

THE INSPECTION OF CHURCHES MEASURE 1955

DIOCESE OF YORK

REPORT AND RECOMMENDATIONS



CHURCH OF ALL SAINTS, THIRKLEBY

ARCHDEACONRY OF CLEVELAND

HAMBLETON DISTRICT COUNCIL

LISTED GRADE II*

INSPECTED ON 3RD APRIL 2018 BY

Jon Steel BSc (Hons) MA (Bldg Con) MRICS
Chartered Building Surveyor
RICS Accredited in Building Conservation

DEANERY OF MOWBRAY

NORTH YORKSHIRE

NOT IN A CONSERVATION AREA

CHURCH OF ALL SAINTS, THIRKLEBY

PREFACE

THIS REPORT

This report is the Copyright of the Jon J Steel MRICS Chartered Building Surveyor and is provided for the sole purpose of the PCC. It is confidential to them and their professional advisors. It describes features and defects observed as required by the Inspection of Churches Measure; **it is not a specification for the execution of work and must not be used as such.**

SUMMARY OF REPAIRS

A summary of repairs, precedes the detailed report. Priorities indicated in the margin of the main body of the report are as follows:-

- A Item requiring urgent or immediate attention.
- B Essential/recommended within the next 12 months.
- C Requiring attention within next 18-24 months.
- D Requiring attention within the next 5 years.
- E Desirable or advisable as future repairs, renewals or improvements with no particular timescale
- F An item requiring further investigation within 1 year.
- M An item of routine maintenance.
- O Observation, an item to be kept under observation.

LIMITATIONS OF THE REPORT

We inspected as much of the surface areas as practicable where stated. Woodwork, other parts of the structure which were covered, unexposed or inaccessible were not inspected. The inspection excludes tower and roof spaces not easily accessible and outer surfaces of roofs where these were not visible from ground. Chimney flues were not inspected nor were inaccessible flat roofs. Manholes were not raised and none of the services, including the drainage, were tested. Damp meters were not used.

The presence of materials likely to contain asbestos, if observed during the normal course of the inspection, will be commented upon. If appropriate, a specialist report will be recommended.

The heating, electrical and lightning conductor installations were only visually inspected. No technical inspection or testing was carried out. See Technical Reports.

Bells, organs, clocks and other mechanical installations were only visually inspected without removing coverings and cases. See Technical Reports.

Unless otherwise stated the inspection was carried out in fine weather when it was not possible to ascertain whether the rainwater goods, gullies and surface water drains were watertight and in working order

COMMISSIONING WORK

The normal procedure is to discuss this report with the Inspecting Surveyor at a brief follow-up meeting (if this does not take place on the day of the inspection) which is included within the QI fee. If contractors' tenders are required the PCC should commission the Inspecting Surveyor to prepare a specification for this purpose at the scale of charges to be agreed in advance.

Before any repair work may be put in hand, a Faculty will normally be required except where the value of the work is below the de minimus (eg. minor repairs). For work other than routine maintenance a detailed specification is normally required by the DAC. Prior to any alteration works being put in hand, Town Planning and Building Regulation approvals may be needed together with clearance from English Heritage, English Nature and, in some rare occasions, approval from the local Water Board, National Rivers Authority and other organisations.

The Inspecting Surveyor can give advice on government and diocesan grants and loans as well as suggesting trusts and charities which have money available for church repair work.

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SPECIALIST REPORTS

Where timbers have been infested, it may be necessary to commission reports by independent specialists to check for any spread within the building and in areas where access was not possible during the inspection. This becomes more critical where timbers have been treated under guarantee, especially where the guarantee period is near the end of its term.

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

The "Gas Safety and Use Regulations 1994" apply to all appliances and pipework including appliances supplied from liquefied gas bottles and tanks. Such appliances and pipework must be maintained in good order and inspected and tested annually by a CORGI Registered engineer who will issue a Certificate which must be retained with your church records.

Any electrical installation should be tested annually if over 5 years old and immediately if not done within the last 5 years (except as may be recommended in this report). Testing should be carried out by a NICEIC/NAPIT Registered electrical engineer who should obtain resistance and earth continuity tests on all circuits. A pro forma report will be issued which should be kept with the Church Records. In addition, any portable electrical items should be PAT tested annually by a registered electrical engineer.

Organ specialists should undertake an annual maintenance contract. A technical report on the instrument should be commissioned, particularly when it is of historic or musical interest.

The British Standard requires earthing and integrity of lightning conductor installations to be tested annually.

Clocks, bells and frames should be inspected by suitably qualified persons at least once every 5 years.

Provision of the correct type and number of fire extinguishers should be organised in accordance with advice given by the Local Authority Fire Prevention Officer and/or from your insurers.

Safe access within the tower should be provided for the safety of those using the spaces having regard to the latest Health & Safety Regulations. All ladders must be firmly fixed top and bottom. Hatches should be easily operable, ideally by the use of only one hand.

The Disability Discrimination Act 2005 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation.

An arboriculturalist report should be commissioned on the condition of all large trees within the churchyard or church grounds and kept with the Church Log Book. Any work recommended may require local authority

MAINTENANCE

The PCC is strongly advised to enter into an annual contract with a local builder for cleaning out gutters and downpipes bi-annually.

Although the Measure requires the church to be inspected by a Surveyor quinquennially, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the churchwardens should make, or cause to be made, a careful inspection of the fabric at least once a year and arrange for immediate attention of such minor matters as displaced slates and leaking pipes. Guidance may be obtained from the publication "How to Look After Your Church" obtainable from Church House Bookshop, Great Smith Street, London.

INSURANCE

It is of crucial importance that all church buildings be adequately covered by insurance. Where funds

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are limited, it is tempting to take a risk by under-insuring but this could be catastrophic. The PCC is strongly recommended to consult their insurance company or broker for full details and information on variations to the type of cover and any special factors requiring particular consideration.

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SUMMARY

A very attractive church which overall is well maintained and cared for. There are however several issues which now need attention.

The spire (and other parts of the church) are known to contain wrought iron cramps. The stone and brick on the inside of the spire is very eroded and some of the external stonework has deteriorated since the last inspection. There is also evidence of past cement patch repairs to the stone faces. A condition report should be commissioned from a steeplejack to inform any repair work.

The slating on the south aisle and vestry roofs show many tingle repairs (due to nail fatigue) and there is damp ingress internally. It is recommended that the condition of the slates and fixings is investigated further. But I suspect if the roofs coverings are original to the church i.e. 1851 then these will now need recovering. With careful maintenance it may be possible for the roofs to limp along for a few more years. However, you may find the frequency of repairs will increase and it will be uneconomic to keep on repairing them. Some minor repairs are needed to the remaining roofs.

The rainwater goods require overhauling and repainting and the gulleys all should be cleared and rodded out.

The stonework to the lower parts of the church is variously eroded particularly the south and west sides which will take the brunt of the prevailing wind and rain. This will need some attention within the next quinquennium. The west porch doorway and date stone would benefit from some conservation repairs.

The window glazing and stonework also needs some attention. The opening hoppers are rusted shut and ideally need freeing up to provide some form of natural ventilation. The support bars are also rusted and need repainting. I would recommend a report is commissioned from a specialist glazier together with budget costings to help plan any future repair work. Separate quotes should be obtained for any associated repairs to the stonework.

Internally the church is in good order and nicely presented. However, the pews and dado panelling show active woodborer activity. A report should be obtained from an independent timber specialist and any recommendations implemented.

The churchyard is generally tidy and well kept.

It should be noted that the priorities given below are an ideal list of the main items of work and assume funding is available. I would be pleased to advise on sources of grant aid and assist with applications.

1. ITEMS OF MAINTENANCE NOT REQUIRING FACULTY, TO BE ATTENDED TO WITHIN ONE YEAR. WORK MAY BE COMMISSIONED DIRECT BY THE PCC OR BE CARRIED OUT ON A DIY BASIS

- Clean out rainwater goods and rod out drains (twice yearly) and ensure they are kept clear and free flowing.
- Test electrical installation (5 yearly).
- Test heating installation annually.
- Test fire extinguishers annually.
- Test lightening conductor every two years.
- Carryout fire risk assessment.
- PCC to prepare access statement (if one is not already in place).
- Mark all leadwork (if not already done so) with Smart Water.
- Commission asbestos survey.
- Test all headstones annually for stability annually and make safe as necessary.
- Test fixity of all wall monuments periodically.
- Closely monitor all large trees for disease and damage especially after storms.

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- Control moles and rabbits in churchyard.
- Repair and decorate timber door to head of spiral stair.
- Brush down and redecorate ironmongery to doors.
- Arboriculturalist to inspect and report on all trees.
- Redecorate church sign board and entrance gates. Fit socket to gate drop bolt.
- Clear south boundary before it becomes completely overtaken by nettles, ivy and elderflower.
- Repair timber fencing to track and weed gravel.

2. REPAIR OR OTHER ITEMS NOT REQUIRING FACULTY CONSENT (BUT MAY REQUIRE THE ADVICE OF THE CHURCH SURVEYOR AND NOTIFICATION TO DAC IS REQUIRED)

Priority A (considered urgent or immediate)

- Steeplejack to undertake inspection of spire and lady chapel and porch roofs and prepare condition report to inform any repair works.
- Make safe cover to boiler room steps.
- Heating engineer to check overflow to header tank and boiler flue.

Priority B (recommended within the next 12 months)

- None

Priority C (recommended within the next 12-18 months)

- None

Priority D (within next 5 years)

- None

Priority E (a desirable repair or improvement with no particular timescale)

- None.

Priority F (an item of further investigation)

- Commission report from specialist glazier with budget costings to inform any future works. Glaziers, known locally, are:
Keith Barley, Barley Studios Ltd, Tel: 01904 489093;
Martin Johnson Leaded Glaziers, Tel: 01904 792299.
Joseph W Burton, Tel: 01904 655 684
- Roofer / inspecting surveyor to carry out joint high-level inspection of south aisle and vestry roofs.

Priority O (monitoring, an item which requires monitoring)

- Dampness to ceilings, walls (including column bases) and floors as noted in main report.

3. REPAIRS OR OTHER ITEMS REQUIRING FACULTY/ADVICE FROM YOUR CHURCH SURVEYOR

Priority A (considered urgent or immediate)

- Replace slate roof coverings to south aisle and vestry roofs.
- Carryout repairs to remaining roofs. Carefully sweep off and remove moss from slates/tiles.
- Repair, overhaul and redecorate cast iron rainwater goods; interior of gutters should be coated with bitumastic paint to extend their life.
- Renew timber duck boards to valley gutter over north aisle roof between nave and tower.
- Stonemason to check high level copings and corbel stones and make safe.
- Renew cover to boiler room steps.
- Independent timber specialist to investigate woodborer activity and advise on treatment works.
- Renew mortar flashings to abutment in lead.
- Upgrade belfry ladders.

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Priority B (recommended within the next 12 months)

- None.

Priority C (recommended within the next 12-18 months)

- Stone repairs and repointing to high level areas including spire and window stonework (in conjunction with any glazing repairs subject to specialist recommendations).

Priority D (within next 5 years)

- Anticipate further stone repairs and repointing to main walls (using lime mortar).
- Carryout stone conservation works to west porch doorway and date stone.

Priority E (a desirable repair or improvement with no particular timescale)

- Replace fake leaded glazing in belfry.
- Provide rope handrail to tower spiral stair.
- Repair wooden gates to east and west boundaries.
- Renew plastic rainwater goods in cast iron to match original.

Priority F (an item of further investigation)

- None.

Priority O (monitoring, an item which requires monitoring)

- None.

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PRIORITY

INTRODUCTION

	(a)	The inspection was carried out on 3 rd April 2018. The churchyard was inspected on 1 st May 2018.
Weather	(b)	Overcast with a slight breeze, heavy rain showers during the afternoon. The weather over the preceding days was unsettled with heavy rain. The weather on the 1 st May was dry and sunny.
Met by	(c)	Doug Gillanders, Churchwarden.
General	(d)	Where reference is made throughout this report to "cementitious mortar" this refers to mortars used (generally for pointing) which are too rich in cement making the mortar extremely hard. This prevents moisture escaping through joints as it should and as such tends to exacerbate decay and cause shaling to surrounding stonework/brickwork. All future repointing works should be carried out only using <u>lime</u> mortar by masons experienced in the use of this material.
	(e)	Unless otherwise noted, all areas of the church (inside and out) were inspected from ground level without the use of access (ladders etc) and the comments made are therefore restricted accordingly.
Location	(f)	The church is situated to the south of Great Thirkleby village. It is approached from Long Causeway to the east via a track between the surrounding fields.
Accommodation	(g)	• West tower and spire • Porch • Nave • North and south aisles • Chancel • Chancel south aisle • Lady Chapel • Vestry • Underground former boiler room.
Orientation	(h)	The chancel/nave is orientated E-W and all other references in the report are given accordingly. It should be noted that west wall for example can have both an east and west face.
Construction	(i)	The church is constructed from local stone with magnesium limestone window surrounds, dressed stone and ornament. The roofs are covered in clay tiles and slate. Internally the roof structure is open and comprises oak sarking boards and rafters supported off hammer beam crook trusses. The walls are plastered and painted with exposed stone window surrounds and stone arched arcades. The floors are covered in stone slabs with raised timber pew platforms except for the chancel and sanctuary which is covered in quarry and encaustic tiles and the chancel south aisle which is covered in timber boards.
Description and History of Church	(j)	All Saints was designed by EB Lamb and constructed was completed in 1850. The present church stands on the site of an earlier church and contains stone monuments and some small pieces of glass from the earlier church.

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The church is listed grade II*. The listing entry taken from Historic England's website: -

Church. 1851 by E B Lamb for Lady Frankland. Coursed rubble with ashlar dressings; tile roofs with Welsh slates to aisles. 3-bay aisled nave with north-west porch and tower, lower 2-bay aisles chancel with south-east Frankland chapel and north vestry. In Decorated style with offset buttresses; chamfered plinth and bands; windows pointed-headed to nave, pointed-arched to chancel, all with hoodmoulds; corbelled eaves; diaper-patterned nave and chancel roofs with gabled kneelers and ashlar coping. 2-stage tower has: octagonal vice with small trefoils below conical stone roof; on first stage circular windows to west and east and 3-light window to north; offset 2nd stage with 2-light windows; cavetto eaves band with ball flowers; broached spire with ball finials to broaches, lucarnes, scalloped capstone and iron finial. Nave: west end has 4-light pointed-arch window, gabled porch on left with open-panelled double-door in heavily-moulded surround under spherical- triangle date panel and inner board door with decorative ironwork and circular panel, and to south-aisle end a circular window with triangular and trefoil tracery and a stepped gable. South side has 2-light aisle windows and 1-light clerestory windows. Chancel, south side; two 1-light windows to aisle and one of 2-lights with elaborately-traceried head to chapel which rises as hexagonal tower with buttresses and coped parapet on moulded band; cross finial to east gable. East chancel window of 3 lights with star in head and small circular window above, chapel having a blind window of 2 lights with heraldic shields. Interior: moulded pointed-arched nave arcades on octagonal columns with floral ornament; similar tower arch, taller roll-moulded pointed arch on corbelled columns with floral capitals to chancel. Hammer-beam nave and chancel roofs with shields at ends of corbels; curved principal rafters to aisles with fretted timber spandrels. Cusped niches with painted figures flank east window. Contemporary altar rail, font, screen to chapel and Minton floor tiles to chancel and chapel which has ribbed vault with initialled boss, set of 3 x 2 niches at east end, with floral-decorated capitals, elaborate ogee heads, finials and brass memorial plaques, and other niches in remaining walls. Other memorials in the nave to members of the Frankland family include one to Sir Thomas Frankland, who built the previous church in 1722,,and coats of arms. The church was built by Lady Frankland in memory of her husband. W Grainge, The Vale of Mowbray; a historical and topographical account of Thirsk and its Neighbourhood (1859), p193.

Listing NGR: SE4731178732

Services	(k)	Electrical: Overhead supply to north side of nave, thence external surface run cable to electric metre, cut out switch and consumer unit on north west side of nave (obscured from view by display at inspection). Last tested in September 2013 by A Turner Electrical, Thirsk. Cable generally surface mounted with galvanised steel junction boxes and small power.
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M/D

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		Gas: none.	
		Water: external water supply NE side of vestry.	
		Foul drainage: trench arch drainage system (not seen at inspection)	
		Surface water: fallpipes discharge to gulleys, outfall unknown.	
Heating	(l)	Heating is by way of oil fired Firebird Enviromax boiler located in vestry which is connected to wet radiator system in nave (under pews) and chancel, and surface mounted gilled fin tubing long the outer walls in the aisles. Honeywell thermostat and Boss 24/7 digital timer located in vestry. The installation was last tested September 2017. Titan bunded oil tank on east side of tower with pressurised supply pipe from highway. Overflow to header tank seen dripping externally and flue points upwards (which will trap rain water), both should be checked by qualified heating engineer.	M,A
		There are Consort electric panel heaters on the east and west wall in the tower base.	M/D
Lighting	(m)	The lighting installation to the main body of the church comprises of: - Nave + Aisles – wall mounted lights on the arcade columns and candelabras with glass shades in aisles between the arcades. - Chancel - adjustable spotlights at eaves level on dimmer switch located adjacent to the pulpit.	
Lightening Conductor	(n)	Lightening conductor runs from weathervane down south face of spire via east face of tower to ground. Last tested on 27 October 2017 by Stone Technical Services. Installation should be tested every 2 years.	M,C
Bells	(o)	Four bells, restored, tuned and rehung on modern frame under Heritage Lottery Grant in 2014. Not inspected in detail. Maintained by David Town.	M
Sound System	(p)	Sound speakers noted in nave and aisles.	M
Organ	(q)	Located at West end of nave. Large and very nice. Maintained by Mark Wood.	M
Clock	(r)	None.	
Fire Matters	(s)	In accordance with the recent Regulatory Reform Order the PCC should prepare and maintain a Fire Risk Assessment incorporated into a Fire Plan including details for evacuation and safe removal of valuable items. A “responsible person” should also be appointed in respect of fire-related matters. Fire extinguishers noted as follows: 6 litre foam and 2kg carbon dioxide adjacent to the porch door.	

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		9 litre foam spray in vestry.	
		Maintained by Cutts, date of last test not known.	A/M
Asbestos	(t)	An asbestos survey has not been undertaken. However, the inspection did not reveal the presence of any material that would contain asbestos. You should be aware however, that under the Control of Asbestos at Work Regulations 2002 Regulations the PCC are required to compile and maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building. Where the PCC believe asbestos is present they are advised to commission an inspection/report by an independent specialist.	A/M
Bats	(u)	The PCC are not aware of the presence of bats in the building. However, it should be noted that <u>all bats and their roosts</u> are Protected under Section 9 of the Wildlife and Countryside Act (1981) and it is an offence to kill, injure, disturb, handle, etc. any bats or to disturb their roosts (even those that are not currently in use). Any offence could result in prosecution and a heavy fine. Any work carried out to tower, roofs or external walls should be preceded by an inspection by a suitably qualified and experienced ecologist.	A/F
Accessibility	(v)	There is no formal parking adjacent to the entrance. The track up to the church is gently sloping and long. There are two steps up into the porch. Access for wheelchair users is therefore difficult. The nave and chancel aisle are level and accessible, but the pews are raised. Consideration should be given to providing a portable ramp and dedicated spaces for wheelchairs within the pews. The PCC should however have a Resolution in place which addresses the requirements of the Disability Discrimination Act.	E, A/M
External Spaces	(w)	The churchyard is open and responsibility for maintenance lies with the PCC.	
Trees	(x)	The church is not located within a conservation area and no Tree Preservation Orders reported.	
		All large trees within the churchyard, especially those near the church, should be inspected at least every 5 years by an arboriculturalist (in accordance with the PCC's insurance requirements).	O/M
Insurance	(y)	The building is insured with Ecclesiastical Insurance.	
Work since last Inspection	(z)	Bells restored, augmented and rehung in 2014.	
Log Book	(aa)	Seen at inspection and appeared up to date.	

SECTION 1: WEST TOWER AND SPIRE

1. Viewed from an oblique angle from within the churchyard, very limited view from ground level.

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	2.	Octagonal spire with broaches which rises from square tower with large overhanging cornice. The top of the spire has a gilded wrought iron weathervane.	
	3.	The weathervane and cross tree were renewed in conjunction with the works to the bells in 2014.	
East Elevation	4.	Spire: Weathervane in place. Upper section looks in order but stonework from the slit opening down to the cornice moulding is weathered. Louvres to slit opening all in place. Cornice moulding eroded, joints weathering out.	O/F
	5.	Belfry: 1/2 stones show cavitation decay either side of the two-light window opening, stonework and pointing otherwise looks to be holding up satisfactorily. Movement (historic) through tracery stones. Mullion and jamb stones pitted. Plain leaded glass intact, opening light in the south panel fitted with bird guard.	O/F,D
	6.	Tower base: large chamfered offset between Belfry and tower base is heavily damp stained (will be prone to rainwater runoff). Stonework to south side of the circular window opening stained (presumably from old copper lightening conductor tape) which has since been renewed by new down tape located SE side which descends into the ground. Window glazing all intact, 1/2 joints weathering out in the tracery stones.	O,D
	7.	South east buttress: many of the ashlar are eroded and may warrant some attention in the next 5 years.	F/O,D
	8.	North east buttress: as last, similar comment. A number have been refaced in cement.	F/O,C/D
North Elevation	9.	Spire: Very limited view standing against north boundary. Pointing becoming recessed on upper section which has been rebuilt presumably when cross tree was renewed. Hood moulding to slit opening gnarled, louvres all in place. Stonework from the slit opening down to the cornice moulding is weathered. Cornice mouldings eroded and open jointed.	O,F/D
	10.	Belfry: as last, similar comments.	
	11.	Tower base: stonework in order. Window tracery eroded, 1/2 pieces are fractured, and some have been repaired using cement. Hood moulding and jamb stones fractured and eroded, 2no jamb stones blown due to rusted wrought iron cramp fixings. Coloured leaded glass intact. Chamfered string course delaminating, 1/2 open joints in the base of the wall.	O/F, C/D
	12.	Pile of tiles and old wooden gate lent against oil tank which could be better stored elsewhere.	M
	13.	North east buttress: as last.	F/O, C/D
	14.	North west buttress: cavitation decay on lower quoins.	F/O, C/D
West Elevation	15.	Spire; gilding to weathervane dulled. Pointing weathering out in places, band of repointing through horizontal course about seven courses up from the slit opening. 1/2 stones faces are eroded	

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		between the window and the head of the spire and some of lower stones have been buttered over in cement which is cracked and loose. Jamb stones to slit opening eroded. Stonework from the slit opening down to the cornice moulding is weathered and eroded in places. Cornice moulding, open jointed and weathered, ball flowers disfigured.	F/O C/D
	16.	Belfry: hood mould to the window opening partially lost, remainder eroded and fractured. Tracery and mullion heavily pitted, mortar repair to base of mullion. Plain leaded glass intact. 1/2 stones to wall and buttresses eroded and show cavitation decay. Ball finials to broaches eroded and delaminating. Base of chamfered offset between the belfry and the tower base slightly eroded.	F/O C/D
	17.	Tower base: stonework generally looks in order. Surround to the circular window opening eroded, hood moulding is fractured.	C
Tower spiral stair	18.	Limited view of roof, for checking close to when safe access next available. Vegetation growth taking in very narrow back gutter against the porch roof. Cornice moulding and stonework around four circular window openings eroded. Window glazing in order. On the mid to lower sections 1/2 quoins are weathering and stonework damp stained (due to water overshooting porch roof). Modern bulkhead light fittings.	A/F
	19.	Ledged and boarded door onto roof. Woodwork starved, boards gapped, base soft and damp stained, ironmongery rusted.	M
South Elevation	20.	Limited view from ground level. Pointing recessed and 1/2 stones delaminating on west side of the slit window, jamb stones eroded. Stonework from the window down to the cornice as elsewhere, many of the stone faces are eroded.	F/O C/D
<u>SECTION 2: ROOFS</u>			
	21.	Note: all lead work should be treated with some smart water if not already done so.	M
Nave	22.	The nave is a steeply pitched tiled roof with diamond pattern of fish scale tiles and red plain tiles, matching clay ridge tile with roll top. On the south side the fish scale tiles are in red and black on the north.	
South Slope	23.	Ridge: Cross joints are weathering out, one is open at the west end, where the bed pointing also fallen out under about three pieces. Ridge line is irregular.	A
	24.	Roof coverings: Some replacement tiles noted up the west abutment and along the eaves, which is irregular (suspect 1/2 tiles have slipped and should be checked close to). Much redder course of tiles in the first course below the ridge again modern replacements). Ridge and tiling over east side lichen covered. Otherwise tiling looks intact.	A
	25.	West abutment: gable cross missing, apex stone is open jointed. Coping stones all in place but weathered, particularly the second and third from bottom, bed pointing under cracked. Kneeler	

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	corbel is eroded and open jointed.	O/D,A
	26. East abutment: as west. cross missing, apex stone is fractured, and pieces look loose. Copings all in place but weathered as is kneeler and eaves corbels.	A,O
	27. Rainwater goods: in black half round plastic gutter supported off gutter brackets which are fixed to the exposed rafter feet above the eaves corbel stones, connects to downpipe at the west end which in turn discharges into metal channel down the south aisle roof. Channel is loosely fixed (will be prone to wind damage) and evidence of water over spilling south aisle gutter (buttress south-west corner damp stained). Plastic guttering has faded but looks in serviceable order.	A, E
North Slope	28. Ridge: all in place but bed pointing covered in lichen and has cracked and fallen out in places.	A
	29. Roof coverings: as south but with black fish scale tiles. Limited view from ground, tiling greening up and becoming mossed in places. but otherwise intact. Felt overhang degrading.	A/M,O
	30. East abutment: copings all in place but gnarled, apex stone and the coping over the kneeler corbel are fractured and need attention. Very narrow secret gutter which is accumulating muck and needs clearing (will be very difficult to access).	A,M
	31. West abutment: Limited view from ground level for checking when safe access next available.	A/F
	32. Rainwater goods: as south, generally all looks in serviceable condition. Downpipe west end discharges onto south aisle roof.	M, E
South Aisle	Viewed from 3m surveyors ladder. Shallow roof (pitch measured 21°) covered in welsh slate with lead up stand flashings to the abutments with the nave and parapets at the east and west ends.	
	33. Roof coverings: As a general comment the slating shows many lead and wire tangles repairs (due to nail sickness). 1no slate missing west end, 1no lead slate repair along eaves. 1/2 slates along eaves which have slipped and slates with corners out. Areas of the slating look a little kicked to the west end and across the middle of the roof. Some modern slate replacements at the west end. If the roof is original i.e. 1851, then the slates will be at the end of their life.	F/A
	34. West abutment: large chamfered stone copings all in place but weathered and very lichen covered and 1/2 open joints. Lead stepped lead flashings under look tired and are lifting slightly. Lead soakers under slates.	A
	35. North, abutment (against the nave): lead laid in overlong lengths by current standards and has consequently split and distorted, and lifted very slightly in 1/2 places (lacks clips). Pointing over renewed in mastic between the first and second window from W.	A
	36. East abutment: as west, copings mossed and delaminating, 1/2 open joints. Very narrow lead cover flashing at the roof abutment.	A

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	37.	Rainwater goods: plastic gutter which is supported on rise and fall brackets with drive in stays, gutter clips ingeniously fixed to threaded bar. Gutter dirty and discoloured, accumulating some muck which needs clearing out. Cast iron downpipe at the west end, offset piece over the string has been renewed in plastic, pipe fitted tight to walls (no bobbins) and the joints have been sealed. Back of pipe is rusted and some of the paint is peeling off a little. PCC should consider repainting all low-level downpipes with anti-climb paint (to deter would be lead thieves). Gulley obstructed by piece of slate and some debris under which needs cleaning out; plastic pipe and rodding eye visible. Further downpipe at the east end which discharge into an open salt glazed gulley, surround and pipe collar are fractured, grate covered in muck. Some rust spots showing through paintwork.	A, M
Chancel		The chancel roof is lower than the nave roof and abuts the nave east end. It is also steeply pitched and covered in red fish scale tiles laid diamond pattern and red plain tiles.	
South Slope	38.	Limited view from ground level, upper NE side obscured by Lady Chapel south east side - valley gutter behind at intersection with chancel roof should be checked close to when safe access next available.	F
	39.	Ridge: as nave, many of the perpend joints are weathering out. Bed pointing all intact (very tightly bedded) approx.	O
	40.	Roof coverings: ridge and upper tiled areas very lichen covered. two tiles missing upper east side immediately below the ridge. 1/2 modern tile replacements. 3no tiles which look slipped in the centre of the roof above line of west face to the Lady Chapel parapet.	A
	41.	West abutment: narrow lead cover flashing, which has been heavily pointed over in cement. Lead soakers visible under the plain tiles.	
	42.	East abutment: very limited view of the upper section, stone cross is in place and looks plumb. Upper two stone copings heavily lichen covered. Mortar flashing against copings/tiles will be prone to shrinkage cracking. The remainder of parapet should be checked close in conjunction with the other high-level areas not inspected as note elsewhere.	A,F
North Slope	43.	As south but with black coloured fish scale tiles laid in diamond pattern.	
	44.	Ridge: cross joints weathering out and bed pointing has fallen out in places but again pieces very tightly bedded.	A
	45.	Roof coverings: 1no broken tile to the west and 1no slipped tile to the east of the vestry boiler flue. The roof very mossed which needs carefully sweeping off to prevent frost damage. 1no eaves tile missing north-east side.	A
	46.	East abutment: coping stones all in place but many are gnarled. Kneeler corbel stone is eroded. Mortar fillet flashing against the coping/tiling is cracked and fallen (will be prone to shrinkage	

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	cracking) and should be renewed in lead.	A
	47. West abutment: as south, heavily repointed, mortar fillet flashing as last, similar comment.	A
	48. Rainwater goods: plastic half round gutter supported off brackets fixed to the exposed rafter feet. Gutting dirty and discoloured. Gutter discharges into short downpipe and then into a metal chute which runs down the vestry roof into a opening light and downpipe, buttress beneath is heavily damp stained (most probably due to roof water over spilling gutter), this needs reconfiguring.	A
Chancel south Aisle Roof	Viewed from 3m surveyors ladder. The roof continues the slope from the chancel, albeit at a shallower pitch (approx. 21°).	
	49. Roof coverings: 1no slate which has slipped upper left side. 1no lead tingle repair which is turning back and 1no slate with corner out. Otherwise slating in order. Bituminous reinforced slaters felt visible in the gutter (which indicates the roof has been re-slatted in say the last 25 years). Felt decayed slightly at the west end.	A
	50. West abutment (against the parapet to the south aisle roof): Copings all in place but heavily mossed. There is a narrow lead lined secret gutter up the west side which is becoming clogged with muck and needs clearing out.	A/M
	51. East abutment: Limited view, appears be further secret gutter and lead abutment flashing against the west wall to the Lady Chapel, for checking close when safe access next available.	F
	52. Rainwater goods wide: approx. 130mm cast iron half round gutter on rise and fall brackets with spiked driven stays. Gutter and brackets rusted. Cast iron downpipe west side, hardwood bobbins are rotting away, and pipe joints had been sealed. Gulley covered with piece of slate, choked with muck and snails under.	B
Lady Chapel	53. Not inspected (no view possible from ground level). For checking close to when safe access next available.	A/F
Vestry	54. Shallow pitched (approx. 20°) roof covered in Welsh slate.	
	55. Roof coverings: many lead and copper tingle repairs, slates with corners out and some which are split through the tails which all indicates the roof coverings have now reached the end of their life. Some moss building up in places.	F/A
	56. East abutment: Coping stones all in place stonework under is open jointed. Mortar fillet type flashing against the parapet/slates is cracked in places.	A
	57. West abutment: as east, buttered over in cement which has detached and fallen away mid length. Lead soakers seen under the lowest eaves slate.	A
	58. South, abutment (against the chancel north wall). Lead cover flashing under the stone corbels dressed down over the slating, again laid in overlong lengths over long lengths and looks tired.	O

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	59.	Rainwater goods: original? cast iron gutter laid on top of the stone corbels, lacks adequate fall and is full of water and muck. Hopper at the west end needs overhauling and realigning.	A
<u>North Aisle</u>	60.	In two sections: one between the tower and nave; the remainder to the north east of the nave/tower.	
To north east of tower/nave	61.	Roof coverings: in welsh slate roof which all looked intact, but the faces are covered in moss/lichen and are delaminating a little.	M, O
	62.	East abutment: copings all in place but chipped, gnarled and mossed. Open jointed over narrow lead flashing, remainder of pointing is cracked and loose.	A
	63.	North abutment (against the nave): lead flashings in place but look overlong and are tired and distorted and need renewing. 1/2 sections open jointed over flashing.	A
	64.	West abutment (against the tower): lead cover flashing all in place, wraps around the south east buttress to tower, looks much newer as evidenced by mastic pointing over. Short length of parapet between the tower and nave, in order.	
	65.	Rainwater goods. In cast iron. Gutter laid on top off the stone corbels (on mortar dabs) is rusted and full of water, second and third lengths from west have pulled apart. Gutters also droops down at the east end. Gutter needs completely overhauling and realigning. The stone corbels under are all variously weathered. Downpipe mid length (asbestos material?) damp stained and discoloured. Salt glazed gulley accumulating some muck which needs clearing out.	A, F/A
Between nave and tower	66.	Valley gutter and slated roof. Timber duck board slippery over valley, limited view of leadwork under. Slating south side mossed/lichen covered, 1/2 with corners out but seemingly in order. Lead flashings at abutments all in place but narrow.	A/M
Porch			
North Slope	67.	Ridge and tiling as nave. Very limited view from ground level but tiling all appears intact. The ridge tiles have been re-bedded on the east side.	F
	68.	East abutment: very narrow secret gutter which wraps around the stair turret and is fitted with shallow upstand flashing. Some vegetation taking hold which needs clearing out.	F, A/M
	69.	West abutment: stone copings all in place but cross is missing. Copings laid tight onto tiles and side pointed with cement. Lead soakers visible under the plain tiles.	
	70.	Rainwater goods: Cast iron gutter (same pattern as north aisle) on wall brackets which connects to circular cast-iron downpipes which lacks a proper gulley and discharges direct onto ground. Downpipe securely fixed but the decoration is discoloured.	A
South Slope	71.	No view possible, inspect when safe access next available.	A/F

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SECTION 3: WALLS

Generally	72.	Notes taken from last QIR. <i>The church was constricted in a single build and the walls are of courses rubble sand stone with dressed window tracery and window surrounds, string courses and parapets. The window tracery is magnesium lime stone and the window surrounds are of local sand stone.</i>	
Nave			
South Elevation	73.	Random rubble stone. Lime pointing weathering, some very fine open joints here and there, which may need some attention in next five years.	O/D
	74.	Stone eaves corbels, 1no replacement second from west, the remainder is variously weathered, 1/2 are fractured, 10th from west is missing. Old lead pipe west end to the right of the kneeler corbel is open jointed around.	F/A
	75.	3no clerestory windows with hood moulds and plain leaded glass.	
	76.	First window from west. Glazing looks slightly bowed. Pointing to hood mould and tracery weathering. Very fine fracture in bottom left-hand side jamb stone.	F/E,C
	77.	Second window from west: similar comment regarding stonework. Frame to opening light rusted and pointed over in cement.	F/E
	78.	Third front window from west: as last, lead comes very tired.	F
	79.	Horizontal crack which starts under the lowest right-hand side jamb stone to the third window from west and extends eastwards through the stonework for about 2 m, suspect due to rusted cramp fixings as noted in last QIR.	O/A
East elevation	80.	Viewed obliquely from the south east side of the Lady Chapel	
	81.	The whole wall has been repointed in cement which is cracked and falling out in places, many of the stones are consequently eroded. The wall should be raked out and repointed in lime mortar.	O/C
	82.	The 3 rd coping stone from top is displaced. Bed pointing under entire length of the copings is cracked. Quoins under the kneeler corbel south-east side eroded. Small blind circular opening under apex.	B/C
	83.	Viewed from the north east side of church. Similar comment as south. Copings open jointed, bed pointing under cracked	B/C
	84.	Coping under the kneeler corbel is noticeably cracked and gnarled as are the quoins beneath the corbel.	O
North elevation	85.	Many replacement stone corbels under, the remaining original stones are eroded (7 th from east should be checked close to).	F/A
	86.	Stonework under the corbel east side eroded. Remainder in	

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			<u>PRIORITY</u>
		order.	O
	87.	Clerestory windows: the jamb stones and hood moulds are powdering and joints weathering out to both windows; east window opening light frame rusted shut, cill delaminating.	O,F
West elevation	88.	Copings chipped, gnarled and open jointed. Cross is missing. Circular opening over window infilled with pieces of slate. Many eroded stones across wall but pointing holding up well.	O/D
	89.	Large 4-light window, hood moulding eroded, section missing lower left side. Large buttress/mullion, ashlar to base eroded, offset pieces chipped and open jointed. Tracery stones show some movement in the south side. Mullions + tracery stones pitted, lowest piece in the south mullion badly eroded and needs replacing. Plain leaded glass in order.	O, B/C
	90.	Flying buttresses on north and south sides, replacement quoins on the south-west buttress and some ashlar on the upper section are eroded. Offset pieces chipped and heavily covered in lichen.	O/D
Chancel			
East Elevation	91.	Coping stones weathered and gnarled and some open joints both sides.	A
	92.	The whole wall face has been repointed in cement which has been buttered over the stones which are damp stained, 1/2 are eroded over the window. This all ideally needs raking out and repointing in lime mortar.	O/D
	93.	3-light window with coloured leaded glass. Voussoirs and hood mould are eroded and fractured in 1/2 places. Pointing to tracery stones weathering out, past movement noted to stonework on the south side. Mullions pitted particularly the south side, 1/2 small holes in the jamb stones also. Glazing in order. Further blind circular opening beneath the apex which is causing water run-off onto the stonework beneath.	O, B/C
North Elevation	94.	Stone eaves corbels eroded (1st, 3rd, 4th, and 6th from west should be checked), remainder look like recent replacements.	F/A
	95.	Wall face very damp and greening up, string course mossed.	O
	96.	Window voussoirs and hood moulds powdering and eroded. Jamb stone chipped lower left-hand side. Single panel of coloured leaded glass in order	O
South Aisle			
South Elevation	97.	Stone eaves corbels all variously eroded; 2 nd , 4th, 10th, 11th, 14 th , 15th and 19th from west need checking close to by an experienced stonemason.	F/A
	98.	Lime pointing is holding up satisfactorily. 1/2 open joints and areas which are weathering out and sadly some cement pointing around the window openings, which mars the stonework and will	

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		<u>PRIORITY</u>
	acerbate stone decay.	O/D
99.	South west buttress: 1/2 offset pieces are delaminating a little or are chipped. Otherwise in order.	O
100.	Brown louvred air brick to toilet fan could have been located more discreetly.	
101.	Second buttress from west: 1/2 ashlar's (facing the prevailing wind and rain) are becoming eroded and might need some attention in the next five years. Base is open jointed.	O/D
102.	Tile debris lying against the base of the wall here and there which needs clearing away.	M
103.	1/2 open joints in the string course which is heavily covered in lichen, as are the offset pieces to the buttresses.	B/C
104.	First window from west: two panels plain leaded glass which is slightly buckled and the opening light on the left-hand side is rusted shut. Hood moulds eroded and fractured on the left-hand side.	F/E,B/C
105.	Second buttress from west. 1/2 ashlar faces are an eroding back a little.	O
106.	Second window from west: two-panels coloured leaded glass covered with rather ugly mesh guards. Very fine fracture in carved label stop to right hand side hood mould.	F/E,B/C
107.	Third buttress from west: as last, similar comment.	
108.	Third window from west: hood moulding and jamb stones are powdering a little. Two panels coloured leaded glass, 1/2 lead comes distorted.	F/E
109.	Pointing weathering out between the string and plinth course, 1/2 areas of cement pointing which should be discouraged.	O
Lady Chapel		
West Elevation	110. Coping stones to the parapet chipped and gnarled. Pointing is weathering out in places, 1/2 open joints in the chamfered string course.	O
	111. Large lead lined outlet through the parapet south west side which discharge into cast iron hopper fitted with lead overflow pipe and short downpipe (both rusted and bobbins look decayed) which in turn, discharges into a metal channel running down the chancel south aisle roof. Ideally this needs reconfiguring to prevent rainwater overshooting the gutter beneath.	A
South Elevation	112. Parapet string lichen covered.	
	113. Apex stone to the buttress south west side decayed and fractured, for checking close to.	F/A
	114. The remaining the stonework apart from 1/2 joints which are	

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		weathering out and stone faces which are a little eroded otherwise looks in order. Further cement pointing noted up the east side.	O
	115.	2-light window with coloured leaded glass, slightly distorted. Voussoirs eroded. Hood mould fractured in several places and the lower right-hand side is lost. Tracey stones chipped. Old fixing hole damage (from mesh guards now removed).	F/E,B/C
	116.	South-east buttress: ashlar eroded, stonework damp stained, conifer adjacent (about 3 m from church) will trap damp against the wall and needs to be closely watched; ideally this should be removed.	O/E
	117.	Grave crosses lying against the base of wall which would better stored elsewhere.	M
East Elevation	118.	Parapet mossed, and lichen covered. Otherwise, in order. Outlet drains to cast iron hopper (fitted with overflow pipe) and 100mm dia. downpipe north side, lowest pipe section poorly fixed and joints sealed. Small amount of debris in salt glazed gulley which looks silted up.	A/M
	119.	Lower half of wall face heavily damp stained, see comment above re conifer.	O
	120.	Lower two panels to window walled up leaving small section of plain leaded glass. Voussoirs are eroded, hood mould fractured in 1/2 places.	B/C
Chancel South Aisle			
South Elevation	121.	Stonework and pointing as south aisle, similar comments. Pointing weathering out around the window openings and between the string and chamfered plinth courses.	O
	122.	West buttress: many of the ashlar are eroded and gnarled and possibly warrant some attention within the next quinquennial.	O,D
	123.	First window from west: hood mould, jamb stones and cill fractured and eroded. Voussoirs powdering a little. Upper right-hand side tracery stone is fractured. Coloured leaded glass distorted, 1/2 quarries are fractured. Old fixing hole damage to the jamb stones from mesh guards (now removed).	B/C,F/E
	124.	Second buttress from west. Similar comment as last. Apex stone is fractured and looks loose.	A
	125.	Second window from west. Hood mould fractured both sides in lowest pieces. Old fixing hold damage as last damage to the jamb stones. Tracey stones weathered. Coloured leaded glazing in order.	
	126.	Eaves corbel stones eroded, first from west is a renewal. Kneeler corbel east side of the south aisle chancel roof which is powdering a little, 2no quoins under eroded and fractured.	O,B/C

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Vestry

East Elevation	127.	Copings all in place but bed pointing weathering out, the stonework under is fractured and eroded. Air bricks under an asbestos flue which are presumably all now redundant and should be removed. More cement pointing across whole wall face which is cracked and loose and need raking and repointing (in lime mortar).	A,E, B/C
	128.	Window hood mould partially lost, remainder is weathered and powdering, cill delaminating. Plain leaded glass in order	O
	129.	Underground former boiler house: concrete roof is variously cracked, heavily mossed and looks very slippery, no attempt made to walk over it. Overflow pipe from header tank (in vestry) dripping down the wall face needs. Modern stainless-steel flue with air basket guard lower right-hand side, flue points up and needs readjusting as it will catch rainwater. Both need checking by an engineer.	O, A
North Elevation	130.	Lime pointing weathering out in places around the door and window openings and between the string and plinth course.	O
	131.	Stone door surround very eroded and delaminating as is the stonework beneath the string and plinth course. The woodwork to the door starved and ironmongery is rusted.	B/C,M
	132.	Buttress north east side: ashlar eroded, base open jointed.	O, B/C
	133.	Centre buttress between door and window opening: similar comment as last. Chamfered offset pieces chipped.	O, B/C
	134.	Stone corbels eroded, 1no replacement over door and further one has broken off over centre buttress.	A/E
	135.	Window hood mould and jamb stones eroded and powdering. Frame to opening light and rusted shut, plain leaded glass slightly distorted, 1/2 quarries cracked.	F/E
	136.	Downpipe at west side very small diameter and ideally should be enlarged as this collects rainwater from the chancel roof. Salt glazed gulley choked full of muck. Pointing behind the downpipes weathering out.	A,M,O
	137.	West buttress between the and vestry and north aisle: many ashlar which very eroded and damp stained (due to water over spilling roofs) 1/2 have been buttered over in cement.	B/C

North Aisle

North Elevation	138.	Stonework very heavily damp stained at the west end (under gutter above which droops down and need realigning) due to rainwater most probably over spilling gutter (not also roof between the nave and tower discharges onto north aisle).	A
	139.	First window from east: voussoirs and hood mould eroded, 1/2 pieces of hood moulds are fractured. Tracery stones show some historic movement through the joints which are weathering out	

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		and open jointed. Coloured leaded glass all intact.	B/C
	140.	Buttress between the first and second window is damp stained and some open joints in the lower stone courses. Some of the pointing to the upper stonework is cracked and loose.	B/C
	141.	Second window from east: voussoirs, hood mould and jamb stones eroded and powdering, 1/2 pieces are fractured. Jamb stones pitted. Glazing pointed around in cement. Movement in the tracery stones as last. Cill chipped under the mullion and jamb stones.	O,B/C
Porch			
North Elevation	142.	Some of the pointing is weathering out under the gutter, stonework is heavily damp stained east side (where gutter does not extend fully across roof). Upper offset pieces delaminating on north-west buttress:	O
West Elevation	143.	Copings, ashlar and the door surround are all variously eroded, ballflower ornament to reveals fractured. Hood mould over door almost completely lost on the north side. Triangular date panel over door eroded and illegible. Some cracking behind kneeler corbel on the north side. This elevation will take the brunt of the prevailing wind and rain and would benefit from some conservation work to slow the rate of decay.	O,C/D
	144.	Many past stone replacements to west buttress between porch and nave, 1/2 of ashlar which are eroded particularly at the base.	O
	145.	Pair of oak outer doors to porch with tracery and mullions. Woodwork looks starved and the metalwork is rusted, evidence of wood borer activity in mullions. Bolts to left hand side leaf lack finger knobs and are difficult to open. Paintwork weathering off stout stainless-steel mesh bird guards.	M
	146.	Inner faces of lowest jamb stones to door reveal very eroded, hook and band hinges rusted.	O,D,M
<u>SECTION 4: CHURCHYARD</u>			
Churchyard	147.	A very large churchyard the main part of which is on the south and east sides. Bounded on all sides by timber fencing and hawthorn hedging and remains of old ha-ha wall. There is no formal parking close to the church.	
	148.	Close cut grass east side around newer burials, generally well maintained and tidy, but numerous molehills and rabbit scrapes which need controlling (potential trip hazard and will damage grass roots).	A/M
	149.	The remainder of the churchyard has been left as a conservation area with a mown path meandering through older gravestones.	
Headstones	150.	There are large number of varied headstones, many lean noticeably, the backs of some are delaminating. All should be checked regularly and any which are unsafe laid flat.	A/M

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Trees	151.	Refer to introduction item (x) and boundaries below. Many large mature trees and shrubs, only a cursory inspection undertaken, all seem healthy except for tree in NW corner adjacent to kissing gate.	
Paths	152.	Long gravel track from highway (also serves as public footpath across churchyard to kissing gates NW side) rises gently up to church and is bounded on both sides by timber fencing and grass verge planted with mixture of hawthorn and cherry trees. Low modern lighting posts provided at regular intervals. Gravel being overtaken by grass in places and needs weeding. Some of the fencing is wobbly or leaning over, tops of posts/boards gnarled/rotted. More evidence of rabbit scrapes.	M
	153.	Track continues through churchyard on up to west porch and is lined by mature Yew and Holly trees. Stone steps and paving to west door greening up/slippery and need cleaning. Drainage channel between the paving and gravel path choked with gravel and needs clearing out.	A/M
Gates	154.	Pair of wrought iron gates with stone pillars at entrance to track, Decoration weathered. Gate drop bolt is distorted and lacks socket in ground. Further gate on inner side about 10 feet from highway which is padlocked presumably to prevent unauthorised vehicles entering.	M
Noticeboard	155.	Painted timber church signboard on posts. Decoration weathered and tired.	M
Benches	156.	Wooden bench along east boundary and under the tree south-east side, which would both benefit from decorating from time to time.	M
<u>Boundaries</u>			
West	157.	Post and rail fence to field side of old and stone ha-ha wall which is overgrown and where seen sections of the stonework displaced. Timber kissing gate north west corner lead onto public footpath through the fields to the west. The kissing gate is probably original to the church and ideally needs restoring when funds permit. Woodwork gnarled and rotten, iron work rusted. Stone gate post south side is completely covered in ivy	E
North	158.	Timber fencing continues down to NE corner and is covered in wide gauge wire mesh. About 10-foot-wide grassed strip between ha-ha wall (again in poor condition) and timber fence. Hawthorn hedging along top of ha-ha.	
East	159.	Pair of gates north-east corner with large timber posts. Again, the gates look original, but in dilapidated condition. Modern post and rail fence and ha-ha continues across the east side. Row of Hawthorn trees NE side.	E
South	160.	As last but becoming very overgrown and ideally needs clearing before the ivy, nettles and elderflower completely overtake whole boundary.	M

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SECTION 5: INTERIOR

	161.	Note: the wall monument fixings have not been tested, these should be checked periodically.	M
Porch			
Roof/Ceiling	162.	Exposed timbers. Heavily chalked and damp stained on the south side. Valley gutter over not inspected, for further investigation.	A/F
Walls	163.	Walls are all exposed stonework. Some pointing weathering out and the stonework is eroded around door to spiral stair door and base of the walls generally. South wall greening up (due to leakage from downpipe buried in wall as reported in last QI). Movement crack descends from the wall plate for about 1.5m in south-west corner.	A/F
	164.	Oak entrance door, metal work rusted.	M
Floor	165.	Stone flags which a little worn but generally seem in order.	
<u>Tower + Spire</u>			
Spire			
	166.	Very limited view from head of metal vertical ladder in Belfry. The spire is constructed from stone and the lower part is lined in brick. New cross tree visible. Mesh bird guards to spire openings in place. Internal faces of stonework and brickwork eroded (due to wetting and drying), some repair work carried out in past as evidenced by cement pointing. Wooden frame to base of spire (presumably old bell frame?). Recommend steeplejack is commissioned to carry out high level inspection and prepare condition report.	A/F
Belfry			
Ceiling	167.	Substantial board and joist construction supported off stone corbels on all four sides with opening through the centre, which is covered with a metal grill. The hatch on the year east side does not close properly, vertical ladder above into spire inadequately guarded, ladder rusted and flexes noticeably. As general comment the ladder access does not comply with current regulations and needs upgrading.	A
<u>Walls</u>	168.	Lined in brick which looks to have been originally lime rendered with stone dressings to the window openings. Limited view of walls behind bell frame. Glazing to south, east and north windows is plate glass with fake leading.	F/E
West	169.	Movement crack ascends behind left-hand side jamb stones through right-hand side voussoir has been repointed but does not appear to have reopened. The tracery and back of the mullion are very eroded, north side of mullion/glazing repointed in cement. Plain leaded glass intact.	A/O, B/C
North	170.	Movement cracking through tracery stones and voussoirs	

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		ascends through the brickwork up to the ceiling, again does not appear to have reopened. Window stonework eroded. Glazing intact, centre pivot opening light operated on a pull cord fitted mesh bird guard.	
East	171.	Window stonework all very eroded. glazing repointed around in cement. Movement cracking through the head of the opening which has been repointed but has not reopened. Window as north.	F/E,B/C
South	172.	Three lines of cracking through head of the window opening. Back of mullion and jamb stones eroded. Further movement cracking noted around stone corbels in south east and south-west corners.	F/E,B/C
Bell Frame	173.	Refer to introduction item (o). Modern bell frame which all looks in excellent order. Vertical ladder down through bell frame however is not properly guarded, lower section is an old reused metal ladder which is rusted.	A,M
Floor	174.	Boarded floor in order.	
Turret Staircase	175.	Narrow staircase which are difficult to use, a rope handrail would be of benefit. The interior stonework is very eroded and there is debris on the stair which will need removing regularly as this may be a trip hazard.	E, O/M
Tower Base			
Ceiling	176.	Substantial board and joist construction supported off stone corbels on all four sides. There is a large trap door in the centre through which six new bell ropes descend. In order.	
<u>Walls</u>			
West	177.	Plasterwork damp affected along base of wall. Large circular window opening, movement crack top left-hand side, which reappears through the cill.	O
North	178.	Damp disruption on the base of the wall. Window stonework shows movement through the tracery and head. Stonework generally eroded. Glazing intact but support bars rusted.	O, F/E
East	179.	Window as west, similar comments. Damp disruption along base of walls.	O
South	180.	Opening through to the nave, stone and plasterwork in order. Base of reveals powdering	O
Floor	181.	Stone flags. Worn, uneven and damp affected. Stone font with wooden cover.	O
Nave			
Roof/Ceiling	182.	All the roofs are constructed from exposed oak rafters and sarking boards. The nave and chancel have hammer beam crook	

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		trusses with steel tie bars to alternate trusses in the nave. There are arch based trusses on every column in the aisles. The Lady Chapel is a vaulted stone dome of eight facets.	
		The roof looked in order. No apparent defects.	
<u>Walls</u>	183.	All plastered and painted with exposed window dressings and stone arcades and columns to the north and south aisles. Decoration to the plaster generally looks a little dirty and discoloured.	
North	184.	Plaster cracked between the second and third arcades from west, possibly daywork joints. Otherwise, wall in order. Three clerestory windows: first from west fitted with a plaque which cannot be read from floor level; middle window has opening light and the third is has fixed plain leaded glass. Stonework is powdering and delaminating a little to the arcade column bases probably due to rising damp.	O
East	185.	Plasterwork uneven over chancel arch, may be due to dampness (refer to comment on cement pointing externally). Exposed stone arch to the chancel with painted lettering which reads <i>oh ye spirits and souls of the righteous bless ye the Lord praise him and magnify him for ever</i> . The step up under the chancel arch is worn and uneven, painted white line across to identify edge of step.	O
South	186.	Plaster variously cracked over the arcade openings (again possibly old daywork joints). Clerestory window openings as north but all with plain leaded glass and opening light in the middle and east windows. Bases of the arcade columns, similar comment as north.	O
	187.	Base of wall obscured by organ, cupboard and stored items. Plaster cracked over the window head. 4 lancet curvilinear window obscured from view (see comments externally).	F/E
Floor	188.	The aisles in the nave are covered in stone slabs which are variously eroded and uneven (and should be kept under close watch as they may cause trip hazard). Large attractive ledger stones from the previous church incorporated at the west end, minor damage from foot traffic, the lettering is difficult to read fully, ledger north side is completely illegible.	O
	189.	Raised timber platforms under pews. Spot checks made only. No apparent ventilation under timber boarding. Wood borer activity noted in kerb front north side.	F/A
	190.	As a general comment the stone paving is worn and uneven in places and noticeably damp.	O
Furnishings and Fittings	191.	Fixed oak pews show further wood borer activity. The front pew rails both sides are loose and wobbly.	F/A
		Oak pulpit with book stand. Skirting around base is loose.	M
		Brass lectern.	

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		Organ. Refer to introduction item (q) Not inspected in detail.	M
Kitchenette	192.	South west side of nave adjacent to organ. Modern and nicely designed.	
Toilet	193.	Modern accessible toilet at south west side of church, again nicely configured.	
Roof/Ceiling	194.	Heavily chalked, for further investigation.	F/A
Walls	195.	Damp disruption on south and west walls. Shrinkage cracking beneath the fan on the south wall, fan cover dirty and needs cleaning.	F/A
Floor	196.	Covered in vinyl. In order.	
South Aisle			
Roof/Ceiling	197.	Chalked in places which is not unsurprising given the condition of the roof covering seen externally are in poor condition.	F/A
<u>Walls</u>			
North	198.	1/2 fine cracks otherwise in order. Arcade columns as north.	
East	199.	Damp disruption to the plaster over the opening into the chancel south aisle. The voussoirs have been repointed using a dark-coloured cement which suggests some past movement. Voussoirs and jamb stones all show some old damp disruption on both sides.	O
South	200.	Various marble monuments in memory of the Franklin family, the fixings have not been tested. First window from east: coloured and plain leaded glass all intact, but support bars are rusted. The tracery stones have been again repointed using a darker cement mortar. Second window from and east: attractive coloured leaded glass. Support bars and tracery as last. Mullion and cill patched using cement. Third window from east: plain leaded diamond pattern glass in order but opening light and support bars rusted.	F/E
West	201.	Around door to the accessible toilet. In order.	
Floor	202.	Stone flags to the aisle and west end (where the pews have been removed) are worn, uneven and damp stained	O
	203.	Raised pew flooring, spot checks only, boards feel out of level and springy against the external wall (may indicate decay to joists, for further investigation.	F
	204.	Dado panelling as north aisle, active wood borer activity noted on capping piece, panelling, warped and gapped, further ventilation slots. Sections are loose/missing and have been repaired with	

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		mismatching boards in south east corner.	F/A
Furnishings and Fittings	205.	Pews firmly fixed but further evidence of wood borer activity in the bases, 1/2 shakes in end panels. Back of front pew is falling out and handrail is loose. Boarding to pew backs generally gapped.	F/A
Chancel South Aisle			
Roof/Ceiling	206.	Rockwool fitted to head of roof (as north aisle) over what appear to be surface fixed heating pipes. 1/2 sarking board joints are chalked.	F/O
<u>Walls</u>			
North	207.	Over the arcade to the chancel. Plaster and the stonework in order. Old pew panels and wooden chest.	
East	208.	In order.	
South	209.	2-light lancet window with coloured leaded glazing, no support bars, 1/2 pieces of glass are cracked, jamb stones pitted and powdering on west reveal. Past cement repairs. Base of wall obscured by storage boxes.	F/E
West	210.	Damp disruption to the stone work (looks historic).	
Floor	211.	Narrow pine boards, bouncy and out of level west side (may indicate decay to the joists beneath, for further investigation). Damp disruption north east corner. Heating pipework runs around the external wall.	F
Lady Chapel			
Ceiling	212.	Stone ribbed ceiling. Some damp disruption stonework on the east and west sides (for further investigation, see also recommendation under roofs).	F/A
<u>Walls</u>			
North	213.	Opening through to the chancel. Wooden bench in front of handrail and column radiator.	
East	214.	Partially blind window opening with heraldic shields. Damp disruption to stonework south east corner around memorial to St Thomas Franklin Baronet and his wife Dorothy.	F/O
South	215.	Damp disruption to high level stonework. Window tracery and mullions decayed, jamb stones pitted. Coloured leaded glazing intact but support bars rusted. Some past cement repairs.	F/O
West	216.	Oak door and screen restored by the Wilkinson family of Sandhill in November 2006.	
Floor	217.	Tiled with some stonework to the perimeter, damp affected, the white tiles have lost their faces.	O/E

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Chancel

Roof/Ceiling 218. Daylight showing through the ridge about the mid-length which should be investigated.

F/A

Walls

North 219. Damp affected and variously cracked. Movement crack through top left-hand side voussoirs to right-hand side opening into the vestry. Stonework to basis of the column to the vestry opening and north east corner adjacent to the Sanctuary step are delaminating and powdering.

O

220. Lancet window with tracery over, coloured leaded glazing intact but support bars rusted. Lettering at base of panel has deteriorated.

F/E

221. Paintwork flaking off the wall in the north-east corner.

East 222. Plasterwork cracked and uneven. Voussoirs and painted jamb stones show past damp disruption, voussoirs pointed have pointed in much darker mortar

O

223. Window as north, attractive coloured leaded glass in order but support bars rusted, backs of tracery and the mullions very eroded, tracery variously pointed up around in cement.

F/E

224. Timber panelling at low level and behind the altar obscures base of the window. Painted figures within cusped niches either side of the window, paintwork flaking off in places. Wall behind the altar table damp affected.

O

South 225. Plasterwork as last. Bases to openings through to lady chapel and chancel south aisle powdering. Damp disruption to the wall top right-hand side (over area seen externally where slates have slipped at the junction with the chancel roof).

A

West 226. Over the chancel arch. Surface of plaster uneven. Stonework to base of chancel arch is powdering slightly.

O

Floor 227. Tiled finish to chancel and sanctuary. Some of the white tiles have lost their face due to dampness, 1/2 feel slightly loose under the sanctuary step.

O/E

Furnishings and 228. Vicars chair and desk matches design of pulpit.

Fittings

Oak choir pew.

Oak alter table with oak panelling behind with simple reredos.

Two carved Jacobean chairs either side of alter.

Metal candlestick holders in the sanctuary.

Wooden altar rail firmly fixed, gate binding on the carpet runner.

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PRIORITY

Vestry

Ceiling 229. Chalked over east side and the lower north-west side, for further investigation.

F/A

Walls

230.

North 231. Significant damp disruption north-west and north-east (behind the water tank and boiler) corners (mortar fillet flashings against abutments to vestry roof in poor condition). Stonework to window reveal is powdering, opening light rusted shut. The glazing is intact, but the support bars are rusted. Vestry door not operated, gapped around the reveals which are eroded.

A, F/E

East 232. Damp affected north-east corner (cement render behind the year water tank should be replaced using lime plaster) and under window which is obscured by stored items. Window tracery stones powdering.

E,O

South 233. Wall face largely obscured by two curtains over the opening through to the chancel. No comment.

West 234. Partially obscured by curtain over opening to north aisle. Damp affected plaster north-west corner.

F/A

Floor 235. Stone flags which are shaling a little. Cast iron grating over heating pipe duct.

O

Furnishings and Fittings 236. Large safe located in north-west corner.
Old plan of the church hung on east wall, a copy should be deposited at the Borthwick Institute for safe keeping and future reference.

E

North Aisle

Roof/Ceiling 237. Sarking boards chalked in places, see comments under roofs above. For further investigation. Rockwool insulation wedged between the ledger plate to the head of the north roof, unclear what purpose this serves.

F

Walls

238.

North 239. Plaster discoloured, and areas are uneven. What appear to be runnel marks noted on the stonework over the window openings.

O

240. First window from west: plain leaded glass all looks intact, west jamb stones pitted, cill eroded.

241. Second window from west: coloured leaded glass intact. Cill as last. Movement cracking through around the head of the window.

O

242. Base of wall is covered with dado panelling and has 'T' shaped slots presumably for ventilation

East 243. Damp affected over opening into the vestry and over the dado panelling north-east corner. Limited view of the panelling, spot checks only, boards gapped generally, some significant wood

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		borer activity in places, for further investigation and monitoring.	F/A
	244.	Jamb stones to window opening powdering north side, possibly from damp tracking down through the wall. Plaster above blown, and paintwork is peeling off. Opening light and support bars rusted.	
South	245.	Over the arcades. Plasterwork a little uneven. Arcades column bases - see comment under nave	O
West	246.	Plasterwork in order. Stonework delaminating and powdering along base of the wall.	O
Floor	247.	Raised pew flooring, no apparent ventilation, spot checks only, firm to walk. Stone flags to aisle worn and uneven and heavily damp stained against the pew curbing which seems solid.	O
Furnishings and Fittings	248.	Oak pews as the nave, further wood borer activity. End of 2 nd pew from west shows old decay.	
West end of North Aisle		Between tower base and nave.	
Roof/Ceiling	249.	Boards renewed along north side.	
<u>Walls</u>			
East	250.	Damp disruption to plaster low level.	O
South	251.	Plaster over opening into nave in order.	
West	252.	Damp disruption over door to porch. Door operates satisfactorily.	O
North	253.	Old? runnel marks on the stonework over opening into the tower base. Movement crack through voussoirs top right-hand side. Stonework to base of the opening is powdering.	O
Floor	254.	Stone flags. Worn, uneven and damp affected.	O
Boiler House			
Internally	255.	Accessed via stone steps enclosed by brick walling which are covered by corrugated steel cover over. Cover is inadequately secured and unsafe (possible trip/fall hazard). The steps are narrow and soiled and difficult to use. The brickwork is open jointed and loose under the concrete roof.	A
	256.	The whole of the interior is very damp (see comment above re dripping overflow pipe).	
	257.	The ceiling is constructed from concrete and stone flags (which are delaminating) laid on heavily rusted wrought iron beams.	O, E
	258.	The walls are a mixture of brick and stone which are variously decayed. Incoming water main south east side which is in alkathene but connects to old wrought iron pipe. Various heating pipework south west side lacks proper lagging.	M/A

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PRIORITY

259. The floor is covered in stone flags which are uneven and soiled. White overflow pipe north west corner connects to old drain. Large pile of rosemary tiles on the north side which obscured full view of the floor. PVC soil pipes east side which vent externally.

A/F

CHURCH OF ALL SAINTS, THIRKLEBY



1. General view of south side of church.



2. General view of west side of church.

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3. General view of north side of church.



4. General view of east side of church.

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5. General view of east side of churchyard looking NW.



6. General view of south side of churchyard looking NE.

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7. General view of access track from highway up to church.



8. Internal view of spire.

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9. General view of bell frame.



10. General view of west side of spire.



11. Close views of decayed stonework to base of spire and window.

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12. Further evidence of past cement patch repairs to base of east side of spire.



13. General view of south aisle roof.

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14. General view of vestry roof.



15. General view of west doorway.



16. General views of decay to west doorway.

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17. General view of nave looking east.



18. General view of nave looking west.

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19. General view of chancel.



20. Damp ingress to underside of roofs, clockwise from top left: south side of porch; toilet; east end of north aisle; west end of south aisle.