



**The Church of All Hallows, Gedling, Nottinghamshire**  
In the Diocese of Southwell and Nottingham

**Quinquennial Survey Report 2020**

**Surveyed under the inspection of churches measure 1955  
by Bruce P Bradley AABC.**

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## QUINQUENNIAL SURVEY OF THE CHURCH OF ALL HALLOWS, GEDLING.

To Rev Mic Johnson and Church Wardens of the Parish of All Hallows, Gedling, Nottinghamshire. Mr Bruce Bradley <sup>AABC</sup> has made an inspection of the condition of the fabric at All Hallows in three visits during September and October 2020

### A INTRODUCTION

A.01 The weather during my 3 visits was mainly cool, dry, and cloudy

A.02 This is the second inspection of the church carried out by me.

A.03 **Previous Report** – My last Quinquennial inspection was undertaken in June 2014.

This report was postponed from 2019 to 2020 as a major project was planned to commence in March 2020 to reorder the west end of the church. This was eventually handed over on 30 November 2020 after a protracted contract period due to Covid19 working restrictions in the church.

A.04 **Works Carried Out Since Previous Report** - Since the last report

- i) Relocation and repair of mediaeval parclose screen to the east end of the south aisle
- ii) Relocation of a sarcophagus from the west end to the east end of the south aisle
- iii) Removal of the existing toilet and the formation of 2 toilets, one fully accessible along with an improved choir vestry area – below right
- iv) New foul drainage connected to the mains.
- v) The installation of a new tea bar and servery in the west end of the south aisle – see below left
- vii) New chair storage integrated into the above



viii) A new soakaway has been installed on the north side with connections made from the two western rainwater pipes to the north aisle. This was done to resolve a blocked pipe/gulley outside the new toilets where the wall had become damp.

This should also alleviate the capacity of existing soakaway on the north side.

ix) New electrical services in connection with the above, sockets, extract fans and lighting.

x) The WRVS stained glass window has been repaired.

A.05 It should be noted that this report should not be treated as a Specification and is not suitable to give to a contractor for purposes of undertaking repairs. The church architect would be pleased to discuss and assist in any items of repair that result from this or any other inspection.

A.06 None of the structure was physically 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.07 **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:**

The current boilers have failed recently and replacement is being progressed

ii **Asbestos:** There is no known asbestos within the church.

iii. **Electrical System** - This should be tested by a qualified electrical engineer every five years and at any other time if additional loading is proposed.

*Inspection Due*

iv. **The Bells** – There are eight bells that are rung regularly hung on an iron bell frame. The PCC should commission a survey and report on the bells from a specialist every 5-10 years.

*Managed by keen bellringers*

v. **Fire Fighting Equipment** - It was observed that fire extinguishers are kept in the church, and it was confirmed that O Heap of Derby provide annual servicing as recommended.

*Service contract in place*

vi. **Drainage** – See new work implemented above.

The surface water drains on the south side are known to back up occasionally it is likely that this is due to the soak-aways being silted up.

It is advised that these unreplaced are surveyed by a specialist company to determine how clear they are and also that an allowance is made over the next 5 years for extending the new soakaway on the north side and connecting for the remaining down pipes and also upgrading other soakaways. See Section F.

*Drain Survey Recommended*

vii. **Beetle Infestation and Dry Rot** – Active woodworm was found in an inspection by Peter Cox Preservation in some roof timbers and two pews – these were treated by them in 2018

viii. **Lightning Conductor** – From previous report: The lightning conductor is attached to the spire and tower and was upgraded in 1997 to include two down tapes and coronal bands around the spire and bonding to the metal work inside the spire and the bell frame; this should be checked every five years by a specialist firm

*Checked every 5 years*

A.08 The PCC is reminded to ensure that insurance cover is reviewed annually and the church is properly covered for all eventualities.

A.09 The interior reordering is now complete and it is clear that urgent repair items are being kept on top off however attention should now be directed to repair some of the external masonry including the and the south clerestory window s and tower.

Overall the PCC of All Hallows should be congratulated for the diligence with which they care for their historic church.

## B ROOFS & RAINWATER OUTLETS

### B.01 Nave

- a From the previous report, *South slope, recast and re-laid in 1984 and parapet gutter reformed, the north slope dates from 1890 and is slowly deteriorating*
- b The cage over the eastern sump outlet on the north side was blocked with leaves and the gutter holding water – this was released (see right) and the cage left off.
- c

### B.02 Chancel

- a The chancel roof is steeply pitched and covered with dark plain clay tiles with lead abutment flashings
- b Overall, the roof and ridge tiles are fair good condition – see right



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- c The gutters and down pipes are round cast iron which are in fair condition.
- d At the last inspection one short section of pipe discharging onto the valley west of the organ vestry roof was broken and needed replacing (See right). This should be repaired if not done already.



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### B.03 Northeast Organ Chamber and Vestry/Office (C19)

- a The vestry/office has a flat roof with asphalt finish that drains to a northeast outlet.
- b As mentioned previously the asphalt is showing signs of fatigue with many surface splits and cracked corners – see right
- c The northern wall skirting has peeled away from the brickwork leaving a gap



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- d It is advised that a new roof covering is required, and I am aware that quotes have been obtained

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#### B.04 North Aisle

- a The roof is covered with wide old lead sheets with welted joints with little cover. Some have slipped and overlap into the gutter. A large cover flashing has been fitted at the wall abutment which is well pointed. (see right)
- b The gutter lead is laid without joints which is not to current standards in terms of steps and falls however the three outlets were clear.
- c The condition of this roof finish makes it vulnerable to water ingress. Over the longer term this roof should be one of the first to be replaced
- d Plant growth has established in joints on the eastern coping and one joint is open – attention required

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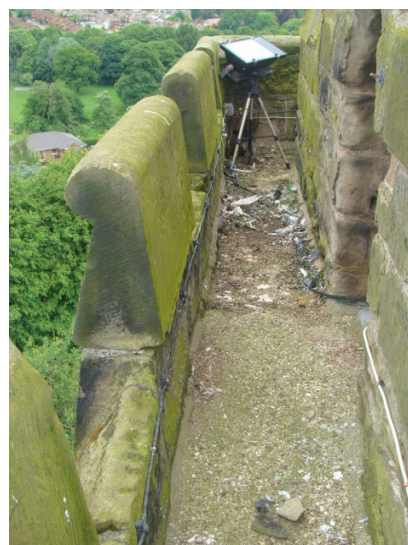
#### B.05 South Aisle

- a Covered in lead sheets laid in 1968, appears to be tightly formed hollow rolls. Some sheets stolen at the east end in 2006 were replaced in 2008. The roof is generally in good order including flashings (see right)
- b The parapet merlons appeared to be sound and the joints satisfactory
- c The outlets were clear at inspection, some light debris in the gutter from the eroding clerestory stone should be cleaned out



#### B.06 Tower Roof, Parapets

- a The narrow walkway around the tower is covered in a concrete topping laid to falls with a granular finish. It is generally sound.
- b The outlets were clear
- c The tower parapets are low but the merlons are of mostly good section and appear to be well bedded secured
- d Some small gaps noted to the wider mortar joints but no work required at present
- e As small section of loose merlon stone on the west parapet has been removed and placed on the gutter.



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### B.07 Spire

- a For ongoing record: in the 1990's it was found that the spire was in danger as 3.0m long wide vertical cracks had formed from the four central openings. The structural solution was to insert 3 levels of stainless tie bars tensioned and secured to external plates which were disguised externally by the corner mouldings.

The cracks were pointed up and the internal scaffold left in place for future inspections. (see below)

- b At my inspection the cracks were fully pointed up and there did not appear to be any new movement. the tie rods were checked and still had good tension. (see right)



### B.08 South Porch

- a The porch roof is covered with lapped stone slabs with pointed abutments, no gutters.
- b Generally it is well pointed up, the tiles are supporting some moss growth
- c It is reported that some damp appears internally through the stone barrel vault after prolonged rain, it is likely that the slabs are gradually becoming porous but the pointing at the nave wall could have hairline cracks and should be checked

- d The lower drip course on the east side should be cleared of weed growth and repointed as necessary. (see right)



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## C CHURCHYARD AND BOUNDARIES

### C.01 GROUNDS

#### a General

i) the churchyard was closed in the 1990's, and the grass and trees are maintained by the local council, it is elevated above the adjacent road and is strongly defined by its boundaries.

ii) The rectory and its garden are located to the southeast. The high brick wall to the south is an old hollow wall that once defined a kitchen garden to a former grander hall/rectory

iii) The headstones are checked regularly and any that are identified as unsafe are laid flat.

### C.02 South and West

a This is the main part of the graveyard with many headstones including some fine examples of early C19 and C18 slate. They are checked regularly, and a few have been laid down as a result.

b The main pedestrian entrance is defined by stone piers, with two flights of stone steps and iron gates. There is a handrail to each side, the left handrail continues up to the south porch



c Their condition is worn but satisfactory (see right)

d The stone retaining wall to the road along the western boundary was extensively repaired by Gedling Council about 10 years ago as it was considered unsafe. It appears to be satisfactory

e The main approach path rises to the south door is of stone slabs which are reasonably level.

f The high hollow brick garden wall to the south has many eroded bricks that could be repaired but overall, it is in satisfactory at this time.

### C.03 North and Eastern Side

a The northern side is narrow and is enclosed by a brick wall covered in ivy making it difficult to inspect.

b There is a row of large lime trees within the churchyard

c The path is of concrete slabs in fair condition. (See right)



d The eastern side has a brick boundary wall which again is covered by ivy and difficult to inspect. It is understood that the adjacent properties have responsibility for the safety of these boundary walls



## D EXTERNAL ELEVATIONS

### D.01 General Description.

- a *The Church consists of a Nave with 5 bays, a Northwest Tower with Spire, North and South Aisles, Chancel, North Vestry and Organ Chamber and a South Porch.*
- b *The external fabric of the Nave, Chancel North and South Aisles, Tower and Spire have a consistent appearance and are mainly of local Gedling stone. This stone is relatively durable but can have weaker bands within the blocks.*
- c *There are badly eroded stones around the building and particularly in the tower as detailed below. I would advise that attention should be given to address this in phases over the next 5- 10 years.*
- d *The poor condition of south clerestory window stonework has already been identified in previous reports.*
- e *Gedling colliery was closed in the 1990`s and given the proximity of coal mining, apart from the tower and spire there are relatively few defects resulting from structural movement*

### D. 02 Tower West Elevation

#### a Upper Stage:

- i) There is face erosion below the parapet corbel with 2-3 bad stones
- ii) There are 2-3 courses of deep stone erosion on the north and south buttresses

#### c Middle Stage.

- i) The main area of walling is fair
- ii) The North buttress upper section, has around 5-6 badly eroded stones including return faces (see right)
- iii) The Southern buttress has 3-4 large stones with eroded sections
- iv) The arched head to the single lancet is heavily eroded (see right)



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**d Lower Stage**

- i) The stonework and joints are fair, some erosion to lower stone edges.
- ii) The window surround and grille are sound.
- iii) Southern buttress, below set back patch of eroded face (see right)
- iv) Old fine crack below right of window



**D.03 Tower South Elevation**

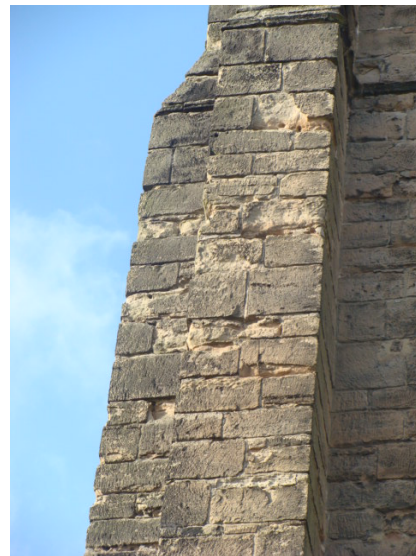
**a Upper Stage**

- i) Western buttress, 3-4 badly eroded courses
- ii) Some repairs below corbel table but still around 10-12 individually eroded stones.

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**b Middle Stage**

- i) Overall the stonework is fair, some eroded stone edges at string.
- ii) West buttress has 3-4 badly eroded stones in upper courses (see right)
- ii) Eastern buttress, 2 badly eroded courses below upper set back



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**c Lower Stage**

- i) Some poor mortar repairs at joints (see right)
- ii) There are a number of open narrow perpend towards the base that should be repointed



C

**D.04 Tower North Elevation**

**a Upper Stage**

- i) Overall, the stonework is fair, eroded joints below the parapet corbel.
- ii) 3-4 badly weathered stones on lower section of western buttress.

C

**b Middle Stage**

- i) Generally fair, the joint under the upper string needs repointing
- ii) 3 courses of heavily eroded to upper section western buttress(see right)
- ii) Eroded stone to inner face of eastern buttress below string.



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**c Lower Stage**

- i) Walling fair, joint under upper string needs repointing.
- ii) One eroded stone under string

C

**D.05 Tower East Elevation**

**a) Upper Stage**

- i) Around 9 eroded stones, mainly to the lower edge at the joint, satisfactory for now
- ii) One stone deeply eroded in northern buttress

C

**b) Middle Stage**

- i) Worn faces and open joints below upper string, repoint.
- ii) Around 6 eroded stones, mainly lower edge, as above

C

**c) Lower Stage**

- i) The stonework overall is satisfactory

**D.06 West Elevation to Nave and South aisle**

- a The pointing at high level is of mixed quality, with some loose, some proud and some open joints. (See right)
- b A few isolated stones are badly eroded.
- c It would be good to repoint and repair this elevation
- d The attractive modern west window is only partly protected by obscure polycarbonate, new grilles would be more appropriate.
- e The west door surround is fine and the oak door sound, some re-oiling/redecoration to the lower section is advised



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**D.07 South Porch**

- a West elevation, stonework in fair condition
- b South elevation, faced in different stone (Possibly Mansfield). The surface is crusted due to pollution, typical of a magnesium limestone.

- c One stone eroding, right lower area.
- d The Iron gates are sound.
- e The east elevation is satisfactory

#### D.08 South Aisle South Elevation

##### a West of Porch.

- i) The walling is generally fair, modern ashlar repairs to western edge and below string, the missing parapet pinnacle could be replaced.
- ii) One eroded parapet ashlar.
- iii) The carved eastern upper mullion stone is badly eroded and should be repaired .(see right)
- iv) The leaded glazing is of clear class, unprotected.
- v) The cast Iron rainwater pipe is sound and well decorated.



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##### b East of S Porch

- i) Some failing pointing to parapet level, eastern bay - needs addressing.
- ii) Stonework worn and pointing of mixed quality but generally sound.
- iii) Plain window tracery; generally sound. No grilles to glazing.
- iv) The parapet pinnacles missing could be replaced (see right)
- v) There are two cast Iron rainwater pipes, they are sound and well decorated.
- vi) There is an open joint in a window mullion that requires repointing



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#### D.09 South Aisle East elevation

- i) The pointing below the string looks cement based and is over filled but solid
- ii) Overall the stonework and joints are fair
- iii) A coping stone is missing that should be replaced.
- iv) The corner pinnacle is missing, comment as above



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#### D.10 Nave South Clerestory)

- a There are four square headed windows with triple arched panels, as noted in the previous report the window stonework is in poor condition (see right).

It is considered that eight mullions are in need of repair back to the glass line and also around ten jamb stones need replacing. (See below)



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- c I have been advised that all the nave parapet merlons were removed and pinned around 10 years ago
- d A previous survey report by AJ Restoration has identified defects in the internal mullions that need repair, (one already repaired).



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#### D.11 Chancel South Elevation

- a Repointing is required right of the eastern lancet (see right)
- b The cast iron gutter and central downpipe are sound
- c Some modern facing repairs around the lancets
- d The windows do not have grilles
- e The upper courses of the eastern buttress need some stone repair (see right)



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- f Isolated sections open joints below the string course in 3<sup>rd</sup> bay, also in the 2<sup>nd</sup> bay east of buttress top (see right) and also 4<sup>th</sup> bay east of lancet. (see right) need repair

- g Fine C13 Priest door surround in good condition.



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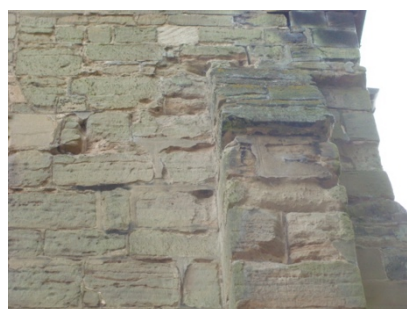
#### D.12 Chancel East Elevation

- a Large triple lancet east window in fair condition, some modern ashlar repairs to the gable over in fair condition.
- b Small patches of eroded stone to sides of west lancet top/adjacent buttress ( see right)
- c 3-4 eroded stones on upper face of north buttress (see below right) and also below lower string course
- d Also 3 or 4 eroded stone edges in lower section below string course
- e The blue brick drainage channel at the wall base is in sound condition and clear.



C

C



B

#### D.13 Chancel North Elevation

- a The stonework in the eastern bay is generally of smaller courses than elsewhere, the upper third is in fair condition.

The lower third has had ashlar repairs but there is an area of 2-3 m that requires repointing (see right)



B

- a There are 11-12 stones with eroded sections on the east face of eastern buttress.
- b Also some heavily weathered joints on the upper north face that would benefit from repointing. (see right)
- c The walling above the vestry looks fair overall but there are some open joints and suspect pointing that should be reviewed



B

R

**D.14 Vestry/Organ Chamber**

- a The stonework and windows are generally sound.
- b The chimney straps – presumably applied for structural reasons, are rusting. These could be treated and re painted but ideally would be replaced in S/S (The chimney is no longer used but is part of the external design)



C

**D.15 North Aisle Elevation.**

- a The older walling is generally fair, the heaviest eroded section is the west side of the western bay.
- b The parapet is plain, the upper string course has a lot of moss and one or two deeply weathered joints that require attention
- c There is substantial modern ashlar repair in the central bay in a red sandstone (see right)
- d The three tall 3 light windows have protective grilles, the glazing appears sound
- e There are three good cast iron down pipes, 2 are now connected to a new soakaway the third connects via a inspection chamber to an older soakaway that has flooded hopefully this will be alleviated now.



**D.16 Nave north clerestory**

- a Parapet, walling and the 4 three light windows appear in fair condition. Substantial stone repairs.
- c The window ferramenta are rusting and in need of redecoration

B

## E INTERIOR

### E.01 General

- a) **Security:** The church has an intruder alarm maintained by Mercury.
- b) **Access:** i) The church has level access from the northern churchyard gate through the south porch  
 ii) There is an induction T loop to the entire building for hard of hearing.

### E.02 South Porch

- a The floor has large stone slabs, stone seats and a stone barrel vault roof, water ingress occurs occasionally through the stone roof
- b The stone walls are a little crusty but satisfactory
- c The inner doors are in fair condition.

### E.03 Nave and Aisles

- a The nave and aisles have a reclaimed stone flagged floor, laid in 1982 that is in reasonable condition however there is one racked/displaced slab on the south of the nave that needs repairing
- b The arcade piers are of consistent octagonal section with round bases all appear true and sound (right)
- c The responds on the west wall are half round
- d A crack in eastern arch of south arcade was filled 2010 and is being monitored
- e The nave roof structure dates circa 1890, it has large, braced beams which appear satisfactory.
- f The north aisle ceiling is of wide boards and irregular rafters, pre C19- no leaks reported at the moment but should be monitored (see comments for roof)
- g The ceiling to the south aisle is similar, staining indicates some previous water ingress, no current leaks reported
- f Two cracks extending below the eastern clerestory window were repointed around 2010, no further movement noted.
- h West window – repaired and re-glazed as a millennium project
- i The pews have now been replaced with modern chairs to allow flexible use, which look attractive
- j The north clerestory windows are in fair condition, one loose panel at the west end was noted but has now been repaired
- k The new toilets and servery are complete and in use, overall, they look very attractive.
- l The mediaeval parclose screen has been set up at the east end of the south aisle with the sarcophagus in front.

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R

#### E.04 Chancel

- a The Chancel interior was restored in The C20's including the main floor, which is of large slate and limestone tiles, the altar dais of Minton style patterned tiles and the east window which is a memorial, all are attractive and sound. Choir pews are 1920, Chancel screen 1905.
- b The original chancel is structure early English circa 1220 with tall lancet windows to each side, the internal walls are of ribbon pointed stonework, the south wall appears to have a slight lean.
- c The ceiling consists of large plaster panels defined by decorative timber ribs. The panels are discoloured but appear solid.

There are steel tie bars dating from 1870 (right)

The upper triangle of stone at the west end is fragile and deposits of grit fall occasionally.



- d It has been reported that grit is falling from high level at the west end of the chancel – this could be an indication of some loosening joints or friable. A closer inspection is advised if access can be arranged

**R**

#### E.05 North Vestry/Office

- a No issues noted however the roof needs some further attention as already noted

#### E.06 Organ Chamber

- a No leaks reported or noted. The organ is used regularly and was rebuild and made electric in 2000.00

#### E.07 Base of Tower

- a. This area has been refurbished into a choir vestry as part of the west end reordering
- b There is a mezzanine structure accessed by a wooden stair, now used for storage)

- c The ashlar walls are covered with the names of previous vicar's painted on, historic graffiti.



#### E.08 Tower Staircase

- a Most of the eroded stone steps have been repaired with ceramic profiled tiles.

#### E.09 Ringing Chamber

- a. A large crack in the west wall was filled after the spire was stabilised, no further movement noted.

#### E.12 Clock Chamber

Clock by Smith of Derby, electrified in 1964, the local council fund the maintenance.

#### E.13 Belfry

- a Iron Bell frame is from 1880, there is a peel of eight bells which are regularly rung.
- b The filled 25mm vertical crack running from above the belfry window shows some minor movement
- c The windows are meshed and appear to prevent bird access
- d There is a boarded floor over with 2 C20 and 4 older beams, some evidence of insect attack in 2 which appears to be old but should be monitored
- e One oak louvre fell from the belfry windows recently, these should be checked urgently, and any loose or vulnerable louvres repaired.

**A**

**E.14 Boiler Room**

- a The concrete steps down are clean and serviceable
- b The C19 brick lined boiler room is dry. The steel supporting beams and the concrete of the vestry floor above are sound.
- c The boilers have failed and are to be replaced
- d There is an adjacent store



## F RECOMMENDATIONS

### F.01 Priority Key

All items within the report that require consideration are identified in the margins and coded as follows:

- A** Requires action as soon as possible but within 2 years
- B** Should be repaired within 3- 5 years
- C** Less critical repair that should be attended to when practical
- R** Recommendation

### F.02 Schedule of Urgent Items Identified (within 2 years)

#### Budget Cost

A.07vi) Drain Survey	£ 400.00
B.02d. Check section of CI pipe replaced	£
D.09,iii,Replace missing south aisle verge coping stone	£750.00
D.10a. Repair to 8 window mullions and 10 jamb stones	£12,000.00
D.11a. Small area of repointing	£200.00
D.16b. Small plant to remove in string course and repoint.	£150.00

### F.03 Recommended to plan for the following in the next 5-15 years

A.07vi), Upgrade other Soak-aways	£ 4000.00
B.03b. Replace vestry roof membrane and insulate	£5000.00
D.02-D.05 Tower Stonework Repairs	£50,000.00
D.08a, i, ii. Replace 1 parapet stone and section of window tracery	£2,500.00
D.08b,iv).Replace missing south aisle pinnacles	£5000.00
D11e. 3 Areas of wall repair say	£2250.00
D12 and 13. Chancel East and North wall stone repairs say	£5,000.00
D14b. Replace chimney straps with SS	£600.00
D16c. North clerestory; redecorate clerestory window ironwork	£2500.00

### F.04 Annually Preventative Maintenance

i	Check and clear, 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.	
viii	Maintain churchyard	

### F.03 Other Regular Maintenance

- i Decoration to external woodwork gates etc - 3-5 years.
- li Decoration to exterior ironwork - every10 years.

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