers
Annual servicing of heating systems (continuous through to 2026)
Lightning conductor testing and repair (2020 and 2024)
These works demonstrate good compliance with statutory obligations and reflect CBC guidance on maintaining safe and operational building services.

5.4
Internal Fabric and Fittings
A range of localised repair and improvement works has been undertaken, including:
Plaster repairs to internal walls
Floor repairs and replacement finishes
Redecoration works to hall and ancillary areas
In addition, ongoing maintenance to fixtures and fittings has been carried out, including:
Organ repairs and replacement components (2019)
Organ tuning (2024)
These works contribute to the continued usability and presentation of the building, although they are generally localised in nature.

5.5
Church Hall Improvements
Significant investment has been made in the church hall, including:
Installation of kitchenette and WC facilities (2019)
Comprehensive kitchen refurbishment and rewire (2023)
Replacement floor finishes, redecorations and associated upgrades
These works represent a substantial enhancement to ancillary accommodation, improving functionality and supporting community use. They also indirectly address previously noted issues relating to ageing fabric and environmental performance.

5.6
Security and Access Improvements
Recent works include:
Installation of electronic locking systems (2025–2026)
Replacement and adjustment of external doors
Upgrades to external security lighting
Installation of CCTV to hall entrance
Whilst not directly arising from Quinquennial recommendations, these measures improve:
Building security
Operational management
Risk mitigation

5.7
Cyclical Maintenance and Preventative Works
The log book evidences ongoing cyclical maintenance, including:
Regular servicing of heating and fire safety systems
Gutter cleaning and clearance
Pigeon clearance to tower
General inspections and minor repairs
This reflects a sound preventative maintenance regime, consistent with best practice guidance.

5.8
Outstanding and Partially Addressed Items
Notwithstanding the positive maintenance record, there is limited evidence of comprehensive works in the following areas identified within the 2021 report:
High-level masonry repairs and coping stabilisation
External render repairs to church hall elevations (noting isolated works completed in 2025)
Detailed roof covering repairs beyond localised interventions
Strategic upgrades to rainwater goods (as distinct from maintenance)
These items remain key priorities for the current quinquennium and are addressed further in Part 3 of this report.

5.9
Summary
The PCC is to be commended for maintaining a consistent and proactive approach to building care, particularly in relation to services maintenance, internal repairs and management of external conditions.

The works undertaken demonstrate good alignment with the general intent of the previous Quinquennial Inspection. However, a shift towards planned, higher-level fabric repairs will be required to address outstanding defects and ensure the long-term conservation of the building.

6. Summary of Structural Condition

6.1

The Church of the Ascension is considered to be structurally stable, with no evidence of significant movement, distortion or failure of the primary structural elements at the time of inspection.

6.2

The principal loadbearing masonry, including the nave, chancel and tower walls, remains in good overall condition. The ashlar construction exhibits only minor and localised fracturing, consistent with the age, construction type and long-term behaviour of the building. There is no indication of progressive or active structural movement.

6.3

Localised cracking is evident in a number of areas, including plinth stones, rendered panels and isolated sections of walling. These cracks are generally fine, longstanding in nature and not indicative of structural instability. In most cases, they are associated with thermal movement, moisture-related expansion and contraction, or historic settlement. Continued monitoring is recommended, particularly where cracks coincide with areas of moisture ingress.

6.4

The tower remains structurally sound. A pronounced vertical fracture to the south-west plinth is noted, consistent with previous inspections. While this does not currently present a structural concern, the opening of joints and deterioration of previous repairs allows water ingress and requires localised repair to prevent further decay.

6.5

The internal stone rib vaults and plastered ceilings to the nave and chancel show typical historic cracking at stress points, particularly at abutments and mid-span locations. These are characteristic of this form of construction and do not currently indicate active structural movement. No significant change in extent or severity was observed since the previous inspection.

6.6

Roof structures were not directly accessed; however, no evidence of structural distortion or failure is apparent from external observation or internal inspection at low level. The roof forms appear generally true, with no significant sagging or spread evident. Localised timber decay at eaves level, particularly to the church hall projections, is noted but is not currently affecting the overall structural integrity.

6.7

There is no evidence of structural failure associated with openings, including windows and doors. Minor fracturing around some window heads and dressings is present but remains stable and typical of localised stress concentrations within masonry construction.

6.8
Substructure and foundations were not exposed; however, there are no visible signs of significant differential settlement, such as stepped cracking or distortion of openings, that would suggest foundation movement.

6.9
Overall, the structure performs as intended, and the observed defects are primarily maintenance-related rather than structural in nature. The building can therefore be regarded as being in good structural condition, subject to continued monitoring and timely repair of localised defects, particularly where these may allow water ingress and lead to longer-term deterioration.

7. Description and Historical Summary

7.1
The Church of the Ascension is a Grade II listed building dating from 1903 and was designed by Sir Walter Tapper, a significant figure in the Gothic Revival and Arts and Crafts movements, later President of the Royal Institute of British Architects. The church is understood to be Tapper's first independent church commission, and is recognised as an accomplished example of his early ecclesiastical work.

7.2
The building was conceived in the Early English Gothic style, drawing direct inspiration from 13th-century monastic architecture, particularly Cistercian precedents. This is reflected in its restrained composition, lancet windows, strong massing and emphasis on proportion and light rather than elaborate ornamentation.

7.3
The church was constructed as part of the expansion of the Malvern Link area in the late 19th and early 20th centuries and was funded by Louisa Vavasour Livingstone in memory of her husband, the Reverend Arthur Guinness Livingstone.

7.4
It was originally built as a daughter church to St Matthias and reflects the ecclesiastical and social development of the area during this period. The building was dedicated in 1903 and later brought into full parish use following restoration works in the late 20th century.

7.5
The church is associated with a church hall, which, although not internally connected, forms part of the listed curtilage and contributes to the functional and community role of the site.

7.6
According to a 2003 guide, the churchyard is not consecrated for burial. The principal approach to the south entrance is defined by a path lined with mature yew trees, which contribute positively to the setting and character of the site.

7.7
The church occupies a site bounded by roads and residential gardens and is not located within a Conservation Area, although it remains a prominent local landmark.

7.8
The plan form comprises a simple yet powerful arrangement of nave and chancel with a west tower, reflecting monastic precedents. A stair from the chancel provides access to vestry accommodation below, with a further externally accessed boiler room to the north.

7.9
The principal roofs to the nave and chancel are pitched and covered in natural stone slates. External walls are of solid construction, combining ashlar and rubble masonry with rendered infill panels. The tower and architectural dressings are formed in Cotswold stone. The tower roof is distinctive, formed by gables to each elevation intersecting to create a cross-ridged arrangement.

7.10
Clerestory arcades to both nave and chancel introduce high-level light and reinforce the vertical emphasis of the interior, contributing to the building's strong spatial character.

7.11
Windows are predominantly leaded lights formed as lancets, consistent with the Early English idiom and Tapper's preference for simple, elongated openings. The church is also noted for its acoustic qualities, making it particularly suited to choral and liturgical music.

7.12
Internally, floors are of solid construction with a combination of stone flags, tiles and timber platforms. Walls and ceilings are plastered, with exposed stone dressings and ribs contributing to the architectural expression.

7.13
The chancel contains fittings of particular artistic interest, including an ornate gilded screen by George Bainbridge Reynolds and a rood screen incorporating a triptych painted by Sister Catherine Ruth. In addition, the building includes a carved stone Ascension relief, attributed to the noted ecclesiastical sculptor Harry Hems, reinforcing its artistic significance.

7.14
The church hall comprises a flat-roofed entrance lobby and kitchen enclosed by parapet walls, with the principal hall space to the west beneath a pitched roof finished in synthetic tiles. Windows are leaded with stone mullions, and ancillary accommodation, including toilets, is located beneath a catslide roof to the north-east. Floors within the hall are of suspended timber construction.

PART TWO – CONDITION OF STRUCTURE

6. Roof Coverings

CHURCH HALL SOUTH PITCH

6.1. The roof is formed in natural stone slates laid in diminishing courses with stone ridge detailing and lead flashings to abutments. The roof is of traditional construction and contributes positively to the character of the building.

6.2. The stone slate roof coverings are generally intact but exhibit widespread weathering, biological growth and localised displacement of slates. Moss and lichen colonisation is particularly evident toward the ridge and upper courses, where moisture is retained and surface decay is accelerated. Whilst the roof continues to provide a basic level of weathering, these conditions indicate the need for increased maintenance intervention.Vegetation and associated staining were observed at the head abutment and along the side abutment with the Organ Loft. Clearance is recommended to maintain effective discharge from adjacent roof areas.

6.3. The ridge line is formed in stone with mortar bedding, which shows signs of erosion and opening of joints. Localised vegetation growth is present within these joints, indicating moisture retention and progressive loss of bedding integrity. Re-bedding in lime mortar will be required in the medium term to maintain stability and weather resistance. (Photo 1a & 1b)

6.4. At abutments lead flashings are present but their condition cannot be fully confirmed at high level. Staining and deformation suggest ageing and potential vulnerability. Close inspection and localised repair of abutment flashings is recommended and it is noted that repointing of the flashing appears to have been carried out the eaves previously.

6.5. The eaves line appears generally straight, although moss accumulation and debris at the lower courses present a risk of discharge restriction into the rainwater goods. At present biological growth is limited but this should be monitored over the quinquennium.

6.6. Localised slipping and unevenness of individual slates were observed across the slopes, particularly in more exposed areas. These defects are typical of ageing stone slate coverings and should be addressed through selective refixing and replacement to prevent progressive deterioration and water ingress.

6.7. In summary, the roof coverings are serviceable but demonstrate cumulative defects associated with age, exposure and limited recent intervention. A programme of phased maintenance is recommended, focusing on vegetation removal, localised slate repairs, ridge re-bedding and inspection of abutment flashings to ensure continued performance.

6.8. Gutters show signs of wear and localised leakage at joints, which may contribute to saturation of the wall head and adjacent masonry. Regular clearance and repair of rainwater goods should be prioritized. (Photo 2a)

CHURCH HALL NORTH PITCH

6.9. The lower projecting roof slope above the hall WC accommodation is formed in diminishing stone slates and generally follows the character of the main roof; however, it exhibits more advanced weathering at the exposed eaves, with evidence of insect attack to the timber elements toward the eastern end. (Photo 2b)

6.10. The slate covering remains largely in place, though localised unevenness and minor displacement are evident. Surface biological growth is more pronounced at the lower courses and along the abutment, indicating persistent moisture retention. This is exacerbated by shading and limited air movement in this more enclosed area.

6.11. The abutment with the adjacent wall incorporates lead flashing, which appears intact but aged. Vegetation growth is evident at the junction, particularly at the upper corner, suggesting a build-up of debris and potential restriction to water runoff. Clearance and repointing of the flashing is recommended to ensure continued weathering performance. (Photo 3a)

6.12. The eaves detail to this projecting section is of particular concern. Exposed rafter feet and timber eaves members show clear evidence of prolonged moisture exposure, with areas of softening, splitting and localised decay. In several locations, the timber has deteriorated significantly, with loss of section and open joints visible at bearing points. This condition is most pronounced above the WC area, where the detailing provides limited protection from rainwater discharge.

6.13. In summary, whilst the roof covering itself remains broadly serviceable, the supporting eaves structure to the projecting section is in poor condition and requires targeted repair. Priority should be given to the replacement of decayed rafter ends and associated timberwork, together with repointing of the flashing to the gable parapet abutments, overhaul of rainwater goods and clearance of vegetation, to prevent further deterioration and localised water ingress.

6.14. The rainwater goods appear to be relatively modern replacement plastic gutters and downpipes. Whilst generally functional, there is evidence of minor leakage and overspill at joints, contributing to staining and moisture loading of the adjacent timber eaves. Improved joint sealing and regular clearance will be necessary to prevent further deterioration. (Photo 3b)

NAVE SOUTH PITCH

6.15. The roof slope adjacent to the tower incorporates a series of abutments, parapets and decorative stone features, including the bellcote and associated gable projections. The stone slate covering remains generally intact but shows localised undulation and minor displacement, particularly where it interfaces with upstands and abutments.

6.16. The abutment detailing is formed in lead flashings and soakers, much of which appears aged and has been subject to piecemeal repair. Staining and surface corrosion are evident to the lead, with open laps and slight deformation visible in places. Whilst

currently performing, these details are vulnerable to failure and would benefit from overhaul to ensure long-term weathering integrity.

6.17. Biological growth, including lichen and moss, is widespread across the slate surfaces and concentrated along the abutment lines and parapet abutment.

6.18. Stonework to the parapets and decorative elements, including the bellcote, shows general weathering with localised surface erosion and biological colonisation. Joints appear open in places, with minor vegetation growth indicating moisture ingress. Whilst not currently unstable, these features should be subject to periodic inspection given their exposed high-level position.

6.19. At eaves level, timber elements beneath the gutter line show signs of moisture staining and localised decay, consistent with intermittent leakage or overspill from the rainwater goods. In isolated areas, timber ends are weathered and softened, suggesting prolonged exposure. (Photo 4a)

6.20. The ridge is formed in stone with mortar bedding and follows the line of the main roof pitch. The ridge stones appear generally well aligned; however, the bedding mortar shows signs of erosion and weathering, with open joints visible in places. (Photo 4b)

6.21. There is no clear evidence of widespread displacement; however, the loss of mortar and localised opening of joints increases the risk of water ingress beneath the ridge units and potential loosening under wind uplift. Vegetation growth within joints further suggests moisture tracking into the bedding.

6.22. Overall, the ridge remains serviceable but would benefit from medium-term maintenance, including raking out and re-bedding in appropriate lime mortar, together with removal of biological growth to ensure continued stability and weather resistance.

6.23. Chicken wire has been fixed over the rafter ends to prevent nesting birds and access by bats, however a section of this has now become detached and requires refixing. (Photo 5a)

NAVE NORTH PITCH

6.24. Due to the close boundary condition of the site the North slope of the roof was not fully visible for inspection. (Photo 5b)

6.25. From the available vantage points, the stone slate covering appears to follow the general condition of the opposing pitch, with no immediate evidence of widespread failure. However, the limited visibility restricts confirmation of slate condition across the full extent of the slope.

6.26. As with the South side the alignment of the roof appears generally good. It is believed reroofing works to the North and South were carried out in the 80’s and this is why the slates appear to differ in colour from the Chancel and Hall.

6.27. Abutments with the tower and adjacent masonry are visible in part and show typical weathering, with localised staining and biological growth indicating moisture tracking at junctions. Lead flashings are present but could not be adequately assessed at high level.

6.28. Given the restricted access and visibility, the condition of this roof slope should be treated with a degree of caution. Defects similar to those identified elsewhere on the roof—namely biological growth, localised slate displacement and deterioration of junction detailing—are likely to be present.

6.29. It is recommended that a closer inspection be undertaken, either via drone survey or safe access, to confirm the condition of the slate covering, ridge and abutments. This will allow for targeted maintenance to be defined and coordinated with works to the wider roof.

CHANCEL SOUTH PITCH

6.30. The south pitch of the chancel roof, located to the right of the bellcote, is formed in diminishing stone slates and is visible from ground level, allowing a reasonable assessment of its general condition.

6.31. Biological growth, predominantly lichen with some localised moss, is present across the surface and more concentrated toward the upper courses and in the vicinity of the ridge and at the eaves. This reflects prolonged exposure and contributes to gradual surface degradation of the stone slates. (Photo 6a)

6.32. At the abutment with the bellcote and associated upstand, lead flashings are present and appear generally well dressed. No obvious signs of active failure were observed; however, staining to adjacent masonry and the presence of vegetation at junctions suggest moisture retention and the potential for debris accumulation at these interfaces.

6.33. The ridge line to this section appears continuous and well aligned when viewed from ground level, although, as with other areas of the roof, biological growth is evident and mortar joints are likely to be weathered. Close inspection would be required to confirm the condition of bedding.

6.34. There is a small section of uplift at the eaves towards the west end of the roof and monitoring of this is heavy rain would be prudent to ensure it does not affect collection by the parapet gutter.

6.35. There is evidence of historic overtopping near the downpipe and it would be worth monitoring this in heavy rain to ensure this is clear. (Photo 6b)

CHANCEL NORTH PITCH

6.36. The north pitch of the chancel roof was not visible from ground level and could not be inspected during the course of this survey due to restricted access. As a result, the condition of the slate covering, ridge and abutment details to this roof slope could not be confirmed. Given the age and condition of other roof areas, it is reasonable to assume that similar patterns of weathering, biological growth and localised defects may be present.

6.37. Open joints and signs of water staining suggesting leaking or overtopping of the gutter. Observation in heavy rainfall would be beneficial. (Photo 7a)

6.38. A further close inspection is recommended, either by drone survey or safe access, to verify the condition of this roof slope and to inform any necessary maintenance or repair works.

TOWER ROOF

6.39. The access issues for the tower roof are the same as the above as are the recommendations for inspection.

CHURCH HALL LINK ROOF

6.40. The flat roof drains to an outlet to the north and is concealed behind parapet gutters. Ladder access was used to view above the parapet to carry out inspection from the North side.

6.41. The roof comprises a lead-lined gutter formed in bays with raised roll joints running longitudinally. Lead upstands are formed to both parapet walls with cover flashings chased into render.

6.42. The lead covering remains broadly intact and functional but exhibits clear signs of age-related deterioration, and localised maintenance issues.

6.43. There are a couple of areas of ridging that may hint at oversized bays and are potential weak points in the covering. Although no open splits or fractures were visible at the time of inspection, such ridges represent typical of stress concentration where fatigue cracking may initiate over time. (Photo 7b)

6.44. The render finish to the parapet walls terminates directly onto the lead upstand without the provision of a bellcast or drip detail. This is a poor interface detail, allowing rainwater to track down the face of the render and discharge directly onto, or behind, the lead flashing. As a result, moisture is retained at the junction, evidenced by staining, biological growth, and localised dampness along the abutment. (Photo 8a)

7. Rainwater Goods and Drainage

CHURCH HALL SOUTH

7.1. The rainwater goods to this elevation comprise half-round gutters and a single centrally located downpipe, all of which have been replaced in uPVC and subsequently painted to match the surrounding fabric.

7.2. The gutters appear generally aligned; however, there is evidence of surface staining and localised overspill, particularly at joints. This suggests that, despite replacement, the system is not fully watertight or is subject to blockage during periods of heavy rainfall.

7.3. The downpipe is formed in uPVC with multiple joints and offsets. Whilst functional in principle, the number of connections increases the potential for leakage.

7.4. Discharge above a covered gulley is a situation repeated throughout. No obvious issues here or with the below ground drainage.

CHURCH HALL NORTH

7.5. The black painted uPVC rainwater goods appear to have been renewed or repaired in relatively recent years and are generally serviceable. Gutters are aligned correctly and remain adequately supported on brackets, with no evidence of significant deformation or failure of falls. However, localised issues were noted which indicate the system is not performing optimally in all areas.

7.6. Staining and residue are visible at a number of gutter joints, particularly at swan neck connections and junctions adjacent to the chimney. This suggests intermittent leakage or minor overflow at these points, likely arising from inadequate sealing of push-fit joints or localised blockages. The staining pattern to the timber eaves detailing below confirms that water is escaping from the gutter line rather than being fully conveyed to the downpipes.

7.7. The timber eaves and rafter feet beneath the gutter show signs of moisture exposure, including dark staining and early deterioration. In isolated areas, timber elements exhibit splitting and localised decay, with evidence of insect activity to more sheltered sections. This is consistent with prolonged wetting from leaking or overflowing gutters and represents a maintenance concern rather than an isolated defect.

7.8. The adjacent render at low level shows signs of dampness and deterioration, including cracking, staining and localised breakdown, likely exacerbated by splashback and overspill from the rainwater system.

7.9. The gutter sizing on this side of the roof is smaller even though there is an increased roof area when compared with the South pitch.

NAVE SOUTH PITCH

7.10. The rainwater goods to the nave south pitch comprise cast lead gutters and lead downpipes supported on iron brackets, consistent with traditional detailing. The system remains largely intact and continues to function, with no clear evidence of active leakage at the time of inspection.

7.11. The lead gutters exhibit general weathering and surface patination consistent with age. The external coating has largely worn away, and the lead is exposed, though this is not in itself detrimental. Iron support brackets appear secure and remain in serviceable condition, with no obvious distortion or failure noted from ground level.

7.12. Close inspection suggests that joints within the gutter may have been historically repaired or filled, although the extent and quality of such repairs could not be

confirmed visually. Importantly, no fresh staining or active water tracking was observed, indicating that the system is currently performing adequately under normal conditions.

7.13. However, historic rainwater staining is evident to the rafter ends and timber eaves below, indicating that leakage or overflow has occurred in the past. While the timber now appears generally dry and stable, the previous defects highlight the vulnerability of this detail and should be monitored during heavy rainfall to ensure it functions adequately.

7.14. The lead downpipe appears continuous and free from visible fractures. Fixings are secure and the pipework remains aligned. The discharge arrangement at the base, passing through the plinth to a gully/rodding eye, appears unchanged from the previous inspection and remains a potentially vulnerable detail, particularly if not regularly maintained and cleared.

7.15. Given the nature of lead-lined gutters, defects such as joint failure or fatigue cracking may not be apparent in dry conditions. The condition of the system would therefore be more reliably assessed during and immediately following periods of heavy rainfall.

7.16. The flat stone cappings appear susceptible to water retention, and the absence of a pronounced weathering detail slows runoff, increasing the risk of saturation and frost-related deterioration. Dressing of the stone to falls would be beneficial.

CHANCEL SOUTH PITCH

7.17. The rainwater goods to the south chancel comprise a lead-lined parapet/box gutter (or sprocketed eaves over a lead trough) discharging to lead downpipes fixed to the adjacent masonry. The arrangement is traditional in form and largely consistent with that recorded at the time of the previous inspection.

7.18. The lead-lined gutter appears clear of debris and generally in good working order at the time of inspection. No significant accumulation of vegetation or silt was observed, suggesting that maintenance has been undertaken. The leadwork itself is continuous and intact, with no obvious open splits or fractures visible from ground level.

7.19. However, the lead surfaces are heavily patinated, pitted and discoloured, with localised surface wear and minor mechanical damage typical of ageing lead exposed to environmental conditions. While this does not currently affect performance, it reflects the ongoing weathering of the material.

7.20. There is evidence of historic staining at gutter joints, visible as darkened streaking to the stonework below the eaves. This corresponds with observations from the previous inspection and suggests that joints may have been repaired or sealed in the past. No fresh or active staining was noted, indicating that any prior defects are not currently active, although the effectiveness and longevity of earlier repairs cannot be confirmed.

7.21. The lead downpipes appear generally sound and securely fixed, with no visible fractures. However, staining is evident to at least one downpipe, indicating past leakage or overflow. As with the gutter joints, no clear evidence of active leakage was observed during the inspection, but these areas remain vulnerable and should be monitored.

7.22. Of particular note is localised stone deterioration adjacent to downpipe fixings, including spalling and minor loss of surface to the ashlar. This is consistent with expansion of ferrous fixings, as previously identified, and represents a typical defect associated with historic rainwater goods. While limited in extent, this may progress if not addressed. (Photo 12b)

NAVE NORTH PITCH

7.23. The rainwater goods to the north nave comprise a lead-lined eaves/parapet gutter discharging via four lead downpipes spaced along the length of the elevation. This provides a reasonable level of drainage provision for the extent of roof, and the system appears generally consistent in form and detailing.

7.24. The gutter line appears visually straight and continuous when viewed from ground level, with no obvious deformation or displacement. The leadwork is typically weathered, exhibiting surface patination, pitting and discolouration, but remains broadly intact. No vegetation build-up or significant debris accumulation was observed, suggesting that routine clearance has been undertaken.

7.25. Potential open or poorly sealed joints are visible in the gutter lining, expressed as slight discontinuities along the gutter length. While these may correspond with bay joints or previous repairs, their condition cannot be fully verified from ground level. Importantly, no clear evidence of active leakage or overflow was observed at the time of inspection, and adjacent masonry does not show pronounced fresh staining.

7.26. There is light to moderate staining to the stone plinth and lower walling, likely attributable to a combination of historic rainwater runoff, splashback and environmental exposure rather than current active defects. No concentrated staining directly beneath gutter joints was observed to suggest ongoing leakage at the time of inspection.

7.27. Given the length of the gutter and the presence of suspected open joints, the performance of the system cannot be fully confirmed under dry conditions. As with other lead-lined gutters, defects are often only apparent during periods of significant rainfall.

CHANCEL NORTH PITCH

7.28. The lead gutter appears generally intact, with no obvious splits or fractures visible from ground level. The surface is, however, heavily weathered and patinated, with pitting, staining and localised discolouration typical of aged lead. This includes areas of darker staining and streaking concentrated at and below gutter joints.

7.29. There is clear evidence of water runoff and historic leakage at joint locations, expressed as vertical staining to the stone cornice and render below. In particular, one joint shows more pronounced staining and possible biological growth, suggesting that water has either escaped at this point or overtopped locally. While it is not possible to confirm

whether this represents an active defect or historic condition, the pattern of staining indicates that these joints are vulnerable.

7.30. The stone cornice beneath the gutter shows pronounced water staining and saturation, with darker bands indicating repeated wetting. This suggests that water is not being fully contained within the gutter during periods of rainfall, either due to minor leakage at joints, restricted flow, or occasional overtopping.

CHURCH HALL LINK

7.31. The rainwater disposal to the link comprises a lead-lined gutter discharging via a uPVC hopper head and uPVC downpipe fixed to the adjacent masonry. This represents a later alteration within an otherwise traditional system.

7.32. The uPVC hopper head is functional but is poorly integrated into the surrounding fabric, with an irregular opening formed through the render and masonry above. This area exhibits cracking, localised breakdown and loss of render, creating a vulnerable junction where water may penetrate behind the rainwater goods. The transition between the lead gutter and plastic hopper is not well detailed and may contribute to leakage or overspill during periods of heavy rainfall. (Photo 8b)

7.33. The uPVC downpipe is generally continuous and adequately fixed; however, staining to the adjacent stone pier indicates historic overflow or leakage, most likely at the hopper connection rather than along the pipe itself. The visual contrast of uPVC against the historic fabric is also notable, although this is a secondary consideration to performance.

8. External Walls

CHURCH HALL NORTH, EAST, SOUTH & WEST

8.1. The external rendered walls of the church hall continue to exhibit widespread defects consistent with those identified in the 2021 Quinquennial Survey, with evidence that deterioration has generally progressed rather than improved, particularly in areas subject to persistent moisture exposure. Notwithstanding these issues, the majority of the walling remains in sound condition and requires only localised repair and routine maintenance. (Photo 9a)

8.2. The render across all elevations remains variably weathered, cracked and locally detached, with numerous areas of patch repair evident. As previously noted, the render is hollow and locally debonded, and this condition persists. In several locations—particularly to the north and west elevations there is now clearer evidence of active detachment and loss, confirming that earlier patch repairs have not provided a durable solution.

8.3. The impermeable paint finish noted previously continues to perform poorly, with visible deterioration and trapping of moisture behind the surface. This is contributing to

ongoing saturation and breakdown of the render, particularly in shaded and poorly ventilated areas.

8.4. The west elevation, previously described as heavily patched, hollow and affected by a damp, shaded environment remains a problematic area. The render continues to show extensive patch repair, fracturing and detachment**,** with no evidence of comprehensive renewal. The damp microclimate persists, and moisture staining and biological growth remain evident, confirming ongoing saturation. The earlier recommendation for more extensive re-rendering using compatible materials remains valid and increasingly urgent. (Photo 10a)

8.5. The east elevation continues to display significant cracking and evidence of repeated repair campaigns.

8.6. The previously recorded diagonal cracking is still evident and remains a defining defect.

8.7. Areas of render remain hollow and locally saturated, particularly near parapet and high-level. (Photo 9b)

8.8. There is evidence adjacent the windows that re-rendering has been undertaken although other areas are still in need of attention to prevent worsening issues and water ingress.

8.9. The north elevation, including the WC lean-to, shows notable deterioration, consistent with the last inspection but now more advanced in places.

8.10. Render failure at low level and around rainwater goods has increased, with clear detachment and exposure of the underlying substrate. (Photo 10b)

8.11. Staining and dampness patterns suggest ongoing issues with rainwater disposal, exacerbating render breakdown.

8.12. The previously noted open joints and defects at junctions (e.g. steps and walling) remain and continue to contribute to moisture ingress.

8.13. The south elevation remains in comparatively better condition, though still affected by:
Minor cracking and surface weathering, consistent with earlier observations.
Low-level damp-related deterioration and biological growth to the plinth.

8.14. This elevation has not deteriorated as significantly as others but still requires maintenance.

8.15. Plinths, Copings and High-Level Detailing remain broadly unchanged:
Open joints to plinth stonework persist but remain of relatively low priority.
Biological growth to copings is evident and likely contributing to moisture retention.

8.16. The importance of addressing defects from the top down (copings, abutments, parapets) remains critical and appears not to have been fully implemented. Additionally, staining patterns and localised defects suggest that rainwater penetration at high level (copings, abutments and gutters) continues to be a key driver of deterioration.

8.17. The pipe penetration for the kitchen waste is not sealed and provides a potential entry point for both water and insects. This should be sealed and is easily accessible. (Photo 10b)

SOUTH NAVE ELEVATION

8.18. The rendered wall panels and associated stonework to the nave elevations remain broadly consistent with the condition described in the 2021 Quinquennial Survey, with no evidence of significant structural progression. However, there does appear to have been some incremental deterioration to finishes, particularly to the render surfaces.

8.19. The rendered panels exhibit widespread fine hairline and map cracking, particularly beneath and between window openings. This aligns with previous observations, where cracking was attributed to a relatively hard render finish over a softer substrate and potential movement around embedded iron cramps.

8.20. Cracking remains predominantly superficial, with no clear evidence of displacement or structural distortion. (Photo 11a)

8.21. The patterning suggests thermal and moisture-related movement, rather than ongoing structural instability.

8.22. There is extensive hollow-sounding render across large areas, confirming earlier concerns regarding detachment of the outer render coat.

8.23. While localised hollow render is not uncommon and does not necessarily require intervention, the extent observed here suggests that larger areas are becoming debonded, and these should be monitored and selectively opened up where failure is likely.

8.24. The stone plinth shows continued weathering, biological growth and localised joint deterioration, as previously noted.

8.25. A vertical fracture to the plinth stonework is visible near the corner of the nave. Whilst not an immediate concern this should be monitored to assess if this worsens over the quinquennium. No new significant cracking patterns or distortions were observed that would indicate active or accelerating movement. (Photo 11b)

8.26. The previously identified vulnerability where rainwater goods pass through the plinth remains evident; however, there is no clear sign of recent movement or worsening.

8.27. Repointing open joints would remain beneficial but is still considered low to moderate priority.

8.28. There are occasional open joints to stonework around string courses, door detailing and localised areas. These remain minor defects, but repointing would help improve durability and reduce water ingress.

8.29. Recommendations to Continue to monitor cracking, particularly at corners and areas previously identified as movement prone. Undertake targeted investigation of extensive hollow render areas, removing and renewing where detachment is advanced. Avoid further use of hard, impermeable repair materials; ensure compatibility with existing construction. Carry out localised repointing to open joints in stonework.

NORTH & WEST NAVE ELEVATION

8.30. The nave walls are of ashlar construction with rendered infill panels and, for walls of this size and age, exhibit relatively little fracturing. The masonry appears generally sound

and stable, with no evidence of significant structural movement since the previous inspection. The overall behaviour of the walling remains satisfactory, strengthening the earlier assessment that the structure is fundamentally sound. (Photo 12a)

8.31. Mortar joints are locally beginning to open at high level, particularly beneath coping stones and around kneelers. Associated staining and algal growth to the wall face below indicate that rainwater is penetrating at these points and running down the elevation. Although some slight displacement of coping stones was previously noted, this was not readily appreciable from ground level during this inspection; however, open joints remain and should be addressed to limit water ingress.

8.32. The rendered infill panels remain largely intact and appear to have been redecorated and locally repaired in the past. There is widespread fine hairline cracking, which is typical and not of structural concern. Areas of hollow render are evident, particularly toward the base of panels where moisture movement is slower. While localised hollow render does not necessarily require immediate repair, the extent suggests gradual debonding of the outer layer, and areas at risk of failure should be monitored and addressed as part of ongoing maintenance. At high level, particularly to the west gable, the render shows early signs of breakdown and will require repair in the medium term.

8.33. At low level, the stone plinths show biological growth, minor contour scaling and erosion of mortar joints, consistent with prolonged moisture exposure from rainwater run-off. These conditions remain of relatively low concern but are contributing to gradual surface deterioration. Ground levels are locally high, and it would be beneficial to reduce soil levels where possible to limit saturation of the lower masonry.

8.34. Rainwater run-off from copings, buttresses and other projecting details continues to influence the condition of the wall faces, producing staining and areas of increased moisture retention. These patterns appear long-standing and are not indicative of active defects beyond the open joints noted.

8.35. Vegetation remains generally well controlled, although areas behind obstructions such as the shed are more prone to algal growth due to reduced air movement.

8.36. Overall, the walls remain in good to fair condition, with defects largely limited to maintenance issues. Localised repointing to open joints, particularly at high level, and a planned approach to the longer-term maintenance of the rendered panels are recommended to preserve the condition of the building fabric.

SOUTH CHANCEL ELEVATION

8.37. The south chancel wall is constructed in ashlar with rendered infill panels and a stone plinth, and overall remains in fair condition with defects largely consistent with those noted at the previous inspection.

8.38. At low level, the plinth exhibits open joints and localised biological growth, particularly where the Malvern stone base is exposed beneath the ashlar. Vegetation is present within joints and there is evidence of ongoing moisture retention at the base of the wall. As with the north elevation, ground levels remain relatively high and it would be

beneficial to reduce or pack out below ground level to limit saturation and improve drainage. These defects are not currently severe but will contribute to gradual stone decay if left unaddressed.

8.39. The rendered panels above remain generally intact but show areas of localised deterioration. There is a clear vertical fracture extending upward from the head of the central window, reflecting a known point of weakness within the wall. This cracking is characteristic of movement within the underlying structure being expressed through a relatively hard render finish. The crack does not currently suggest active structural failure but should be carefully raked out and repointed in a compatible lime-based material to maintain breathability and reduce water ingress. Localised hollowing and surface breakdown of the render is also evident and should be monitored, with repairs undertaken as part of a planned programme rather than piecemeal patching.

8.40. Stone dressings to the window surrounds remain generally sound, though weathered, with minor open joints and biological growth. These are typical for the exposure and do not currently require more than routine maintenance.

8.41. At high level, buttress cappings and parapet elements show open joints and weathering, particularly where they are exposed to direct rainfall. These areas are likely contributing to the staining and moisture patterns visible on the wall face below and should be repointed and checked for stability to reduce water penetration.

8.42. To the westernmost stone pier, adjacent to the surface water gully, a fine vertical fracture is visible. This appears to have been repointed previously and no significant displacement is evident at present. The repair remains intact, but the area should continue to be monitored for any signs of reopening or progressive movement.

8.43. Overall, the south chancel wall remains stable, with defects primarily relating to moisture ingress, localised render failure and minor joint deterioration. Targeted repointing at high level, maintenance of copings and cappings, and a longer-term strategy for render repair will help to manage ongoing weathering and preserve the fabric.

NORTH CHANCEL ELEVATION

8.44. The north chancel wall and associated undercroft areas have been inspected insofar as accessible, and the condition generally reflects the issues identified in the previous quinquennial inspection, with evidence of ongoing moisture-related deterioration rather than any significant structural movement.

8.45. At high level, the parapet and gutter interface shows signs of localised water ingress. Staining beneath the coping stones and along the rendered panels indicates that rainwater is escaping or tracking behind the surface, likely due to open joints and ageing leadwork at gutter junctions. This aligns with earlier observations of defects at gutter ends and abutments. Targeted inspection and repair of these junctions, including the introduction of improved lead detailing where feasible, would help to reduce water

penetration. These works should be undertaken within the quinquennium and coordinated with access scaffolding for broader repairs.

8.46. Rendered panels to the north chancel wall are in a deteriorating condition, with the painted finish breaking down and becoming increasingly porous. This is allowing moisture retention within the surface, encouraging black mould and algal growth, particularly where rainwater run-off is concentrated. The render appears locally hollow and patch repaired, and the current finish is inhibiting breathability. Consistent with the earlier report, redecoration is desirable in the short term to slow deterioration; however, a longer-term strategy of more comprehensive re-rendering in a compatible lime-based system should be anticipated.

8.47. Ashlar stonework beneath the rendered panels exhibits widespread biological growth, including moss, lichen and algae, particularly at lower levels and beneath areas of concentrated water run-off. There is early evidence of surface pitting to the stone, likely due to prolonged saturation and restricted evaporation caused by the build-up of deposits. Cleaning of these surfaces would be beneficial in the longer term to improve breathability and reduce decay, though this remains a low priority at present.

8.48. Rainwater staining is evident in vertical streaks to the wall face, confirming ongoing issues with water management at high level. These patterns reinforce the need to prioritise repairs to copings, abutments and gutter interfaces before undertaking wider wall repairs.

8.49. At low level, the plinth and adjacent ground conditions remain damp, with continued biological growth and evidence of moisture retention. Ground levels and finishes adjacent to the wall appear to contribute to this condition, and localised improvements to drainage or ground clearance would assist in reducing saturation over time. (Photo 13a)

8.50. The undercroft/boiler room was accessible at this inspection. Conditions internally are characteristically damp, with high humidity levels and widespread blackening to soffits and wall surfaces. The concrete structure and masonry walls appear sound, with no evidence of significant movement, but moisture ingress is clearly ongoing. Ventilation appears limited, and stored materials are restricting airflow, which is exacerbating condensation and damp conditions. Rationalisation of storage and improvement to ventilation would be beneficial.

8.51. Externally, the undercroft stair and lightwell area remain generally serviceable but damp. The drainage gully appears functional, although surrounding stonework and kerbs show minor fracturing and biological growth. Vegetation within joints should be removed and open joints repointed. Metal balustrading exhibits surface corrosion and would benefit from treatment to slow further deterioration.

8.52. Steps leading to the undercroft had high levels of moss growth and present a slip hazard. This should be removed.

8.53. Overall, the condition of the north chancel elevation and undercroft is consistent with a building managing long-term moisture exposure. The primary issues remain water ingress at high level, impermeable or failing finishes to rendered areas, and restricted

evaporation at low level. A phased approach is recommended, prioritising rainwater goods and high-level repairs, followed by render and masonry works, with cleaning and environmental improvements forming part of a longer-term maintenance strategy.

EAST CHANCEL ELEVATION

8.54. The upper east elevation of the chancel, including the bellcote and adjacent walling, has been inspected from ground level and limited close access over the link roof. The condition remains broadly consistent with the previous quinquennial inspection, with no evidence of significant structural movement, but with ongoing issues relating to moisture retention, biological growth and deterioration of finishes.

8.55. The bellcote and upper gable stonework are heavily colonised by lichen and algal growth, reflecting prolonged exposure and limited drying. Despite this, the stonework appears stable, with no obvious displacement or structural concern. Similarly, the upper sections of the pilasters show extensive algal staining, indicating persistent saturation at high level, likely associated with rainwater run-off and exposure. (Photo 13b)

8.56. Rendered panels to this elevation are showing progressive deterioration. The paint finish is breaking down and the render beneath appears locally weakened, particularly below coping stones and at junctions with stone dressings. This reflects the earlier observation that moisture is becoming trapped behind an increasingly impermeable surface. There is visible staining beneath copings and at abutments, confirming that water is penetrating at high level and tracking down the face of the wall. Localised fracturing to the render is evident and is likely to increase if not addressed.

8.57. The interface between the chancel wall and the link roof is a particular area of concern. The wall face above the link roof shows darker staining and increased biological growth, suggesting that this area remains persistently damp due to shading and reduced evaporation. The flat roof below is weathered, with debris accumulation which may be contributing to increased moisture levels at the base of the wall. This condition reinforces the need to consider both wall and roof elements together when planning repairs.

8.58. Stone dressings to the windows appear generally sound, though there is evidence of minor fracturing and joint erosion. These are consistent with earlier observations and may be associated with the corrosion of iron saddle bars. The cracks are not currently significant but should be monitored and repointed where necessary to prevent water ingress.

8.59. At lower levels, where visible from the link roof, the render continues to show signs of patch repair and localised failure. The junction between the render and adjacent stonework is vulnerable, and ongoing maintenance will be required to prevent further breakdown.

8.60. Overall, the condition of this elevation reflects a building managing long-term exposure to moisture, with defects concentrated at high level and at interfaces with the link roof. Priority should be given to ensuring that copings, abutments and leadwork are sound and well pointed to reduce water ingress. Localised render repairs and redecoration will help to stabilise the surface in the short to medium term, but a longer-term plan for more comprehensive renewal using breathable materials should be anticipated. Cleaning of biological growth would be beneficial in the longer term but is not urgent.

9. Tower Exterior

9.1. The tower has been inspected externally from ground level and close range at low level, and its condition remains broadly consistent with the previous quinquennial inspection. The structure appears stable overall, with no evidence of significant movement, though there are ongoing issues relating to moisture retention, biological growth and localised stone decay.

9.2. At high level, ashlar stonework to all elevations is heavily colonised by lichen, moss and algae, particularly beneath string courses, tabling and rainwater run-off points. This reflects persistent saturation rather than a defect in itself. Despite this, the ashlar and moulded dressings remain generally sound, with only a limited number of open joints noted. These are most evident to the upper gable and west-facing elevations and would benefit from repointing in due course as part of a planned maintenance programme. (Photo 14a)

9.3. The bell openings and associated stonework appear stable. Timber fretwork shows weathering, and earlier concerns regarding fixings remain relevant; this should be inspected internally to confirm that it remains secure. Evidence of bird activity is likely at this level, and provision of discreet mesh may be beneficial where appropriate. (Photo 15b)

9.4. The carved stonework to the upper tower, including the Ascension panel, shows early signs of surface erosion to softer veins, though the detailing remains largely legible. This reflects natural weathering rather than accelerated decay. A photographic record of these features would be advisable, with very light cleaning and localised repointing of open joints considered in the medium term to slow further loss.

9.5. At mid-level, ashlar joints are generally tight, though there is some minor erosion to softer beds and isolated joints. Rainwater staining is visible beneath architectural features, confirming continued moisture run-off across the face of the stonework. No significant displacement or distortion is evident.

9.6. At low level, the condition of the plinth is more varied and aligns closely with earlier observations. There is clear evidence of saturation and biological growth beneath projecting mouldings, with localised contour scaling where the stone surface has begun to delaminate. This is particularly evident where moisture is retained at the base of the wall. (Photo 14b)

9.7. At the south-west corner of the tower, a pronounced vertical fracture through the plinth remains evident. This appears longstanding and has been subject to previous repair, though mortar repairs are now failing. The crack is open in places and is likely allowing water ingress into the core of the wall, increasing the risk of freeze-thaw damage. This area requires localised repair, including careful grouting and repointing, and would benefit from limited investigation to confirm that the plinth stones remain adequately supported below ground level. (Photo 15a)

9.8. Further minor fracturing and joint opening are visible along the plinth, including towards the centre of the south elevation and at corners. These defects are not currently

indicative of structural instability but should be addressed through comprehensive repointing to reduce water ingress and slow decay.

9.9. A fine vertical fracture is visible to the west elevation, rising from plinth level. This is slight and consistent with the behaviour of large ashlar walls. It does not currently indicate structural concern but should be monitored and repointed where open to prevent moisture penetration.

9.10. Vegetation growth at the base of the tower, including ivy and brambles, should continue to be controlled to prevent root action within joints and to allow the wall to dry more effectively.

9.11. Overall, the tower remains structurally sound, with defects primarily associated with long-term weathering and moisture. Priority should be given to localised repairs at plinth level, particularly at the south-west corner, followed by targeted repointing at high level and ongoing vegetation management. Longer-term, consideration should be given to gentle cleaning of stone surfaces and a programme of preventative maintenance to manage biological growth and preserve the stonework.

10. Windows and Doors

SOUTH ELEVATIONS

10.1. The windows to the nave and chancel comprise plain leaded lights set within stone mullions and surrounds, and remain generally in fair condition, consistent with the previous inspection. The glazing appears largely even, with evidence of piecemeal repairs over time, and no widespread failure is evident.

10.2. External metal ferramenta shows moderate surface corrosion throughout. This is typical of age and exposure and, while currently superficial, will continue to expand and may in time lead to localised fracturing of adjacent stonework and glazing if left untreated. At present, no significant displacement or distortion of the stone surrounds due to metal expansion was observed. Redecoration of the ironwork is recommended as part of a cyclical maintenance programme to slow further deterioration. (Photo 16a & b)

10.3. There is very minor evidence of joint opening and localised fracturing adjacent to some window surrounds, including to the eastern light of the easternmost south nave window. These defects are slight and not structurally significant at this stage but should be monitored and addressed during future repointing works.

10.4. The tall lancet windows to the south chancel wall exhibit slight buckling to the leaded lights, as previously noted. This remains limited and does not currently warrant intervention, though continued observation is advised.

10.5. Window hoppers are present and, in some cases, appear to be left partially open. While this assists with ventilation, it may allow water ingress during periods of wind-driven rain. It would be beneficial for these to be overhauled so that they can be reliably opened and closed, allowing more controlled use in response to seasonal conditions. Safe access arrangements will be required to facilitate this.

10.6. The main south door remains in good condition and appears to have been maintained to a reasonable standard. The painted finish is generally intact, though there is some wear at lower levels consistent with exposure. Continued regular redecoration will help to protect the timber, particularly given the absence of a porch.

10.7. An earlier repair associated with the shoe scraper built into the stonework remains evident. The embedded metal has corroded historically, resulting in localised cracking which has been repointed. This appears stable and no further action is required at present.

10.8. Overall, the condition of the windows is satisfactory. Maintenance should focus on redecorating metal elements, easing and adjusting opening lights, and addressing minor areas of joint failure to prevent gradual deterioration.

WEST ELEVATION

10.9. The leaded light window behind the organ loft appears in fair condition and is consistent with those to the south elevation. The glazing is generally even, and the supporting ferramenta shows only light surface corrosion. Approx. 5 panes are broken and should be repaired to prevent localised water ingress and further deterioration. Given its location, the window should be periodically inspected by opening the shutters behind the organ loft to allow closer examination and maintenance as required. (Photo 17a)

10.10. The decorative window at the base of the tower is protected by a metal guard, which has lost one fixing at the corner. While the guard remains in place and continues to provide protection, this should be reinstated to ensure it remains secure. Otherwise, the window and its associated stone surround appear in good condition. (Photo 17b)

10.11. Small leaded light windows to the vice and other secondary locations also appear in good order, with no significant distortion or failure noted. These elements are functioning as intended and require only routine inspection and maintenance.

10.12. Overall, the condition of these windows remains satisfactory. Works should be limited to minor repairs, including replacement of the broken glass panes and reinstatement of the missing fixing to the protective guard, alongside continued cyclical maintenance of the metalwork.

NORTH ELEVATION

10.13. Moulded ashlar stonework, including window surrounds and dressings, continues to be in very good condition, with no significant loss of detail or increase in erosion. This represents no material change since the previous report.

10.14. Open joints above window heads, particularly above the west light within the second bay, remain evident. The associated fracturing extending through the render is still present. There is no clear indication of significant progression, and the condition remains consistent with minor, long-established movement at this structurally weaker

location near the wall head. Continued monitoring is recommended, with localised repointing remaining appropriate.

10.15. The tall lancet windows continue to exhibit slight bowing to the leaded lights. No obvious increase in deformation is apparent, and the glazing remains secure. Ongoing monitoring of the leadwork and supporting ironwork is advised.

10.16. The smaller leaded light windows to the undercroft and stair areas remain generally stable. Lime leaching from the cames appears slightly more pronounced than previously noted, indicating gradual weathering. Opening hopper lights still require easing and adjustment; there is no evidence that this maintenance has yet been undertaken.

10.17. The oak-boarded and framed doors remain in fair condition, with no significant change. Previously recommended maintenance (oiling, treatment of ironmongery, easing and adjustment) remains outstanding.

10.18. Ashlar cills continue to exhibit open joints, with no significant worsening. These remain low priority items for routine repointing.

CHURCH HALL

10.19. Windows to the north elevation remain generally in good order and appear to have been maintained since the previous inspection. However, there is now more evident weathering to metal frames and cames, particularly to smaller lights, with areas of surface corrosion and paint failure visible. Some glazing shows increased opacity consistent with ongoing condensation issues. Opening hoppers still require easing and adjustment, and there is no clear evidence that this work has been undertaken. Overall, condition remains fair, though maintenance is now more pressing than previously noted.

10.20. Windows to the east appear broadly similar in condition, though there is increased evidence of localised corrosion to metal frames and ferramenta, particularly at head and sill junctions. Minor gaps and failing sealant are visible in places. No significant movement or distortion is evident, and the glazing remains secure.

10.21. South elevation leaded lights remain generally stable; however, previous repairs to cames are clearly visible and remain of variable quality. No widespread failure is evident, but localised deterioration to repairs is becoming more apparent, and isolated panes show early signs of distress. Routine overhaul of opening hoppers (easing, adjustment and redecoration) remains advised.

10.22. Open joints in stone cills persist, with no significant change, though repointing would still be beneficial as part of routine maintenance.

10.23. The painted door to the Church Hall remains in fair condition. There is visible wear to lower sections, whilst the central meeting stile has clearly been replaced with new timber. Redecoration within the quinquennium remains appropriate, with preparation of timber surfaces required prior to repainting. (Photo 18a)

10.24. The east chancel windows remain stable, with no evidence of distortion or bulging. Superficial corrosion to ferramenta is slightly more apparent than previously, though

still minor. There is no clear evidence of fracturing to adjacent stonework, and overall condition remains good.

10.25. The north door remains in fair condition. Surface finishes show minor wear and weathering, particularly at lower levels and around ironmongery. Previously recommended polishing and treatment with renaissance wax appear not to have been carried out and should still be undertaken as part of routine maintenance.

11. Churchyard

11.1. The trees lining the church path have been recently pruned back and appear tidy on the approach to the church entrance.

11.2. Ground levels fall noticeably to the south. Steps and metal handrails are provided between levels and remain generally secure. The concrete steps show signs of wear and some surface roughness, with vegetation encroaching at edges; they are likely to become slippery in wet or icy conditions. Redecoration of the metal handrails is now more pressing, with visible corrosion and weathering to finishes.

11.3. The timber string to the lower left hand side of the stair has split and could form a trip hazard. This should be removed and new timber spliced in. (Photo 18b)

11.4. Grass across the churchyard appears generally maintained, with grass cutting being undertaken at the time of the visit.

11.5. Boundary vegetation is generally well maintained with hedge trimming having been undertaken recently.

11.6. Passages to the north remain narrow and are uneven underfoot, restricting accessibility. No significant improvement is evident since the last inspection.

11.7. The sheds to the north remain in fair condition. However, external finishes appear more weathered than previously, and redecoration is now advisable. Adjacent timber fencing to neighbouring properties remains generally sound.

11.8. Vegetation issues noted previously persist: brambles and ivy are present along boundaries and in corners of the site, including near fencing and in less accessible areas. These should be cut back to prevent further spread and potential damage.

11.9. Metal boundary fencing to the west and south remains largely intact and secure. However, corrosion is more evident than previously, particularly to gates and lower sections, with areas of rusting and localised distortion. Cleaning, treatment, and repainting are recommended to prevent further deterioration. (Photo 19a)

11.10. The entrance gates show noticeable wear, with corrosion to hinges and fixings, and some misalignment apparent. Maintenance and adjustment would improve operation and longevity.

11.11. Paths within the churchyard show signs of age, with cracking, patch repairs, and some unevenness visible. While generally serviceable, these present minor trip hazards and would benefit from localised repair.

11.12. External joinery and metalwork associated with the entrance (including handrails and fittings) show weathering consistent with age, and cyclical maintenance is now due.

11.13. A new timber planter appears to have been installed to the East of the Church Hall path since the last inspection and is in good condition.

12. Roof Structures and Spaces

INTERIOR

12.1. The tower base has a stone arched ceiling. Small fractures remain visible, including at abutments with the walls. These appear consistent with those previously noted and are typical of this form of construction. No significant change is evident, though continued monitoring is recommended. (Photo 19b)

12.2. The nave roof structure, comprising paired scissor-braced rafters above stone ribs supporting the plastered vault, appears unchanged. Fractures remain visible to the stone ribs, particularly adjacent to the central bosses and at mid-spans between bosses and the wallplate level. These are consistent with previously recorded movement, likely attributable to seasonal thermal and structural behaviour of the unrestrained arches. There is no clear evidence from visual inspection at low level that movement has accelerated; however, the previously recommended programme of monitoring remains appropriate.

12.3. The plastered vault continues to exhibit cracking along its apex and in diagonal patterns across the ceiling. These appear consistent with shrinkage, joint lines, and minor structural movement as previously described. No new or significantly widened cracks were noted from ground-level inspection. A photographic record should continue to be maintained to allow comparison over time. (Photo 20a)

12.4. No evidence of water ingress was observed at the junction of the nave roof and the east wall of the tower, and internal finishes appear dry.

12.5. The nave roof void was not accessed during this inspection due to access limitations. Based on visible conditions internally and externally, there is no reason to suspect any significant change in the condition of the roof structure, coverings, or internal arrangements since the previous inspection. Earlier observations regarding debris, historic installations, and general condition are therefore assumed to remain broadly valid.

12.6. In the chancel, the plastered vaults and associated stonework show similar minor fracturing at stress points, particularly at window heads. These appear unchanged in extent and character and remain typical of the construction.

12.7. The ceiling to the stair enclosure and adjacent office areas appears to have been maintained, with finishes in good order. Minor cracking previously noted appears stable, and no evidence of active movement or moisture ingress was seen.

12.8. Overall, the internal high-level structure and finishes appear stable, with no indication of significant deterioration or change since the last quinquennial inspection. Continued periodic monitoring of known cracking is advised, particularly to the nave vault and ribs.

CLERESTORY ARCADE

12.9. Access was gained to the clerestory level via the arcade walkway. This provides a narrow maintenance route behind the arcade, serving the upper walling and leaded light windows. The walkway remains serviceable; however, it is constrained in width, with an unguarded drop. The area presents a challenging working environment for routine inspection, cleaning, and maintenance activities.

12.10. It was noted that access to the clerestory windows is particularly difficult. The proximity of the wall face, columns, and limited unguarded standing space restricts safe reach to the windows, especially for cleaning and minor repairs. Accumulations of dust, debris, and cobwebbing were evident to window reveals, cills, and glazing, indicating that regular cleaning is not easily achievable under current arrangements.

12.11. Water staining beneath window cills is evident and, in places, pronounced. This is most noticeable adjacent to opening hoppers, suggesting localised water ingress or condensation associated with these openings. The condition appears similar to, but potentially more pronounced than, that described previously. Further investigation is recommended to confirm whether this arises from defective leadwork, glazing, or condensation patterns. (Photo 20b)

12.12. The leaded light windows appear generally stable, with no obvious widespread failure of cames or significant distortion. However, localized deterioration and environmental soiling are evident. The difficulty of access is likely contributing to a lack of routine maintenance.

12.13. The internal wall surfaces at clerestory level show areas of localised damp staining, minor cracking, and surface deterioration. These are consistent with the previously reported conditions, although some areas of staining appear more defined, likely reflecting ongoing moisture exposure at window interfaces.

12.14. Fracturing of the arcade walkway floor slab is present and appears unchanged in character. Cracks are narrow and consistent with shrinkage or minor movement; no immediate action is required, though continued monitoring is advised. (Photo 21a)

12.15. Given the constraints of access and the need for periodic inspection and maintenance at this level, consideration should be given to the installation of a discreet internal fall-arrest or harness system. Such systems are now commonplace in comparable historic buildings and would significantly improve safe access for maintenance operatives, particularly for window inspection, cleaning, and minor repairs, while remaining low impact and reversible.

12.16. Overall, the clerestory level remains in fair condition, though the combination of difficult access and localised moisture-related issues suggests that a more proactive maintenance strategy, supported by improved access arrangements, would be beneficial.

13. Walls and Plaster

NAVE & CHANCEL

13.1. Chancel plasterwork below the string course is generally in fair condition. No evidence of active staining or damp ingress was observed at the time of inspection, and finishes appear intact. Light levels were limited in some areas; however, there is no clear indication of ongoing moisture-related deterioration.

13.2. The stone backing to the altar appears sound overall. No fracturing associated with potential iron fixings was observed at this stage, though the presence of embedded fixings remains a potential long-term risk. This should be kept under review as part of routine inspection, particularly if any cracking or displacement becomes evident in future.

13.3. Internally, some opening of joints to stone columns is evident, with minor separation visible at arrises and mortar joints. These appear consistent with slight movement and/or historic drying and are not currently of structural concern. Repointing in lime mortar should be undertaken alongside any future external repointing works to maintain continuity of repair and prevent moisture ingress.

13.4. Internal wall finishes to the nave are generally in good condition, with paint finishes intact and largely free from staining. However, localized defects were noted at low level, including areas of plaster breakdown and salt contamination behind heating units, likely associated with trapped moisture and limited ventilation at skirting level. These areas would benefit from localised repair and improved airflow. (Photo 21a)

13.5. Hairline cracking is present in places to plaster finishes adjacent to stone columns and along junctions, likely reflecting minor thermal or structural movement. These cracks are fine and stable in appearance, and no immediate intervention is required beyond monitoring.

13.6. The arcade walling at higher level was inspected and shows localised areas of plaster deterioration are present, characterised by salt efflorescence, blistering, and surface breakdown. This is indicative of moisture movement through the wall fabric, with salts crystallising within and on the surface of the plaster. The defect appears long-standing rather than acute but suggests ongoing or historic moisture ingress. (Photo 22a)

13.7. Overall, internal finishes to both nave and chancel remain in good to fair condition, with only minor localised defects and no evidence of significant active movement or moisture ingress at the time of inspection.

13.8. NAVE WALLS, SOUTH NAVE AISLE, VESTRY AND SACRISTY

13.9. The stairs down to the vestry are currently provided with a rope handrail. The adequacy and security of the fixings should be checked, and consideration given to the installation of a more robust and compliant handrail should access to these recently redecorated rooms become more frequent. (Photo 22b)

13.10. Walls to the stair enclosure and basement rooms have been recently redecorated; however, there are already signs of localised paint failure and plaster deterioration at low level, particularly along wall bases and around corners. This is indicative of ongoing

moisture movement within the wall structure, likely arising from a combination of rising damp and lateral penetration associated with the semi-subterranean construction. The recent redecoration should make any active damp readily apparent, and these areas should be monitored for further staining or deterioration. (Photo 23a)

13.11. In the vestry and adjoining rooms, paint is beginning to peel in localised areas, particularly behind fittings and at dado level. This suggests that moisture may be trapped behind impermeable finishes and services, including areas of drylining, and care should be taken to ensure adequate ventilation is maintained to prevent further deterioration. The presence of ventilation grilles and opening windows should assist in this regard and their continued use is encouraged.

13.12. Staining and moisture marking are visible to window reveals and surrounding masonry, indicating minor water ingress and/or condensation at these points. Internal saddle bars to the windows show early signs of surface corrosion but no associated fracturing of the masonry was observed. These should be cleaned, treated and redecorated to prevent further deterioration.

13.13. An extract fan is installed within this semi-basement area and its use is advisable in order to assist with moisture control. External ground levels remain relatively high, although French drains have reportedly been installed in recent years; these should be kept under review to ensure they are functioning effectively.

BOILER ROOM

13.14. The boiler room was inspected and is of a basic, utilitarian character with exposed masonry and concrete soffit. The space is currently used for general storage, with a significant quantity of stored items restricting access and obscuring parts of the structure, which limits full inspection.

13.15. The walls comprise a mix of brick and concrete construction and appear generally sound, although there is evidence of dampness typical of a below-ground space, including localised staining and moisture marking to lower wall areas. No significant structural cracking or distortion was observed.

13.16. The soffit above is of concrete construction and exhibits widespread dark staining, likely associated with historic moisture exposure and/or soot deposits. No immediate signs of structural movement were evident, although the surface condition is poor.

13.17. Ventilation appears limited, and the enclosed nature of the space, combined with its use for storage, may contribute to retained moisture. The condition of services within the room could not be fully assessed due to restricted access.

13.18. The general level of housekeeping is poor, and it is recommended that stored items be reduced or reorganised to allow safe access and enable proper inspection and maintenance of the structure and any installed plant.

14. Floors

NAVE AND CHANCEL

14.1. The nave has pew platforms of timber block construction and appear level and even, with no hollows or soft areas detected at the time of inspection.

14.2. No evidence of active woodboring beetle infestation was observed; however, the wood block areas should be kept under periodic review, and any signs of fresh frass (fine bore dust) should be reported.

14.3. The carpeted areas are showing signs of wear and will likely need replacement within the next quinquennium. (Photo 24a)

14.4. The exposed stone flags to the west end of the nave appear to be in generally good condition, with minor areas of salt staining present. This may be associated with moisture evaporation at the surface, potentially exacerbated by cleaning.

14.5. The tiled floor adjacent to the upper steps to the altar shows localised cracking. This is likely attributable to the nature of the subfloor construction, which may include variable fill levels, combined with the weight of the altar and the use of relatively large tiles. This form of cracking is not unexpected in such circumstances; however, it should be monitored to ensure that it does not worsen or present a trip hazard. (Photo 23b)

14.6. The chancel pew and choir platforms are of timber construction and were found to be in sound condition, with no soft spots or areas of concern noted.

VESTRY

14.7. The flooring throughout is of woodblock construction and remains as previously noted. Areas of staining are present, although it remains difficult to distinguish between surface spills and potential moisture ingress. A localised damp patch was noted beneath a mat, which may be attributable to spillage. The floor should continue to be kept under observation in case works to address dampness become necessary. Any replacement carpets or mats should be breathable.

14.8. The woodblock flooring remains uneven in a number of areas, likely reflecting historic damp. The blocks at the doorway to the south room appear potentially damp and locally decayed and should continue to be monitored.

TOWER INTERIOR

14.9. The hard cement plaster to the vice interior walls appears to be original and remains in generally good condition, as do the sandstone steps. The leaded light windows exhibit minor fracturing but are otherwise in satisfactory condition. The lower vice light incorporates a piece of glass inserted near the base to act as a condensation tray.

14.10. Timber handrails have been installed and improve the safety of access. Additional iron hoops to the iron ladder leading up into the bell chamber would be beneficial, and the provision of a further hoop above the existing level would also be helpful.

ORGAN LOFT

14.11. The smooth, polished plaster shows slight fracturing at locations where fixings to the steel vertical ladder are built in. This is to be expected and the fixings themselves appear sound. The ladder and associated fixings should be inspected periodically to ensure they remain secure. This recommendation applies to all elements of the access system at high level.

14.12. Plaster and stonework at high level, above the organ loft arch, appear damp, with moisture evident at joints. The visual effect is likely exacerbated by black mildew and accumulated dirt at colder areas of the structure. This condition appears consistent with previous observations and is currently of low concern. It would be beneficial to compare damp patterns against photographs taken at the time of inspection, particularly following periods of prolonged rainfall and extended dry weather, to determine whether there is evidence of active wetting and drying.

14.13. The organ is protected by lightweight boarding, and the opening to the east of the organ pipes is fitted with boarded shutters. Rainwater runoff is evident at the cill of this opening, which should be inspected during wet weather to confirm whether water ingress is occurring

14.14. Open joints to the cill of the stonework forming the opening between the nave and organ loft remain present and would benefit from repointing, although not a priority.

BELL CHAMBER

14.15. During the inspection the bell chamber was not accessed due to the loft hatch being heavy and awkward to move especially without suitable fall arrest.

14.16. It was reported that recent cleaning of pigeon waste within the bell chamber had been carried out as recommended in the previous inspection where opening of the lead hatch was provided for the inspection.

CHURCH HALL

14.17. No significant condensation was evident at the time of inspection. Internal finishes appear to have been recently redecorated throughout, with walls and ceilings generally presenting in good visual condition.

14.18. The east wall of the north catslide appears improved compared to previous observations, with finishes recently renewed. No pronounced staining or active damp-related deterioration was evident at the time of inspection, although this remains a known vulnerable area and should be kept under review. It was not possible to determine whether hollow plaster remains present beneath the new finishes.

14.19. The Church Hall continues to be finished internally with modern, relatively impermeable materials to walls, ceilings and floors. Decorative finishes are generally in good order, with no widespread mould growth observed. Localised areas where services restrict access to surfaces may remain susceptible to minor build-up of dirt or mould.

14.20. To the west-facing annex wall, paint finishes appear to have been renewed and are currently intact, with no active peeling noted at the time of inspection. This suggests

that previous moisture-related issues may have been addressed or are currently inactive, though continued monitoring is advised.

14.21. Floor finishes have been renewed, with replacement of the kitchen floor and the main hall carpet noted. These appear in good condition at the time of inspection. Floors beneath were not inspected.

14.22. The areas of previously reported damp staining and plaster damage to the west wall of the main hall and adjacent ceiling slopes have been redecorated. Some light staining was evident although it is not known if this is active or flashing through from below new paint work. It was not possible to confirm whether underlying issues have been fully resolved, and these areas should therefore be monitored for any recurrence. (Photo 22b)

14.23. A noticeable smell of damp was present within the WC areas, indicating that moisture levels remain elevated in these spaces despite the absence of visible defects internally. It should be noted that external walls here do exhibit widespread moisture ingress. Continued use of ventilation and monitoring is recommended.

14.24. The kitchen is believed to have been installed in 2023 and is well maintained, and in good condition, with no defects noted at the time of inspection.

15. Fittings, Furniture and Monuments

15.1. The reredos to the chancel was closed at the time of inspection. The hinges appear to be in good condition. When next opened, it would be beneficial to inspect the backs of the frame and panels, together with the condition of hinges and fixings.

15.2. Paintings to the nave wall remain in place. Picture lighting would improve visibility and appreciation of these works.

15.3. Fixings and cables associated with incense holders in the chancel should continue to be checked periodically to ensure they remain secure and safe.

15.4. The metal chancel screen would benefit from cleaning, with localised touching up of the decorative finish where required.

15.5. Hanging banners within the nave remain in good condition, with no noticeable fading. Consideration could be given to the application of a suitable fabric protector to assist in maintaining their appearance.

15.6. Metal candle brackets mounted to external walls remain in place and are positioned at a suitable height should additional lighting be required.

15.7. The WC areas are well maintained. The door to the accessible WC appears to have been eased since the previous inspection and now operates more effectively, although minor redecoration is required.

15.8. The teapoint area, including the sink, is tidy, clean and well maintained.

15.9. The font remains in good condition, with the metal cover suspended above. The fixings supporting the cover should continue to be checked periodically to ensure their security.

15.10. The Organ was tuned in May 2024.

18. Lightning Conductor

18.1. Lightning conductors repair and service due 17th March 2026 on the same day as St Matthias.

19. Electrical Installation

19.1. Lighting within the Church is hard to access safely for routine maintenance and introduction of lower-level lighting could be explored.

19.2. The last date for PAT testing in the logbook appears to be 2020. This should be carried out more frequently on high risk equipment and appears overdue generally.

20. Heating Installation

20.1. The last entry in the logbook referring to the gas heater service was February 2026.

20.2. The toilet has a low surface temperature electric radiator.

20.3. The vestries are heated with portable electric radiators.

20.4. Further electrical heating may be desirable, the capacity of the church's electrical supply should be checked to plan for any improvements within the church.

20.5. Specialist advice on sustainable heating for this large church is required. Advice would be expected to include 'heat people, not heads'.

20.6. In the previous report it was noted that the heaters were in need of replacement as per a 2021 assessment. This will need action in the near future to decide on new heating and energy sources and the associated costs.

21. Access for All

21.1. The church is generally open during daytime hours. Access to the chancel, organ chamber and vestry is controlled, with these areas kept locked when not in use. The church hall is only open when required.

21.2. Access to the church is via the main south door, where a step is present at the threshold. The adjacent external surface is uneven in places, which may make access difficult for those with reduced mobility. The provision of a graded ramp would improve accessibility.

21.3. Steps to the pulpit are currently unguarded. If these are in regular use, the addition of a handrail would assist safe access.

21.4. Parking is available on-street only, and there are no designated accessible parking spaces. The formation of parking within the church grounds may be feasible but would require careful consideration of levels, visibility, and impact on the setting of the church.

21.5. A hearing loop system is installed within the church.

21.6. The acoustic environment is well suited to music and singing but may reduce clarity for speech. Consideration could be given to measures to improve speech intelligibility, such as discreet or mobile acoustic treatments.

21.7. Lighting levels within the church are generally good, contributing to a light and spacious interior. However, targeted improvements could assist reading and visibility where required.

22. Asbestos

22.1. No materials known or suspected to contain asbestos were identified during the inspection and its presence is considered unlikely, although there are some cement board materials that should be tested if not already. However, the PCC's responsibilities under relevant asbestos legislation are noted and summarised in the accompanying guidance.

23. Bats and Ecology

23.1. No bats were seen during the time of the inspection, however access would be feasible around a number of roof spaces and the tower. Regard should be given to this and statutory requirements if works are planned.

24. Fire Precautions

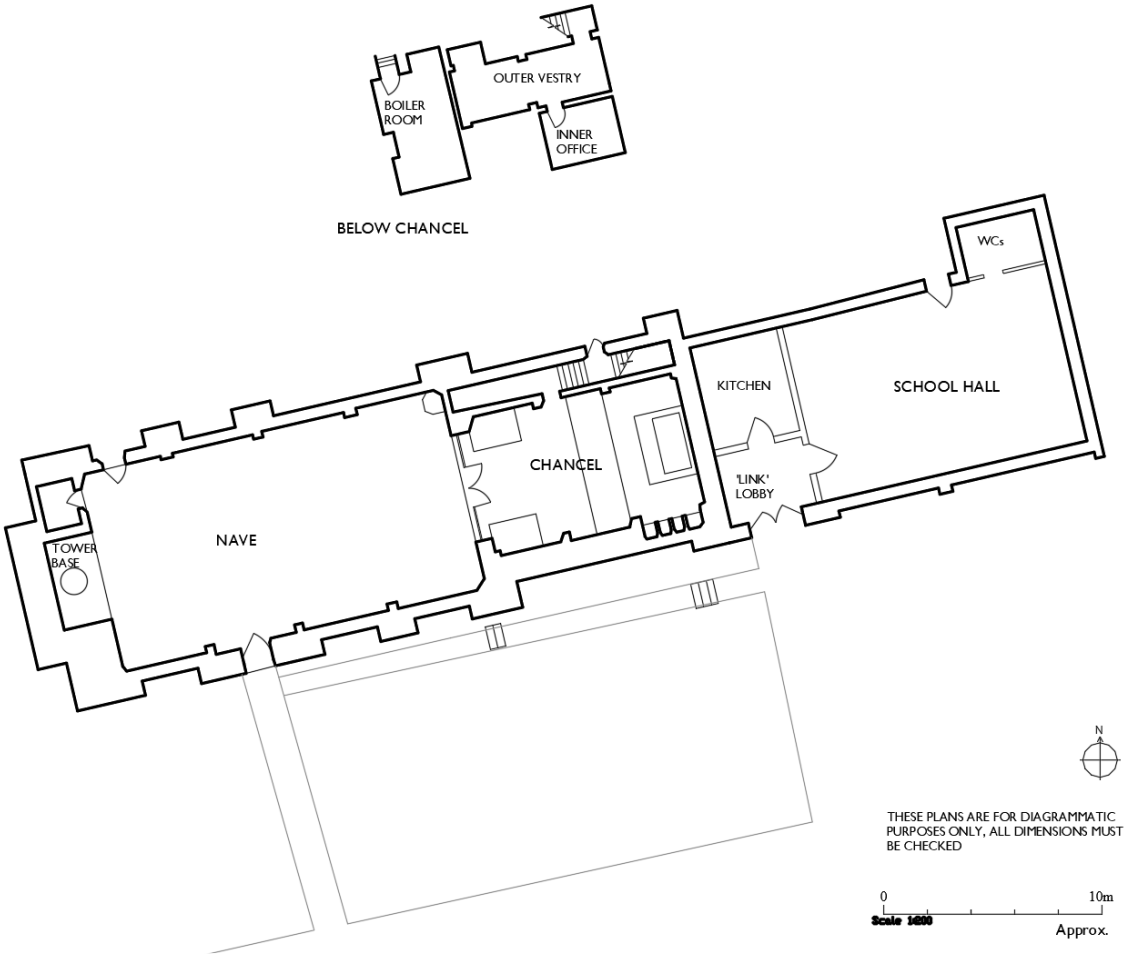
24.1. Fire extinguishers were tested in February 2026.

24.2. The lightning conductors are being inspected as noted above.

24.3. There is fire safety information displayed by the tea point, the church should ensure their health and safety information is kept up to date and escape routes are kept clear.

24.4. From 1 October 2006 the Regulatory Reform (Fire Safety) Order 2005 came in to force and the PCC are alerted to their obligations under the Legislation.

25. Church Plan



PART THREE – RECOMMENDATIONS IN ORDER OF PRIORITY

26. Items Urgently Required (CBC Category 1)

(Immediate – Health & Safety / Active Risk)

• **Church Hall North Pitch – Decayed Timber Eaves and Rafter Ends (WC Area)**
Advanced decay and loss of section to exposed timber eaves members due to prolonged moisture exposure from defective rainwater goods. Risk of localised failure and continued water ingress.
Grade: D | Cost Band: C–D

• **Localised Render Detachment – Church Hall (High Level Areas)**
Areas of hollow and detached render present a risk of falling material in exposed locations. Immediate making-safe and removal of loose sections required.
Grade: D | Cost Band: B–C

27. Items Requiring Attention Within Twelve Months (CBC Category 2)

(High Priority – Prevent Escalation / Address Active Defects)

• **Rainwater Goods – Church Hall North Elevation**
Undersized gutters and leaking joints causing overspill, timber decay and saturation of adjacent render. Overhaul, resizing where necessary and improved sealing required.
Grade: C | Cost Band: B–C

• **Rainwater Goods – Church Hall South Elevation**
Localised leakage at joints contributing to staining and moisture loading of adjacent fabric.
Grade: C | Cost Band: B

• **Tower Base – South-West Plinth Cracking and Failed Repairs**
Open joints and cracking to plinth masonry with failed mortar repairs. Requires localised repointing and potential grouting to stabilise.
Grade: C | Cost Band: B–C

• **West Organ Loft Window – Broken Panes**
Multiple broken panes requiring replacement to maintain weather tightness and security.
Grade: C | Cost Band: A–B

• **Tower Window Guard – Loose Fixing**
Protective guard to low-level decorative window has failed fixing. Reinstate to prevent detachment.
Grade: C | Cost Band: A

• **Undercroft Access Steps – Slip Hazard**
Moss and biological growth to steps creating slip risk. Clean and treat surface.
Grade: C | Cost Band: A

• **External Stair – Split Timber String**
Timber string showing splitting and localised deterioration. Repair or splice to maintain safe use.
Grade: C | Cost Band: B

• **Church Hall Wall – Unsealed Waste Pipe Penetration**
Opening around pipe allows moisture and vermin ingress. Seal and make good.
Grade: C | Cost Band: A

• **Clerestory Walls – Water Staining Beneath Window Cills**
Evidence of moisture ingress at high level. Investigate rainwater disposal and abutment detailing.
Grade: C | Cost Band: B–C

28. Items Requiring Attention Within 12–24 Months (CBC Category 3)

(Medium Priority – Planned Fabric Repairs)

• **Stone Slate Roof Coverings – General (All Slopes)**
Widespread biological growth, localised displacement and unevenness. Undertake vegetation removal, selective refixing and replacement of defective slates.
Grade: C | Cost Band: C–D

• **Ridge Stones – Erosion of Mortar Bedding**
Open joints and vegetation growth across ridge lines. Rake out and re-bed in lime mortar.
Grade: C | Cost Band: C

• **Lead Flashings and Abutments – Nave and Bellcote Junctions**
Ageing lead with open laps and deformation. Requires overhaul and localised repair.
Grade: C | Cost Band: C

• **Link Roof – Lead to uPVC Hopper Interface**
Poorly detailed junction allowing moisture ingress into render and masonry. Redesign and improve detailing.
Grade: C | Cost Band: B–C

• **High-Level Masonry – Parapets, Copings and Abutments**
Open joints, localised erosion and biological growth. Undertake phased repointing in appropriate lime mortar.
Grade: C | Cost Band: C

• **Church Hall Render – Localised Repairs (All Elevations)**
Cracking, hollow areas and patch failures evident across elevations. Undertake targeted repairs pending wider renewal.
Grade: C | Cost Band: C

• **Window Joinery – Hopper Lights and Opening Sections**
Stiff or poorly functioning opening lights. Ease, adjust and overhaul as part of maintenance

works.
Grade: B/C | Cost Band: B

• **Rainwater Goods – Nave and Chancel Lead Systems**
Weathered and patinated leadwork with evidence of historic leakage at joints. Monitor and undertake localised repairs.
Grade: B/C | Cost Band: C

29. Items Requiring Attention Within the Quinquennium (CBC Category 4)

(Longer-Term Repairs / Planned Maintenance Strategy)

• **Church Hall Render – Comprehensive Renewal (Phased Programme)**
Existing impermeable render and paint systems failing and trapping moisture. Replace with breathable lime-based render system.
Grade: C | Cost Band: D–E

• **Roof Coverings – Coordinated Maintenance Strategy**
Cumulative defects across multiple roof slopes justify planned programme of works rather than isolated repairs.
Grade: B/C | Cost Band: D

• **Timber Eaves and Substructure – General Repairs**
Ongoing maintenance and protection of timber elements vulnerable to moisture exposure.
Grade: B/C | Cost Band: C

• **Inspection of Concealed Roof Areas (North Slopes, Tower, Valleys)**
Condition not fully confirmed. Undertake drone or scaffold inspection to inform future works.
Grade: B (Unknown Risk) | Cost Band: B

• **Tower Timber Fretwork and Bird Exclusion**
Check fixings and consider discreet mesh installation where necessary.
Grade: B | Cost Band: B

• **Churchyard Fabric – Paths, Hardstanding and Access Routes**
Localised unevenness and patch repairs present minor trip hazards. Undertake phased improvements.
Grade: B/C | Cost Band: C

• **External Metalwork – Gates, Railings and Handrails**
Require cleaning, preparation and redecoration to prevent corrosion.
Grade: B | Cost Band: B

• **Undercroft Environment – Ventilation and Storage Management**
Poor airflow and excessive storage contributing to damp conditions. Rationalise storage and improve ventilation.
Grade: B | Cost Band: A–B

30. Desirable Improvements (CBC Category 5)

• **Rainwater Goods Design Improvements – Church Hall North**
Consider upsizing gutters to improve discharge capacity and reduce overspill risk.

• **Improved Detailing – Link Roof and Render Interfaces**
Introduce proper drip details and separation between materials to reduce moisture tracking.

• **Clerestory Access Safety**
Consider installation of discreet fall-arrest or restraint system to allow safe future inspection and maintenance.

• **Maintenance Strategy – High Level Fabric**
Establish planned inspection regime (including during heavy rainfall) to identify active defects early.

• **Vegetation and Biological Growth Management**
Routine removal of moss and lichen to prolong lifespan of roof coverings and reduce moisture retention.

DETAILED CONDITION TABLE

CONDITION GRADING SYSTEM

Fabric Condition (Professional Assessment)

Grade	Meaning	Typical Action
A – Good	**Sound, performing as intended**	**Routine maintenance only**
B – Fair	**Minor defects / early deterioration**	**Planned maintenance**
C – Poor	**Significant defects affecting performance**	**Repair within quinquennium**
D – Bad	**Serious defect or safety risk**	**Urgent action required**

Repair Priority — CBC Urgency Scale

Category	Definition
1	**Urgent — requiring immediate attention**
2	**Requires attention within 12 months**
3	**Requires attention within 12–24 months**

4	**Requires attention within the quinquennium**
5	**Desirable improvement — no fixed timescale**

Order of Cost Estimates — CBC National Cost Bands

Cost Band	Estimated Cost Range (ex VAT)
1	**£0 – £1,999**
2	**£2,000 – £9,999**
3	**£10,000 – £29,999**
4	**£30,000 – £49,999**
5	**£50,000 – £249,999**
6	**£250,000 +**

FACULTY ROUTE KEY

Route	Meaning
List A	Minor works – no faculty required (incumbent authority)
List B	Minor works – Archdeacon approval required
F	Full Faculty application required

DETAILED CONDITION TABLE (WITH FACULTY ROUTE)

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route

Church Hall North Pitch – Eaves	Severe decay to rafter ends and eaves timbers due to prolonged moisture exposure	Localised failure, water ingress	D	1	Replace decayed timber and overhaul rainwater goods	Urgent	C–D	F
All Roof Slopes	Biological growth, moss and lichen present	Accelerated decay, moisture retention	C	3	Remove growth and monitor condition	12–24 months	B	B
Stone Slates (General)	Localised slipping and unevenness across slopes	Risk of water ingress	C	3	Refix and replace defective slates	12–24 months	C	B
Ridge Stones	Mortar erosion and open joints with vegetation growth	Instability and water penetration	C	3	Rake out and re-bed in lime mortar	12–24 months	C	B
Nave South Abutments	Aged lead flashings with deformation and open laps	Localised leakage risk	C	3	Repair or replace flashings	12–24 months	C	F
Link Roof Junction	Poorly detailed lead to hopper interface	Water ingress to structure	C	2	Redetail and improve junction	12 months	B–C	F
Concealed Roof Areas	North slopes and tower not fully inspected	Unknown defects	B	4	Undertake drone or safe access inspection	Quinquennium	B	A

Church Hall North	Undersized gutters and leakage at joints	Overspill causing timber decay	C	2	Replace/upgrade gutters and reseal joints	12 months	B–C	B
Church Hall South	Localised leakage at gutter joints	Damp staining to adjacent fabric	C	2	Repair joints and improve sealing	12 months	B	B
Timber Eaves Adjacent	Moisture staining and early decay to timber elements	Progressive deterioration	C	2	Repair timber and address source of moisture	12–24 months	B–C	F
Nave & Chancel Gutters	Weathered lead with evidence of historic leakage	Long-term failure risk	B/C	3	Monitor and undertake localised repairs	12–24 months	C	B
Link Hopper Connection	Poor integration with wall fabric	Leakage and saturation of masonry	C	2	Redesign connection and make good	12 months	B	F
West Elevation	Detached and hollow render with areas of failure	Falling hazard and moisture ingress	D/C	1–2	Remove loose render and undertake repairs	Urgent–12 months	C–D	B
North Elevation	Render failure and dampness	Continued deterioration of wall fabric	C	2	Localised repairs and improve drainage	12 months	C	B
East Elevation	Persistent cracking and patch repairs	Ongoing failure of finish	C	3	Targeted repair works	12–24 months	C	B

All Elevations	Impermeable render and paint trapping moisture	Accelerated decay of substrate	C	4	Replace with breathable lime render (phased)	Quinquennium	D–E	F
Tower Plinth (SW)	Cracking and failed mortar repairs	Local instability and water ingress	C	2	Repoint and locally stabilise	12 months	B–C	B
Parapets & Copings	Open joints and biological growth	Water ingress to wall heads	C	3	Repoint in lime mortar	12–24 months	C	B
Bellcote & Gables	Weathering and open joints to high-level stonework	Progressive deterioration	C	3	Inspect and undertake masonry repairs	12–24 months	C	B
Clerestory Wall	Water staining beneath window cills	Potential hidden ingress	C	2	Investigate and repair	12 months	B–C	B
Organ Loft Window	Multiple broken panes	Weather ingress and security risk	C	2	Replace glazing	12 months	A–B	B
Tower Window Guard	Loose fixing to protective guard	Risk of detachment	C	2	Refix securely	12 months	A	A
Hopper Windows	Stiff and poorly functioning openings	Reduced usability and ventilation	B	4	Ease and overhaul	Quinquennium	B	A
Undercroft Steps	Moss and biological growth present	Slip hazard	C	2	Clean and treat surface	12 months	A	A

External Stair	Split timber string	Trip hazard and potential failure	C	2	Repair or splice timber	12 months	B	B
Paths and Hardstanding	Uneven surfaces and patch repairs	Trip hazard	B/C	4	Repair and level surfaces	Quinquennium	C	B
Churchyard Metalwork	Weathered gates, railings and handrails	Corrosion risk	B	4	Prepare and redecorate	Quinquennium	B	B
Undercroft	Damp conditions and restricted airflow	Fabric deterioration	B/C	4	Improve ventilation and rationalise storage	Quinquennium	A–B	A
Clerestory Access	No safe access system in place	Maintenance and safety risk	B	5	Consider fall-arrest system	Quinquennium	B–C	F
Waste Pipe Penetration	Unsealed opening through wall	Moisture and vermin ingress	C	2	Seal and make good	12 months	A	B
Tower Timber Fretwork	Potential loose or deteriorating elements	Bird ingress and decay risk	B	4	Inspect and repair as required	Quinquennium	B	B

PHOTO REFERENCES

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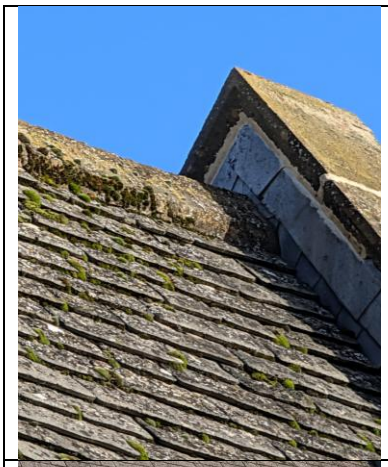
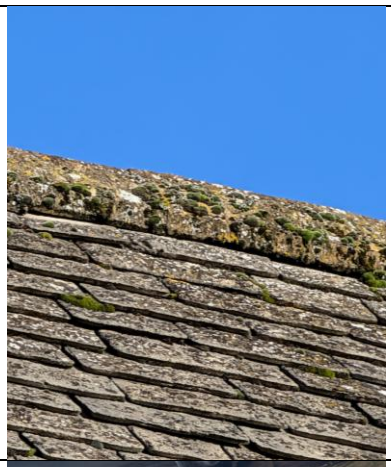
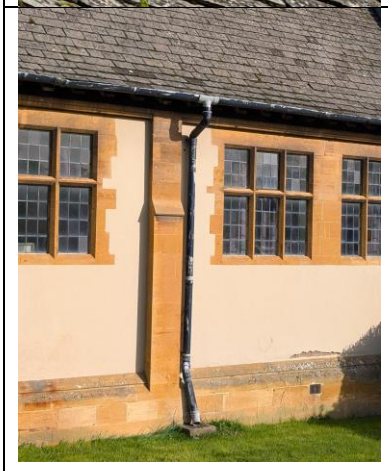
		Right 1b
		Left 2a
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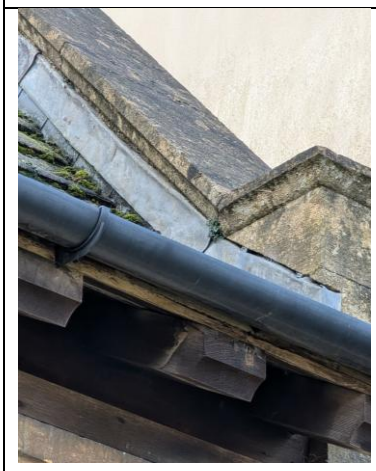	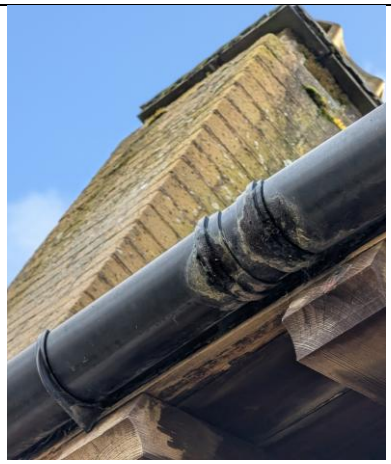	Left 3a
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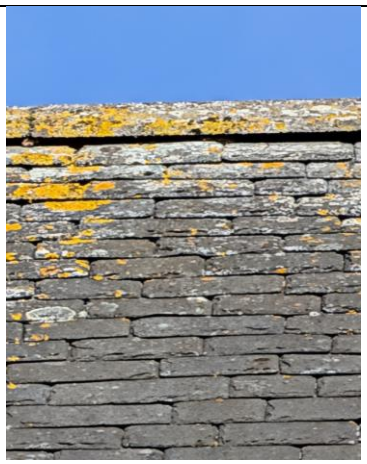
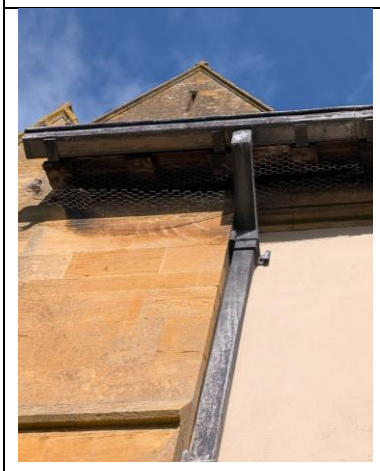
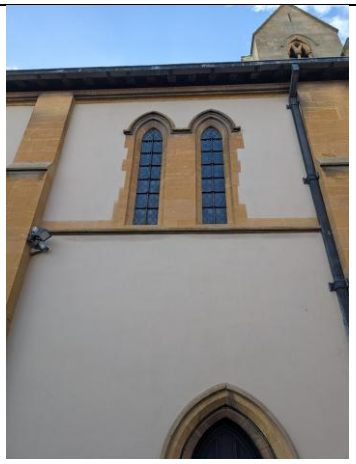
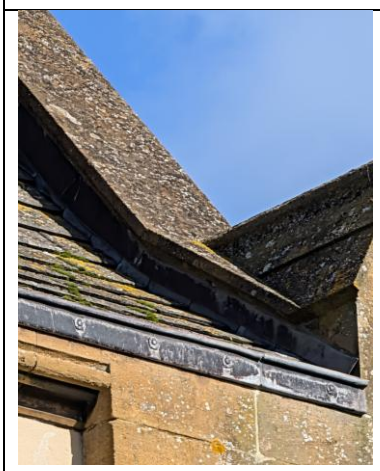
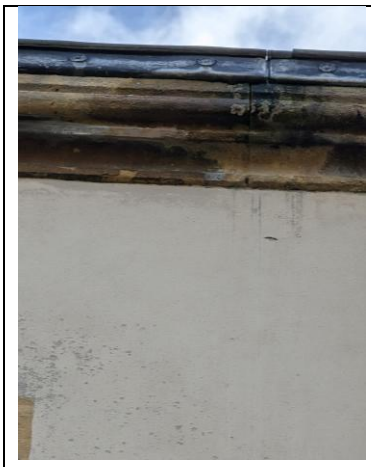
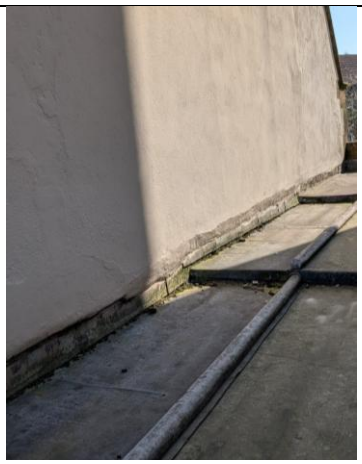
		Left 4a Right 4b
		Left 5a Right 5b
		Left 6a Right 6b

		Left 7a
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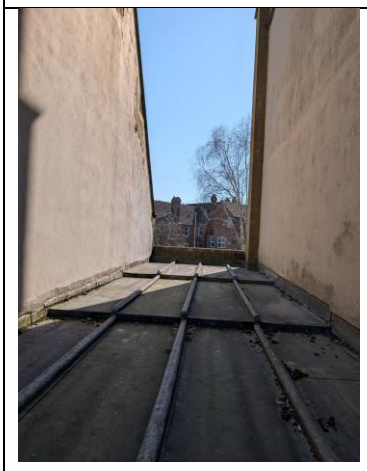	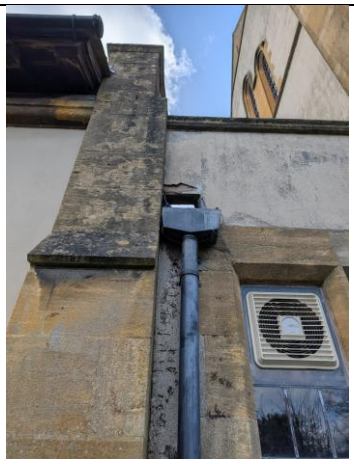	Left 8a
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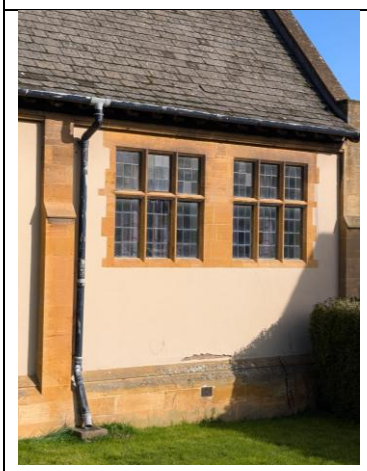		Left 9a
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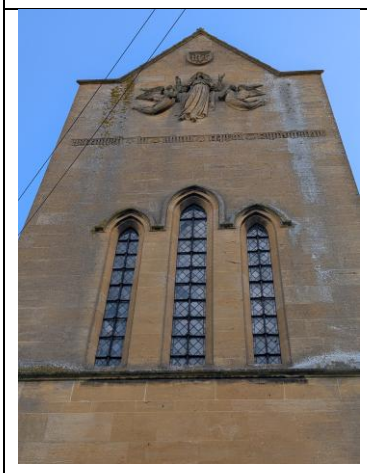		Left 14a
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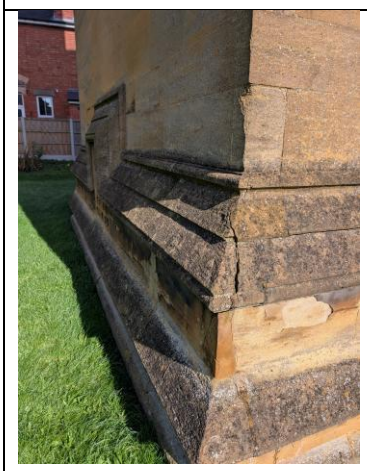		Left 15a
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	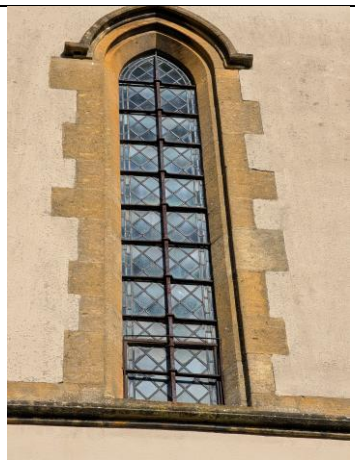	Left 16a
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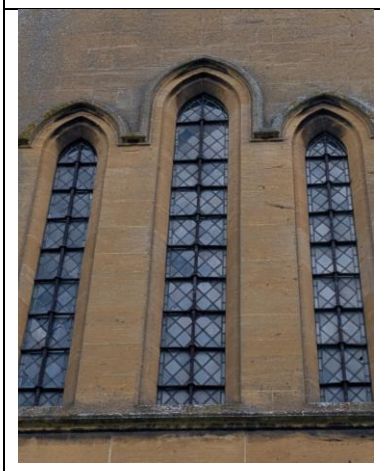	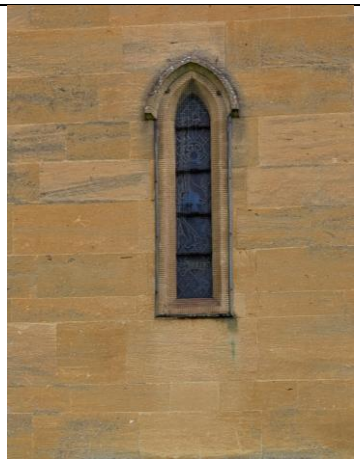	Left 17a
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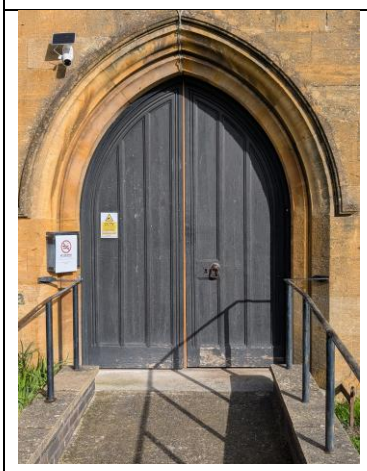	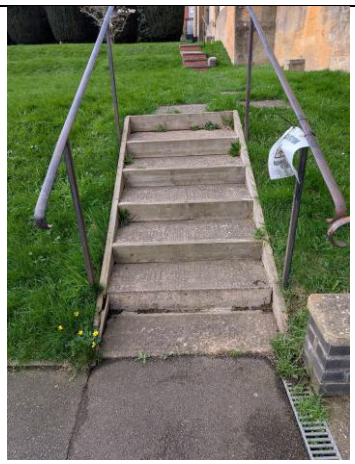	Left 18a
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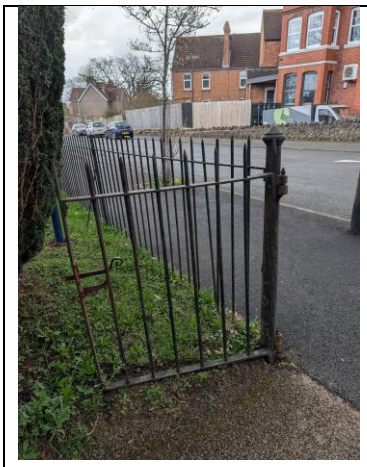
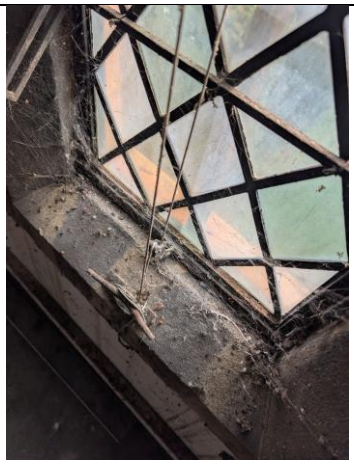
		Left 19a Right 19b
		Left 20a Right 20b
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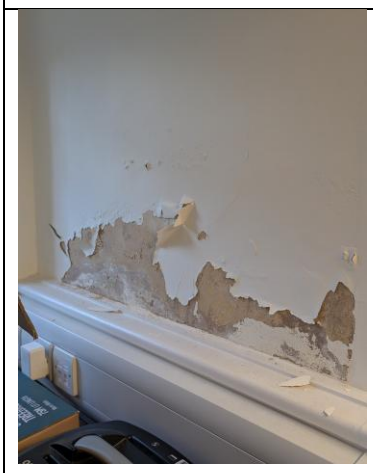
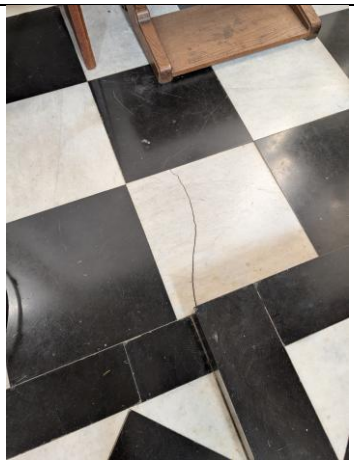
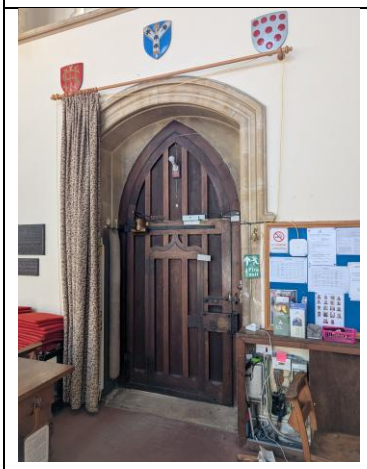
		Left 23a Right 23b
		Left 24a Worn carpet most notably to entrance door position. Right 24b Church hall damp either new or flashing through new decoartion.

APPENDIX 1: NOTES ON THIS REPORT

1. Status of this Report

This report is a summary condition survey of the building at the time of inspection.
It is not a specification and must not be used for the execution of works.
No opening-up works have been undertaken unless specifically noted; concealed defects may therefore exist.
Further investigation, design development, and technical input may be required prior to carrying out repairs.

2. Professional Advice and Implementation

The PCC is strongly advised to retain a suitably qualified professional adviser to assist in implementing the recommendations within this report.
Osbornes Architects Ltd would be pleased to provide further services, including:
Preparation of specifications and schedules of work
Advice on statutory consents (including Faculty)
Tendering and procurement
Contract administration and site inspection

3. Statutory Consents and Faculty Jurisdiction

Most repair works (other than minor maintenance) will be subject to the Faculty Jurisdiction.
Advice should be sought from the Diocesan Advisory Committee (DAC) at an early stage.
Works falling under List A or List B (minor works or those requiring Archdeacon's permission) should:
Be properly authorised; and
Be recorded in the church log book.

4. Maintenance and Planned Preventative Care

The PCC is strongly encouraged to adopt a planned preventative maintenance (PPM) approach.
As a minimum:
Gutters, hoppers, and downpipes should be cleared at least twice yearly and after significant storms
Roof coverings and drainage should be visually checked annually
A structured maintenance regime will:
Reduce long-term costs
Minimise risk of water ingress
Extend the life of historic fabric

5. Insurance

The PCC should ensure that the building is adequately insured, including:
Full reinstatement value (reflecting heritage construction costs)
Professional fees
Associated risks (e.g. loss of use where applicable)
Insurance valuations should be reviewed periodically.

6. Fire Safety

The PCC must comply with duties under the
Regulatory Reform (Fire Safety) Order 2005.
A Fire Risk Assessment must be:
Undertaken by a competent person
Kept under regular review
Updated following any material changes to the building or its use
Dry powder extinguishers are generally not recommended within churches due to potential damage to historic interiors.

7. Electrical Installation

Electrical installations should be inspected and tested at least every five years (or as recommended) in accordance with BS 7671.
An Electrical Installation Condition Report (EICR) should be obtained and retained with the church log book.
Any remedial works identified should be undertaken promptly.

8. Heating Installation

Heating systems should be serviced annually by a qualified engineer.
Records of inspection, servicing, and any modifications should be retained.

9. Lightning Protection

Lightning protection systems should be tested at least every five years in accordance with current British Standards.
Test certificates and records should be retained in the log book.

10. Asbestos

The PCC has a duty under the
Control of Asbestos Regulations 2012
to determine whether asbestos is present and to manage associated risks.
An asbestos survey and management plan should be in place where applicable.
This inspection has not included an asbestos assessment.

11. Equality Act

The PCC should be aware of its responsibilities under the
Equality Act 2010.
Where works are proposed, consideration should be given to reasonable improvements to accessibility, where appropriate and practicable.

12. Health and Safety

Overall responsibility for health and safety rests with the Incumbent and PCC.
This report identifies visible risks but does not constitute a full risk assessment.

Particular care should be taken when:
Working at height
Accessing roofs, towers, and confined spaces
Specialist advice should be sought where required.

13. Construction (Design and Management) Regulations

The PCC, as client, has duties under the
Construction (Design and Management) Regulations 2015.
These duties apply to all construction work, regardless of size, and include:
Appointing competent designers and contractors
Ensuring appropriate health and safety arrangements are in place
Allowing sufficient time and resources for the work
For projects involving more than one contractor, formal appointment of a Principal Designer and Principal Contractor may be required.

14. Building Safety and Record Keeping

The principles of the
Building Safety Act 2022
encourage improved record keeping, competence, and accountability.
The PCC should maintain clear records of:
Inspections
Maintenance works
Certifications and approvals
These records should be retained with the church log book.

15. Churchyard and Headstones

Headstones and monuments should be periodically checked for stability.
Unsafe memorials should be made safe in accordance with relevant guidance.
Paths and access routes should be maintained to minimise trip hazards.

16. Ecology and Protected Species

The PCC must comply with legislation relating to protected species, including bats.
Works affecting roofs, towers, or other potential habitats may require:
Ecological survey
Appropriate licences
Advice should be sought prior to undertaking such works.

17. Sustainability and Environmental Considerations

The Church of England has set targets towards net zero carbon.
Where works are proposed, consideration should be given to:
Energy efficiency improvements
Reduction in environmental impact
Long-term sustainability of the building

18. Contractors and Workmanship

All works should be undertaken by competent contractors with appropriate experience of historic buildings.
Materials and methods should be compatible with traditional construction, particularly in relation to moisture movement and breathability.

19. Limitations

This report is based on a visual inspection only.
No liability is accepted for defects that were not reasonably visible at the time of inspection.
The report should be read in conjunction with all other relevant documentation and professional advice.

20. Further Advice

The PCC is encouraged to seek ongoing professional advice in managing the building and implementing the recommendations of this report.

APPENDIX 2: GLOSSARY OF ARCHITECTURAL AND TECHNICAL TERMS

Church of the Ascension

This glossary explains key terms used within this report, particularly those relating to the condition, decay, and repair of the building fabric.

A

Ashlar
Finely cut and dressed stone laid in regular courses.

B

Biological growth
Organic growth such as moss, algae or lichen on building surfaces, often indicating prolonged damp conditions.

Buttress
Projection from a wall providing structural support.

C

Cementitious pointing
Mortar containing cement, typically hard and impermeable. Its use can trap moisture within historic masonry, accelerating decay.

Chancel
The eastern part of the church containing the altar.

Clerestory
High-level windows above the nave arcade, providing daylight to the interior.

Condensation
Moisture formed when warm air meets a colder surface. Common in buildings with limited ventilation and can contribute to mould growth and material decay.

Coping
Protective stone or masonry capping to the top of a wall, designed to shed water clear of the structure.

D

Damp penetration
Moisture entering the building fabric from external sources, typically through defects in roofs, walls or rainwater goods.

Delamination
Separation of layers within stone or plaster, often leading to surface failure.

Dressings
Finished stonework around openings such as windows and doors, often more vulnerable to decay due to exposure.

E

Efflorescence
White salt deposits on surfaces caused by moisture movement through the material.

F

Flaunching
Mortar used to secure chimney pots and shed water away from the flue.

H

Haunching (ridge haunching)
Mortar used to secure ridge tiles and seal joints. Deterioration can lead to water ingress**.**

Hollow plaster
Plaster that has debonded from the substrate, often detected by a hollow sound when tapped. This can indicate moisture ingress or failure of the bond.

L

Leadwork
Sheet lead used for flashings, gutters, and roof coverings. Defects or failure can allow water ingress.

Localised failure
Deterioration affecting a specific area rather than being widespread.

M

Masonry
Construction using stone bonded with mortar.

Moisture entrapment
Condition where water is unable to evaporate due to impermeable materials, leading to prolonged dampness and decay.

Mould growth
Fungal growth, typically black in colour, occurring in areas of high humidity or poor ventilation.

P

Plinth
Lower projecting base of a wall, often vulnerable to damp from ground moisture and splashback.

Pointing
Exposed mortar between masonry joints.

Repointing
Renewal of mortar joints to maintain weather resistance.

Parapet gutter
A gutter located behind a parapet wall, often concealed and prone to blockage or leakage.

R

Rainwater goods
Components such as gutters, downpipes and hoppers designed to collect and discharge rainwater from roofs.

Ridge tiles
Tiles forming the top line of a pitched roof.

S

Sandstone decay
Deterioration of sandstone due to moisture, salts and weathering.

Spalling
Breaking away of the surface of stone due to moisture, salt action or freeze–thaw cycles.

Splashback
Moisture thrown onto lower wall surfaces from adjacent hard ground.

Staining (damp staining)
Discolouration caused by moisture movement within materials.

T

Tile displacement
Movement or slipping of roof tiles, increasing the risk of water ingress.

V

Ventilation (natural / passive)
Air movement through the building without mechanical assistance, important for controlling moisture levels.

W

Water ingress
Uncontrolled entry of water into the building fabric.

Weathering
Natural deterioration of materials due to environmental exposure.