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HISTORIC BUILDINGS CONSERVATION CONSULTANTS

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6th December 2006

E P Saunders
Heron Cottage
Bridge
Chard
Somerset TA20 4HP

Dear Mr Saunders,

St Stephen's Church, Winsham

I enclose three copies of the quinquennial report – two for the PCC and one for the incumbent. Is there still a lay rector and, if so, please let me know if you wish me to send a copy of the report direct? Copies have also been sent to the DAC and the Archdeacon for information.

You will see from the report that I am concerned at the apparent deterioration in the condition of the church. I have commented in the general summary that few of the recommendations made in the last quinquennial appear to have been acted upon. In saying this I am acutely aware that PCCs find the organisation of building and maintenance works difficult and that funds are usually extremely limited. However it is clear to me that some, at least, of the deterioration in the fabric is due to lack of maintenance. I am anxious to do anything I can to help you deal with this – and would be happy to come and talk to you or to the whole PCC if you think this appropriate.

You will see that I have suggested that applications should be made for grant aid. The most likely source of assistance is the joint English Heritage/Heritage Lottery Fund grant scheme which is administered by English Heritage. Grant applications are invited with an annual closing date for grade I and grade II* listed churches of the 30th June. The form is complex and if you feel that you would wish to proceed with such an application then I think that it would be helpful if I were to have some input.

Yours sincerely,

Philip Hughes

enc.

cc The Archdeacon of Taunton

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QUINQUENNIAL SURVEY INSPECTION AND REPORT
ON
ST STEPHEN'S, WINSHAM

November 2006

Contents

1 Preliminary Information

1.1 *Inspection and Report*

The inspection and report have been undertaken by Philip Hughes, MRICS, Philip Hughes Associates, Old Manor Stables, Tout Hill, Wincanton, Somerset BA9 9DL. The inspection of the building was made on 26th May 2006. The previous quinquennial survey was undertaken by Philip Hughes and is dated August 2001.

1.2 *St Stephens Church, Winsham*

Archdeaconry of Taunton

Diocese of Bath and Wells

1.3 *Description*

The church consists of chancel, central tower, nave, south porch and detached vestry with an open link to the south porch.

1.4 *Brief Architectural History*

The church is believed to have norman origins. The chancel was extended in the mid-thirteenth century. Windows of the decorated type point to alterations being undertaken in the late thirteenth and during the fourteenth century.

The tower, the large perpendicular style windows, the roof of the nave, the font, the screen and the painted crucifixion are all of fifteenth century date.

Seating in the nave was introduced in the late sixteenth century and these pews were subsequently renewed in 1878 with the present pews. The pulpit is of Jacobean date.

In 1873 the present reredos was installed. In 1878 galleries in the nave were removed and (as noted above) the present pews installed.

In 1880 the east window was inserted. The bells were rehung in 1894 and the screen was restored in 1899. The crucifixion painting on the tympanum was exposed and conserved in 1952 by Clive Rouse.

The vestry was built in 1928/1929.

1.5 *Materials*

The church is constructed from traditional materials - stone of various types (including limestone, calcareous sandstone and chert), lime mortar, timber (oak and softwood), slate, lead, tile, glass and iron.

1.6 *Listing and Grant Aid*

The church is listed grade II* and is located within a conservation area. No English Heritage grant aid is reported to have been received by the parish.

1.7 *Tree Preservation Orders*

It is understood that there are no individual Tree Preservation Orders on the trees in the churchyard but that protection is provided as the churchyard is within a conservation area.

1.8 *Seating Capacity and Disabled Access*

The church is reported to have reasonable seating capacity.

There are two steps up into the nave from the south porch and disabled access is achievable by the use of a portable ramp provided that assistance is available. Modifications are required to achieve unaided disabled access – see section 28.

1.10 ***Parking***

There is on-street parking available around the church. There is no designated disabled parking.

2 Introduction

2.1 ***Brief***

The form of the report follows the outline quinquennial inspection report checklist published by the Council for the Care of Churches. Recommendations for repairs have been divided into the following categories:
Category A - Urgent Works Requiring Immediate Attention
Category B - Work Advisable Within 12 Months
Category C - Work Advisable Before the Next Quinquennial
Category D - Work Required in the Foreseeable Future
Category F - Further Investigation
Category I - Suggested Improvements
Category M - Improvements in Maintenance

2.1.2 Letters indicating the categories of urgency of works to be undertaken have been placed beside comments in the main text and these correlate to the summary of recommendations made in each of the categories of urgency. Related works have been joined together in the recommendations to form packages of building works where this seems appropriate. In some cases strict priority of urgency has had to be compromised to make sensible and economic packages of work. The works described in the recommendations are kept as brief as possible and reference needs to be made to the full text to appreciate the extent of the work actually required.

213 This report should not be regarded as a specification or schedule of repairs to be undertaken and is not intended for use other than by the PCC.

2.2 ***Limitations***

2.2.1 A visual inspection was made of the church from ground level, internal floor levels and tower roof level. Access was not gained into the nave roofspace due to the presence of bats.

2.2.2 No opening up has been undertaken for the purposes of this report.

2.2.3 The report is restricted to the general condition of the building and its defects. Where appropriate alternative approaches to repair have been discussed. Recommendations have been made for further investigation where the extent of such investigation goes beyond what can reasonably by expected in a report of this nature.

2.3 ***Works Undertaken Since Last Report***

2.3.1 The works undertaken since the last report in 2001 include:
- Inspection of monuments by Ian Raby (2002).
- Electrical appliance testing by D T Electrics (2001).
- Conservation work to nave west gable cross by Ben Sabran (2002).
- Tower flagpole rewired and restepped (2005).
(Details taken from church logbook.)

2.3.2 Since 2001 the alterations, additions, and demolitions undertaken include:

- Installation of railings to the steps at the tower arch.

2.4 ***General Condition***

2.4.1 Few of the recommendations made in the 2001 report have been acted upon. The condition of the church has deteriorated markedly. The nave roof, tower roof and tower stonework were all commented on in the 2001 report and are now all of concern.

Of these, the nave roof appears to be the most urgent and has been placed in category B. There have been at least two falls of stone from the tower: while repairs are needed as soon as practicable (ideally within 18 months) this has been placed in category C as it seems unrealistic to expect this substantial item of work to be undertaken at the same time as the nave roof even though this will involve scaffolding and working over a new roof covering. If funds permitted, ideally the repair of the tower would be undertaken first.

There are numerous other items which are also in need of attention in the near future. Many of these are outstanding from the 2001 report.

In view of the extent of work required consideration needs to be given to applications for grant aid.

2.5 ***Logbook***

2.5.1 The logbook was provided for inspection.

3 **<u>Roof Coverings</u>**

Chancel Roof

3.1 The chancel roof is covered with regular sized slates. A number of slates have been secured with tingles on both slopes and there have also been numerous previous replacements. On the south slope one slate is broken in the top course, one cut slate is missing at the tower abutment and one slate has slipped. Slating at eaves level has been disturbed and is uneven. There is one broken slate on the north slope. The extent of moss coverage of the ridge makes inspection from ground level difficult. It looks as if the ridge is of stone and that some previous mortar repair has been undertaken in cementitious mortars. M1/ F1/ D1

3.2 The west abutment of the chancel to the tower has soakers and individual stepped cover flashings set into joints between the courses of stones. At the abutment to the east gable there are soakers and a cover flashing let into the mortar joint beneath the coping.

Nave Roof

3.3 The nave roof is covered with large regular sized slates. These are mainly blue grey on the south side and heather coloured on the north side. The nave ridge is heavily lichen covered but may be of Ham Hill stone. In a few places bedding mortar is missing.

3.4 On both north and south sides there is an eaves course of dressed hamstone slabs bedded onto the eaves corbel course. The slating discharges onto the dressed hamstone slab. A number of the slabs have, however, laminated and on the north side particularly there are grooves running down through the slabs as a result of acidic run off from lichens on the slate roof coverings. The detail is not ideal and is likely to result in some moisture ingress at the head of the walls. This detail needs to be reviewed when the roof is next stripped and recovered.

3.5 There are at least three missing slates on the nave south slope, one slipped slate and several broken slates. At least 14 slates have been fixed with tingles on the nave north slope there are four slipped slates and numerous slates have been refixed

with tingles. The condition of the slate nails needs to be inspected to determine the life of the roof but in view of the fact that patch repairs have been undertaken since the last quinquennial inspection and given the number of slipped, missing and broken slates it is assumed that the fixings are reaching the end of their life and that reslating is required. M1 B1 F1

3.6 The south slope abutment to the tower is formed with a wide lead cover flashing running out over the slating and dressed up against the tower wall with a separate cover flashing set into a chase into the tower. Sections of the cover flashing over the slating on the south slope have slipped. On the north slope the abutment is formed with a single piece of lead taken over the slates, up the tower wall and into a chase. It looks as if this flashing may have been formed over an oversailing course. At low level on the north side the abutment of the slates into the projecting section of the nave gable parapet is formed with render but there is no sign of any soakers. B1

3.7 The west abutment on the nave north slope is formed with a mortar fillet with slates bedded into the mortar and secured with iron fixings. The mortar appears to be breaking down. There are no signs of soakers which mean that this junction is vulnerable to water penetration. The south abutment to the west gable is formed with a secret gutter and large lead cover flashings. M2/ B1

3.8 At the western end of the nave north slope a brick chimney stack extends through the roof covering. The brickwork is modern and has a lead dpc set just above roof level. There is a back gutter, secret gutters and stepped cover flashing down both sides but there is no apron flashing which could be causing dampness in the wall below. Junctions would also be improved by substitution of soakers for the secret gutters to both sides. B1

South Porch Roof

3.9 The south porch roof is of blue grey slates with Ham Hill stone ridge. There is one broken slate on the east slope in the top course and one badly cracked slate on the west slope. Several slates have been refixed with tingles. The abutment to the nave is formed with a secret gutter, the top edge of which is protected with a render fillet. The abutment to the south gable is protected with mortar flaunching which has cracked. There is no sign of soakers and the junction is therefore vulnerable to water penetration. The bedding to the ridge is coming away. C1 M1/ M2

Vestry and Link

3.10 The roof of the vestry and link are formed of blue grey slate over a single course of stone tiles at the eaves. Several of the stones tiles are laminating and breaking down and at lest two are severely laminated. Abutments are formed with soakers and cover flashings. The ridge is of Ham Hill stone. B2

Tower

3.11 The tower roof is of shallow pyrimidical shape and is covered with lead laid with hollow rolls. The lead bays run north-south and are lapped in the centre over an angled "ridge". The lead has much ancient graffiti and is heavily weathered and covered with lichen. There are previous lead burnt and solder repairs. There are gutters on all four sides discharging to shallow sumps on north and south sides which in turn discharge to lead spitters. It appears that the sumps are lapped at the junction with the spitters which could give rise to water penetration as a result of capillary action.

3.12 There are numerous splits or cracks in the lead – generally at the seams. Patch repairs need to be undertaken and are likely to be required on an ongoing basis. It may be appropriate to consider repair/recovering of the roof when the tower is next scaffolded. M3/ C2

3.13 At the centre of the roof there is a flagpole which appears to sit on timber blocks. The ridge does not continue through at this position and the central sheets are soldered together at the lap. There is a split in the lead on the north side of the flagpole – previously lead burnt and split again. Patch repairs need to be undertaken until the detail can be modified. M3/C2

3.14 The cover flashings to the west gutter have split. M3/C2

3.15 The roof of the tower vice is covered with concrete (unprotected) and discharges on the eastern side via a small stone spout projecting only about 5" from the wall face. There are old fixings in the concrete roof for a weathervane (removed prior to 2001). C2

4 Rainwater Goods

4.1 Gutters are generally of cast iron half round sections. The chancel south gutter west of the downpipe has a backfall and the guttering is leaking from the joints. The chancel north gutter undulates, is ponding and plant growth is occurring. One gutter length is cracked. The nave north gutter is set well below eaves level at the high point which means that the roof discharge may overshoot the gutter. The gutter does not fall evenly to the outlets. The nave south gutter appears to have a backfall at the eastern end. There are no gutters to the porch. A complete overhaul of the guttering is required. B3/M4

4.2 Downpipes are generally of cast iron round sections. The downpipes are fixed with iron fixings. These are vulnerable to corrosion and sections of the downpipes can crack or may become detached as a result. Some of the fixings are also into timber blocks set into the wall. The timber blocks at low level to the chancel south downpipe are decaying and the downpipe is loose. B3/M5

4.3 Downpipes to the nave, vestry and link are fixed directly to the wall without spacers. This means that access to clean and decorate the back of the downpipe is not available and the downpipes are thus more vulnerable to corrosion in this position. When sections need to be dismantled the downpipes should be refixed on spacers. B3/M5

4.4 Some of the downpipes discharge well short of the gulleys which could result in splashing and dampness internally. Areas include:
- chancel north downpipe.
- nave south downpipe. B3

4.5 The nave south and north-west gulleys are poorly formed and water may run into the ground at the base of the wall causing increased levels of dampness at the base of the wall. These gulleys should be reformed. There was some debris in the gulleys. B4/M4

4.6 The nave north-eastern downpipe runs directly into the ground with no sign of access for rodding or inspection. This will make maintenance difficult and the arrangement should be adjusted. B4

5 Tower Stonework

5.1 The parapets of the tower and of the vice are of Ham Hill stone (or similar) and are secured with wrought iron cramps on the inner and outer faces of the parapets. There is some corrosion and fracturing noted in a few stones. Some of the iron cramps are no longer securely anchored into the stonework. Corrosion and resultant expansion of the iron is likely to cause further fracturing of the stonework. The situation needs to be kept under review. F2/C3

5.2 The parapets have been patch pointed internally on various occasions but most of the pointing is cement based. There are a number of open joints and areas where the pointing is breaking down. The ham stone is also laminating (as usual) and soft beds or clay beds are eroding. C3

5.3 Pointing on the external face of the parapets is also of cement and there are many open joints. In some areas the cement is coming away. Fracturing is occurring through the parapet on the south side at the south-east quoin. Some fracturing is occurring in the east face of the tower vice a high level. F3/ C3

5.4 The north gargoyle has a horizontal fracture. From ground level the remaining hunkypunks and gargoyles appear in satisfactory condition but further lamination is likely. Conservation work should be budgetted for when the tower is next scaffolded. C3

5.5 The majority of the tower stonework is a green-grey axe-dressed stonework. Remnants of smeared lime pointing are visible particularly on the north face of the tower in the middle stage. In areas the pointing is severely eroded. Repointing in a strap joint in ashes mortar has been undertaken (e.g., tower lower stage) and on the south and west faces at high level and north face at low level it appears that cement repointing has been undertaken. The tower stonework is fairly weathered particularly on the south face. There are open joints in the parapet, belfry, parapet and sounding chamber stringcourses and sections have spalled from these on all elevations. There are numerous open joints visible on the south and east faces at belfry and sounding chamber levels. C3

5.6 There is lamination occurring to the tracery of the belfry windows. There are also signs of decay in the window arches and wrought iron cramps have been used in individual stones. There has been a fall of stone from the east. Timber louvres have slipped on the south side and there is a risk of these falling. C3 A1

5.7 A comprehensive programme of repair to the tower stonework will be required. C3

6 High Level Stonework

6.1 The Ham Hill stone copings of the chancel east gable have open joints. The east gable cross appears satisfactory. B5

6.2 The nave west gable parapet has Ham Hill stone copings with lapped joints. The copings have suffered some decay. Conservation works have been undertaken to the apex cross (2002).

6.3 The south porch gable has lapped copings. Some lamination has occurred on the west side but the copings appear satisfactory at present. The gable is surmounted by an apex stone and a sundial (which is missing its gnomen).

6.4 There are open joints between the copings on the vestry gable and the horizontal sections of coping above the kneelers. B5

7 External Walls

General

7.1 The external walls of the church are complex and show signs of numerous alterations. The masonry includes ashlar, dressed rubble, squared and dressed chert and chert rubble. A variety of stones appear to have been used including Ham Hill stone, Beaminster stone and what appears to be a calcareous sandstone.

Chancel

7.2 The chancel north wall is of large blocks of ashlar and rubble including chert. The pointing is mainly of lime but with cement pointing behind the downpipe and at low level.

7.3 The chancel north-east buttress is of ashlar. Cement pointing is failing and there is one area of erosion within a Ham Hill stone capping. C4

7.4 The chancel east gable is of roughly squared and knapped chert at upper level above an ashlar base. The chert has been pointed in a raised strap joint of lime ashes mix. The ashlar has some ancient graffiti. There are a few open joints. The plinth is of chert, cement pointed and has open joints at ground level. C4

7.5 The south-east buttress is of ashlar and is open jointed at low level. C4

7.6 The chancel south wall is mainly of rubble stonework but incorporating some dressed stone blocks. It has been patch repointed in various mortars including cement. There are open joints at plinth level. One stone adjacent to the priest's door is breaking down. C4

Nave

7.7 The nave south wall is mainly of rubble stonework but incorporating ashlar blocks and dressed chert. Much of the wall is pointed in a lime ashes mix but patch repointing has been undertaken in what appears to be cementitious mortar. There are a few open joints at ground level. C4

7.8 At low level at the western end of the south wall there is an iron grille set into the wall as a vent.

7.9 At the south western corner of the nave there are signs that the southern wall has been pushed outwards in the past. The area has been cement pointed and there is some further cracking at high level. The form of movement suggests outward spread of the roof structure. F3

7.10 The nave west wall is mainly of rubble stonework incorporating chert rubble. There are three buttresses built against the wall and a further diagonal buttress at the north west corner. It is likely that this wall was once plastered. It appears that the gable parapet has been raised on two occasions. The wall has been pointed in a cement mortar and this has pulled away from the stone in numerous places leaving gaps and open joints. Moisture is likely to enter the wall through these and become trapped. Ideally the walls should be completely repointed in a suitable lime mortar or possibly re-rendered. C5

7.11 The west buttresses have been pointed in cement mortar in a raised strap joint (like the west wall). This pointing is likely to cause decay of the stonework. The pointing is coming away in places leaving deep open joints. The buttresses should be repointed in a lime mortar. The weatherings to the southern buttress are decaying. C5

7.12 The nave north wall is mostly of roughly squared rubble stonework bedded and pointed in lime mortar. There are some remnants of ashes pointing. An area of the wall up the line of the boiler flue has been rebuilt - presumably to form the flue within the thickness of the wall.

7.13 There are 3 buttresses on the north side. One of the tabling stones at the top of the central buttress is breaking down severely. The buttress have a number of open joints. B6

South porch

7.14 The south porch is of rubble stonework and cement pointed. There are open joints at ground level. C4

Vestry

7.15 The vestry is of Beaminster stone squared rubble set in cement mortar. Dressings are of ham stone.

General

7.16 There is a small amount of ivy growing up the external walls of the church and this should be poisoned, allow to die back and then removed. M6

8 **Windows**

8.1 The external window stonework is generally in reasonable condition. However slight lamination is occurring to the following windows and conservation work should be undertaken. C6

- W1 (chancel east), tracery.
- W2 (chancel north)
- W4 (single light, nave north)
- W8 (former west door)
- W11 (tower south)
- W12 (chancel south – two-light).

8.2 The internal window stonework appears to be in satisfactory condition.

8.3 The majority of ferramenta have been retipped and most of the saddle bars have been renewed in non-ferrous. External ferramenta to W11 are suffering from some corrosion and are causing damage to the stonework. C6

8.4 Window glazing is also generally in satisfactory condition. The following require attention:

W4 - plain leaded light - relead. D2

W8 - plain leading to centre light - relead (former opening light). Repair cracked pane to north light. C7

W13 - diamond panes (rattling) - relead C7

8.5 Opening hoppers to the following windows require overhaul: C8

W5 - iron frame corroding and no bird protection.

W7 - no bird protection.

8.6 The physical security of opening lights to the vestry needs to be improved. B7

8.7 Galvanised guards have been fitted to several windows. Guards which are now rusting and damaging the stonework include: C9

W1 (chancel east)

W3 (chancel north)

W10 (nave south)

Vestry – satisfactory – improve physical security of open joints.

9 **Doors**

9.1 The door at the top of the tower stairs is a slender oak ledged door hung on iron hinges in a slender oak frame. The hinges are rusting and the bottom hinge has come away as the frame has split at this position. The door has an opening for a glazed panel but the glass is missing which could allow bird access but may also be used by bats. A bat survey will be required prior to replacement of the glass. The door has been provided with an external bolt which can only be operated if the glass panel is missing. The door frame fixings are loose. B8

9.2 All that survives of the belfry door is a single plank although there clearly used to be three ledgers and a second plank. The door is hung on iron strap hinges on pintles. Both pintles are suffering fairly severe corrosion and this needs to be cleaned off and the pintles decorated with a rust inhibitor. Corrosion of the top pintle is splitting the stone. B9

9.3 The door to the sounding chamber is missing. The bottom pintle is broken off and the stump is corroding and bursting the stonework. This should be removed. B10

9.4 The priests door is an arch headed framed door with vertical planks externally. The door is of oak with external decorative strap hinges. It is hung on ordinary butt hinges in an oak frame. The door is only secured by its original box lock. There is breakdown of pointing between door frame and stone surround. The frame fixings are corroding and one fixing is loose. B11

9.5 The nave south doorway has a pair of panelled softwood doors with flush backs covered with fabric and studded. The doors bind slightly on the floor placing a strain on the hinges and the bottom bolt of the fixed leaf is fractured and loose. The knob for the bolt is missing. B12

9.6 The south porch arched doorway has a pair of oak panelled doors hung on iron strap hinges on iron pintles. The leading leaf binds slightly on the floor due to wear in the pintles which should be fitted with washers. Bolt heads (external) to strap hinges (internal) are rusting and need treating. The top pintle is corroding and needs to be cleaned off, treated and decorated. Pintles to both leafs require greasing. The doors have been damaged by having numerous notices pinned to them - pin heads have been left in the door and are rusting. B12/ M6

9.7 The vestry has framed doors with beaded oak planks hung on iron strap hinges in an oak frame. The doors are binding and require adjustment to open and close easily. B12

9.8 The tower door is a ledged plank door hung on strap hinges on a softwood frame. The door is suffering from common furniture beetle attack which may still be active. B13

10 **Tower (Internally)**

Tower Stairs

10.1 The tower vice roof is covered with large ham stone slabs. These are laminating slightly on their underside.

10.2 At high level the vice walls internally have been patch repointed in cement mortar but much of this appears to have been thinly smeared over the joints. In some cases the cement is more like an internal render and will inhibit evaporation of moisture from the walls. Numerous cracks and open joints remain. A considerable amount of lime pointing and plaster survive to the interior of the tower stair from belfry level down. D3

10.3 The worn treads of the tower stairs have been repaired in mortar. At high level several of the treads to the staircase have fractured. The rope handrail has broken. The handrail fixings are galvanised and some are beginning to corrode. A2

10.4 The two upper small slit windows on the south side of the stair turret are fitted with galvanised netting which is rusting. This should be replaced in stainless steel. A lead drip tray should be provided as there are water runs from the openings internally. The bottom window is slightly larger and is glazed with obscured glass cemented directly to the stonework. C10

10.5 There is a blocked door from the tower stair which presumably led to the rood loft. There are also signs of a previous opening in the external wall of the tower stair on the eastern side - presumably for access up the tower from the exterior.

Belfry

10.6 The belfry walls are of rubble stonework pointed in lime mortar. There are remnants of limewash visible on the surface of the stonework. The condition of the internal walls is good.

10.7 The floor of the belfry is carried on three beams running north-south. The eastern and western beams are partly positioned on an offset in the walls. There are no joists and the stout boarding at belfry level spans between the beams. There are gaps between the boards and at the edges. It appears that the bellframe is bolted to the beams. The boarding is covered with debris including twigs etc.. M8

10.8 The belfry windows are of two lights with cusped heads and quatrefoil lights above on the south, west and north faces and two tracery lights on the eastern face. The east window cill appears to be built up in rubble stonework and incorporates two sections of oak set vertically. These are sawn off at the base of the opening. The inside is flaunched with lime mortar. The lime mortar is beginning to break down and there is a danger of the rubble filling becoming loose. Stonework to the tracery of the east window is laminating both externally and internally – a section has fallen internally. The jambs of the window have roots of ferramenta remaining and these are corroding and causing stone to fracture. C3

10.9 The remaining windows are of Ham Hill stone. Tracery is face bedded and there are signs of lamination. Mullions are vertically bedded and are also showing signs of lamination. Some of the joints are open. C3

10.10 The north, west and south windows all have oak louvres. The condition of these is poor and some of the louvre panels are splitting or loose. There is a danger of these falling. A1/ C11

10.11 All four windows have been provided with galvanised bird netting previously. However the mesh to the north and west windows is missing and mesh to the east and south windows is in poor condition and holed. Birds (including jackdaws) are gaining entry. The netting should be replaced in stainless steel. A3

Sounding chamber

10.12 The internal walls of the sounding chamber are mainly of squared rubble stonework in lime mortar. The walls are painted internally with distemper. There is some cracking in the east wall below the window.

10.13 The floor of the sounding chamber is of softwood boards. There are a considerable number of insect wings on the floor suggesting that the tower is used by bats.

10.14 In the east wall of the sounding chamber there is a small single light window which has an inward opening metal casement. This appears to be rusting and is in need of cleaning down and redecoration. The casement is glazed with a single pane of glass. In the head of the window are four leaded panes, one of which is cracked. The stonework at the head of the window is fractured. C12

11 Roof Structures/Roof Voids

Tower

11.1 The tower roof has a central canted beam running east-west dated 1736 with a substantial splice repair at its eastern end. There is a mild steel plate set vertically within the splice joint. The exact form of the joint is not clear. This splice is secured with iron bolts which are corroding. Rafters slope down slightly from this beam to canted plates set on the north and south walls. Oak boarding is fixed to the rafters and the leadwork is immediately above. Two of the boards are decayed to the south of the ridge in approximately the centre of the roof. C2

Nave Roof Space (not reinspected due to suspected presence of bats)

11.2 The nave roof void was not inspected due to the presence of bats. The following comments are repeated from the 2001 quinquennial report.

11.3 *"The nave roof is unfelted. The slates are fixed to substantial softwood battens which are fixed to softwood firring pieces attached to the sides of the trusses. The roof structure is formed of massive pairs of trussed rafters linked by collars and arch braces. Timber sizes are approximately 5x6". The structure has been previously affected by death watch beetle activity and some of the packing pieces on the sides of the rafters have decayed. One of the collars has previously completely decayed at its centre. Additional strengthening timbers have been positioned each side and these too have suffered from decay. Towards the western end of the roof structure several sections of the rafters have been cut away in the past and the trusses strengthened with softwood sections bolted alongside.* B1

11.4 *Light is visible in many places between the slates and it appears that in some cases secondhand slates containing previous nail holes have been used and in some instances these are in alignment with the joint between slates in the course below. This will inevitably result in some water penetration.* B1

11.5 *A collar built into the west gable wall has partly decayed and a gap has formed between this and the masonry above. The arch brace on the northern side against the west gable is severely decayed.* B1

11.6 *Birds have gained entry to the roof in the past and nesting material has been deposited at the western end of the roofspace. There are also bat droppings within the roof space.*

11.7 *The ceiling is formed on riven laths (probably softwood). In a number of places battens have been fixed to the sides of the braces to support the ends of the laths and these probably correspond with the rib positions visible on the underside. The condition of the plaster key and of the laths themselves generally appear satisfactory although in a number of places the laths do not appear to be in contact with the underside of the braces which suggests that lath fixings may be failing.* B1

11.8 *The roof will need to be stripped and recovered ..... it is likely that a considerable amount of repair will be required to the roof structure. This will need to be combined with any necessary work to the ceiling plaster which could easily be disturbed during repairs to the roof structure."* B1

12 Roof Structures/Ceilings Visible Internally

12.1 The chancel roof structure is barrel vaulted in form and of softwood. The roof consists of pairs of rafters joined by collars and arch braces. The arch braces are carried on projecting timber corbels which run back beneath ashlar posts to the foot of each rafter. There is a moulded and crenelated cornice running between the corbels. There is a plain moulded rib running beneath the collars at the top of the

barrel vault and a similar rib to the junction of the arch braces with the rafters. The roof has softwood boarding run over the rafters. It appears in satisfactory condition.

12.2 The ceiling in the base of the tower is the underside of the sounding chamber floor. There are four beams spanning north-south, the outer beams positioned against the east and west walls just above the top of the tower arches. Intermediate beams span east-west forming squares. There are joists also running east-west supporting softwood boarding. All appears in satisfactory condition.

12.3 The ceiling of the nave is barrel vaulted and plastered in, exposing ribs from the roof structure above. The ceiling is divided into square panels with nine transverse ribs projecting from the underside of the arch braces (one against each of the end walls) and there are five longitudinal ribs. Carved bosses are fixed at the intersection of the ribs. The bosses appear in satisfactory condition from ground level but close inspection of these should be made to check the condition of fixings. There are moulded and crenellated inner wallplates. There is severe mould growth in the centre of the south side and some slight mould growth in isolated areas (including above the organ), presumably as a result of water penetration through defects in the slating. B14/ F4

12.4 The south porch ceiling is again barrel vaulted in form and plastered in. There are three projecting transverse ribs including those against the north and south walls. There are also three longitudinal ribs. Inner wallplates are moulded and there are signs of decay at both ends of both plates. The exposed ribs and plates are painted and this may have been undertaken to help conceal defects. Decay is also visible externally in the outer wallplates. C1/ F5

12.5 The ceiling of the archway is plastered in between the arched braced collar trusses. There is some mould growth on the plaster but otherwise the ceiling appears satisfactory. M9

12.6 The ceiling of the vestry is plastered on the slope and then horizontally beneath collar level. There are timber plates running longitudinally beneath collar level supported in the east and west walls with vertical posts and short braces. The south post east wall has moved southwards leaving brickwork exposed. There are a number of cracks occurring in the ceiling including diagonal cracking from the gable at wallplate level up to the collar plate suggesting that slight deflection may have occurred in the centre of the roof.

13 Internal Walls

13.1 The chancel walls are plastered. The south wall appears to have dense plaster at low level and is suffering from efflorescence which is disrupting the surface of the plaster and the decoration. A small area of plaster come away at low level on the south side due to corrosion of heating pipe fixings. The base of the east wall is concealed by linenfold panelling. This has suffered from decay at the base in the past but seems in satisfactory condition. However, there is no ventilation to the back of the panelling and it is, therefore, vulnerable to further decay. D4

13.2 The western wall to the chancel, walls within the base of the tower and the eastern wall of the nave are of bare stonework much of which has been pointed in ribbon style pointing in an ashes mortar. The appearance of these walls would be improved by flush pointing and limewashing (there are fragments of old limewash clinging to the stonework within the base of the tower) or plastering. I1

13.3 The north, south and west walls in the nave have been plastered with a relatively smooth plaster probably of 19th century date. There is severe damp staining and D5

salt deposition at high level of the western end of the nave north wall and similar staining (although much less severe) at the western end of the south wall. There is salt damage at low level on the south wall east of the porch. Efflorescence is occurring at low level on the west wall, causing breakdown of decorations. Plaster in this area appears to be of dense cement which will tend to trap moisture within the walls.

13.4 Walls in the porch are of rubble stonework with strong cement ribbon pointing. The pointing will reduce the ability of the walls to breathe and could cause eventual breakdown of the stonework. The appearance of the porch could be greatly improved by replastering with a thin lime plaster and re-limewashing. I2

13.5 The vestry internal walls are plain plastered and are generally in satisfactory condition. There is a very slight crack running down from the western corner of the south window.

14 Floors

14.1 The chancel and sanctuary floors are of patterned and decorative tiles of 19th century date. The sanctuary is raised up from the chancel and the steps appear to be of lias. The altar dais also has a lias step and again has tiled and patterned flooring. An area of the tiles is loose. Choir pews are on timber platforms which sit on the floor – the area beneath appears to be of stone paving. C13

14.2 The base of the tower is a step down from the chancel and is paved with stone flags. The majority of these appear to be of lias and are suffering from some efflorescence and breakdown of the surface. It might be possible to reduce the rate of deterioration by patching the damaged areas with a sacrificial lime mortar to protect vulnerable edges. There are a number of open joints between the flags. There are three steps down from the base of the tower to the nave. C14

14.3 The aisles within the nave are formed with patterned and decorating tiling. This is suffering from some uneven wear which contributes to its overall appearance. A number of tiles have been previously replaced around heating system gratings. At the western end of the central aisle the tiles appear to have been damaged by corrosion around a cast iron floor vent and this area will need to be lifted and reset. C15

14.4 A section of floor on the south side of the nave appears to have been repaved with stone flags set flush with the aisles (presumably the pew block was cut back).

14.5 The nave pew bases are raised up from the aisles. They are constructed with an oak bearer at their edge while the platforms themselves are of softwood boards. There has been some death watch beetle activity in the bearers. Boards adjacent to the walls have suffered some decay (and as a result some pews are moving). It is not known whether the timber structure is isolated from dampness at ground level but if the floor was formed in the 19th century this is unlikely. Decay of the floor structure must, therefore, be anticipated although it does not yet seem to be causing any significant problem. Further investigation is required. F6/ C16

14.6 The south porch floor is two steps below that of the nave. The majority of the floor is covered by a single huge paving slab - probably of Purbeck stone. A section of paving in the link is set level with the porch floor. Paths either side are also level. The link paving suffers from algal growth and is very slippery when wet. A4/ M10

14.7 The floor of the vestry is two steps down from the link and is of softwood woodblock laid herringbone style. The floor appears in satisfactory condition.

15 **Fittings and Internal Joinery**

15.1 The reredos is by Harry Hems, sculptor of Exeter and appears to be dated 1873. The reredos is suffering from corrosion of iron cramps which are blowing stonework at the base and causing the central section to be lifted. Cramps need to be located and removed. It is possible that this will entail complete dismantling and re-erection of the reredos. C17

15.2 The altar rails are of oak and appear in satisfactory condition.

15.3 Choir pews in the chancel are of oak and formed integrally with an oak boarded dais which is provided with ventilation slots at the front and is open at the back for through ventilation. There has been some common furniture beetle attack of sapwood but this does not look active.

15.4 The screen between the tower and chancel is of medieval date restored in 1899. It has suffered from some death watch beetle activity. This does not appear to be active but should be monitored closely during the flight season (April-May). The screen is vulnerable to damage from bell ropes. F7/ F8

15.5 Tower north wall - painted medieval tympanum presumably intended to fill the tower arch behind the rood screen. A plaque on the tower wall records that the tympanum was restored in 1952 by Clive Rouse. The tympanum is fixed to the wall with iron fixings but otherwise looks in satisfactory condition. It appears to be vulnerable to damage by bell ropes. F8

15.6 The pulpit is of Jacobean date and has been restored. Joints in the plinth are opening and need to be reglued. Above the pulpit the tester with fine marquetry work, carved cornice and ogee canopy appears satisfactory. The fixings for the tester should be checked. C18/ F9

15.7 The nave pews are of softwood and generally appear in satisfactory condition. The front pew of the north pew block is loose together with at least two pews in centre north side. B15

15.8 The font is of ham stone and has a carved oak cover. It appears in satisfactory condition.

15.9 Nave south wall - modern board listing the Vicars of Winsham.

15.10 At the back of the nave two enclosures have been built. That on the northern side houses the boiler while the southern enclosure is a store. The boiler room walls are formed of blockwork and the floor is of concrete. The door is fire resisting. The store is of studwork lined with plasterboard internally. Both enclosures are boarded externally.

16 **Monuments**

16.1 It is understood that fixings to the monuments have been checked by Ian Raby (church log book) as recommended in the last quinquennial. Details of this inspection and any report have not been provided. In view of the potential hazard posed by any section of monuments falling taken together with the evidence of corrosion of fixings and detachment /partial detachment visible in some monuments it is necessary to err on the side of caution and to recommend that a further inspection is made by an accredited conservator.

16.1 Chancel east wall - fine alabaster monument to Robert Henley appears in satisfactory condition. The fixings for the cartouche should be checked. F10

16.2 Chancel east wall - marble monument to Mary Royle has suffered from some previous cracking but looks as if repairs have been undertaken. There is some slight iron staining suggesting that cramps have corroded. It is assumed that the F10

monument has been refixed. This should be confirmed.

16.3 Chancel north wall - marble monument to Mary Henley died 1836 appears to be becoming detached from the wall. Iron cramps are visible in the base and sides of the monument and these show signs of corrosion. In view of the possible risk of collapse/partial collapse the monument needs to be inspected urgently by a conservator. A5

16.4 Chancel north wall - marble monument to Cornish Henley appears satisfactory.

16.5 Chancel south wall - monument to Francis Festing. Bottom section of the monument appears to be becoming separated from the backing panel, appears to be at risk of falling and needs to be inspected by a conservator as a matter of urgency A5

16.6 Nave south wall - monument to Elizabeth Ware. The monument is fracturing, appears to be at risk of falling and requires urgent inspection by a conservator. A5

16.7 There are four brasses fixed to the walls with screws. These are vulnerable to theft and should be refixed. B16

16.8 There is a brass set into the nave central aisle which is likely to become severely worn in this position.

17 Moveable Articles

17.1 The altar is a plain oak altar with linenfold panels and is dated 1965.

17.2 Two chairs dated 1855 and with an inscription, "These chairs were made from an oak beam of Bedminster Old Church and presented to the Reverend G. Ware of Winsham, Somerset by W. & A. Taylor who were married at this church, January 6th 1852."

17.3 Choir pews in the base of the tower are of oak. The pews are removable and as a result are easily set out of alignment.

17.4 The lectern is of oak and is not fixed. The floor beneath is slightly uneven resulting in the lectern wobbling. Shims should be fixed to the underside so that it is level. B17

17.5 Fox's Book of Martyrs and an old book stand are mounted on a modern oak stand with glass cover. The high acidity of oak could be having a detrimental effect on the book and advice should be obtained from an appropriate conservator. F11

17.6 There are a number of items of furniture in the church which are not fixed. Consideration should be given to any necessary improvements in the security of these. F12

18 Bells and Bellframe

18.1 The bellframe is of cast iron frames bolted to timber cill beams. The cast iron is suffering from some corrosion. D6

18.2 There are eight bells all arranged to swing east-west (the stronger direction of the tower). The majority of the bells have cannons but these have been removed from the tenor and seventh bell. All of the bells have timber headstocks which appear to be of elm. All of the stays and straps are of iron and are in need of redecoration. Bearings are of the roller bearing type. Two stays have been renewed recently. Wheels generally appear to be of oak with elm runner sides. There are signs of some beetle attack in the runners. The runners on the tenor and seventh bell are both water stained and some are beginning to come away. Fixings of the runners are of iron and are corroding. Ropes generally appear in good order. B18

19 **Clock**

19.1 The cast iron clock face is positioned on the east side of the tower over the east belfry windows. The clock drive mechanism is supported internally on softwood framing fixed with iron nails. The nails are corroding and the softwood is suffering from common furniture beetle attack. The clock weight cables need to be checked. B9/ F13

19.2 The clock mechanism is positioned in the sounding chamber in front of the east window. It is enclosed in a cupboard formed of softwood boarding. The clock is still wound by hand although it would probably be possible for an electric winding mechanism to be installed. I3

20 **Organ**

20.1 The organ was built by Norman & Bears in 1907. It is positioned in the north-eastern corner of the nave and has an oak casing. It is reported to be regularly maintained and to be in good condition. It is not known if the organ blower unit contains asbestos. F14

20.2 There is a piano positioned in the south-eastern corner of the nave.

21 **Electrical Installation**

21.1 The main electrical intake and meters are on the west side of the south porch in an oak cupboard. The distribution board and light switches are again set into an oak cupboard on the south wall of the nave. The main cable route along the south wall of the nave is covered with a moulded timber casing run just above the level of the pews.

21.2 The electrical installation was tested in October 2000 and was reported to be unsatisfactory. All the recommended remedial work is reported to have been undertaken. A further test is now due. A6

21.3 Lighting in the church is by spotlights at high level. The lighting could be improved. I4

21.4 There is an exposed bulb providing lighting to the belfry. The light fitting should be protected from dampness e.g., external bulkhead type. There is no power in the belfry or sounding chamber. I5

22 **Heating**

22.1 Heating is by conventional piped hot water system. A modern oil fired boiler (installed 1998) is positioned in the north-west corner of the nave. This is reported to be regularly maintained. The heating is provided with modern time clock control. The boiler heating pipes are in copper but these are connected to the iron heating pipes which run around the perimeter of the pew blocks. Fixings for the heating pipes on the north wall of the chancel have come away. C19

22.2 There are two portable gas heaters positioned in the chancel. This form of heating can be detrimental to the fabric of the building and portable gas heaters are potentially high fire risks. It is recommended that these be removed. B20

22.3 Heating in the vestry is by a wall mounted convector heater.

23 Plumbing

23.1 There is no plumbing in the church. There is a cold tap positioned on the west side of the south porch and a further tap on the south side of the churchyard west gate.

23.2 There is no WC provision.

24 Sound System

24.1 A sound system and loop were installed in 1996 and are reported to be working satisfactorily.

25 Fire Precautions

25.1 There is no automatic fire detection system.

25.2 Fire extinguishers include:

A 9 litre water fire extinguisher in the chancel.

A 2kg CO^2 fire extinguisher by the organ.

A 9 litre water fire extinguisher in the south porch.

A 9 litre water fire extinguisher in the vestry.

All these extinguishers were last serviced 24.5.05.

26 Lightning Conductor

26.1 The lightning conductor on the tower is bonded to the flagpole, to a weathervane on the north-east corner of the parapet, to the lead roof of the tower and to a copper air termination on the tower vice. A single downtape runs down the south face of the tower in the angle against the tower vice. The system was last tested in January 2006?? and is reported to be satisfactory. The system should be upgraded to include a second downtape when repair works are undertaken to the tower. C20/ M11

27 Flagpole

27.1 The flagpole is of aluminium and is undecorated. It is secured at its base with timber wedges inserted between the flagpole and an iron ring which appears to be attached to the roof structure. At high level there is an iron strap around the flagpole with stays back to all four corners of the parapet. The stays appear to be of stranded steel cable and are secured with steel turn buckles to iron rings and fixings into the corners of the parapets. All of the ironwork is corroding and is in need of redecoration. The stays are slack and need adjustment (two of the turnbuckles are wound in to their full extent). B21

28 Disabled Provision and Access

28.1 There is no designated disabled parking space near the entrance to the churchyard. B22

28.2 The paths to the church are surfaced in tarmac and there are no steps or sharp changes in level. The path slopes down from east to west.

28.3 Disabled access to the church is impeded by the steps between the south porch and the nave. Wheelchair access is currently achieved by the use of a temporary timber ramp but this cannot be used without assistance. I6

28.4 Handrails have been installed at the steps between the nave and tower. There is also a step between the tower and chancel.

28.5 There is no wc. It is understood that the installation of a wc is being considered. I7

28.6 A full access audit should be undertaken (if this has not already been done). F15

29 **Safety**

29.1 General comments are required on the safety of the church to its users and visitors. The principal hazards are listed below.

29.2 Risk of falling objects:

- sections of laminating stonework from high level on the tower and timber louvres from belfry windows. Note: area beneath could be cordoned off to manage this risk.

- monuments within the church, some of which are showing signs of detachment from the wall surface and are therefore potentially at risk of collapse. A7

- churchyard monuments (see 31.12 below). A5

29.3 Electrical fittings and appliances:

- an electrical inspection and test is now due. A6

- all electrical appliances need to be tested. A6

29.4 Risk of falling/injury:

- paving to link (slippery when wet) A4

- the protruding vents from the former boiler room in the churchyard adjacent to the north-west corner of the nave. B23

30 **Bats**

30.1 There is evidence that the nave roof void and church tower are used by bats. Their access point might be via the missing pane of glass in the tower roof door. Bats are protected and English Nature will need to be consulted in advance of any works to the church.

31 **Churchyard**

Paths/Access

31.1 Access to the church is via the east or west gates into the churchyard. The east entrance gate is formed of a pair of oak gates set within the lych gate. They can be opened easily.

31.2 Stone paving in the base of the lych gate is set level with the external tarmac path and with the internal path. The paving is slightly uneven. The tarmac path running through the churchyard slopes slightly down to the south porch and again, from there down to the west gate. The tarmac is breaking away at the northern edge of the path. . Paving at the vestry link suffers from algae growth making it very slippery when wet. A4/ C21

31.3 At the west entrance there is a pair of oak gates hung on oak posts. The gates incorporate cast iron rails. Joints in the gate are beginning to open and the two C22

leaves of the gate bind together. The south post moves slightly and there are signs of decay at the base of the posts. The section of wall abutting the north post has cracked and moved.

Churchyard Planting and General Areas

31.4 In general the grassed areas of the churchyard are well maintained. An area in the south-western corner of the churchyard has been left fairly wild and contains a considerable amount of scrub and ivy.

31.5 The churchyard contains seven mature yew trees. Several of these are suffering from ivy growth which should be removed. It also appears that some limited tree surgery is required. There is a fir tree close to the south boundary and a deciduous tree to the north of the church. There is a large laurel near the west gate. C23/ M11

Churchyard Boundary Walls

31.6 It is understood that the south boundary wall belongs to the adjacent former rectory. Part of this wall has collapsed. The remainder is being overrun by ivy. Boundary walls running along the east, north and west sides of the churchyard up to the west gate are of chert and are generally pointed in cement mortar. For most of their length the walls are capped with substantial stones. There are numerous open joints and a fair amount of ivy growth. Ivy needs to be poisoned, allowed to due and then removed. M12

31.7 The external face of the boundary walls is open jointed at low level. A section has also fractured diagonally near the western gate. Isolated holes have formed within the walls where stones have fallen away and these should be made good. There is some slight cracking in the boundary wall opposite the north-western corner of the nave, possibly due to the adjacent yew trees or to thermal expansion of the wall as it curves around the corner of the churchyard. C24/ D7

31.8 The section of the boundary from the west gate to the south-western corner of the churchyard has a post and rail fence and a yew hedge has been planted inside this.

Lych Gate

31.9 The lych gate is formed with two Ham Hill stone ashlar walls (north and south sides) open oak roof structure covered with oak boarding internally and Ham Hill stone tiles externally. The roof is hipped and the hips are mortared. It is not clear whether there are secret soakers. The undereaves course is of slate. The structure appears in satisfactory condition.

31.10 There is a plaque internally which states that "This lych gate has been erected in loving memory of Walter Northcombe born September 25th 1859 died September 9th 1933 and of Mary, his wife, born August 2nd 1862, died February 17th 1935 both of whom devoted their lives to the welfare of the school children and the people of this parish". This suggests that the lych gate is post 1935.

Churchyard Monuments

31.11 The churchyard contains a large number of good monuments including 12 table tombs and a number of good headstones. Nine of the table tombs are listed grade II.

31.12 There are a number of monuments in the churchyard which are becoming unstable and therefore potentially hazardous, particularly to children. These include:

- table tomb near the north-east corner of the chancel (side panels fracturing and collapsing). A8

- three table tombs to the south of the tower (side panels being disrupted by ivy). B24

31.13 A number of monuments are suffering from ivy growth. This obscures inscriptions and causes damage to the monuments. Ivy growth should be cut back, poisoned and finally removed when it has died. M12

Monuments affected include:

- table tomb near north-east corner of the chancel.

- table tomb to Adam Abraham near south-east corner of chancel.

- low table tomb to south of chancel.

- table tomb (side panels stacked) to south of chancel.

- three table tombs to south of tower.

31.14 Monuments suffering from decay and in need of conservation work include:

- table tomb to Adam Abraham near south-east corner of chancel.

- table tomb to Francis Grapper to south of chancel.

- table tomb to south of vestry.

- lias table tomb to south of south-west corner of nave.

- table tomb to south of south-west corner of nave (with fluted pilasters and canted top).

- numerous headstones. C25/ D8

31.15 A substantial monument incorporating a table tomb to Henry Cornish Henley lies near the south-western corner of the churchyard. The area is bounded with iron railings set into a lias plinth. The plinth is breaking down. The area inside the railings is covered with concrete which is also fracturing. There is some corrosion at the base of the railings. D8

31.16 Many of the headstones are suffering from lamination and erosion of the surface. Headstones in the south-west corner of the churchyard are being swamped by ivy. A lias headstone is fracturing and breaking down. Inscriptions should be recorded before they are lost if this has not already been done. F16

General

31.17 At the north-western corner of the churchyard there is a plastic oil tank ideally screening should be planted around this. I8

31.18 At the north-western corner of the nave there is a hinged cover which is padlocked over the entrance to the former boiler room. The covering to the access is of boarding with mineralised felt nailed to this. The nails puncture the surface of the felt and it is, therefore, unlikely to have a long life. Two vents from the boiler room protrude close to the cover and the eastern vent could be regarded as a trip hazard. B23/ D9

31.19 Around the north and east sides of the nave a dry area has been formed. This is fairly wide and generous. There is much moss growth etc in the channel on the north and east sides of the chancel. M13

31.20 The remains of an old iron weathervane (form the stair turret roof) is sitting on the north side of the chancel. This should be stored within the tower for safekeeping until it can be repaired and refixed. A9

31.21 Two notice boards are positioned adjacent to the east boundary. The glass is cracked to one board and posts are loose to the other (softwood set into metal post supports). B25

32 Recommendations

Notes

The costs given are strictly budget costs and are based upon a reasonable tranche of work being let to a suitably experienced contractor at each given stage.

Although each item is costed separately there will be significant differences in actual quoted prices received as many items are interrelated (being dependent upon other works taking place in the same area at the same time and sharing of scaffolding etc). Differences will occur if work is programmed in a different priority order or work is let on an item by item basis.

The budget costs given are current costs. No allowance for fees or VAT of any kind has been made and similarly the figures have not been adjusted for any grant aid that may be available.

32.1	**Category A - Urgent Works Requiring Immediate Attention**	*Item*	£
A1	Check and refix timber louvres to belfry window (using rope access).	5.6, 10.10	1,500
A2	Renew handrail to tower vice. Replace corroding fixings (ideally using stainless steel).	10.3	600
A3	Renew bird netting to belfry windows in stainless steel mesh.	10.11	1,500
A4	Form non-slip finish to paving in vestry link.	14.6, 29.4, 31.2	500
A5	Arrange for inspection of monuments by a conservator and allow for limited urgent conservation work	16.3,16.5,16.6, 29.2	3,000
A6	Undertake electrical inspection and test, including appliances.	21.2, 29.3	500
A7	Cordon off area beneath tower due to risk of falling stonework.	29.2	100
A8	Stabilise table tomb near north-east corner of the chancel.	31.12	1,200
A9	Move dismantled weathervane from the churchyard to within the tower for safekeeping.	31.20	40

+ possible for conservator inspection (see over)

32.2	**Category B - Work Advisable Within 12 Months**	*Item*	£
B1	Strip and recover nave roof including repair of roof structure, stabilisation of nave ceiling, adjustment of flashings, and repointing of copings (consider adjustment of stonework detail at eaves).	3.5, 3.6, 3.7, 3.8, 11.3, 11.4, 11.5, 11.7, 11.8	100,000
B2	Renew defective stones to vestry eaves course.	3.10	1,000
B3	Completely overhaul guttering and downpipes.	4.1, 4.2, 4.3, 4.4	3,000
B4	Reform nave south and north-west gulleys and adjust drainage connection of nave north-east downpipe to allow access for inspection and maintenance.	4.5, 4.6	600
B5	Patch repoint gable copings to chancel and vestry.	6.1,6.4	300
B6	Patch repoint nave north buttresses.	7.13	500
B7	Improve physical security of vestry window opening lights.	8.6	400
B8	Repair tower roof door and reinstate glazed panel (if possible) following bat survey.	9.1	300
B9	Clean off, treat and decorate pintles to belfry door.	9.2	150
B10	Remove stump of bottom pintle to sounding chamber door.	9.3	30
B11	Improve security to priest's door.	9.4	200
B12	Adjust doors to nave, porch and vestry to avoid binding on floor, overhaul ironmongery and treat corroding pintles and hinge bolts.	9.5,9.6,9.7	600
B13	Treat beetle attack to tower door.	9.8	50
B14	Treat mould growth to nave ceiling and redecorate (undertake in conjunction with B1).	12.3	6000
B15	Refix loose pews to north pew block.	15.7	70
B16	Obtain advice from a conservator regarding the brasses and refix those vulnerable to theft.	16.7	600
B17	Fit shims beneath lectern to stabilise it.	17.4	60
B18	Overhaul bell wheels, treat beetle attack and refix runner sides. Clean off and redecorate iron stays and straps. Check other bell fittings.	18.2	1200
B19	Treat beetle attack in supporting framework to clock drive mechanism and renew fixings.	19.1	250
B20	Remove portable gas heaters.	22.2	PCC
B21	Adjust flagpole stays, treat and redecorate ironwork to stays and flagpole fixings.	27.1	600
B22	Negotiate with the local authority for a designated disabled parking space near the entrance to the churchyard.	28.1	PCC
B23	Remove protuding vents from former boiler room in churchyard and make good.	29.4,31.18	200
B24	Stablise and repair three table tombs to the south of the tower.	31.12	3,600
B25	Repair noticeboards in churchyard.	31.21	200

32.3	**Category C - Work Advisable Before the Next Quinquennial**	*Item*	£
C1	Strip and recover south porch roof and repair the roof structure.	3.9, 12.4	6,000
C2	Renew lead to tower roof and repair roof structure. Provide covering to concrete roof on tower vice (undertake in conjunction with C3).	3.12, 3.13, 3.14, 3.15, 11.1	10,000
C3	Undertake a comprehensive programme of repair to tower stonework including removal of iron fixings to parapets and refixing in stainless steel, conservation work to carved stonework and belfry windows, and patch repointing.	5.1-5.7, 10.8,10.9	60,000
C4	Patch repoint external stonework in lime mortar.	7.3,7.4, 7.5,7.6, 7.7,7.14	2,000
C5	Rake or cut out cement pointing from nave west wall and buttresses and repoint in a lime mortar. (Consider also the use of a lime render.)	7.10,7.11	8,000
C6	Undertake limited conservation work to window stonework. Retip external ferramenta to W11.	8.1,8.3	3,000
C7	Relead sections of glazing to W8 and W13.	8.4	2,000
C8	Overhaul opening hoppers to W5 and W7 and provide bird protection.	8.5	600
C9	Remove rusting galvanised window guards and renew in stainless steel to W1, W3 and W10.	8.7	3,600
C10	Fit lead drip tray and bird netting to slit window on south side of stair turret.	10.4	240
C11	Repair oak louvres to belfry windows (undertake in conjunction with C3).	10.10	3,500
C12	Overhaul opening light to sounding chamber east window (undertake in conjunction with C3).	10.14	200
C13	Relay area of loose floor tiles in chancel.	14.1	600
C14	Patch repoint stone flags in base of tower and mortar repair.	14.2	500
C15	Lift floor tiles around floor grille at western end of nave central aisle, treat ironwork and relay.	14.3	1,200
C16	Repair nave pew platforms (extent of repair to be determined following further investigation – see F6).	14.5	8,000?
C17	Locate and remove cramps from reredos - allow for dismantling and reconstruction.	15.1	5,000
C18	Reglue open joints in plinth to pulpit.	15.6	180
C19	Refix heating pipes at north wall to chancel.	22.1	120
C20	Upgrade lightning conductor to incorporate a second downtape. (undertake in conjunction with C3.)	26.1	1,500
C21	Repair broken edge of churchyard path	31.2	1,000
C22	Repair churchyard west gate and stablise/renew south gatepost.	31.3	600
C23	Obtain advice on churchyard trees from an arboriculturalist and allow for limited tree surgery.	31.5	600

		Item	£
C24	Reset loose stonework to boundary walls to limit extent of deterioration and patch repoint open joints.	31.7	1,200
C25	Undertake phased conservation work to churchyard monuments.	31.14	4,000
32.4	**Category D - Work Required in the Foreseeable Future**		
D1	Strip and recover chancel roof (note: review urgency following investigation at F1).	3.1	
D2	Relead glazing to W4.	8.4	
D3	Undertake patch repointing of tower vice walls internally.	10.2	
D4	Refix panelling in chancel to allow ventilation behind.	13.1	
D5	Remove dense cement plaster, allow to dry out, replaster with lime plaster and limewash.	13.3	
D6	Clean off and redecorate cast iron sections of bellframe.	18.1	
D7	Repair and patch repoint boundary walls.	31.7	
D8	Continue phased programme of repair to churchyard monuments.	31.14, 31.15	
D9	Recover access cover to former boiler room or permanently seal over.	31.18	
32.5	**Category F - Further Investigation**		
F1	Investigate condition of chancel and nave roof slate nails.	3.1,3.5	
F2	Monitor condition of ironwork within parapet stonework.	5.1	
F3	Monitor movement at high level in the tower and at the south-western corner of the nave.	5.3, 7.9	
F4	Check condition of nave roof boss fixings.	12.3	
F5	Investigate condition of south porch roof structure.	12.4	
F6	Open up to investigate construction and condition of nave pew bases.	14.5	
F7	Monitor screen to determine whether death watch beetle attack is active.	15.4	
F8	Review risk of damage from bell ropes to screen and painted tympanum.	15.4, 15.5	
F9	Check fixings to the tester above the pulpit.	15.6	
F10	Check fixings to monuments (note: see also A5).	16.1, 16.2	
F11	Obtain advice from a conservator on the Fox's Book of Martyrs.	17.5	
F12	Consider improvements in security of unfixed items of furniture.	17.6	
F13	Obtain specialist advice on the condition of the clock weight cables.	19.1	
F14	Establish whether organ blower unit contains asbestos.	20.1	
F15	Commission/undertake a full access audit (if not already done).	28.6	
F16	Record inscription to churchyard monuments before they are lost.	31.16	

32.6 **Category I - Suggested Improvements**

I1	Remove ribbon pointing and repoint west wall of chancel, walls within the base of the tower and the east wall of the nave with a full flush lime mortar and re-limewash these walls (or plaster).	13.2
I2	Remove dense cement ribbon pointing in south porch and replaster with a thin lime plaster and limewash.	13.4
I3	Consider introduction of electric winding mechanism for the clock.	19.2
I4	Consider improving the lighting within the church.	21.3
I5	Consider extending the electrical installation to provide a power point within the belfry. Replace light fitting within belfry with a bulkhead type.	21.4
I6	Develop suitable proposals for disabled access to the church, say	28.3
I7	Consider installation of a disabled wc.	28.5
I8	Plant a suitable screen to the oil tank at the north-western corner of the churchyard.	31.17

32.7 **Category M - Improvements in Maintenance**

M1	Check and renew broken, slipped, damaged and missing slates to chancel and nave roofs on a regular basis (every 6 months).	3.1, 3.5, 3.9
M2	Check mortar fillets at roof abutments regularly (every year) and renew cracked or defective fillets as necessary.	3.7, 3.9
M3	Check and undertake patch repairs to tower roof on a regular basis (every year).	3.12, 3.13, 3.14
M4	Check gutters and gulleys following/during severe rain. Clear out gulleys and related drainage when necessary.	4.1, 4.5
M5	Renew fixings to downpipes in stainless steel and refix on spacers when sections need to be dismantled for maintenance works.	4.2, 4.3
M6	Poison and remove ivy growth on external walls to the church. (every year).	7.16
M7	Grease pintle hinges (every year).	9.6
M8	Clear out twigs and debris from belfry.	10.7
M9	Treat mould growth to archway ceiling (as necessary).	12.5
M10	Clean paving to vestry link to control algal growth (every 3 months).	14.6
M11	Remove ivy growth from trees (every year).	31.5
M12	Poison ivy growth on churchyard monuments and remove once it has died.	31.6, 31.13
M13	Clear out channel around north and east sides of chancel.	31.19

APPENDIX A – EXPLANATORY NOTES

Explanatory Notes

The Council for the Care of Churches has advised that these notes are added to all inspection reports.

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

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

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

D A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary

Location	*Type of Extinguisher*
General area	Water
Organ	CO^2
Boiler House:	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

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

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

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

The professional advisor is willing to advise the PCC on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.

F Although the Measure requires the church to be inspected every five years it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical

Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

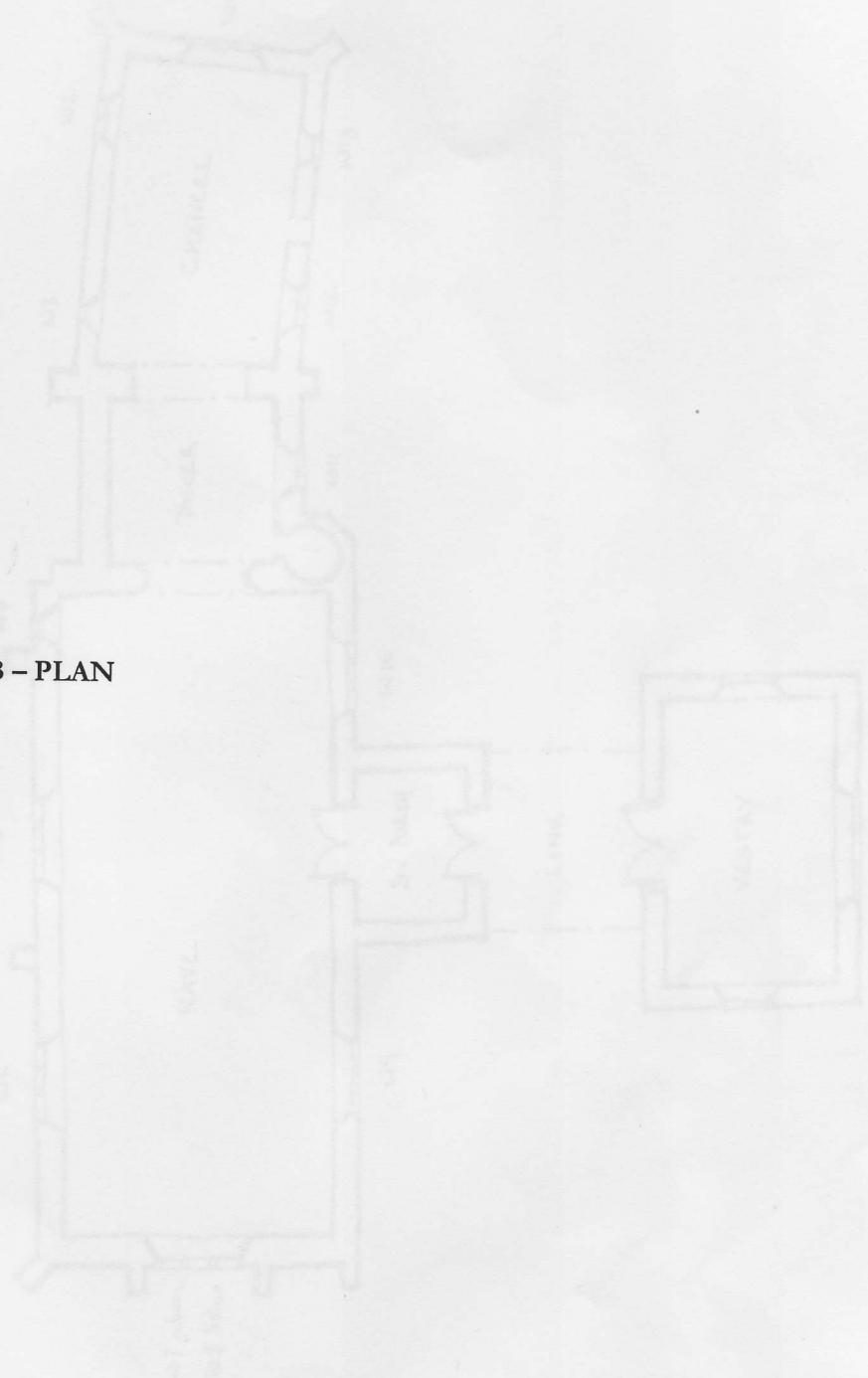
Further guidance on the inspection and the statutory responsibilities are contained in *How To Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

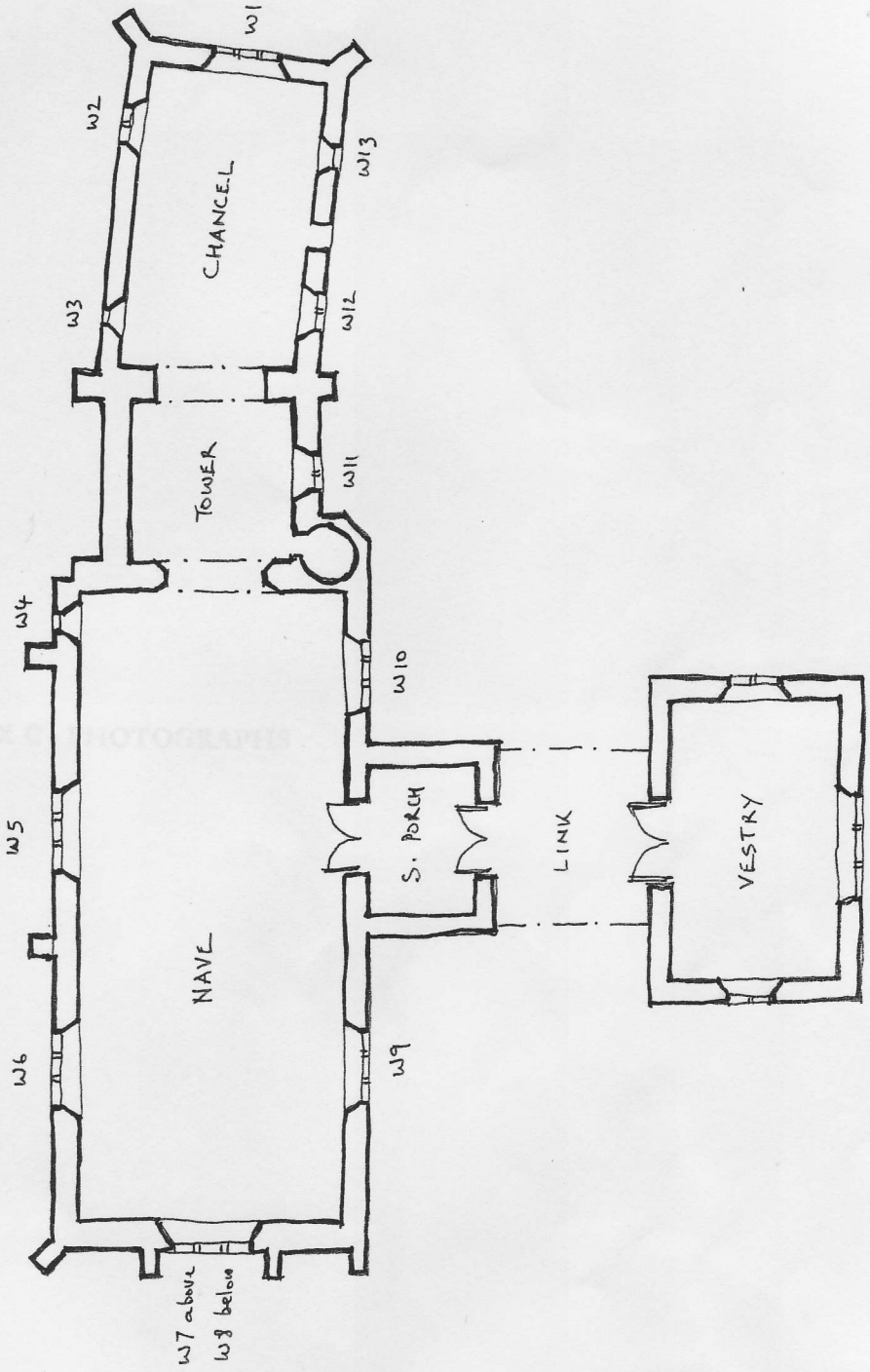
G The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

H The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The advisor cannot, therefore, report that any such part of the building is free from defect.

APPENDIX B – PLAN





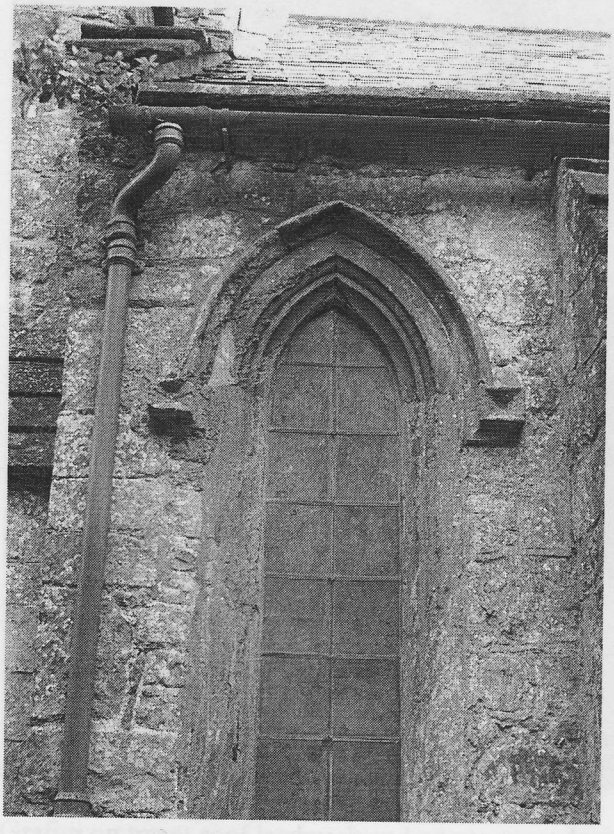
PHILIP HUGHES ASSOCIATES - HISTORIC BUILDINGS CONSERVATION CONSULTANTS
OLD MANOR STABLES, TOUT HILL, WINCANTON, SOMERSET BA9 9DL TELEPHONE: 01963 824240 FACSIMILE: 01963 824642

PROJECT CHURCH OF ST. STEPHEN, WINSHAM, SOMERSET JOB REF. 192 SCALE N.T.S.

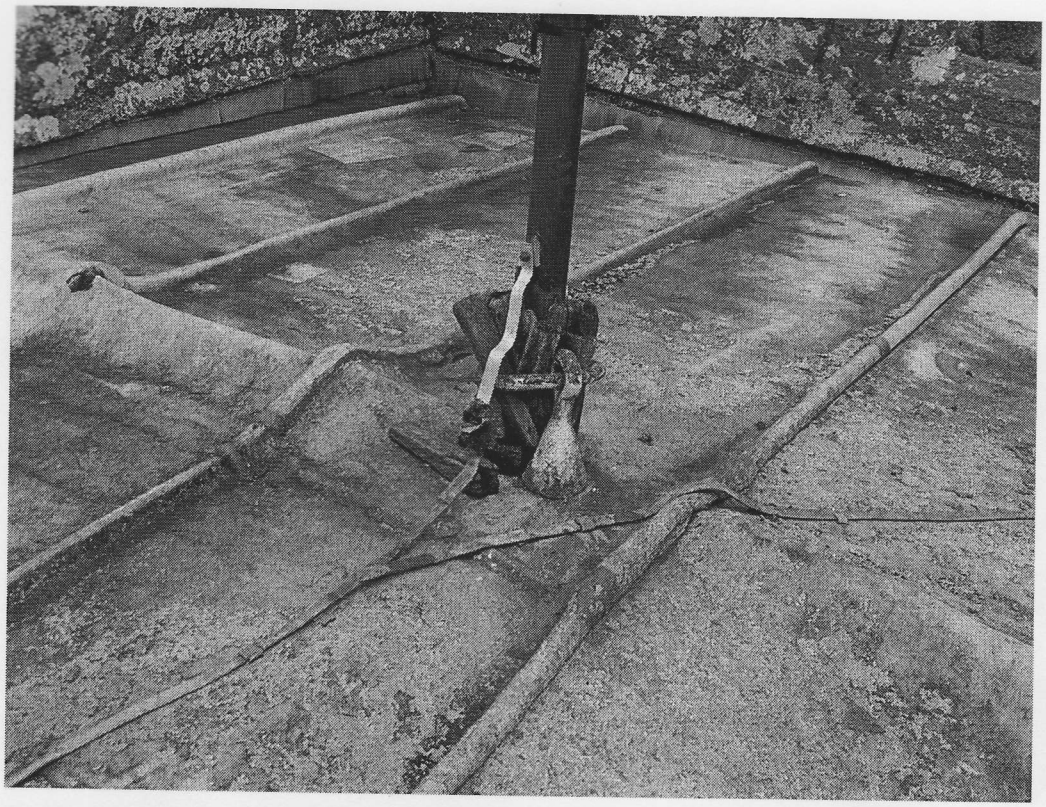
TITLE KEY PLAN. (SKETCH). DWG.NO. 001 DATE AUGUST 2001

APPENDIX C - PHOTOGRAPHS

Nave north slope -- slipped/missing slates.

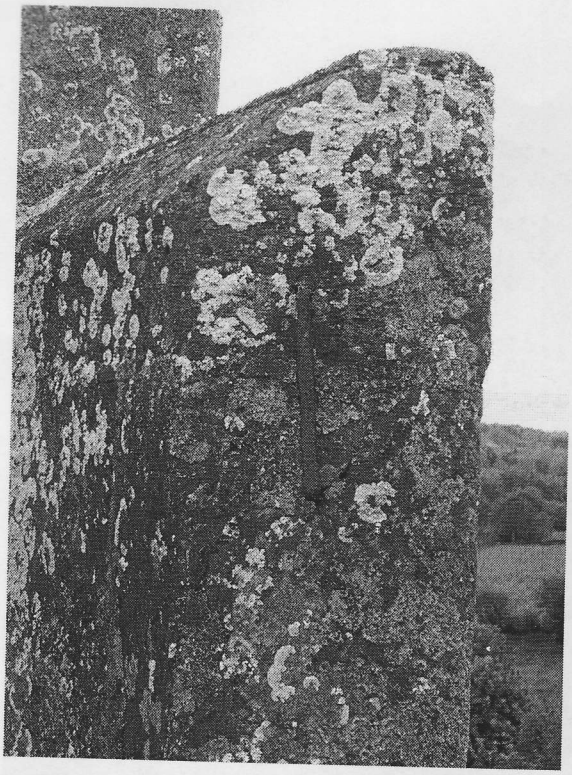


Nave north elevation – plant growth from gutter.



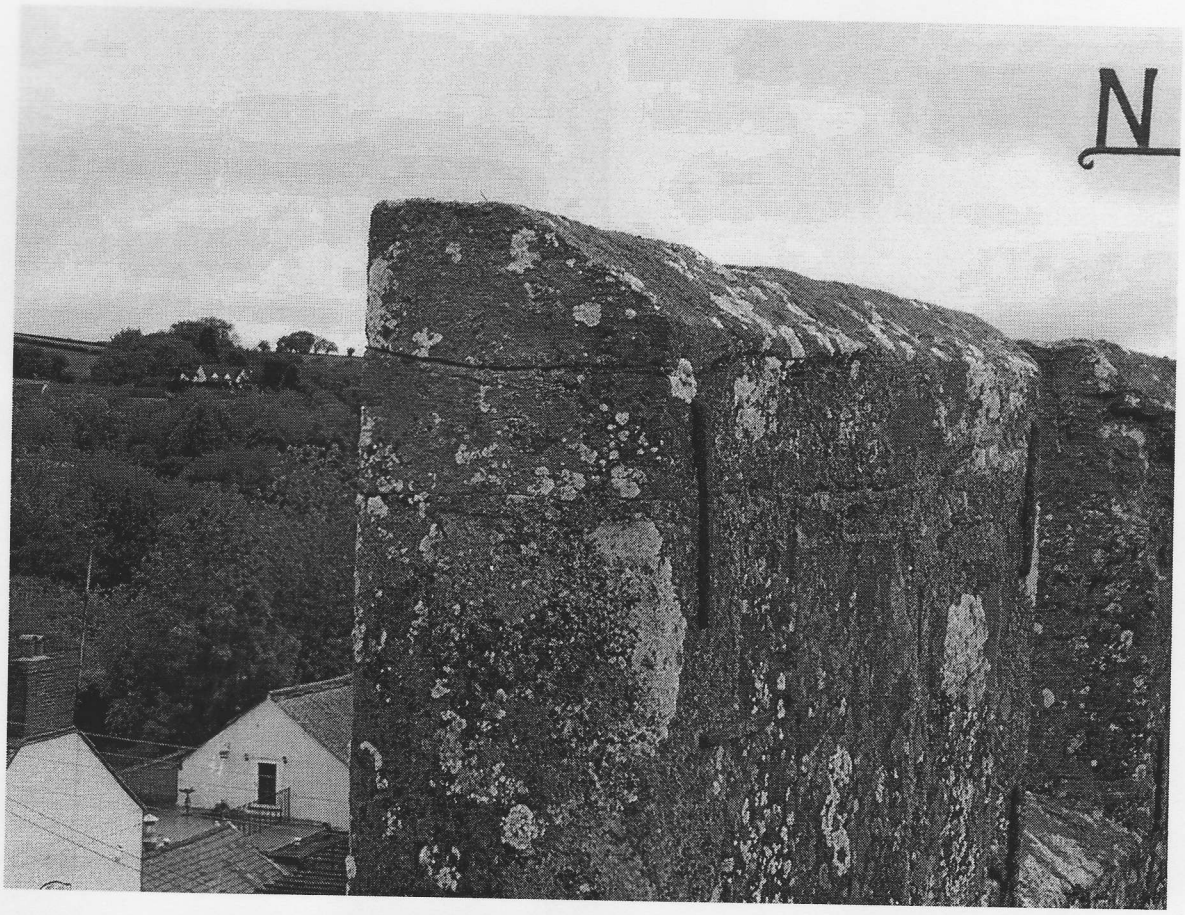
Leadwork to tower roof at base of flagpole.

Grafitti on tower roof leadwork and previous patch repair

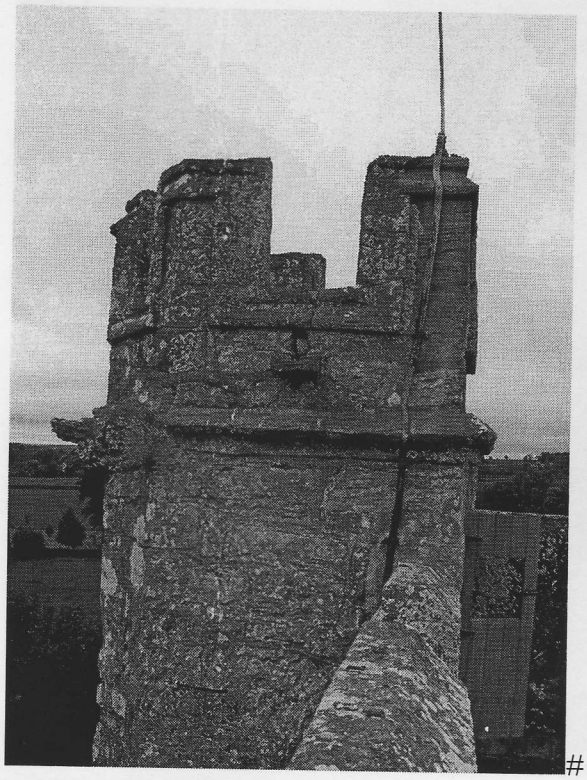


Tower parapet – iron cramp and fractured stone.

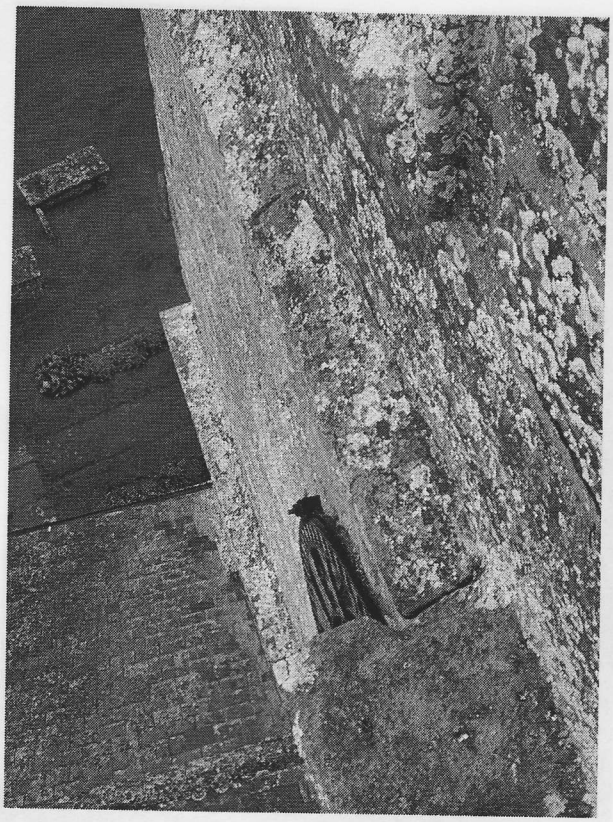
Tower parapet – iron cramps.



Tower parapet – coping fractured on line of weak bed.

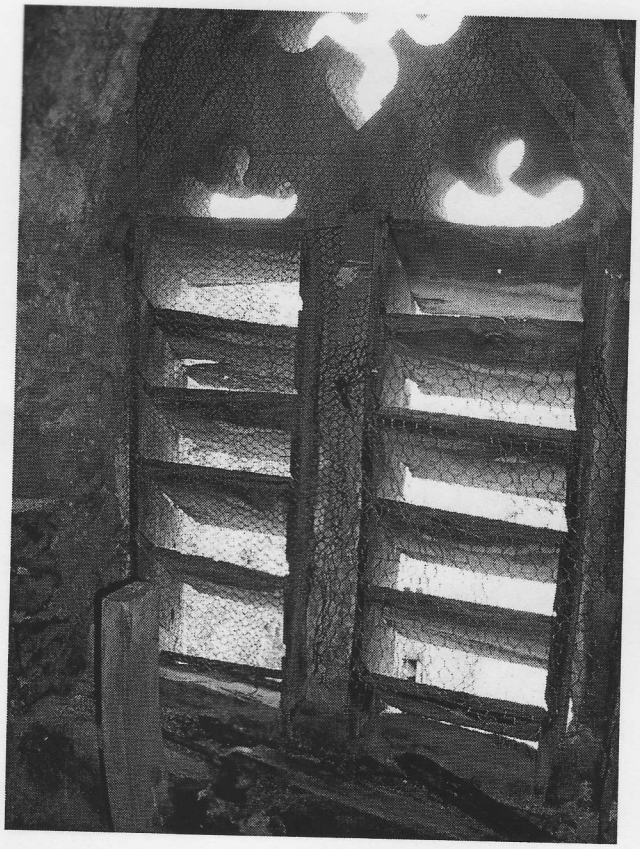


Tower vice – open joints at parapet level.

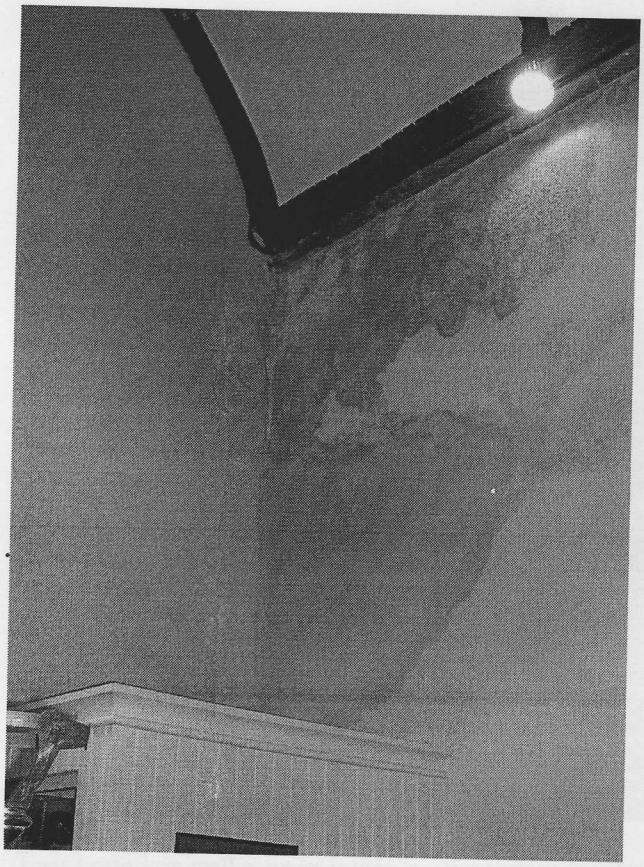


Tower east elevation – open joints in parapet string course.

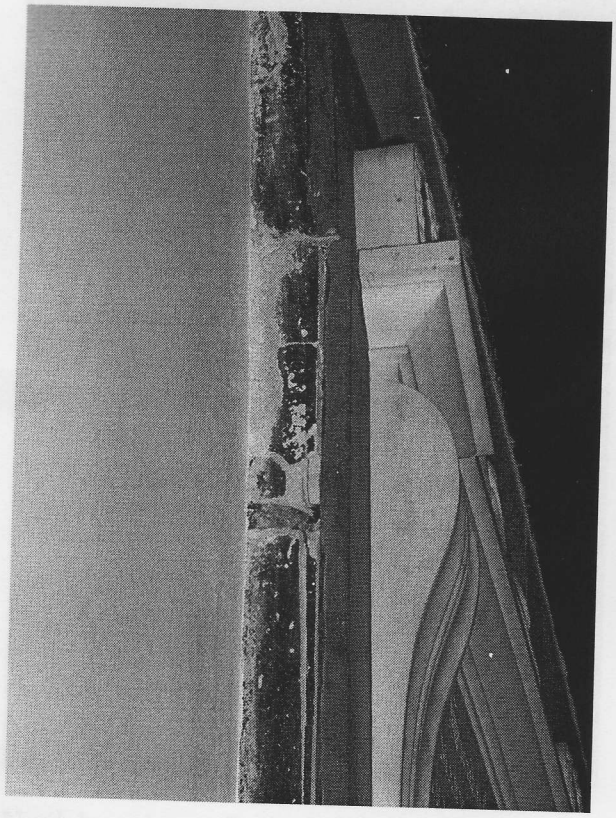
Staining from rusting window guards.



Belfry window – guards rusted away allowing bird access. Timber louvres loose.



Nave north-west corner – dampness at high level.



Corrosion of iron cramp causing separation of sections of monument from the backing.

East boundary wall – open joints, particularly at low level.

North boundary wall – loose/missing stonework and open joints.

Table tomb – ivy growth needs to be poisoned.