

BRUCE BRADLEY ARCHITECT

This report was prepared on 4th February 2021



The Church of Holy Trinity, Lambley, Southwell Diocese
Quinquennial Survey Report 2020

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QUINQUENNIAL SURVEY OF THE CHURCH OF HOLY TRINITY, LAMBLEY

To the Priest in Charge and Church Wardens of the Parish of Holy Trinity, Lambley, Nottinghamshire. An inspection of the church has been made by Mr Bruce Bradley on 3rd November 2020, commencing at 10.30 am and completion at 1.0pm

A INTRODUCTION

- A.01 The weather at the time was cool and clear but it had rained earlier in the morning.
- A.02 This is the fifth time that an inspection of the church has been carried out by me, the last being carried out in July 2014.

A.03 Works Carried Out Since Previous Report

- a Since the last inspection the stonework to the window on the north side of the chancel has been repaired along with the glazing (Fig 1)
- b The north and east walls of the chancel have been repaired – see section D
- c A loose tower roof flashing has been re-fixed
- d The uneven tarmac footpath south of the nave has been resurfaced and an improved set of steps formed adjacent to the east wall of the chancel (Fig 2)
- e A deteriorating nave aisle carpet has been removed to allow the stone floor to breathe, and is being left without it



Fig 1



Fig 2

A.04 General Comments

- a There were no signs of water ingress, no leaks were reported and the building feels dry
- b A simpler timer has been fitted to allow the underfloor heating system in the open area west of the nave, to be more easily controlled separately for community use. The system is operating well.
- c There are operational high-level hoppers in the windows to allow ventilation.
- d The general appearance of this church is of a clean well cared for building.

A.05 Limitations to the Report

A.06. This report should not be treated as a Schedule of Work or given to a contractor for tender purposes.

A.07 None of the structure was opened up and therefore I can only report on what has been seen from a visual inspection, however, if I consider any further investigation is necessary it has been noted in the report.

A.08 **Items Not Inspected** - The following items **have not** been inspected and tested by me and should be dealt with by a competent specialist in the respective fields.

- i. **Gas supply and boiler** should be checked and serviced annually, preferably immediately prior to the commencement of the heating season.
- ii. **Electrical System** - This should be checked by a qualified electrical engineer at least every five years and at any time if additional loading is proposed. Test due
- iii. **The Bell** – The fixed single bell is rung for church services and is in good order.
- iv. **Fire Fighting Equipment** – There is a CO2 fitting near the organ and 1 free standing water extinguisher that needs a permanent location near the front door. There is fire blanket on the wall in the kitchen Annually maintained by CHUBB
- v. **Drainage** – The foul drainage and rainwater drainage are operating satisfactorily
- vi. **Beetle Infestation and Dry Rot** – no items of concerns noted
- vii. **Lightning Conductor** – A good system is installed on the tower with 4 spikes and two drops and is annually inspected

A.08 It was confirmed that the church is covered by Ecclesiastical Insurance.

B ROOF FINISHES AND DRAINAGE

B.01 Tower Roof

- a The lead sheets on the tower roof are late C18 (there is some graffiti of this time) see right.

Some repairs appear to have been undertaken in 1994.

The layout consists of large thick sheets with hollow rolls. There are two outlets which were clear, although the wide gutters hold some water indicating that the falls are inadequate – below right

Given its age there are very few defects and the timberwork below appears dry.

No work needed at this time.



- b The parapet stonework is solid and generally well pointed however there is still one open top joint that requires repointing- right.

The tower is easy to access and the roof hatch functions really well



B

Open joint north side

B.02 Nave and Chancel Roof

- a The roof lead work to the nave and chancel was replaced in the 1980's and incorporates rigid insulation. It consists of large sheets with very tight hollow rolls. Overall, it is in very good condition, the wall cover flashings are all in place and the gutters and outlets were clear. See below

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Nave roof leadwork



Clear, well stepped gutters

- b The lead work has a slight bow from ridge to gutter reflecting the bow in the underlying rafters.
- c The stone copings are all solid. The joints to each side of the east end cross have been raked out and repointed. There is one open top joint, on the north side – see below
- d The roof leadwork is protected by a modern alarm system – see below right

B



Open joint north side



New alarm device

- e The door from the tower onto the nave roof is well constructed of heavy sections of stained softwood and is in good condition.



Chancel leadwork

- f The door to the Sanctus Bell turret is of oak and was replaced when the roof hatch was fitted. It should be oiled with a mixture of linseed oil and turpentine

C

B.03 South Porch Roof

- a The roof is covered with clay tiles and there are no gutters, the tiles on the eastern slope side are older and handmade.

A few tiles have broken and need replacing. See right



B

- b The west side tiles sound and abutments flashings are all sound

B.04 North Side Extension

- a The tiled roof is in good condition but there is a problem with the rainwater disposal on the north side of the modern extension – see right

It appears as though the water discharging off the nave roof overloads the gutter and overflows at the outlet.

This could be resolved by rerouting/ extending the nave roof pipe down to the gully, or alternatively introducing a lead flashing at the end to prevent overspill.

The former is the more long-term solution.



A

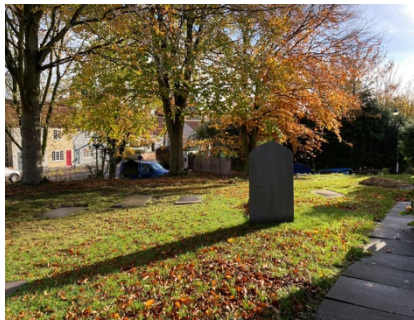
C CHURCHYARD AND BOUNDARIES

C.01 Grounds

- a The church building stands in a churchyard of approximately 0.29 hectares. The churchyard is closed by order in Council 1897 and Gedling Borough Council (GBC) has the responsibility of maintenance which includes the public footpath.

Any Items of repair indicated below should be raised with GBC, but generally it is well maintained and attractive.

- b To the north and east the churchyard is of grass. There are one or two standing headstones stones which are stable, but most are laid flat – see below left below. The ground falls gently away from west to east and to the north, it then banks steeply down to Cocker Beck which follows Church Street. The bank contains mature trees and is covered with naturally occurring undergrowth



- c The landscape treatment around the walls of the church varies from a concrete drainage channel around the tower, (below left), a gravel margin to the north (below right) and the footpath to the south – all are in good condition and effective in preventing water ingress into the eternal walls.



- d The churchyard south of the public footpath is raised slightly, (below left) all grassed with a mixed selection of mature trees and a range of vertical headstones, including some early C19 in slate (below right)
- e Two trees close to the church; one west of the south porch, and a magnolia adjacent the steps on the south east corner of the chancel could cause problems with the church fabric over the longer terms and should be well pruned or alternatively removed.

R

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- e The public footpath alongside the south of the church falls gradually from the south porch down to the gates to the east. The areas that were damaged have now been repaired by GBC

- f The oak access gates to the path are in fair condition however, brushing off the green algae build up and re treating would be beneficial (below left)

C



- g The approach steps are mostly sound, some minor repointing is required to the joints, see above right

- h Stone slabs to the path support the adjacent soil at a higher level - one or two have been pushed out by the soil over time and should be monitored – see below. If they noticeably move out move further, then remedial action should be taken.



D EXTERNAL ELEVATIONS

D.01 *General Description*

- a *The current church consists of a nave, a west tower of four stages, a chancel, a south porch, a modern north vestry and a C21 north porch style extension.*
- b *It is largely in the perpendicular style after being substantially rebuilt from a bequest by Ralph Cromwell in 1454 and was rededicated in 1480. The church is important as a Nottinghamshire exemplar of this style which is recognised by its Grade I listing. Some C12 fabric exists in the base of the tower and some C14 work in the north wall of the chancel, the modern north vestry dates from 1978.*
- c *The stone used generally is a local sandstone of the permo-triassic period, which is generally of fine grain with an open porosity and weak inter-granular cement.*

D.02 **Tower**

- a The tower is older than the rest of the church, its heavy lower stage has a stepped base and clasping buttresses, the south and west sides were repointed at this level in 2007 and are sound.
- b The parapets were inspected at roof level and are generally sound.

D.03 **Tower South Elevation**



a. The lower stage has been repointed and is all sound

b. The second stage includes a C13 lancet opening and the stonework is reasonable, a few weathered back joints require repointing

B

c. The upper belfry stage is C14, unfortunately the central mullion is missing, and it should be re-instated based on the one on the north side.

B

d. Whilst the stonework is reasonable, apart from one or two eroded stones the pointing in the upper two stages is a mixture of types and qualities that would benefit from repointing.

B

D.04 Tower West Elevation

- e An attractive elevation. There is a single lancet in the second stage a lovely complete C12 semi-circular arched opening in the third stage and a C14 pointed belfry opening

Overall, the stonework on this elevation is in reasonable condition – see right, however there are a patches of unsightly mortar repairs, some thin pointing and also some eroded stones in the third stage that should be attended to

- f If work is planned for other elevations of the tower, then it would make sense to repair this at the same time



B

D.05 Tower East Elevation



- a The walling condition on this elevation is mixed: there are patches of poor pointing, open joints and eroded stones – see above right, but mostly the stones themselves are sound.
- b At this stage the longevity of the stonework would benefit significantly from complete repointing with the repair of a few of the worst stones, including the lower right jamb stone to the belfry window – above lower right

A

D.06 Tower North Elevation (see above)

- a The overall condition of the stonework is reasonable but there are patches of poor pointing, weathered out joints and eroded stones, particularly in the third stage that would benefit from repair

B

D.07 Nave West Return

- a Following the removal of the boiler chimney the stonework has now all been tidied up and repointed.

D.08 Nave North Elevation

- a Following recent repointing repairs this elevation is now in good condition
- b the decoration to Window ferramenta, and rainwater pipes is still fair.

D09 Chancel North Elevation

- a This elevation has been recently repaired including the buttresses and the tracery to the window, the glazing and ferramenta. See right



D.10 Vestry Block

- a Stonework, pointing, tiled roof and flashings are all in sound condition. Window and Door joinery and metalwork are in good condition, some redecoration recommended to oak windows
- b Gutters and down pipes are satisfactory but advise re decoration

C

D.11 Chancel East Elevation

- a The Stonework and pointing at high level has been repointed as advised, and is now in better condition, see below. The historic crack below the window does not seem to have moved further since it was repointed 5 years ago.
- b The east window ferramenta is getting to the point where it should be redecorated

C



D.12 Chancel South Elevation

- a The elevation is in fair condition. There is one spalled tracery section to the east most window that would benefit repair and some flaunching to the lower left reveal in the centre panel that needs repointing. (see below)

B



- b The window ferramenta and cast-iron rainwater goods are satisfactory.

D.13 Nave South Elevation

- a Most of the stonework and pointing on this elevation is in sound condition
- b Two window cills are still in poor condition and need repair (see below)

A



- c The window ferramenta and rainwater pipes are satisfactory
- d Some pointing and stone repairs are still required around the window arch west of the porch and over the porch roof.

B

D.14 South Porch

- a The whole porch has been repointed recently and is in good condition, however a crack has appeared between the front wall and the east return which should re-assessed at the next inspection. See below

R



inside

outside



E INTERIOR

E.01 Porch

- a The porch has newish stone slabs to the floor, pointed stone walls, a roof with exposed rafters and purlins and gypsum plaster between, all are clean and sound, see below left.



- b There is cracking to each side of the external entrance door that should be re pointed to allow monitoring in case there is ongoing movement - above right **B**

- c There is also a built-in section of timber that is cubed and shows beetle holes, which should be visually monitored. Above right.

- d The external doors are of oak and work well, externally they need re decorating outside. **B**

The security is good they have a five-lever lock and bolts top and bottom to the retained leaf, the bolts engage adequately.

- e The inner double oak doors are in sound condition and a lower locating bolt has now been fitted

E.02 Nave

- a The oak boarding to the ceiling generally looks sound, permanent white staining as noted last time.

- b The stonework and pointing to walls is all in good clean condition.

- c The previous strengthening of the 2nd and 7th row of pews to the south is still solid.

- d The central aisle carpet has been removed as it was becoming a trip hazard, this has exposed attractive black and red border tiling with central stone slabs.

The intention is to leave the floor without carpet for now and to let it breath- see below left.



- e The new kitchen area in the tower is maintained in good condition and works well – although it has not been used much in 2020 due to Covid restrictions, above right
- f The new extension lobby and toilet area are dry and clean with no defects.

E.03 Chancel

- a The stonework and pointing to walls are all in good condition. The repaired north window has been well executed – below right
- b The aisle carpet traps moisture below which causes the surface of the ledger stones to salt. The possibility of removing the carpet for a while is being considered – below left (as in many other churches)

R



- c The wood block to the sanctuary area is clean and well finished, there are some gaps and loose blocks and a crack on the centre line – this probably relates to the slight settlement that has occurred in the past at the south east corner. Consideration should be given to repairing these; the joints should be filled, and the blocks secured.

C

- d As before some flaking of an east window mullion at low level was observed, no real deterioration
- e The boarding to the roof has some signs of white staining but this has been noted previously.
- f The priest door has good security and is well decorated.

E.04 Modern Vestry

- a No leaks were reported
- b As before a small plaster crack was noted to the left of the east window. The decoration now looks a bit tired and redecoration of walls and ceiling is advised.
- c The floor finish is carpet and appears fine.
- d The external door to the vestry is only a light weight type and ideally should be upgraded however it has a 5-lever lock and top and bottom brass bolts, the windows have grilles. R
- e The door into the church is of lightweight construction and as before it is advised that consideration is given to upgrading the quality of this to say an oak planked door more in keeping with the church. R

E.05 Vestry Toilet

- a As before there is a small plaster crack on the west wall. The decorations are reasonable.

E.06 Tower First Floor Chamber

- a The walls are part rendered mostly sound. The floor structure appears generally sound and has been treated - roofing felt is laid over the boards to collect dust falling from above.
- b As before it was noted glass in the west window is cracked but is solid.
- c The old crack under south opening in the render is stable; some of the render is loose.

E.07 Middle Chamber /Belfry

- a The floor structure is sound and has been treated; the felt laid over the boards to protect them from driving rain that penetrates occasionally.
- b The belfry window meshes are intact and prevent birds entering, the area is well ventilated, rain does blow in but tends to dry out and not create a problem
- a The oak roof structure to the tower is dry and all looks in fair condition. The oak rafters and beams appear to have darkened since the last inspection
- b The mediaeval oak bell frame has had severe woodworm beetle attack in the past but has been treated– below left. However, this is an important mediaeval bell frame and if there are any signs of new timber dust, I advise that this should be inspected by a timber specialist. R

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- c There is an old crack under the roof beam bearing on the north side, this should be deeply repointed and monitored. Below right

A



- c The stonework to the walls is dark, one slight crack noted over the in filled arch on the south side that could be repointed with the above

B

E.08 New Toilet Block Extension

- a The new accessible toilet, store area and lobby are all new and are clean, operational and of good quality

F RECOMMENDATIONS

F.01 Annually Preventative Maintenance

- | | | |
|------|---|------------------|
| I | Check and clear as necessary roof gutters, outlets, rainwater pipes and drains. | Nov-Jan |
| ii | Check tower rooms for birds, wood worm. | Nov-Jan |
| iii | Service boiler and check heating system. | Sept-Oct |
| iv | Clear weeds and vegetation from dry areas adjacent external walls. | April-June |
| v. | Check footpaths and steps for loose, displaced stones. | April-June |
| vii | Inspect roof from inside for leaks including nave, chancel, tower and vestry. | After heavy rain |
| viii | Maintain churchyard | |

NOTE - The care taken of the church interior is evident. This is an important element of maintenance as any defect in the structural fabric will make itself evident inside and be detected either through damp, woodworm and the like.

F.02 Other Regular Maintenance

- i) Decoration to external woodwork - once every 3-5 years.
- ii) Decoration to exterior ironwork - every 5 years.
- iii) Check church bell every 5 years.

F.03 Specific Repairs.

Repair items have been given a code, A, B, C or R in the right hand column which should be interpreted as follows:

- | | |
|----------|--|
| A | Requires urgent attention within 2 years |
| B | Repair required 2 – 5 years |
| C | Requires repair when practical. |
| R | Recommended Improvement |

The church is in good condition and most of the repairs identified are mainly to safeguard the church over the long term rather than urgent repairs

The isolated repairs items could be carried out separately but would be most effectively completed as package of works carried out as one contract

With regard to a reasonable suggested budget to progress the repairs identified I suggest the following:

- | | |
|-------------------------------------|----------------|
| • East Elevation of the tower: | 5,000.00 |
| • North, South and West Elevations, | 7,500.00 each. |
| • Other identified repairs | 2,000.00 |

These budgets include scaffolding costs and are exclusive of vat which may be reclaimable.

Bruce Bradley 04/02/2021