

The Church of the Holy Cross Binsted, Hampshire

Quinquennial Inspection Report 2023



Based on a survey carried out in August 2023

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BENEFICE: Bentley, Binsted and Froyle
DEANERY: Alton
ARCHDEACONRY: Alton
DIOCESE: Winchester

DATE OF INSPECTIONS: 04.08.23 and 09.08.23

WEATHER AT TIME OF INSPECTION: variable

A INTRODUCTION

A1 Purpose of the report and its scope

This report is based on the findings of an inspection of the church building made from the ground and from accessible parts of the building, to comply with the Diocesan Scheme under the provisions of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018, as amended by the Church of England (Miscellaneous Provisions) Measure 2020.

The inspection was undertaken by Antony Feltham~King RIBA GradDiplConsAA AABC of St. Ann's Gate Architects Ltd. Salisbury (who is a 'qualified person' under section 45 (6)(a) of the above-mentioned Measure). The inspection was carried out on Friday 04.08.23 and Wednesday 09.08.23. The weather conditions during the inspection visits were variable, with overcast dry periods and some sunshine.

This is the second inspection of this church building by this architect. The previous inspection was undertaken in March 2018, with the report published shortly afterwards.

No specific opening-up of the fabric was made, and thus the church architect cannot guarantee that concealed areas such as floor voids, or out of reach areas, are free from defects such as rot, decay or infestation.

The architect will be pleased to discuss the implications of this report with the church, with a view to drawing together its recommendations into a viable and economic schedule for pricing by suitably skilled craftsmen under a separate instruction. He will also assist in applying for any faculties that may be required, and direct the execution of the repairs. The church is advised against using this quinquennial inspection report as a basis for negotiating repairs without further input from the church architect. This report is not a specification and should not be used as such. It is not sufficiently specific to ensure either good workmanship or economic pricing

A2 Previous repairs and improvements

The church log and inventory were made available to view by the churchwarden; it should be noted that it is a legal requirement to keep the churchwarden's logbook updated. Repairs over the past five years include the following:

2018:

Archaeological excavation Westcote Chapel: January 2018

Quinquennial electrical system check: December 2018

2019:

Lightning protection system check: March 2019

Lightning protection system repairs: December 2019

2020:

Tower electrical improvements: January 2020

Repairs to pew platform, west end of nave: March/April 2020

Replacement ladder in ringing chamber: August 2020

Timber treatment: September 2020
Lightning protection system check: October 2020
Fire extinguisher check: November 2020

2021:

Repairs to Rachel Spiers memorial: May 2021
Structural investigation Westcote Chapel: July 2021
Lightning protection system check: September 2021
Fire extinguisher check: November 2021
Installation of WiFi etc.: July 2021

2022:

New boiler installed: January 2022
Jubilee tree planted: March 2022
Damage repairs after Storm Eunice: May 2022 ongoing
Fire extinguisher check: November 2022

2023:

Damage repairs after New Year's Eve Storm Eunice: January 2023-August 2023
Replacement of tower ringing chamber floor: May 2023 ongoing

A3 Lightning conductor

It is understood that the lightning protection system is inspected on an eleven-month cycle in compliance with BS EN 62305. The certificates are retained by the church in the log-book.

A4 Access for all

Consideration should be given to the matter as required by the Equality Act 2010. If one has not been carried out, an access audit should be commissioned to review what measures could be implemented. It should be noted that accessibility covers a wide range of physical and other limitations and is not solely related to wheelchair access issues.

A5 Asbestos

Churches and other building owners have a legal duty to inspect their premises for asbestos and to manage any asbestos found. This may mean simply recording and leaving in situ, encapsulation, or complete removal. The churchwardens are advised to refer to the current Control of Asbestos Regulations 2012.

A6 Listing

The church is a Grade 1 listed building. The listing is included at the end of this report at Appendix A.

A7 Insurance, fire and security

The church is advised that the fire and other insurance cover should be periodically reviewed to keep pace with rising costs. Fire extinguisher provision should be reviewed and equipment maintained as necessary.

A8 Electrical installation

Brief mention is made of the electrical installation within this report, based on visual inspection. This is not sufficient for insurance purposes or for the safety of the church or

those that use it. The installation should be tested every quinquennium and immediately if not done within the last five years; an insulation resistance and earth continuity test should be obtained on all circuits. The last such test was made in December 2018 and this is now coming due for re-inspection.

A9 Heating installation

The comments on the heating system contained in this report are based on a visual inspection only. Electrical heating installations should be included in the test and report and be regularly examined between times. The test report should also be kept with the church logbook.

A10 Maintenance between inspections

It is important to note that although the Measure requires the church to be inspected by an architect every five years, serious trouble may develop between surveys if minor defects such as blocked gutters and downpipes, displaced roof coverings and leaking pipes are not attended to.

A11 Bats

Any indications of the presence of bats will be noted in this report. All bats are protected species and Natural England needs to be consulted in advance of any work that might affect bats or their roosts. In most cases careful planning will allow work to be undertaken without causing delay to the project or disturbance to the bats.

A12 Photographic records

The architect retains a set of photographs, taken during the quinquennial inspection. A limited number are included with the report.

B BRIEF DESCRIPTION OF THE CHURCH

- B1 Holy Cross Church is described in The Buildings of England as 'one of the largest and most interesting medieval churches in Hampshire with an especially fine interior'.
- B2 The church building comprises a nave with north and south aisles, with a western tower topped by a short spire. To the south of the chancel, which contains a choir and sanctuary within the same volume, is a Lady Chapel. Located north of the chancel is a large space known as the Westcote Chapel. This is currently subdivided into an organ space, accessed from the chancel, and an ancillary room used for storage. A small vestry is located immediately north of the sanctuary. The tower contains the ringing chamber at ground level, with an intermediate/clock chamber and belfry above.



above: The church building seen from the south, August 2023, nearing the end of the post-storm damage works

- B3 The history and significance of the church building and the church community is comprehensively detailed in the church's conservation management plan. A very brief historical summary is provided below.
- B4 It is thought that the earliest church building on the site dated from between 1140 and 1155, comprising a nave without aisles and a small chancel. In the final decades of the C12th north and south aisles were added to the nave, the chancel was lengthened and the tower added. Early in the C13th the chancel was further extended and the nave clerestory was added.

- B5 Early in the C14th the north chapel was altered and extended and ordered as a 'coupled chapel' (ie two parallel worship spaces with altars at their eastern ends.). This work was carried out by the direction of Richard de la Bere Westcote.
- B6 In the C15th the vestry was constructed and the Perpendicular east windows of the chancel and Lady Chapel were added. (The glass in the chancel east window is by Capronnier, dating from 1875.)



above: The interior looking eastwards, with Capronnier's window at the eastern end of the chancel.

- B7 It is thought that the spire was added to the tower in the C18th.
- B8 In 1863 the church building was comprehensively restored and re-ordered by Ewen Christian, the eminent church architect.
- B9 The present alabaster font was installed in 1896 to replace an earlier one which was described at the time as 'crumbling'.
- B10 In the C20th; the Lady Chapel was restored by CAR Hoare; the pipe organ (from Alton House) was installed in the north 'transept' in 1902; the bells were recast and rehung in 1958; and in 1976 Field Marshall Viscount Montgomery of El Alamein was buried in the churchyard (as he had lived at nearly Isington Mill).

C REPORT ON THE FABRIC

Recommendation

C1 The spire and tower

C2 The tower is located at the western end of the church building, with an octagonal spire broached over a square-planned tower. The spire is set within a parapet-guttered arrangement, which wraps around all four sides of the spire. On the eastern side of the spire is a small bell-côte, which bridges across from the spire structure to the parapet wall.

C3 The spire:

C4 The spire is covered in natural slate of uniform size (measuring 18"x9"). The hips are lead-clad, and are fixed back using 'lead-dots' into the hip rolls and back into the structure behind. The hip lead-lengths are fairly uniform, measuring around 1500mm (5') with a generous lap at each joint, and are heavily lead-clipped at their edges. The apex of the spire has a weather vane, with an iron rod running through a lead-covered spherical apex finial.

C5 The spire was damaged during a severe storm on New Years Eve 2022. The tower and spire were subsequently provided with scaffolding to permit an inspection of the damage and to carry out remedial works. The spire apex has been repaired with a new timber top section to the central structural post, with a new laminated timber sphere covered in lead. The leadwork at the head of the main hip rolls has also been renewed. The weather vane metalwork was found to be in poor condition when inspected and was judged to be beyond repair. Consequently, a new stainless steel metal arrangement has been created and the previous weather vane gold-leafed and re-installed. The cardinal points of the vane are aligned to 'true-north', which is not the same alignment as the church building. The repaired arrangement has been re-attached to the lightning protection.

C6 The slating of the spire is now in very good condition, as the missing slates noted at the last inspection have been replaced. The cardinal facets of the spire run down in a continuous 'sweep' to parapet gutter level, whereas the intervening facets are broached over the corners and are weathered with large format lead cladding, divided into two triangles in each case. Again, the leadwork is in excellent condition.



above: The new spire apex sphere and lower part of the weather-vane, with contractor Conal Kennedy of Imperial Construction.

- C7 There is an access hatch on the north-facing facet of the spire, and this is framed in timber, with surrounding lead flashings. The flashings are a little haphazard but appear to be keeping the weather out at the present time. The hatch itself is hinged at the bottom, and drops forwards to rest on the parapet outer wall when open. It is secured with an iron bolt at the top from inside. The hatch has a zinc covering with an exposed timber framework and this is beginning to decay.
- C8 **Tower parapet gutter:**
- C9 This has a high point at the western side, and drains to north and south, eventually arriving at sump outlets to the north-eastern and south-eastern corners. A subsidiary gutter runs along the eastern edge between the sumps. The longest of the lead sections in the gutter is around 2m in length and this size is well within the limits of the heavy gauge lead utilised here.
- C10 The slating of the spire runs down to the gutter lining and there is a sacrificial lead weathering at this junction to help prevent acid etching of the gutter lining. This appears to be effective.
- C11 The parapet gutter is weathered into the surrounding stone parapet with a substantial lead apron detail. The lead is in excellent condition, with repairs having been carried out recently.

- C12 The parapet is formed in ashlar masonry with a sloping coping of uniform design forming the top section. The copings are in good condition. A small number of open joints and cracking noted in 2018 was addressed during the past year, whilst access was available.
- C13 The parapet gives a good degree of protection for those working at this level, although, at its lowest, it provides only 800mm of 'balustrading'. The eastern parapet also exhibits quite a distinct 'curve' on plan, but this appears to be in-built, when viewing the remaining eastern wall of the tower. be aware of low(ish) parapet when carrying out maintenance cleaning of gutter
- C14 The bell-côte on the eastern side is in timberwork, and is capped by a semi-circular headed 'roof', covered in lead. This is in good condition, although bird guano on the bell suggests that this is being used as a roosting or nesting site.
- C15 Rainwater drains to sump outlets in the eastern parapet, which in turn drain to lead hoppers and downpipes fixed to the eastern wall. The leadwork is in excellent condition.
- C16 The lightning protection down-tape from the apex finial is fixed to the hip roll on the southern spire facet, and exits the tower via the southern sump outlet.
- C17 A flag pole is fixed to the parapet masonry in the north eastern corner. The pole is around 5m (15') tall and is housed into an aluminium 'socket' which is fixed to the inner face of the wall using stainless steel fixings. This is all in good condition.
- C18 **Interior of spire:**
- C19 The spire structure is entirely timber, possibly dating from the C18th (according to BoE 2010 edition). The structure rises from foundation beams standing on the wall plates at the head of the tower, with four very substantial timber posts in the corners, braced together with a network of diagonal raking beams. The geometry of these varies depending on their location within the system. Around 5m (15') above the base of the spire, cross beams support an octagonal centre-post, which rises into the gloom of the apex of the spire. Sloping rafter beams lean against the main internal structure and various bracing timbers spliced into the main structure. The broached sections at the base are simply additional rafters pinned on to the main structure. Within the timber structure the joints are generally 'halved' and

pegged together.

C20 The boarding outside of the rafters is composed of wide boards, oak on the northern side and perhaps elm or even softwood deals elsewhere. These are generally in good condition, although these seem to form an inner layer, with additional counter-battens and boarding visible through gaps in the main sarking. Nails penetrate the boarding in many places.

C21 There are signs of insect activity in the timberwork, with evidence of the presence of both death watch beetle and common furniture beetle. This could be on-going or historic. The environmental conditions within the spire are generally good and should help to slow down beetle activity.

monitor activity of wood-boring insects



above: Evidence of beetle activity, south-western corner.

C22 In places there is evidence of past repair to the structure, such as in the south western and north western corners, where modern softwood is supported by brickwork, presumably where decay has previously occurred within the timberwork. Similarly, there is a missing section of wall plate in the north eastern corner where the plate has rotted out completely.

C23 **The belfry:**

C24 The ancient foundation beams supporting the spire structure can be seen from the belfry below, and are supported by newer oak beams spanning north-south. These bear directly into the wall or, in the case of the north eastern bearing, onto a stone corbel which looks relatively new.

C25 From below, there are a large number of iron fixings and brackets in the carpentry. There are also some more modern-looking metal straps attached to the wall plates. These should be de-rusted and re-painted with the appropriate material. There is also a steel I-beam in the south western corner and this should also be decorated.

de-rust and re-decorate metalwork

C26 The walls of the belfry space are theoretically plastered. However, in many places this has parted company with the chalk stone of the walls revealing loose masonry behind in some cases. (One area, on the southern side, fell to the floor with very little provocation during the inspection.) This loose material should be scraped off the walls and debris from the floor removed. This defect is particularly evident on the east wall towards the northern corner, but this issue is in evidence elsewhere. Consolidation work would be of benefit.

scrape loose material from walls and remove; consolidate wall surfaces thus exposed.

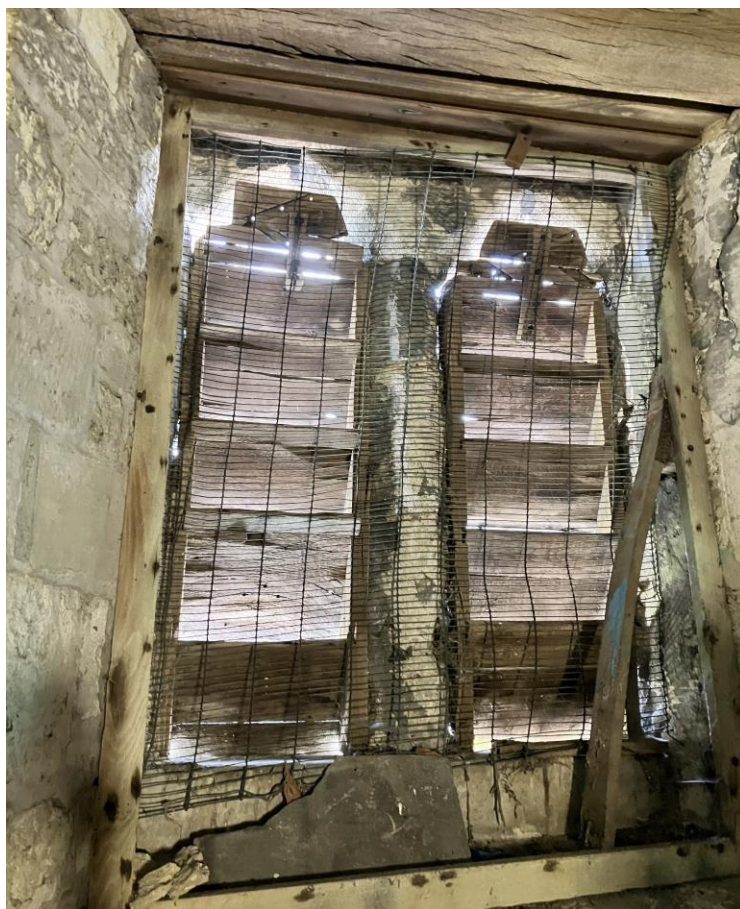


above: Loose plaster in belfry

C27 There are four sound openings in this space, two on the east wall and two on the west. The eastern openings have timber lintels and are square-headed whilst the western pair are formed in masonry and have arched heads. All have timber louvres, and those on the east are

renew timber louvres on eastern side and reinstate anti-bird mesh

now in very poor condition. They are backed by anti-bird mesh in simple frames which appears adequate, if haphazard.



above: Decaying louvres, eastern side of belfry

- | | | |
|-----|---|--|
| C28 | There are three windows lighting the space from the northern side, one on the south and another to the west. The leaded lights for the windows are generally in good order, although the western window has some broken quarries at low level. | repair broken quarries to west window |
| C29 | The bell frame is a steel structure dating from the 1950s when the six bells were re-cast. The running gear all dates from that period. The work was carried out by Taylors of Loughborough. The frame is supported on three large steel I-beams, built into the walls to the west and east sides, with concrete pads and brickwork infill around. The frame is now in need of cleaning, de-rusting and re-decoration using the appropriate material. | de-rust and re-decorate bell-frame metalwork |
| C30 | The floor is close-boarded softwood of recent date. There is a considerable amount of dirt and debris on the floor of the space and this should be removed. | clean-up debris from floor |

- | | | |
|-----|---|----------------------------------|
| C31 | The ladders which give access to the roof from the belfry are in timber and are clearly of some age. The lower one is unfixed and the upper one is fixed to the carpentry. The upper ladder has missing rungs and these have been inventively replaced with iron bars or threaded rod. These ladders should be replaced with new timber ones, fixed into place. | replace decaying access ladders |
| C32 | The iron tie bars which run through the belfry from west to east, adjacent to the side walls, are rusty and require re-decoration. | de-rust and re-decorate tie-bars |
| C33 | At the last inspection it was note that electrical services at this level were basic. In the past quinquennium this has been improved. | |
| C34 | The access hatch from the intermediate chamber below is a timber boarded arrangement, hinged along its northern edge. This is in good condition. | |
| C35 | Intermediate/clock chamber: | |
| C36 | The underside of the floor above can be seen from this chamber. The softwood boards are held by softwood joists, which in turn are supported by steel I-beams running north-south. These bear into a concrete ring beam. The walls in this chamber are exposed rubblework masonry, generally in slightly better condition than the chamber above. | |
| C37 | There are windows to the outside on the south, west and north sides, set within deep embrasures. These are glazed as narrow lancets. The glass is generally in good order but they are very dirty and would respond well to cleaning. | consider cleaning window glass |
| C38 | The clock mechanism rests on a timber frame towards the southern side of the chamber. The clock drives rods running to dials on the northern and southern elevations of the tower. The framework is also partially supported by a large timber beam which runs west-east across the space, bearing into the walls. These beams have been re-used from elsewhere when the clock was installed. In 2018 there was ample evidence of beetle activity in this beam, with bore dust collecting on the floor below. This was treated by Alpine Preservation in September 2020, in a bid to reduce the insect activity. The clock is equipped with automatic winding gear. The clock is by 'Burden Bros' of Salisbury, dating from May 1898. | |

- C39 There is an opening giving on to the nave space on the eastern side. This has a slender glazed panel which has very thin glass set within a thin timber frame. There is a drop from floor level into this opening and this should be protected with a pair of timber rails to prevent injury. Ideally the glass should be swapped for safety glass (either laminate or toughened.)
- add timber rails to prevent fall into window lighting nave space and upgrade glass panel for safety reasons.
- C40 From above, the floor appears to be of the same vintage as the belfry floor, supported by a much older structure, visible from below. The timber ladder giving access to the chamber above, although ancient, is in serviceable condition. The hatchway dropping to the ground level chamber is now protected with a timber balustrade.
- C41 As with the belfry, the lighting in this chamber was improved in the past quinquennium.
- C42 **Ringing chamber (at ground level):**
- C43 This chamber is located at ground level within the tower space, at the western end of the building. The chamber is 5.6m tall.
- C44 The soffit of the floor above can be seen from below, and comprises very large timber beams in a network, with lath and plaster infill panels between. The condition of the structural timbers could not be ascertained. The plastered panels, noted as being in poor condition in 2018, have been repaired in the past year, addressing the various redundant open holes in the ceiling, which related to a previous ringing circle arrangement.
- C45 The very tall ancient timber ladder which previously gave access to the upper reaches of the tower has, in the past five years, been replaced with an ingenious new timber ladder. This was designed and made by local carpenter Ricky Crimes, and runs on castors to allow it to be stored vertically against the west wall when not in use. When needed the ladder can be rolled out to a suitable angle. The hatchway at the top of the ladder is now equipped with a pulley system to open it, powered by an electric motor. This can be switched from ground level, allowing the access hatch to reach the open position as one climbs the ladder.

- C46 The timber structure of the floor above is supported on a very substantial timber network, with four large timber posts, one in each corner, rising to the top, and braced with a series of large struts. The current arrangement is a result of works carried out in 1958, when the timberwork was cut free of the ground and replaced using brickwork. New oak braces span between these bearing points at low level in the north and south sides. This timberwork is a major feature of this space. The timberwork appears to be in good order. There are signs of past 'de-frassing' of the timbers but this report cannot provide a complete guarantee that insect activity or dampness does not continue to persist.
- C47 The wall surfaces are plastered and painted, where visible behind the timber network. The surface is very rough and catches dust and grime, especially cobwebs. This could be cleaned to advantage. The plaster of the west wall, at low level, was renewed in 2023. On the south wall there is a narrow window set within the deep embrasure. Similarly, there is a narrow lancet above the west door. The door is set within a deep opening. The timberwork is in fair order only, with signs of water ingress and decay at its lowest rail. The door has iron strap pintle hinges.
- C48 During the post-storm damage works earlier in 2023, the floor was noted as being in poor condition. On opening up, the timber joists below the floor, in place since 1958 and having been re-used from elsewhere, has decayed beyond use. After careful consideration, it was decided to remove the timber floor boarding and joists, and to replace the floor with a concrete sub-structure with a tiled finish, which would be more durable over time. The previous floor was removed and the formation level reduced, under archeological supervision, earlier in 2023. The concrete was laid in Spring 2023, but the tiled floor finish was not laid until August 2023. Some defects with the final finish are to be resolved in the coming weeks.
- C49 Lighting and heating in space was noted as being basic in the 2018 report. Some improvements have been made in the past quinquennium.
- C50 The large archway opening onto the nave is infilled with a modern timber framed glazed screen of slightly curious design.
- C51 The redundant clock weight chute which was formerly in the south western corner has now been removed.
- resolve defects with tiled floor finish

- C52 The six bells can be chimed using a Carillon chiming apparatus fixed to the timber framework on the south side.
- C53 **ROOFS**
- C54 **Nave roof – south slope**
- C55 The roof covering is a rich mix of clay tiles; some old, some more modern. The main run of roofing from tower to eastern gable end is a melange of tiles with numerous missing tiles and a similar number with missing corners.
- C56 This roof slope sustained considerable damage in February 2022 and again as a result of falling debris caused by the New Year's Eve 2022 storm. The tiling has been thoroughly repaired following both storm-damage incidents and the covering is now in good order. The overall appearance remains somewhat 'pie-bald' but no leaks are currently reported.
- C57 The ridge is a clay hogs-back unit but with every other unit has a shaped section to create a rather unusual profile against the sky line. At the eastern end of the ridge is a flue terminal which appears to be in clay which has a slightly broken top section facing westward which faces towards the tower. This has not been repaired.
- C58 The western abutment is with the eastern face of the tower. The abutment is weathered with clay sections mortared into place with a 45° angle between the wall of the tower and the plane roof. This joint was in question before the 2022 storms and was remade as part of the remedial work effort. This junction is now secure and this has stemmed the damage to plasterwork to the interior surfaces below.
- C59 The eastern end of the roof is a verge over a gable. This is a mortared verge with a clay undercloak and this appears to be in good condition.
- C60 At the eaves the rafter feet are exposed on the outside of the wall plate, above the nave clerestory. A cast iron half round rainwater gutter is bracketed to the rafter feet with ferrous brackets, approximately one every other rafter. The rafter feet appear to be in good condition and in between is a timber soffit.

- C61 The gutter drains in both directions to outlets at either end; one adjacent to the Lady Chapel at the east end and another adjacent to the tower at the west. The cast iron units appear to be in reasonable condition and the fall of the gutter also appears to be satisfactory. Also featuring in the gutter is set of three metal deflectors towards the western end which helps to disperse the run off from the tower downpipe.
- C62 In summary, the southern slope of the nave roof is now in good order following much attention in 2022-2023.
- C63 **Nave roof – north slope**
- C64 The north slope of the nave is a repeat of that seen on the south with the same clay tile material. However, the appearance of this roof is much more uniform with much less patching-in of tiling and a slight sheen of algae growing over the roof which gives it a soft appearance.
- C65 The abutment detail at the tower is the same as that seen on the south and the verge at the east end is also the same and in similar condition.
- C66 Towards the tower, weirs have been inserted into the roof covering to slow down the rate of rainwater discharge flowing toward the eaves guttering. It is not known if this is a successful arrangement.
- C67 The guttering at eaves level drains into swan necks and then hoppers and downpipes. A simple downpipe in the middle and then another hopper and downpipe arrangement at the west end next to the tower. All the rainwater goods are in cast iron and appear to be working satisfactorily, although the hopper at the east end ought to be checked to ensure that it is running clear. Also, the rainwater goods would benefit from cleaning down and removing algae, and redecoration.
- check operation of rainwater goods, clean and consider re-decoration
- C68 **North aisle roof**
- C69 This mono-pitch roof abuts the nave clerestory on the north side and runs out to the eaves over the northern elevation of the north aisle. The roof covering is Horsham stone slating of large format, but then diminishing courses towards smaller slates at the top abutment. It is understood that this roof has either been re-laid completely or at least repaired in the fairly recent past (ie the past twenty years). It is laid very uniformly and appears to be in very good condition. There is a new(ish) lead weathering at the top of abutment which is

mortar bedded into the lower section of the nave clerestory, which is rendered.

C70 Westcote Chapel roof

- C71 The roof covering here is also plain clay tiling with a similar ridge arrangement with plain saddleback clay units interspersed with decorative elements. The decorative upstands are somewhat weathered, so the profile against the skyline is not entirely consistent along the length. However, the ridge appears to be intact at the present time.
- C72 On the western slope the covering appears to be in generally good condition. Some minor remedial works were carried out to this roof following Storm Eunice of February 2022. The handmade nature of the tiling gives it a somewhat uneven appearance but this roof has clearly been worked-on in recent years as there is a newly-laid verge at the northern end evidenced by the 'tile-and-a-halves' used to form the edge detail.
- C73 The roof drains to a single downpipe in cast iron, bracketed off the exposed rafter feature, rather like the nave. This drains to a swan neck and into another hopper and downpipe. (The hopper is inscribed with a date of 1863, in common with many others around the building. This commemorates the Ewen Christian restoration of the building.) This drains to a down pipe which is cast iron and via a shoe outlet into a rainwater butt at low level. There is no overflow on the rainwater butt.
- C74 The eastern slope is a repeat of the west. There is rather more moss beginning to gather on this slope but otherwise the comments are as per the western slope.
- C75 The rainwater gutter is another half-round cast-iron unit which drains continuously in one run to the south discharging onto the chancel and from there into the chancel rainwater distribution.
- C76 The Westcote Chapel abuts the chancel roof with a lead-lined valley gutter on the east side and similar but shorter arrangement on the west. The short section of the north slope with the chancel roof visible west of the Westcote chapel has recently be re-laid and all appears to be in excellent condition. There is a lead-lined back gutter which takes the run off from the valley down onto the north aisle roof and this all appears to be in very good condition.

C77 Vestry roof

C78 The roof to the vestry has similarly been re-covered in 2016 with the same material as used on the chancel. Due to the juxtaposition of the roof, there is a small section of intersection with the chancel which has a lead-lined valley gutter and quite a deep mortar-filled section either side. Where the roof slopes to the vestry abut the north side of the nave, the weathering is a mortar-bedded clay section similar to the nave roof western end.

C79 Both slopes of the vestry roof drain to cast-iron half-round guttering which run southwards and join into the rainwater disposal on the north side of the chancel. The northern end of the vestry roof again runs to a mortar bedded verge and this appears to be in very good condition.

C80 Chancel roof

C81 Both slopes were re-roofed in 2016 using brand new clay handmade tiles on the north and re-using salvaged tiles on the south. Consequently, this roof is in excellent condition. There is a decorative clay ridge which appears to have been re-used from the previous roof.

C82 At the eastern end is a mortar-bedded verge over the gable end of the chancel. The projection of the verge detail way from the main wall surface is minimal.

C83 Rainwater goods are all in cast iron, all having been refurbished using the '1863-pattern' hoppers, and all in very good condition.

C84 Lady Chapel roof

C85 Located on the south side of the chancel it has its own double-pitched roof creating a deep valley gutter between the Lady Chapel and the chancel. Again this roof appears to have been re-laid in 2016, using the tiles from the previous roof.

C86 This has a similar appearance to the slope of the chancel but on this slope are numerous tiles which have missing corners and one or two tiles are missing altogether. Again the ridge of the Lady Chapel has the same decorative clay ridge units as seen on the chancel and on the nave. Damage sustained in February 2022, affecting the northern slope (hidden from view from ground level) was made good later in 2022.

C87 At the eastern end of both the Lady Chapel and chancel roofs are small stone crosses which are fixed to the apex of the roof which appear to be in good condition.

C88 **South aisle roof (inc. south porch)**

C89 As with the north aisle, this roof is covered in Horsham Stone slates, laid to diminishing courses. On this roof they have been laid and pointed in mortar, suggesting that this roof has not been repaired in the recent past. This is evidenced by the widespread cracking in some of the mortar jointing between the stone slates and the accumulating evidence of moss, specifically on the porch roof.

repair this roof by re-packing failed mortar joints

remove moss



above: Defective pointing between Horsham stone slates on south aisle roof.

C90 There have been some repairs towards the eastern end of the roof around the small gable which allows the raised window at the east end of the aisle to light the interior. Around this section there is some newer-looking slate or lead elements slipped in between the Horsham stone slates, presumably to prevent leaks reaching the building within.

re-pack failed mortar joints

C91 The abutment between the aisle roof and the nave south clearstory is a lead weathering which is dressed simply into the masonry of the clerestory wall and then pointed up. This pointing is cracking in a number of places and has been renewed for a section of two metres or so at the eastern end towards the Lady Chapel.

C92 The ridges of the porch and the small gable section at the east end are weathered with a bell-shaped lead covering which is quite substantial and therefore remains in good condition giving extra especially good coverage at the ridges on this more exposed side of the building.

C93 The roof slope drains to cast iron rainwater gutters fixed to the exposed rafter feet. The rafter feet are generally in good condition although the roofing felt is visible, sagging between the rafters at low level. The rainwater goods appear to be in reasonably good condition and drain via swan necks and the ubiquitous 1863 hoppers and downpipes to a 'dry area' at low level. The porch gutters drain backwards towards the church building to join the hoppers on the aisle itself.

C94 The verge of the porch roof facing south is mortar filled over a Welsh slate under cloak. Rather harsh cementitious grey-coloured mortar has been used.

C95 **EXTERNAL WALLS**

C96 **Chancel – east elevation**

C97 This is a gable elevation with a large three light traceried window. The quoins of this elevation have 'long and short' stones which are in reasonably good condition. The rest of the elevation has been rendered up to the window dressings. This work was carried out in 2016 understood to be using lime render which has been given a surface treatment of Keim paint. This leaves exposed to view the end rafters and other exposed timber work at eaves level. The wall plates as they are expressed on this eastern elevation are flush with the wall but are left open to the weather and are somewhat open grained and textured. The render and its paint finish remain in generally good condition, aside from some slight paint loss immediately below the window.

C98 The three-light window has been refurbished at some point in the past with the masonry coated with a cement-based render. This has been very thoroughly executed, and remains superficially in good condition.

C99 However, some defects give away the beginning of problems. The left-hand label stop's inner roll has decayed away, and there is one stone in the jamb of the window on the northern side, two stones down from the springing point, which has decayed. This shows that the

carry out repairs to defective sections of external masonry.

masonry below has been textured to accept the mortar repair surface finish. As the cement-based surface is intact at the present time, some basic repairs (in association with the proposed works to the glazing and internal masonry) should maintain the overall good external condition of this window.

- C100 The stained-glass window is divided into panels with internal ferramenta. There are external anti-vandal guards which are ferrous and are gradually rusting. These could be considered for removal, or replacement with new stainless steel black powder coated guards which would improve the appearance of this window facing the war memorial.

consider replacing anti-vandal guards with new versions



above: The Chancel east window. Note uniform-looking masonry, which is, in fact, cement-based repair material.

C101 **Chancel – short return facing south**

C102 This is situated adjacent to the Lady Chapel. This simple section of wall is rendered between the stone quoins and the internal corner and features one small lancet window with stone dressings around. The exposed stone dressings are in poor condition with a substantial open joint at the head and there is some heavily decayed stones particularly on the eastern side. These stones would benefit from some conservation treatment to ensure their longevity. There appears to be a new cill stone and a couple of new jamb stones in this window.

carry out masonry conservation works to external masonry to window

C103 The window itself is a lancet with new stainless steel saddle bars externally although the lowest is slightly rusting, which is curious. A diamond-paned leaded-light is attached to this and this is in fair condition.

C104 **Lady Chapel – east elevation**

C105 This is a gable elevation, also rendered from top to bottom, and also featuring exposed timberwork at the head of the wall and exposed ashlar at eaves level. The eastern window of the Lady Chapel is another three light traceried window of a different design to that seen in the chancel. The render remains in excellent condition, aside from an area at low level, where the render has cracked in association with the lowest fixing of the downpipe.

C106 The C19th window masonry is in very good condition, with a substantial hood mould and nicely carved label stops to either side. The cill is also in excellent condition. The ferramenta is external and is clearly of some age, evidenced by the design of the central vertical bars and the way in which it is housed into the horizontals. The ferramenta appears to have been re-decorated in the recent past, perhaps in 2016, to a light grey colour, which is rather incongruous. The copper ties to the central light have been renewed but those to the other lights appear to be older.

re-decorate ferramenta black to match other windows

C107 At the south east corner is a buttress, with stone dressings and a flint infill panel on the diagonal. This is all in very good condition. There is a bracketed lantern light above the buttress which lights this corner.

C108 **Lady Chapel – south elevation**

C109 This elevation is also rendered between stone dressings.

The render and the painted surface is in very good order. There is a doorway leading into the Lady Chapel, framed in stone, all in very good condition.

C110 There is a quintafoil headed window to the west of the door. The head of the window appears to be renewed but the jamb stone at the lower left-hand side is heavily fractured and would benefit from some conservation treatment. Also some of the surface paint from the rendering of the main wall has drifted onto the stone dressing on the right hand side. The ferramenta on this window is external, similar to the eastern window, painted in black but not renovated recently. This would benefit from de-rusting and redecoration and perhaps renewing the copper ties to the window.

conservation treatment to the window masonry and re-decoration of ferramenta

C111 Further east is a pair of lights within a stone dressing. The stonework in this window has been prepared at some point in the past and then repaired using cementitious render repairs externally. These are beginning to flake away from the host stone revealing the 'scutch-hammered' surface of the stone. The glazed panels are in poor condition too, with much evidence of bowing and a number of broken quarries. Given the poor condition of the internal masonry too, this window is the next priority for attention after the Chancel east window.

re-lead both lights, carry out conservation work to masonry window dressings inside and out.



above: Lady Chapel, south side, eastern-most window

C112 At low level on the eastern side of the Lady Chapel the render is stopped short of the ground by around four inches (100mm) and there is a gravel-filled trench at low level which also winds its way around the chancel eastern end.

C113 On the south side of the Lady Chapel the render is continuous down to the base of the wall which features a sloping stone section weathering the junction with the ground. The render is cracking here. There is a gravel filled trench at the foot of the wall, which is less coherently executed than elsewhere.

C114 At the doorway is a small section of path which is in tarmac leading up to the door and there is a slot drain adjacent to the building to allow, presumably, drainage to flow from one side to the other. The door itself is in good condition, but the iron straps and hinges require re-decoration.

decorate metalwork to door

C115 **Nave and south aisle – south elevation**

C116 The clerestory of the nave is a rendered elevation with four small lancet windows dressed in stonework, lighting the nave interior. In 2018 the render work on this section was noted as being in poor condition with numerous cracks. This was further damaged by Storm Eunice in 2022 and the clerestory was re-rendered and repaired in the summer of 2022. This is now in excellent condition.

C117 The small windows which punctuate this wall have ancient (Caen?) stone dressings. These have been lightly conserved and the windows themselves completely re-leaded, which access was available for the post storm works.



above: South aisle, window west of porch. Note very poor condition of masonry window dressings.

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| C118 | The lower elevation of the aisle is also rendered and painted. Again, the window dressings are in stone which is quite a finely-grained material (perhaps Caen stone or some of the local Malm stone). This appears to be a durable stone where the rain water can be kept from it, as evidenced by the good condition of the two windows east of the porch. However, the window west of the porch features dressings which are quite heavily decayed and have been repaired in the past using lime-based mortar but this is beginning to fall apart, especially seen on the lower right-hand corner. | repair window dressings to south aisle window, west of porch |
| C119 | The render runs to a bell-cast around nine inches (225mm) from the drainage trench at the foot of the wall and a rather harder render is used for the final nine inches of the wall. This detail applies to the west of the porch. | |
| C120 | East of the porch the wall at low level is very curiously organic in shape and has been covered with a very hard render which is breaking apart in a quite dramatic way at the eastern end of the wall. In both cases this drains to a clay brick lined drainage channel at the time of the inspection the channel at either end is clogged with leaved and these should be cleared out and the drainage maintained clear. The broken render at the foot of the wall at the eastern end should be patch repaired. | maintain ground gutters clear of debris

carry out repairs to render at low level |
| C121 | The porch abuts the south aisle at 90° and is a rather beautiful timber framed C19 th construction. The timberwork is generally in very good condition taking into account the exposed location of the church building. The timber work sits on a masonry plinth to either side which has dressed stonework at its plinth and at the top section and then an infill of random stones in between. | |
| C122 | A number of uppermost plinth stones are breaking down in the most dramatic way, partly as a result of ferrous fixings rusting and breaking, partly as a result of the stone itself denaturing and becoming a heavily fissured, and partly as a result of the presence of very hard cement base mortar painting. | repair masonry to porch plinth especially western side. |
| C123 | The ground levels either side of the porch are slightly high, relative to the ground level in the porch and some consideration could be given to lowering those levels to help reduce the dampness in the side walls. | consider reduction in ground level adjacent to the porch |

- C124 The interior of the porch is paved in black and white ceramic tiles similar to those found inside the building. A number of those in the porch are heavily cracked but have been repaired using cement in the past to keep them in place.
- C125 There is a grille in the floor adjacent to the threshold going into the church building. This appears to be for ventilation. The porch itself frames the doorway leading into the south aisle. This is a much older archway in stone and has a substantial set of stone orders leading into the doorway with a hood mould and label stops either side. This is generally in good condition but might benefit from some conservation cleaning to present it to best effect.
- C126 Inside the porch to either side is a timber bench with timber brackets down to floor level. This is in reasonably good condition.
- C127 The lighting in the porch is via a rather utilitarian bulkhead fitting fixed to the rear face of the front elevation. The lighting could perhaps be developed as a way to make this a more inviting space. consider improved lighting to the porch
- C128 **South aisle – west elevation**
- C129 This has a different character than the south elevation even though it is part of the same phase of building. This western end is half gable, dominated by a rather beautiful two-light window with a quatrefoil head. The rest of the wall elevation is exposed masonry which is random rubblework but brought to a fairly even plane externally. This features local stones and flints in between the diagonal buttress at the south west corner and the abutment with the tower.
- C130 The pointing is somewhat haphazard on this elevation but actually remains in reasonably good condition apart from at the foot of the wall where some open joints would benefit from repointing. re-point open joints
- C131 There is again a brick-lined drainage trench at the bottom but interrupted by a very strange brick feature which appears to be a ventilation point. It is not clear how the rainwater escapes from this area.
- C132 The C19th window in this elevation has limestone dressings and a hood mould. The masonry is in very good condition. The external ferramenta is all ferrous with verticals set on the diagonal with split ends into the de-rust and re-decorate external ferramenta

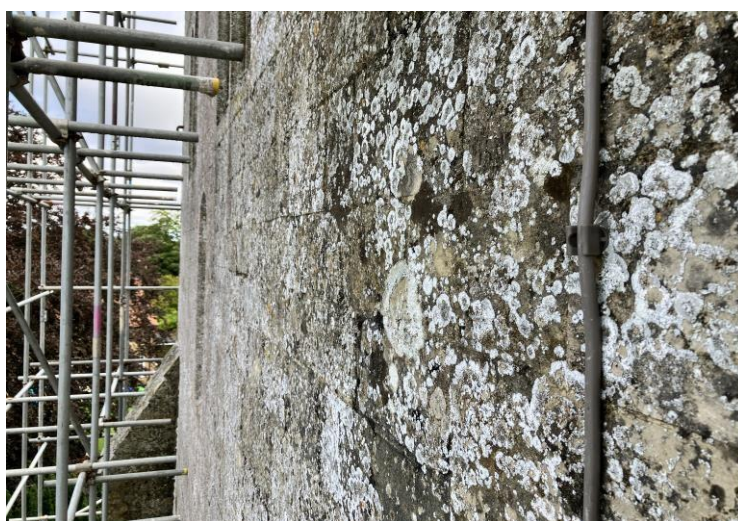
top, with fleur-de-lys details. The forged horizontals allow the verticals to come through their depth. Some repair work has been carried out in the past. The bar ends have been re-tipped with non-ferrous elements which have been very carefully tapped and screwed into place. This continues to ensure that the stonework is not disturbed by any rusting. The remainder of the ferramenta would benefit from de-rusting and redecoration where the ferrous elements still exist. The copper ties appear to be holding the glazing reasonably well although they are a little loose in their frames.

C133 Tower -external wall surfaces

C134 The proportions of the tower are rather squat when viewed from outside. (BoE describes the late C12th tower as 'gruff' – not a bad description) The openings are few and far between and are quite small.

C135 The stretches of masonry are generally in very good order, aside from on the eastern elevation either side of the nave roof. Close inspection from the scaffolding erected in 2023 has confirms that the masonry is generally in good order. The east wall is far less uniform than the others, with considerable decay evident in the ashlar work. This is slightly worse in the north side. The sound openings are somewhat decayed on the eastern side, and would benefit from conservation when access allows. (This was considered beyond the scope of repair work that could be accommodated during the recent repair campaign.) It is also noted that the timber louvres of the sound openings on this side of the tower are now in need of renewal.

consider conservation repair to eastern side sound openings and also renewal of timber louvres



above: West face of tower, seen from scaffolding.

- C136 The lead hopper and downpipe arrangement is in good order itself, although the central fixing point appears a little weak on the south side.
- C137 The ashlarwork of the parapet is uniform on all four sides, suggesting a re-build of the parapet at some point in the past. The metal elements of the clock dials (dating from the Jubilee of Queen Victoria in 1887) are in need of re-decoration, especially on the north side. The rainwater hoppers and downpipes are fixed to the northern and southern sides. re-decorate metal clock dials
- C138 There is a curious area of rough stone centrally to the south wall, at low level. This comprises softer local stone and has been re-pointing in cement, which is accelerating the decay in the stone. The clasping buttresses at the north western corner exhibit a degree of decay to their ashlar at low level.
- C139 The boiler shed on the northern side is in timber and contains the gas intake, meter and boiler. The downpipe from the nave roof drops through the shed. The ground levels on the northern and southern side of the tower appear a little high and this will be encouraging dampness into the structure. consider lowering ground levels around tower (but perhaps in concert with future wc project?)
- C140 The tower clock face on the south side was evidently refurbished in the early 1990s. The black/grey 'face' is a man-made material, whilst the metal elements will become due for re-decoration towards the end of the coming quinquennium. re-decorate metal elements of clock dial
- C141 **North aisle – west elevation**
- C142 The walling stone features rather larger sections of stone, with an area above and to the right of the window appearing to have been re-built at some point. The window itself is again a C19th re-build of whatever was there before, with slightly more plain design with a quatrefoil of a different type in its head. compared to that seen in the south aisle.
- C143 The window masonry is generally in very good condition. Ferramenta is external and ferrous and has not been re-tipped in the way that the ones on the south aisle have been treated. The glazing is in reasonable shape and features diamond leaded lights with a rectangular boarder around. Some of the quarries are broken at the lower left-hand side of the window. repair broken quarries
- C144 The masonry of the wall itself has been re-pointed in a

variety of different materials but mainly lime and remains in good condition.

- C145 In the angle between the north aisle and the tower is a timber shed with a slated roof. This contains the boilers and there is a gas supply coming in below ground to this location. The timber work of the shed is in reasonable condition as is the slated roof and has a substantial lead flashing at the abutment with the tower and with the north aisle.
- C146 There is a balanced flue which projects out of the western elevation of the shed. One of the downpipes fixed to the tower which takes the run off from the nave north slope drops straight into the shed arrangement and its destination from there is unknown.
- C147 The north-western corner of the north aisle has a pair of very small clasping buttresses. The northern of the pair has been repaired quite dramatically in the past with new off sets and new quoins; the westernmost one retains much more earlier stone and consequently is in much poorer condition.
- C148 Some of the stone elements appear to be greensand, perhaps the local Malm stone, and appear very dead and sound very hollow behind. Some repair may be required here in the near future. However, this work might be best considered alongside the potential for converting the western window into a doorway into the new wcs which are in consideration with this part of the church building.
- C149 **North aisle north elevation**
- C150 This long low elevation is all in exposed stone although it would appear to have been rendered at some point in the past. This has been removed, probably in the C19th. There are four lancet windows along this elevation, very narrow, with very finely-grained stone dressings, heads and cills.
- C151 The window dressings to all found windows are very decayed and would benefit from conservative repair and shelter coating. Some of the dressings are badly affected by rusting saddle bars and these should be renewed. However, on this side of the building they are sheltered from the prevailing weather and from the generous eaves of the roof.
- repair buttress (but perhaps in concert with future wc project?)
- conservation treatment to window dressings etc. new ferramenta



above: The north aisle at low level.

- C152 Above the north aisle roof is the northern clerestory of the nave. This is a mirror image of the south side but is treated in a slightly different way. Again, the dressings around the four lancet windows are very similar to those seen lower down in the aisle elevation. These are in generally sound condition but one is decaying, in a similar manner to the quoins at the extreme ends of the wall. The rendered walling surface around is of a slightly 'gingery' tone and may well be cement based (or maybe Parkers Roman cement of an earlier age). It all appears to be in very good condition, although redecoration could be considered if it was desirable to make this elevation look similar to the south.
- consider decoration to render of nave north clerestory
- monitor condition of window masonry and quoins
- C153 **Westcote Chapel**
- C154 All three elevations of the chapel are of a slightly different character to that found elsewhere on the building. The walling material is all exposed to view, with no buttresses at the corners. The material that that been used in the wall is a mixture of greensand type material, limestone and some very fine-grained limestone similar to Caen stone. There are also flints in the wall and some fired clay materials used as repairs.
- C155 The walling stone on the western elevation is in quite poor condition with quite heavy decay in some of the stones, leading to cavities that go back a considerable distance from the wall plane; up to four inches (100mm) in places. A crack runs vertically down the wall parallel with the downpipe. This part of the building has been the subject of investigation by a structural engineer. Their initial advice was generally encouraging, suggesting that
- carry out stitching to cracks and repair masonry and/or render this elevation

a major structural problem was not present. This was borne out by further investigation by excavating trial pits. Consequently, the advice here is to carry out some local stitching of the wall to ensure that cracks are bridged, and then to carry out a masonry conservation exercise. This could be deep-pointing and masonry repair, or rendering.



above: Westcote chapel, western elevation.

C156 In the corner of the elevation adjacent to the north aisle is a very low doorway which leads into the chapel. This is clearly a C19th feature, either a rebuilding of a doorway or a newer insertion. The door frame, dressings and hood mould are all in fine-grained limestone and all in excellent condition. There is a plinth at low level which has been repaired in the C19th and is in reasonable condition.

C157 The northern gable elevation of the chapel has been repointed across most of its surface using cement-based mortar, and this presents something of a problem as this will accelerate decay in the vulnerable limestone of which it is made. There is also a liberal covering of lichen over the whole surface of this elevation giving it a rather red hue which is not unattractive.

in the long term, re-pointing should be considered

C158 At the head of the wall and at either end at eaves level there are some exposed timbers from the roof structure. These appear to be in good condition.

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| C159 | The window lighting the chapel is central to the north wall and is a three-light window, topped by a complex tracery (a hexfoil centrally, and a quinafoil to either side). The masonry to this window appears all C19 th and all in very good condition. The window is glazed using diamond-paned leaded lights and with quite narrow rectangular borders in coloured glass to either side. This is quite a striking arrangement. | |
| C160 | The external ferramenta is quite dense, similar to that seen in the western end of the aisles. Similarly, the ferramenta is in need of de-rusting and re-decoration, and there is no evidence that the bars ends have been re-tipped. However, on this more sheltered side of the building this is less of a danger to the fabric than it would be on the south side. | de-rust and re-decorate ferramenta, possibly re-tip |
| C161 | The glass of the window is very heavily covered in algae, externally and internally, and would benefit from a good clean. The glazing to the uppermost hexfoil light has a very slender external saddle bar, and this appears to have wasted away completely. This leaves this glazed panel somewhat vulnerable and should be attended-to, perhaps as part of the refurbishment of the chapel as part of the re-ordering programme. | clean glass, and repair upper tracery light |
| C162 | At the foot of the wall on this north side is a small blocked archway which is understood to have possibly led to a burial chamber below. The rest of the plinth on this side is somewhat open-jointed and has some moss covering that can be easily removed to help prolong the life of the stone on this side. | remove moss from masonry and re-point open joints at low level |
| C163 | The eastern side of the Westcote chapel has again an exposed masonry surface and would suggest a more complex evolution which needs to be explored by the archaeological consultant if funds ever allow. In terms of its condition the stones themselves are in much better condition than that shown on the western side, aside from an area centrally at low level which is decaying quite heavily running from an area which is quite open and partly collapsed. | re-build, repair and re-point masonry at low level |
| C164 | Part of the wall running back towards the north wall of the chancel has been rendered at some point in the past, using cement-based materials. This is cracking away significantly and allowing moisture to be harboured against the wall at this point. It is advised to carefully remove the cement-based material and very carefully rebuild the wall using rubble stone and lime-based materials to prolong the structure and keep the water | re-build, repair and re-point masonry at where required |

out of this part of the building. Again, in the north eastern corner as the plinth returns around from the north side moss will need to be removed from the stone

- C165 The plinth detail on the east wall runs either side of another low-level blocked archway, which has been archaeologically investigated (January 2018). It is suggested that this is another potential entry point to a burial chamber below the floor of the chapel.
- C166 In this elevation are two windows. They are both dressed in fine-grained limestone, with both exhibiting masonry in fairly poor condition, especially in their traceries. The northernmost of the two windows shows some heavily decayed stone in the head and also a large crack in the cill of the left-hand light. repair masonry to window
- C167 The southern of the two windows faces straight out into a very small 'area' adjacent to the vestry western wall, so very little light comes into this window. The stone dressings in the tracery and especially at the springing on the left-hand side are heavily decayed. There is a fairly new mullion and cill on this window. repair masonry to window
- C168 The windows are glazed on both windows with diamond paned leaded lights similar to that found in the eastern window. The condition of the glass is not good, with some bowing and buckling in the panels and some cleaning is definitely needed and a flattening out would be of benefit in both windows. Again the ferramenta is all external and as before would benefit from re-decoration. repair glazing to windows
- C169 **Vestry**
- C170 This is a small construction dating from C15th projecting from the north side of the chancel. It has a rendered gable end facing north with a plain western elevation, all rendered, and an eastern elevation which contains a small window.
- C171 The northern and eastern elevations were all re-rendered and redecorated as part of the 2016 works on this part of the building. The arrangement of the render and window dressings is quite curious as the render projects out further than the window dressings by around an inch, but this is related more to the decay of the window dressings than the application of the render.

C172 The eastern window is very unusual, with a quintafoil head, with a cill which is extremely heavily decayed and fractured. This will require renewal at some pointing the near future as the bottom element of the ferramenta is rusted out completely. The ferramenta itself on this little window would benefit from de-rusting and re-decoration but perhaps in conjunction with masonry work.

repair window
masonry and renew
ferramenta



above: Vestry east window, external condition

C173 The window is glazed with diamond-paned leaded lights with some foliate patterns painted onto the glass quarries. There is heavy algae growth on the inside which should be removed.

clean quarries

C174 On the northern elevation, there is a Victorian two light window with a square head. The hood-mould is in good condition at the top but is broken to either side and is missing completely on the right-hand side. Again, the ferramenta and glazing is similar to that seen in the eastern window but there is a substantial break in the glass on this northern window which should be repaired.

repair hood-mould
and repair glazing

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| C175 | On the 'blind' western side, the render is in poor condition. The render is quite heavily cracked at low level and perhaps could be removed and re-made at the same point as repairs on the Westcote chapel east elevation. | repair render to west elevation |
| C176 | CHURCHYARD | |
| C177 | Churchyard boundaries | |
| C178 | The north-eastern quadrant of the churchyard is bounded a brick wall, with a canted brick coping at the head. This runs in a curve from the northern side of the church where the boundary abuts that of the vicarage. | |
| C179 | This continues on round past the war memorial to the south eastern corner of the churchyard. This becomes a retaining wall around one metre high, retaining the churchyard above the level of the adjacent highway. The wall itself is in quite good condition and has some land drains on the inside, evidenced by regular drainage outlets in the wall at low level on the road side. The brickwork would benefit from the moss which is accumulated on the tops and sides of the wall being removed as this would prolong the life of the bricks. | remove moss from copings to boundary wall |
| C180 | At the eastern side of the churchyard there is a pathway that runs towards the south porch, parallel to the church building. There is an opening in the brickwork wall which contains and rather nice wrought-iron gate. This double-hung and is fixed to an iron stanchion (which appears to be an old railway line rail). The metalwork of the gate and its post would benefit from de-rusting and re-decoration. (These comments can also be applied to the gate between the church and the vicarage on the northern side.) | de-rust and re-decorate gates and posts |
| C181 | The brickwork retaining wall carries on around the southern side, again in a sweeping curve, to the gate on the southern end. The brickwork around the south eastern quadrant is in much poorer condition than that seen elsewhere, with numerous cracks and breaks in the wall, partly caused by the action of plant growth through the wall. It would be advisable to carefully repair the wall in this area removing the roots and ensuring that they do not grow back. Again, there is some moss growth that would be best if removed. | remove roots and adjacent plants, rebuild wall and remove moss |

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| C182 | At the junction of the churchyard boundary with the adjacent property on the south side of the church, there is a much wider opening with a level access into the churchyard. This again has some double-swing gates of the same design as that seen on the east side. Their condition is similar. | de-rust and re-decorate gate and posts |
| C183 | The churchyard boundary continues along the south side, and is shared with the adjacent domestic property. There is a small stone built and clay tile roofed shed adjacent to the churchyard. It is assumed that the responsibility for repair of this structure lies with the adjacent property. However, seen from the churchyard, the roof of this small shed would benefit from some maintenance to remove the moss and to re-lay the roof as it is quite heavily decayed and broken towards its lower end. | |
| C184 | From the shed there is a stretch of wall that runs on to form the churchyard boundary up to some outbuildings with the adjacent property. This run of walling appears to have been recently repaired with random stones used as a coping, bedded onto brickwork below. The wall itself is quite thick and in good condition. | |
| C185 | Opposite the south wall of the tower, the boundary is formed by three distinct outbuildings from the adjacent property and these are all in extremely good condition. | |
| C186 | From that point onwards the boundary then breaks down into a number of different elements. For the first stretch, a brickwork wall forms the boundary between the historic churchyard and the current 'active' graveyard which is located just outside. | |
| C187 | The boundary wall is similar to that seen elsewhere - brickwork with a canted brick top - and this carries on past the new section at the entry point at the section of new graveyard. At this point the wall becomes slightly different in character, with local Malm stone used as its walling stone material but still capped with a canted brick top. This runs in a straight line from the new graveyard all the way down to the extreme south western corner over-looking open farmland. The boundary wall is in fair condition only, although there are areas where the stonework is decayed and fallen out and the brickwork is quite open jointed. There is a huge amount of ivy growth over this wall, which looks very picturesque but is gradually tearing the wall apart. | consider programme of work to boundary wall to remove vegetation growth and to re-build affected sections of wall |
| C188 | At the south western corner of the churchyard the wall | |

stops and the western return of the churchyard boundary is formed entirely in hedging material which has been very well maintained and clipped to the same height as the surrounding wall.

- C189 At the north-western corner of the churchyard is an opening in the hedge which gives onto the farmland adjacent and a footpath leading off into the countryside. This appears to be a 'right of way'.
- C190 The churchyard boundary continues back down towards the church and is formed mainly by a hedge which is around 8 feet, 2.4metres high. Again, this has been fairly reasonably maintained. This divides the churchyard from the vicarage garden adjacent.
- C191 Where the northern boundary approaches the vicarage, the boundary is defined not only by Laurel hedging but also by a collection of gravestones that have clearly been moved from the interior of the churchyard and used to define the edge. This is rather picturesque and most of them are in good condition although one or two have been pushed over where the hedge on the vicarage side is beginning to over-grow.
- C192 This arrangement carries on down to the small car parking area on the northern side of the building, opposite the Westcote chapel. Again there is another opening in the boundary wall with a small gate. This is of a design similar to that seen elsewhere, which also needs re-decorating. de-rust and re-decorate gate and posts
- C193 Features of note within the churchyard include a pathway from the northern parking area, which runs to the doorway of the Westcote Chapel and then to a pathway alongside the north aisle. The pathway is only around 600 metres wide and has shingle finish. This is in reasonable condition, although there are some service covers protrude through the surface.

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| C194 | Immediately adjacent to the Westcote Chapel are five graves which are marked with coffin shaped stone lids, on plinths quite low to the ground. Each one has an upstanding headstone at the western end and smaller ones at the east. It is assumed that there are burial vaults below all of these containing the remains of an important local family. The condition of the stonework on these graves is fair, although the central one has quite a decayed plinth area and the second one in from the north has considerable ivy growth which is causing some disruption to the masonry. Ideally these should be cleared of weeds and vegetation and some holding repairs carried out to the stonework. | carry out removal of weeds to graves and remedial works to masonry |
| C195 | Adjacent to the north wall of the vestry are five ledger stones which have been laid flush with the ground. These are in fair condition although the central one closest to the vestry is quite heavily cracked and would benefit from resetting and repointing to avoid further damage occurring. | repair cracked ledger stone |
| C196 | The village war memorial is located immediately outside the eastern wall of the chancel. It has an octagonal paved base with steps leading up to a stone cross above. This is in very good condition and appears to have been recently repaired, perhaps as part of the centenary celebrations of the Great War. | |
| C197 | The pathway leading from the eastern gate into the churchyard and the similar one from the south side are all paved in tarmac which has received a gravel topping which has now worn away. These surfaces provide a very easy approach for wheelchairs to access the building especially on the accessible southern side. | |
| C198 | West of the south porch the pathway then becomes a gravel path, leading out towards the active part of the graveyard. | |
| C199 | Immediately west of the approach path from the south leading towards the church are six recumbent grave markers, very similar to those seen outside the vestry, described above. Their condition is similar and would benefit from de-mossing and the vegetation removing (especially the ivy and other invasive root growth which is causing damage to the masonry). | carry out removal of weeds to graves and remedial works to masonry |
| C200 | Around twenty feet (6 metres) west of that group are some substantial tomb chests, again presumably marking burial chambers below. These are in excellent | |

condition.

- C201 In the western part of the churchyard are numerous grave markers recumbent slabs etc. These cannot all be checked and described, and their condition guaranteed as part of the quinquennial inspection. It is noted that a number of them do require 'de-forestation' and some repair. The churchyard now possesses signs warning people that some of the grave markers may be unstable.
- C202 Within the churchyard, particularly on the western side, are a number of very large yew and other trees which add a huge amount of grandeur to the setting of the church building. None of these trees appear to be in particularly poor condition. The church had some minor tree work undertaken in February 2022, and another check has been booked. This is good and prudent 'management' to ensure that none of the trees become dangerous.
- C203 **INTERIOR OF THE CHURCH BUILDING**
- C204 **Nave & Aisles**
- C205 The nave is a large rectangular space which opens out onto the two aisles to either side via an arcade with Norman columns and scallop-shaped capitals.
- C206 The ceiling of the nave is the exposed underside of the main roof and this comprises exposed coupled rafters with raised and braced collars. These are all in exposed dark-stained timber running down the length of the nave. All of the carpentry, at least from ground level, appears to be in excellent condition. The infill panels between appear to be either plasterboard or soft board as evidenced by a taped joint at the half way point. The boarding is painted white and all of this is in very good condition, having benefitted from recent remedial works.
- C208 There is a substantial timber wall plate on the north and south walls running the length of the nave. This exposed timber appears to be in good order when seen from ground level. The western ends of the plates were seen from internal scaffolding in 2022 and were in good order.
- maintain ongoing arboricultural assessment and reporting on churchyard trees

- C209 The walls of the nave are entirely plastered and painted. The plastering appears to be relatively modern (and perhaps cement based). The plane of the plaster surface follows the undulations in the wall behind the render and this is quite noticeable on the western end.
- C210 On the east wall above and to the left of the chancel arch is a crack visible through the render, rising from above the lectern position and then up towards one of the windows which light from the eastern side. There is a smaller crack corresponding on the southern side. It would be advisable to repoint the cracks and redecorate this area to act as a 'tell-tale' against future movement. fill and redecorate cracking above chancel arch
- C211 Above the chancel arch are three windows. There is a central quatrefoil set deep within a stone framed opening and either side are narrow lancets within deep reveals. The reveals are deep enough to have outer and inner stone dressings with a plastered field within the sunken reveal.
- C212 The masonry surrounding all of these windows is in very good condition. The central quatrefoil is in coloured glass and appears to be in good order. The two lancets to either side have considerable cobweb growth and this masks the condition of the window. The southern lancet was accessed internally during the recent remedial works and was inspected by a glazing specialist.
- C213 The chancel arch is a substantial two centred arch with a slender hood mould and a floriate label stop at either side. Within the orders of the arch large decorative corbel support the inner arch. The masonry of the arch as a whole and the jambs down to ground level all appears to be in good condition when seen from nave side. There is a curious area of iron staining on the south side but this may be as a result of staining from environmental conditions rather than conditions within the wall.
- C214 The western wall of the nave is the plastered east face of the tower. This has been completely repaired and re-plastered in the past year, but it retains its significant undulation in its line and plane. A large crack, noted in 2018 and inspected in detail from the scaffolding in 2022, was packed with stone and lime-based mortar, during the campaign of repair works, before plaster was applied. This wall is now in good condition.
- C215 Towards the western end of the south nave wall, the Montgomery of Alamein standard is held on a projecting bracket. The standard has been recently restored by a

local textile conservation specialist, to a very high standard. The emblems are painted onto silk. The sleeve which holds the standard onto the projecting pole has been replaced with cotton, which is understood to be more durable than silk.

- C216 The wall surfaces of the remainder of the south side, and also the north wall, are in very good condition.
- C217 The nave clerestory, both north and south sides, comprise deep reveals with very small lancet windows on the outer side of those reveals. These are framed in stone and have plastered inner sections to their reveals. As before, the stonework is in very good condition, as is the plasterwork. The appearance of these window openings is somewhat marred by the placement of brackets with spot lights that shine down into the nave space from a number of the windows.
- C218 The masonry of the arcading to both of the nave aisles is in excellent condition. This clearly dates from the early 12th century as part of the original construction of the Norman building on this site. The columns feature drum shafts and scallop shaped capitals, squared-off to take the essentially rectangular nature of the arches above. There are no signs of structural movement or other concerns of that type.
- C219 The plinths of the nave arcade vary in their design along the length, some of which stand up are quite clear of the general level of the floor, others a little more flush to the floor. Those on the south side have square bases raised up on chamfered plinths taking the base of the piers several inches clear of the floor.
- C220 The ceiling of the south aisle is the exposed underside of its structure, which comprises simple rafters running from the wall plate up to the nave structure, carried on a wall plate which in its self is supported by stone corbels projecting from the outer face of the arcade wall. Some evidence of the presence of bats was noted in the south aisle. Although there was no sign of bats in the roof structure, droppings were noted on the floor, approximately centrally to the arcade.
- note evidence of bats using the south aisle.

- C221 At the lower end of the roof, the rafters run to a wall plate picked up on small ashlar posts and a more decorative inner wall plate. Again from ground level all of the timber work appears to be in very good condition. There are plastered and painted panels in between the rafters.
- C222 In the south aisle towards the eastern end one of the south windows is rather taller than the others and the roof responds to this with a gablet at this position. This creates a rather nice feature at this position.
- C223 The wall surfaces of the aisle are all plastered and painted, in between the exposed stone window reveals. Uniformly the window reveals and dressings to the south porch doorway are all in very good condition with an inscription painted onto the stone over the south door.
- C224 At low level the surface of the wall is somewhat disrupted by damp ingress and this is particularly evident in the sector of the south aisle wall adjacent to the font by the western end of the aisle. This disruption continues and returns around on the western elevation too.
- C225 The north aisle is a repeat of the design of the south, similar in proportion and width. The condition of the wall surfaces, window dressings etc. is all very much as the south aisle. It is noted that within the soffit of the arcade aisle in the second bay in from the eastern end there is evidence of medieval polychromy on the exposed stonework. However, this is a little curious because the stonework has clearly been scutch-hammered to receive plaster, so it is unclear as to the sequence of events in this part of the building in terms of its decoration.
- C226 The floor runs right through the nave and aisles and is a geometric pattern of red and black quarry tiling. This is generally in good condition. There are a few broken tiles and some mismatched patches, presumably where repairs have been made in the past. note isolated broken and/or loose tiles
- C227 Through the central axis of the nave, the pattern is disrupted by the presence of cast iron grilles which are part of the heating system. At the western end of the nave the duct is very deep below the grilles. The remainder of the heating trench contains finned-tubed pipes, six of them, running continuously down from the 'crossing' towards the chancel arch and this provides warm air heating in this part of the building.
- C228 West of this area is a pair of cast iron hatches which give

access to more mechanical plant below floor level. The heating in the building is provided not only by the finned tubes in the underfloor cavity but also by free-standing column radiators placed around the interior. These are generally placed adjacent to pews and also in one or two places adjacent to arcade columns. There is a mixture of designs of radiator, some of which are more decorative than others.

C229 The large-bore pipework becomes quite intense at the western end of the north aisle and considerably upsets the appearance of this part of the building. Also in this corner is one of the electrical distribution boards and also the heating boiler control.

C230 The lighting system is somewhat basic. There are hanging pendants with frosted shades, with one in each of the nave arcade arches. This results eight fittings. They are fitted with low energy lamps which hardly give sufficient light to the interior. There are spot lights dotted around, some on the nave side in the nave clearstory, others located on the outer face of the arcades facing into the aisles. The lighting system is very basic and new lighting system to enhance the building and aid worship would be of great benefit.

consider improved lighting scheme to enhance the building and aid worship

C231 Electrical works; there is a 'ganglion' of cabling which runs from the north aisle wall plate around the archway and into the Westcote chapel at the eastern end, and this is fixed rather brutally to the orders of the archway leading into the Westcote Chapel. This could be improved by a new distribution route for electrical cabling throughout the building.

C232 **Furnishings**

C233 The nave and aisles are fitted with timber pews which appear to be of pitch pine of fairly standard design, raised up on timber pew platforms. The platforms have oak edging and pine floor boarding. In general terms the furniture and the raised pew platforms is in fair condition.

- C235 The font is located at the western end of the south aisle. It is an alabaster edifice in memory of Sophia Emma Wickham (from 'Whitsun Tide 1896'). The font includes the inscription '*He shall gather the lambs with his arm*'. The alabaster marble arrangement is rather beautiful of its time and is raised up on a stone plinth about 6 inches (150mm) above the general floor level. The broken stone plinth has recently been pinned in place for safety. There is a small projection at the western end of the font plinth for the incumbent to stand during baptisms.
- C236 At the eastern end of the nave is the circular planned pulpit which is raised up four steps above the general level. The first three steps are in stone. The final one is in timber which is all of a piece with the timber panelling and boarding inside the pulpit. This is quite an elegant arrangement. The pulpit itself is in stone and seemingly dating from the 19th century with painted lettering towards the top.
- C237 There is a brass eagle lectern on the opposite side. This is provided with timber plinths of varying sizes permit people of various heights to gain access to read the word during the services.
- C238 **Chancel**
- C239 The ceiling here is again the exposed underside of the structure, very similar in design to that found in the nave, although with a smaller span. The design is slightly different with scissor braces rather than braced collars. The timberwork all appears to be in very good condition with no obvious signs of decay or water ingress. The roof has been re-covered in recent years (2016). The ceiling panels between the rafters are all painted white and all in generally good condition.
- C240 As elsewhere, the wall surfaces are plastered and painted. The decorative surfaces are somewhat affected on the western wall where some run off has occurred at the abutment between the chancel and the nave roof and has stained the painted surface.
- C241 The eastern surface to the chancel arch and its exposed stonework is all in very good condition. The arcading to either side of the chancel is Norman, as per the nave, but with a slightly different design. This element is perhaps earlier, with segmental rather than pointed arches. The masonry is in excellent condition considering its age.
- C242 The sanctuary part of the chancel at the eastern end is

raised up on two steps above the choir of the chancel which itself is one step above the nave level. Again, the wall surfaces are plastered and painted (having been renewed in 2022). Window dressings, as before, are generally in good condition.

- C243 There is a blind window (borrowed light) on the north side lighting into the vestry adjacent. There is an ambry opening on the north side, minus its doors, and a piscina on the south side with two bowls set into the cill. The basic reredos which is usually in position at the eastern end of the sanctuary has been temporarily removed – to advantage. The chancel looks less cluttered as a result and the window has more emphasis without the reredos.
- C244 The altar has been pulled forward from the east wall. The space where the altar was previously located has what appears to be medieval encaustic tiles set within a sea of Victorian tiling of similar type. The first two steps leading up into the chancel are covered in a fitted carpet.
- C245 The altar rails are in brass and timber and are reasonably well fixed. The walls have been re-plastered and decorated in the past year and the appearance of the chancel has been improved as a result.
- C246 There are a number of ledger stones set into the geometric tiling which is the general floor finish in the chancel. There is a particularly fine brass plaque on the ledger on the south side, dating from 1701 and another ledger on the opposite side from 1712.
- C247 In the choir section of the chancel are two choir stalls one to either side, with rather fine frontals, all raised up on timber pew platforms. All of the decorative joinery, and the pews are in oak and it is understood that these date from the Ewan Christian reordering of 1860s when elements of an earlier par-close screen were repurposed as the frontals of the choir stalls. These are rather fine.
- C248 The lighting in the chancel space is very basic, comprising basic spotlights fixed in a rather haphazard way to the roof timber work. Again this fine space would benefit from better lighting. There are also some hanging pendants on the outer face of the arcades.

C249 **Lady Chapel**

- C250 This is located to the south side of the chancel and is opens into the chancel via the arcade. Again, the ceiling in this space is similar to others, and is the exposed underside of the roof structure. It is an asymmetrical arrangement with a slightly lower eaves line on the north side than on the south. The scissor bracing and rafters are all exposed to view and are generally in good condition. The plastered panels in between are painted white but there is a disjunction at the point where the panels become together around a metre down from the apex of the roof.
- C251 The wall surfaces are plastered and painted and appear to be lime washed onto whatever render is behind. There is a considerable discolouration at low level as a result of rising damp, which is to be expected in a building of this age. This should be kept under observation.
- C252 There is a doorway leading to the southern churchyard and the door itself is all Victorian exposed timber and in very good condition. The floor of the Lady Chapel is again a sea of red and black geometric tiling but with some ledger stones set in to the floor in the eastern half of the chapel.
- C253 Most of the ledgers are covered by a raised timber platform at the eastern end to form a sanctuary to the chapel. The geometric tiling is disturbed in the south western corner by dampness coming up through the floor.
- C254 The timber boarding which forms the sanctuary at the eastern end of the Lady Chapel is in excellent condition and it would appear to be a fairly modern date perhaps middle of 20th century with narrow boards of indeterminate timber type fitted over a raised platform. There are ventilation holes drilled into the boarding towards the eastern end but the boarding from above all seems to be in very good condition. However, the timber flooring is slightly bouncy in the south eastern corner, suggesting that there might be some rot occurring to the supporting timbers.
- C255 There is an altar in this space that has been brought forward from the eastern wall although there is a gradine on the altar which prevents it being used in the conventional manner.

- C256 In the south eastern corner below the easternmost window on the south elevation is a niche which contains a grave slab with an inscribed cross. There is a rather fine piece. The masonry of this niche is in generally good condition although it is affected by a mould and algae growth mainly as a result of rising damp and the fact the back wall of the niche creates quite a thin wall between the interior and the exterior. The window above this has some quite significantly decayed masonry on its easternmost jamb and in its cill. Note poor condition of window cill etc.
- C257 **Westcote Chapel (inc. organ space)**
- C258 The Westcote Chapel (which is in effect a north transept leading off the chancel) connects with the chancel via a two-bay arcade, similar to the one leading into the Lady Chapel. The space is currently divided into two by a large but flimsy screen which reaches up to roof level. The southern half of the space contains the pipe organ which is raised up on a timber pew platform and occupies most of the space in this part of the building.
- C259 The floor runs through from the chancel choir area in red and black geometric tiling. There is a series of ledger stones set into the floor towards the southern end of the space in memory of various members of the Wheeler family.
- C260 The pipe organ is the subject of a project to remove it from the building and to replace it with an electronic instrument which is beyond the scope of this report.
- C261 The ceiling of the Westcote Chapel is very similar to the nave and chancel roofs, consisting of coupled rafters with raised and braced collars with the rafters coming down to wall plate level. Small ashlar posts are supported by a decorative wall plate internally.
- C262 It would imply that all the roofs were renewed in one programme of work, presumably the Ewen Christian restoration project in the mid C19th. The roof timber work appears to be in good condition as elsewhere, as do the plastered and painted panels in between.

C263	In the southern part of the space the wall surfaces are again plastered and painted. On the eastern wall the two light window adjacent to the organ in fair condition only. There is some decay and cracking externally on this window and the window glazing is in fair condition only. This will potentially become a more prominent window when the organ is removed.	consider repairs to this window
C264	Below the window the plastered surface has been renewed with some hard plaster at some point in the past, presumably in an attempt to keep out damp. However, this is significantly cracked and is still discoloured as a result of rising damp.	repair cracked plaster and re-decorate
C265	Between the southern and northern halves of the chapel is a timber screen. The lowest 7ft (2.1m) is a timber boarded screen, and above it is a much more basic 4x2 framework with soft board enclosure. This conceals the northern half of the chapel which is presently used as a general storage area. In the northern part of space, the ceiling and roof structure carries on through, but the plaster panels between the roof structure has not been decorated at all and is in very poor condition generally.	consider removal of poor-quality screen behind organ
C266	The wall surfaces are plastered but not painted in this part of the building and this reveals a number of quite significant cracks. These have been inspected by a structural engineer.	
C267	There is a significant crack in the west wall around 300mm from the north west and this run down vertically from the wall plate down behind some close boarded panelling at low level. There is a crack also in the corner between the north wall and east wall which follows the corner all the way from top to bottom.	repair cracks and re-present internal wall surfaces
C268	The large window which occupies most of the north wall of the space is set within a very deep reveal. The inner stone dressings are in generally good condition and are separated from the outer masonry by a plastered area.	
C269	The plaster in the reveals right up to the apex is in good order although the apex is open jointed and there is a crack rising from the apex up towards the roof. There is another crack which runs from the left-hand side of the window down over the arch of the niche of Richard de la Bere Westcote. Another significant crack is present, centrally below the window.	
C270	The northern-most window on the east wall is of similar design to that described earlier adjacent to the organ.	consider repairs to window

The glazing is very dirty and would benefit from at least cleaning if not re-leading. The plaster fields in the reveals here are somewhat cracked and open jointed, would benefit from infilling and decoration.

C271 The floor in this space is somewhat curious, with the main southern section of the floor in geometric black and red tiling is raised up 6 inches (150mm) from the nave floor level and runs through to then a pair of steps which rise up two sets of 6 inches to the northern section of the chapel, again floored in red and black geometric tiling. Archaeological exploration externally in January 2018 suggests that there is a crypt or set of burials underneath this area. Further investigations will be necessary if and when this chapel is re-ordered. At the present time the floor is in fair condition only.

C272 Other items of note in this space include the fact that the western doorway into the churchyard is set down one step from the general floor level. The door is clearly Victorian in a C19th opening. There are some cracks in the plastered surface above the door running diagonally back upwards and to the left. In the upper section of this space on the west wall there is an aged double kitchen sink which is used by flower arrangers who also store their materials in this area.

C273 On the east wall is the main electrical intake with the meter and the main distribution board. These are equipped with miniature circuit breakers but the date of the last electrical test and inspection is not known. Immediately above the electrical intake is an aumbry, which is concealed by various banners and other clutter.

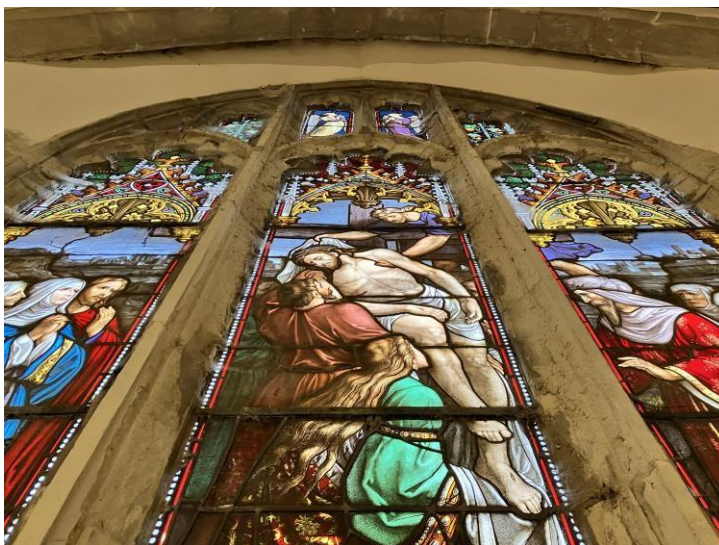
C274 Vestry

C275 This is accessed from the chancel via an ancient timber door, which comprises a single plank on strap hinges. The ceiling is the exposed underside of the pitched roof, all in good order. The walls are plastered and painted, also in good condition. The floor has a fitted carpet over what appears to be a suspended floor. This could not be inspected further. The windows are in need of a general clean.

C276 **WINDOWS**

C277 **Chancel - east window**

C278 This is a large three-light stained-glass window dating from the C19th, in memory of Sophia Standen who died April 17th 1870 and also in memory of Emily Andrews who died in 1872. This window is by the Belgian stained glass artist Jean-Baptiste Capronnier, which is a very unusual feature of this beautiful church building. The glass is supported on external ferramenta but some internal saddle bars at the junctions of the panels, with no opening lights. There is some slight undulation in the glazed panels, perhaps due to the rather large size of the individual quarries. There are also some defects with the leading, notably in the left-hand light towards the middle and above the head of the Virgin Mary, and similar defects on the right-hand side. This may well cause leaking in the window. The architectural detail in the heads of the main lights are also affected by some undulation and buckling in the panels especially in the central light. There are some minor breaks in the glazing, specifically at the bottom left-hand side of the window.



above: The chancel east window; detail view of central light.

C279 The recommendation in the 2018 report to commission a specialist's report on this window has been actioned by the church and several stained-glass specialists have visited. Sam Kelly of Salisbury Cathedral Stained Glass compiled a detailed and informative report on the window, and noted the importance of Capronnier's oeuvre. A plan is in place to conserve this window and to attend to the masonry defects of the dressings and

tracery. This should be seen through to its conclusion, to ensure the survival and suitable presentation of this unique window. External wire guards protect this window. Despite the importance of this window, the need for such heavyweight protection is queried. Is this needed to protect the window from stone throwing or from lawn-mower-projected objects?

C280 Chancel - south side

C281 This is a simple lancet diamond paned leaded light, with external ferramenta. It appears to be in good condition. It is direct-glazed into the masonry and features no opening lights. The external ferramenta are very slender and are starting to rust. The external masonry is in very poor condition.

C282 Lady Chapel – east

C283 This is a three-light window with tracery above. It has external ferramenta which is described elsewhere. The glazing is diamond-paned leaded lights with a decorative border. There are no opening lights.

C284 The central light has been re-leaded at some point in the recent past but the outer lights have not been. The outer lights are quite undulating, with a number of broken quarries. In 2018 it was suggested that this window might need re-leading within the quinquennium. However, there are higher priorities for attention...

consider re-leading in next quinquennium?

C285 Lady Chapel– south side, easternmost window

C286 This is very similar in design to the east window to the Lady Chapel. The diamond-paned leaded lights are in similar condition, with a number of broken quarries and general undulation in the panel, again suggesting that this should be taken out and re-leaded. The internal and external masonry is on very poor condition (there is a small pile of decayed masonry on the internal cill) suggesting that this window is the next highest priority for attention after the chancel east window.

carry out repairs to glass, ferramenta and masonry, inside and out

C287 Lady Chapel – south side, westernmost window

C288 This window has similar glass to the window described above, but has much heavier external ferramenta. The external masonry is in good condition aside from the jamb on the left-hand side which is breaking down.

consider repair in the future.

- C289 **South Aisle – easternmost window**
- C290 This window is set into the slightly raised gable part of the roof line. This is a stained-glass window in memory of Elizabeth Louisa Oswald who lived in this parish and died in November 1904. It depicts scenes from the life of Jesus Christ in the two main lights.
- C291 The masonry of the window is in fair condition only with the left-hand jamb somewhat cracked, broken and decayed and the cill also decaying actively. This suggests that some work might be required in the window at some point in the future, perhaps 10 or 15 years away.
- C292 There are internal ferrous circular section saddle bars. The lights are reasonably tightly glazed with the copper ties onto the bars resulting in the stained glass itself is remaining in reasonably good condition.
- C293 **South Aisle – east of the south porch**
- C294 This is another two-light window with trefoil heads with no cusps. There is stained glass in these lights, of fairly modern design, again illustrating scenes from the life of Jesus. The scenes are quite nicely illustrated with very beautiful surrounds. The glazing is tightly glazed into the external ferramenta with no obvious defects.
- C295 **Lancet Window – west of the south porch in the s.aisle**
- C296 The masonry here is in excellent condition. The leaded lights are direct glazed into the masonry, held onto external saddle bars, all in good condition. The leaded light contains a heraldic panel of uncertain date (although it looks very old, medieval or perhaps Tudor). This window is extremely beautiful. Externally the masonry is in very poor condition and the external protective guard is brutal. consider masonry repair work to this window
- C297 **South Aisle – west window**
- C298 This is a two-light window with quinafoil heads to the two main lights and a quatrefoil above. This is glazed with diamond-paned leaded lights, again with rectangular borders with a mixture of striated and mouth-blown glass and one or two green tints.
- C299 This is direct glazed to the masonry, held onto external ferramenta. The glazing itself appears to be in good condition although the ferramenta requires decoration externally. decorate ferramenta

C300	Nave – east end, high level	
C301	The central light is a quatrefoil at high level, containing decorative stained glass. Its condition cannot be ascertained from ground level. Either side of this are two narrow lancets also with a very decorative stained glass. There is no internal ferramenta. Of the two outer windows, the one on the left, the northern one, appears to be in good condition and the one of the right is slightly buckled and undulating. Access is very difficult.	monitor condition of southern-most window
C302	Nave clerestory	
C303	The nave clerestory is lit by tiny lancet windows at high level, all of the same design. The openings are glazed with leaded lights with red coloured rectangular glass borders. These were all re-leaded and re-presented in 2022.	
C304	On the north side, the four lancets are identical to the south. There is one small pin hole in one of the border quarries in the westernmost window on the north side. Otherwise, these windows simply require a general clean.	clean windows
C305	North Aisle – west window	
C306	This is a two-light window with a quatrefoil above, glazed with diamond-paned leaded lights with rectangular borders direct glazed into the masonry. Substantial external ferramenta is present but the window is supported on internal slender saddle bars. The internal bars are ferrous and rusting gently and would benefit from redecoration. The whole window is reasonably tightly glazed but would benefit from a clean. There are five broken quarries around the edge of this window.	repair broken quarries, clean glass and re-decorate ferramenta (or window is to be removed to provide access to proposed new wc and lobby)
C307	North Aisle – north elevation	
C308	All four windows are of identical design, ie a tiny lancet window, glazed with leaded lights with a floriate decorative border. The glazing is carried on external ferramenta and there are no opening lights. All four lights are in good condition. The external masonry is ancient and has been conserved in the past with shelter-coat. The ferramenta are decaying and are breaking the stone jambs in places. Masonry conservation is required in conjunction with the renewal of the ferramenta.	renew ferramenta and carry out masonry conservation work

C309	Westcote Chapel – north elevation	
C310	This is one of the biggest windows in the building, emphasising the importance of this chapel. It is a three-light window with decorative tracery above, containing a hexfoil at the head a two quintafoils to either side. The tracery lights are glazed in highly decorated glass with deep tones. The glazing appears to be somewhat dished in the left-hand light and slightly bowed in the top light and this should be inspected at close quarters as it is quite difficult to see from ground level.	
C311	The masonry of the tracery is in fair condition only, with much hard cement used in earlier repairs. The three main lights are in diamond-paned leaded lights with coloured decorative borders.	
C312	It would appear that the central light has an opening hopper at low level but this is no longer functioning. The hopper frame is very rusty. The internal saddle bars of the hopper frame are also very rusty. The window has external ferramenta which should be re-decorated. The window would benefit from a very deep clean to remove cobwebs and general grime.	re-decorate ferramenta and clean glazing
C313	Westcote Chapel – east elevation northern window	
C314	This is a two-light window with a quintafoil in the tracery. The condition is similar to the north window described above.	re-decorate ferramenta and clean glazing
C315	Westcote Chapel – east elevation southern window	
C316	This is similar in design to the one mentioned above with a similar quintafoil in the tracery. The glazing is in slightly better condition in this more sheltered location. The external ferramenta requires re-decoration and the windows need a clean. There is at least one broken quarry in this window.	repair broken quarry, re-decorate ferramenta and clean glazing
C317	Chancel – northern elevation	
C318	This is a 'borrowed light' shared with the vestry. This is glazed in diamond-paned leaded light as elsewhere. The ferramenta is all on the vestry side. All appears to be in very good condition due to its very sheltered location.	
C319	Vestry – northern elevation	
	This two-light window with cinque-foil heads is set within masonry dressings all repaired in cement-based mortar. This is generally in good order except for the	renew ferramenta, conserve masonry, clean glass.

cracked label sops and the cills. The external ferramenta is very rusty and the glazing is dirty.

C320

Vestry – eastern elevation

This single light window has a cinque-foil head. The external masonry is ancient Caen stone, previously shelter coated. The stone is being damaged by the ferramenta and these should ideally be renewed, and the stonework conserved. The glass is grimy, but very beautiful.

renew ferramenta,
conserve masonry,
clean glass.

D SUMMARY OF RECOMMENDATIONS/CONCLUSIONS

- D1 During the past quinquennium Holy Cross Church has been the subject of much discussion and debate centred on potential re-ordering and enhancement. In terms of the ongoing care of the building fabric, the church had obtained consent to carry out a schedule of repairs, based on the findings of the 2018 quinquennial inspection report.
- D2 Unfortunately, in February 2022, Storm Eunice inflicted considerable damage on the church building, which led to water ingress and internal damage as well as having a considerable impact on the roof coverings. The church's insurers have been most helpful in addressing the necessary repairs, which included work to repair and re-plaster the nave west wall (ie. the internal eastern face of the tower). The repairs were approaching completion when another storm, this time on New Year's Eve 2022, inflicted yet more damage on the building, including the spire.
- D3 Consequently, the church has been the subject of almost continuous remedial work for eighteen months. As the completion of this work approaches, it is gratifying to witness the building in a very good state of health. The temporary access which was necessary for the post-storm works has provided a good platform for inspecting the remainder of the fabric and for carrying out the necessary works.
- D4 With the roofs now in good condition, and around 50% of the interior repaired and re-presented, the church can focus on other key items such as the condition of the windows, the decorative condition of the remainder of the interior, and the provision of ancillary facilities such as wcs and a kitchenette.
- D5 The east window of the chancel is a rare example of work by Capronnier and this window is scheduled for conservation work in 2024. The Church Commissioners, as Lay Rectors, are able to contribute generously to this work, and the delay in commencing work is purely related to the full order book of the chosen specialist glazier, the team at Salisbury Cathedral Stained Glass. The Lady Chapel windows also exhibit some problems which should also be addressed in the coming quinquennium.
- D6 The last quinquennial inspection report noted that the structure of the Westcote Chapel gave some cause for concern. This was investigated by a structural engineer in 2019 and their initial report suggested investigation of ground conditions. This was carried out in 2021, but unfortunately a change in the employment of the engineer in question resulted in an incomplete sequence of reporting. However, the overall 'headline' from these surveys could be interpreted as not revealing any particular ground conditions or ongoing structural movement to be overly concerned about. Filling cracks, and repairing fabric to ensure that no further water ingress occurs would be good and wise practice, and would enable the interior to be re-presented in decorative terms, perhaps in association with developing thoughts to the future use of the chapel.
- D7 The following pages set out the various findings of the current report in a suggested prioritised order. This can, of course, be discussed further to find economical and efficient ways to carry out the works.

REPAIR ITEM/DESCRIPTION	Para. Ref.	
ITEMS FOR ANNUAL MAINTENANCE		
South aisle: Ground gutters: Maintain clear of debris	C120	
ITEMS FOR IMMEDIATE ATTENTION:		
Electrical installation: Commission quinquennial test and report on fixed electrical installation	A8	
Tower interior: Repair/replace upper access ladder	C31	
Tower, tiled floor: Resolve defects to line and level of tiled surface	C48	
Tower, intermediate chamber: Add timber rails to prevent fall into window lighting nave space and/or renew glass to include safety glass.	C39	
ITEMS FOR ATTENTION WITHIN TWO YEARS:		
Belfry interior: De-rust and re-decorate metalwork and bell frame elements	C25, C28, C32	
Belfry interior: De-scale loose plaster and consolidate exposed wall surfaces	C26	
Belfry, sound openings: Renew decayed louvres and repair others.	C27, C135	
Belfry, sound openings: repair broken quarries in windows	C28	
Belfry: Clean up debris on floor	C30	
Nave roof, north slope: Check operation of rainwater goods, clean and consider re-decoration	C67	
South aisle Horsham stone slate roof covering: Remove moss and point-up open joints	C89	
South porch roof: Remove moss from slating	C90	
Chancel east window: Carry out conservation works, to glazing and masonry, and consider need for external guards.	C99/C100	
Lady Chapel, window at eastern end of south elevation: Conservation treatment to the window masonry, glazing, re-decoration of ferramenta etc.	C111	
South aisle, south window: Repair window dressings	C118, C296	
South porch: Repair masonry and reduce ground level	C122, C123	
Tower north side: Consider reduction in ground levels (perhaps in conjunction with future wc project?)	C140	
Westcote Chapel, external masonry: Repair masonry as required, re-point to eliminate open joints, and to address possible structural issues	C155, C157, C162, C163, C164	

Westcote Chapel: North and east windows: De-rust and re-decorate ferramenta, possibly re-tip, clean glass, repair glazing	C160, C161, C166, C167, C168, C263, C270, C312, C314, C316	
Westcote Chapel, internal plasterwork: Repair internal plasterwork, stitch and monitor	C264, C267	
Vestry: Eastern and northern windows: Repair masonry and renew ferramenta, clean quarries, clean glass.	C172, C319	
Vestry: Repair hood mould to window and repair render	C174, C175	
Churchyard boundary walls: Remove moss, remove root growth, re-build where required.	C179, C181, C187	
Churchyard gates and posts: De-rust and re-decorate	C180, C182, C192	
Churchyard ledgers and grave markers: Remove vegetation growth and-point open joints	C194, C195	
Chancel south window, carry out masonry conservation works to external masonry to window	C102	
Lady Chapel, re-decoration of metalwork to door	C114	
South aisle, west elevation: Re-point open joints	C130	
South aisle, west elevation window: De-rust and re-decorate external ferramenta	C132, C299	
Tower: Re-decorate metal elements of clock dials (rope access?)	C137, C140	
North aisle windows: Repair broken quarries, conserve masonry	C143, C151, C306	
North aisle north west corner: Repair buttress (perhaps in conjunction with future wc project?)	C148	
ITEMS FOR ATTENTION WITHIN TEN YEARS:		
Lady Chapel, windows not covered at C111 above.	C106, C110	
Churchyard monuments: Consider programme of repair works to grave markers etc.	C194	
TO BE KEPT UNDER OBSERVATION FOR THE FUTURE		
Spire internal timberwork: Monitor activity of wood-boring insects	C21	
Churchyard: Continue with arboricultural reporting on churchyard trees	C202	
Nave, east end, high level window: Monitor condition of southern-most window	C301	

SUGGESTED IMPROVEMENTS		
South porch: Consider improved lighting to the porch	C127	
North nave clerestory: Consider decoration to render of nave north clerestory	C152	
Interior lighting: Consider improved lighting scheme to enhance the building and aid worship	C230	
North nave clerestory: Clean internal glass surfaces	C304	

Notes:

Attention is drawn to safe working practices when carrying out 'DIY' maintenance.

This list is not exhaustive with respect to other matters relating to improvement and enhancement.

APPENDIX A LISTING TEXT FOR CHURCH BUILDING AND WAR MEMORIAL

Entry Name: Church of the Holy Cross	County: Hampshire
Listing Date: 31 July 1963	District: East Hampshire
Grade: I	Civil Parish: Binsted
Source: Historic England	Traditional County: Hampshire
Source ID: 1302151	Lieutenancy Area (Ceremonial County): Hampshire
English Heritage Legacy ID: 142116	Church of England Parish: Binsted Holy Cross
Location: Binsted, East Hampshire, Hampshire, GU34	Church of England Diocese: Winchester

Listing Text

SU 74 SE BINSTED

4/65 Church of the Holy Cross
31/7/63
I

Parish church. Early and late C12, early C13, c1330, C15, and substantial restoration of 1863. Stone walls, mostly rendered, and a tiled roof, with stone slates to aisles and porch. Beginning as an aisleless (*sic*) nave and chancel, the C12 saw extensions, of aisles to the nave (arcades of 4 bays), of chapels to the chancel (arcades of 2 bays) and a west tower. The chancel was extended in the C13, and a C15 vestry was added on its north side. The north chapel was altered and extended as a coupled chapel (the north side being a chantry) by the action (1331) of Richard de la Bere of Westcote. Restoration of 1863 included the replacement of the chancel arch. Plain exterior, with lancets to clerestory and aisles, Geometrical tracery to the north chapels, and 'restored' traceried east windows to chancel and south chapel. The tower has a short octagonal spire, a parapet and corner buttresses; the south porch is a gabled timber frame. Inside, there are round arches on cylindrical columns to the chancel, pointed arches (of different height) on cylindrical columns to the nave, with decorative (north) and scalloped (south) caps. There are piscinas in the chancel and chapels, arched tomb recesses in the south and north chapels, the north having a recumbent figure of a 'crusader' knight. There are several floor slabs, some with inset brasses of the C17, and an alabaster font of 1896.

Listing NGR: SU7755041390

Entry Name: War Memorial 4 metres east of the chancel of Holy Cross Church
501/0/10010 CHURCH STREET
28-NOV-05

GV II

War memorial. 1921. Designed and erected by Messrs Moon and Sons of Guildford, with sculpture by JE Taylorson of Lavender Hill, London. Portland stone.

DESCRIPTION: Portland stone crucifix with hollow chamfered edges. The figure of Christ is carved out of the solid in high relief. The shaft has a moulded base, and stands on an octagonal pedestal, which rests on a stepped octagonal base. The inscription is carved on the faces of the pedestal and read: 'By the cross and passion, Good Lord deliver us. In loving remembrance, with thanksgiving and with all honour before God and man' and lists the names of 23 fallen men 'Who died gloriously in the service of their King and Country, between the years 1914 and 1918. Also Ernest George Cox who died from gas poisoning in 1921'. There is also a tablet on the top tier of the base commemorating 11 men who died in World War II.

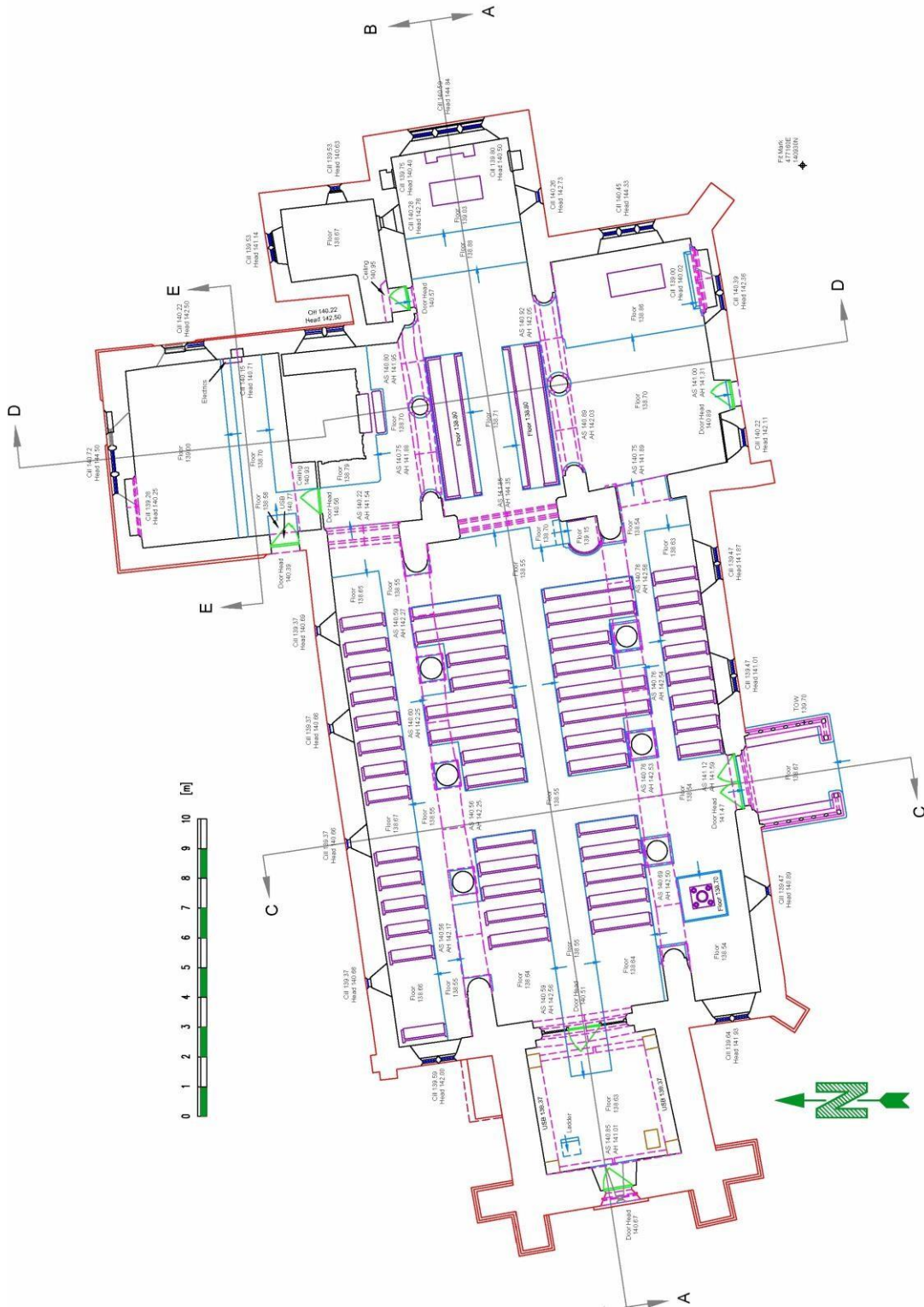
HISTORY: The memorial was unveiled in November 1921 by Major General Sir Guy Bainbridge and dedicated by Bishop Chandler, Rector of Bentley (late Bishop of Bloemfontein).

SUMMARY OF IMPORTANCE: War memorials have very strong historic and cultural significance, on both a local and national scale. This delicately carved crucifix design also has group value with a number of nearby listed buildings.

SOURCES: The Hampshire Herald & Alton Gazette, Friday November 25, 1921.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 6 December 2016.

APPENDIX B PLAN of church building as existing



Plan of church building, by Messrs. 3D Survey of Surrey, commissioned by the church via St. Ann's Gate Architects 2017