

YEOVIL St John the Baptist



Quinquennial Inspection for the Year 2017

Inspection of Churches Measure 1955
Quinquennial Inspection Report
Diocese of Bath and Wells

YEOVIL St John the Baptist

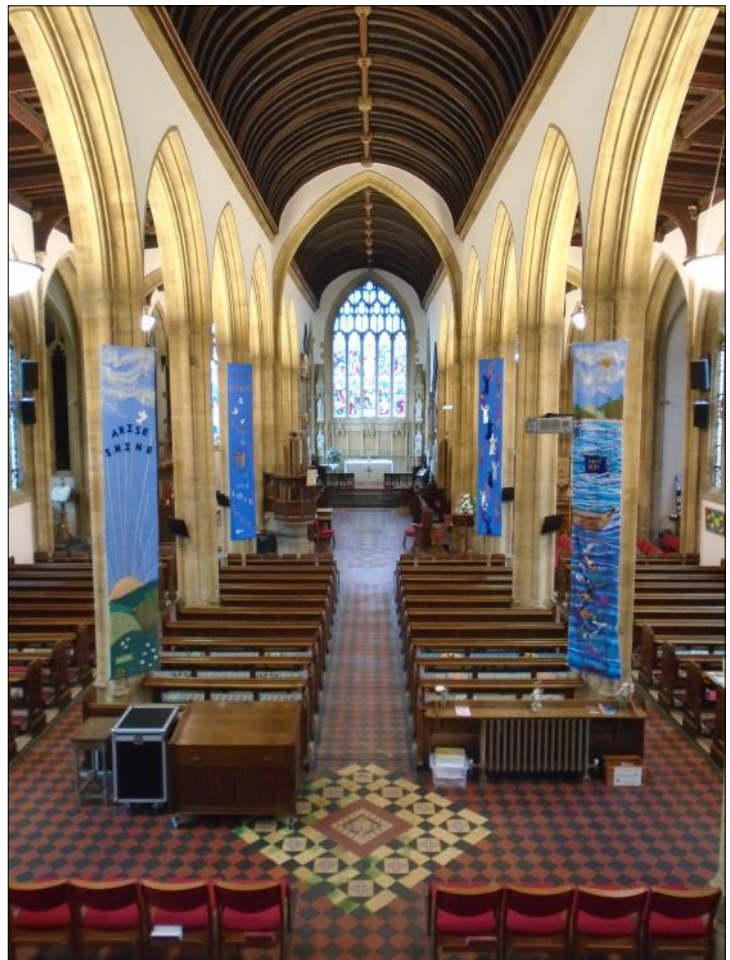
Archdeaconry of Wells

Deanery of Yeovil

Survey by John Beauchamp RIBA MRIAI SCA AABC IHBC

May 2017

Previous survey by John Beauchamp, 2012



Listed Grade I, South Somerset District Council

Description: A substantial town church dating from the late C14 with many unusually tall windows and consequently quite bright internally. Consisting of perpendicular west tower, nave, north and south aisles, south porch, opposing transepts, choir, chancel, side-chapels, organ chamber, vestry and partial crypt. The building is in very good order with substantial repairs completed within the last quinquennium. Lead roofs over local Yeovil and Ham stone walling. Well kept internally.

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PART ONE

1 Introduction

- 1.1. This report has been prepared in accordance with the Inspection of Churches Measure 1955 and on the instructions of the PCC as represented by Jennifer Matthew (churchwarden) and Phil Juggins (PCC and chair of Fabric Committee).
- 1.2. On Thursday 18 May 2017 I made a thorough general inspection of the church and those parts of the churchyard the parish are responsible for. My inspection was visual and made from ground level, roof level and from the tower roofs.
- 1.3. No part of the church was opened up for inspection, and the report does not therefore include any part of the building that was covered up, unexposed or inaccessible; and no guarantee can therefore be given of the absence of rot or beetle or any other defect.
- 1.4. In describing the church, this report assumes it to be traditionally orientated.
- 1.5. This document is a report and not a specification. It lists defects found but does not give detailed instructions how to remedy them.

2. Limits of Survey

- 2.1. The roof pitches were generally inspected at roof level or from above.
- 2.2. There are no roof voids into which access is possible.
- 2.3. No drains were tested and no inspection covers lifted.
- 2.4. This report is based upon a visual inspection of the main electrical switchboard and of certain sections of wiring selected at random, without the use of instruments.
- 2.5. On the day of my inspection the conditions were dry and sunny. No rain had occurred recently prior to the inspection. It was not possible to ascertain the performance or adequacy of the rainwater goods.

3. Recent Structural History

- 3.1. The PCC and bell-ringers have invested significant energy and funds in the church fabric over the last quinquennium. Major projects have focused on belfry repairs, new frame components and re-hanging of the bells followed by the tower masonry conservation in 2015. Both projects are considered a great success.
- 3.2. The majority of items raised in the last quinquennial have been completed.
- 3.3. The sound and AV systems have been recently enhanced.

4. Recommendations for Further Surveys

- 4.1. Inspect the underside of the roof over the south vice turret stair after heavy rain to check for damp penetration around the walls (7.19).

- 4.2. Whilst steeplejacks are on site ask them to inspect the roofs and pinnacles over both the south and north vice turrets (7.19 and 7.45).
- 4.3. Monitor condition of churchyard east boundary wall and report any opening of joints or deflection (9.4).
- 4.4. Monitor the condition of plastered gable walls over the east chancel window and report any dampness or deterioration (14.3). Also monitor high level damp stains in transepts and nave aisles (14.4 and 14.5).
- 4.5. Ask Harrison and Harrison to inspect the ceiling and walls above the organ during their next maintenance visit. Photograph and report (14.6 and 15.5).
- 4.6. Survey all internal wall mounted in turn monuments, keep a record of condition and report any deterioration (17.5).

5. Summary of Structural Condition

- 5.1. The PCC, bell-ringers and congregation are very attentive to the fabric and the church is generally in excellent condition throughout.
- 5.2. Lead roofs over the side aisles, south porch, nave and east end all remain in good condition; some running repairs and local patching required due to squirrel damage.
- 5.3. Parapet gutters, downpipes and gulleys generally work well, water runs away at ground level. Ground gutters require perimeter pointing in places. All cast iron rainwater goods will need redecoration. Local Yeovil and Ham stone walls are generally in good order and previous repairs have settled down. Some minor areas of re-pointing are identified.
- 5.4. Running repairs are needed to several windows and the window guards on the east vestry window require replacement. Doors generally sound.
- 5.5. The tower repair project in 2015 consolidated and conserved the masonry, leaving the external fabric in very good condition. A timely repair well executed by a highly skilled team of craftsmen.
- 5.6. Bells and bell frame repairs were completed shortly before the tower project started. All remain in very serviceable condition.
- 5.7. The churchyard is closed and the grass is mown by Yeovil Town Council. I remain very concerned about the unguarded drop along the eastern boundary wall and recommend additional protection. Ivy needs to be removed from churchyard trees and monuments before it causes extensive damage.
- 5.8. The interior of the church is always well presented throughout. The report asks for more information on the condition of the ceiling and over/around the organ; these areas are currently inaccessible.

6. Description and Historical Summary

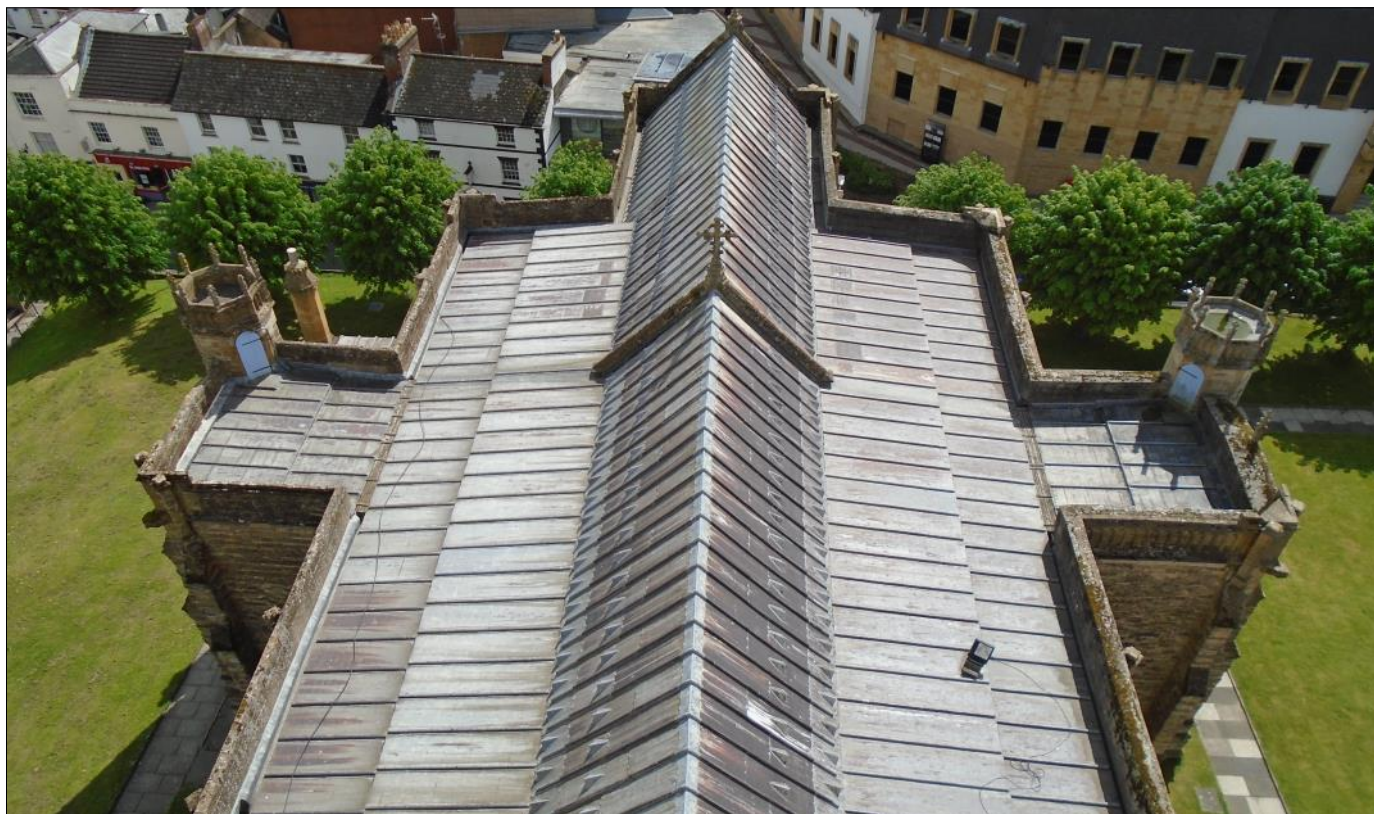
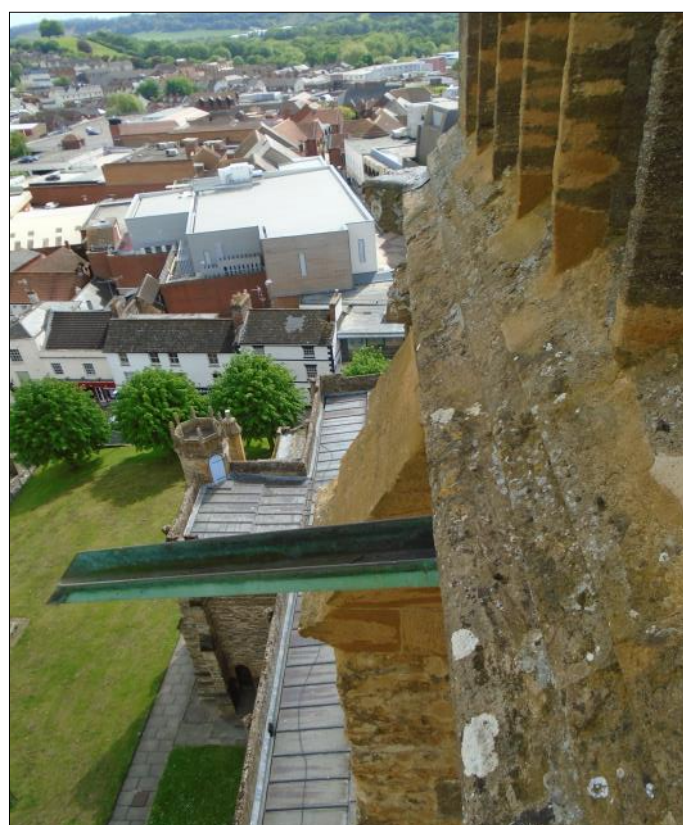
- 6.1. ST5516SE YEOVIL CP CHURCH PATH. 5/4 Church of St John The Baptist. 19.3.51. GV I. Church, late C14. Limestone with Ham stone dressings: lead roofs. Cruciform plan with South porch and vestry (1915) 1 bay sanctuary, 2-bay choir, crossing, 4-bay nave and

West Tower, with North and South choir and nave aisles and projecting transepts. Early Perpendicular style, crypt is Decorated but not necessarily earlier. Three tiered plinth, buttresses with double offsets terminating in pinnacles between bays, set-back buttresses to corners. Windows to full width of each bay: 5-light terminating in 2-centre arches, tracery of reticulated perpendicular transitional design. String course below slender arch-panelled parapet with roll-mouldings; parapets angled to gable ends. Blank second bays to choir. To bay 3 of North aisle a pointed arched doorway cut into bottom of window, opposite on South nave aisle is South porch, a half-height 2-bay extension, in style of rain building. Doorway probably C19, crocketed label mould to pointed archway, and swept sculptured panel in niche. Stair turrets to East outside corners of both transepts. Tower 28 metres high, in 4-stages set back offset corner buttresses, capped by openwork balustrading etching the parapets could be C19. Two-light late C14 windows on all sides at bell-ringing and bell-chamber levels, the latter having fine pierced stonework grilles. Stair turret to North-west corner, with windvane termination. Plain West doorway flanked by triangular shafts, West window having Perpendicular tracery. The iron latin cross set into the South-east corner of the parapet may be of C15. The tower has a chiming clock, (no clock face), a Sanctus bell and a peal of 10 bells, the East window similar tracery to the West window, and the parapet is crowned with a stone cross. Internally the South porch late C19 The Nave and aisles are lofty, the apexes of the arcades are close to wall plate level: the columns slender, alternate order hollowed, with small impost capitals on outer and riddle of the five orders. Wall shafts to aisle/chapel walls; Tower and crossing arches unpanelled and set higher. The trussed ribbed rafters of the barrel roofs and nearly all the bosses said to be original: West bay of the North aisle has some ancient timbers. Colouring applied to bosses and principal timber members throughout. The Crypt, under the choir, has four Quadripartite vaults of early/mid C14 style, central octagonal pier, and moulded corbels to walls. The entrance doorway (North wall of chancel) has a crocketed ogee arch, double cusps, and pinnaced side pilasters. Fittings of note: late III font, an outstanding brass lectern, English c1450, inscription figure of monk on stand; on North and South chancel walls sculptured linton veil brackets. Memorial brasses to Penne 1519 and Hawker 1696. Many C18 memorial, notably to Revd. J Phelps Died 1766. Newman of Barwick Died 1790, and Harbin Died 1704. Earliest church in Yeovil, dating from c950. Rebuilt 1380-1400 probably by William Wynford, master mason of Wells: major restoration 1851-60.

Listing NGR: ST5567016058

- 6.2. The map below was taken from www.bing.com/maps.





Top: General view of nave, side aisle, transept and chancel roofs.
Below left: Access hatch on N side of nave roof, note end bays exclude vents.
Below right: Gargoyle draining tower roof, note mortar repairs to parapets.

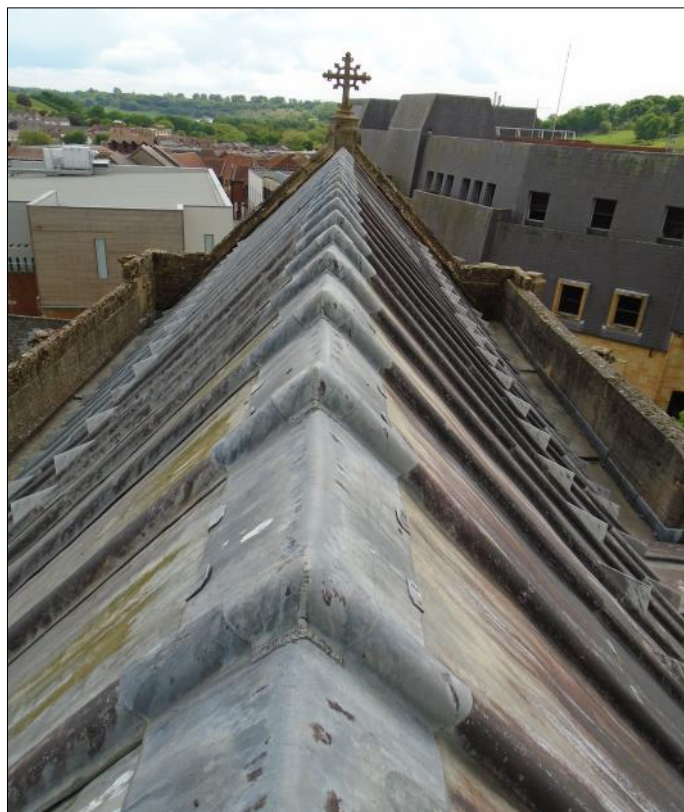
PART TWO

Condition of Structure

EXTERIOR

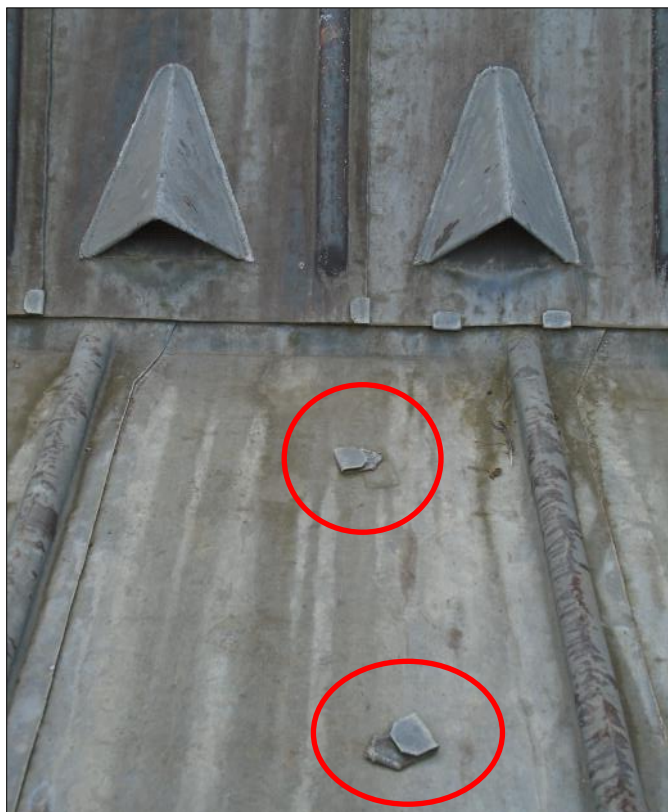
7. Roofs

- 7.1. Nave. Lead sheet over the nave roof is laid in several lengths per bay with upper and lower ventilation hoods. Each sheet is held by lead cleats with a secondary run of lead ridge capping running over the ridge connecting the rolls on both sides. I climbed the apex of the roof to inspect the lead ridge in several areas and these all appear to be in good condition with no signs of fatigue within the lead welds.
- 7.2. Where the south slope of the nave meets the east wall of the tower a cement fillet masters the continuous lead cover flashing, several gaps are appearing and could be sealed with lead mate pointing to provide flexibility at the junction between the two materials. Some of the pointing above the mortar fillet needs to be rubbed back and finished. This was missed at the end of the 2015 tower project.
- 7.3. The north slope of the nave roof is a mirror of the south side and remains in good condition throughout. It is worth noting the splayed roll ends are all in good condition on the main roof.
- 7.4. I note an access hatch at the west end of the slope, this was padlocked with no access.
- 7.5. South Aisle. A relatively shallow roof laid in two bays with a deep intermediate step between. I noted a number of cracks appearing within the roll ends at the upper step and these will require lead patch repairs or lead welding. I explained to the Parish at the time the need to use a certified Lead Contractor's Association contractor on the work and the need for a Hot Work Permit which can be downloaded from Ecclesiastical Insurance Website.
- 7.6. These roll end fractures tend to occur at the intermediate step rather than the lower step which is partly protected from direct sunlight by the adjacent parapet.
- 7.7. Parapet gutters are deep and relatively narrow with long sheets of lead laid without falls. Linings include for cement rendered fascia's against the inside face of the concrete reinforced parapets and these have been decorated in waterproof paint within the last quinquennium. Gutters area cleared on a monthly basis, continue to work and remain in good condition.
- 7.8. Reinforced concrete on the inside of the parapet results from the nearby bomb blast in the Second World War, cracks are now appearing in the parapet and ironwork is starting to project in various places. Some local repairs should be expected within the current quinquennium and it is important to ensure the mortar capping remains in good condition. Some early running repairs are required to point up the open crack.
- 7.9. It is worth noting that any embedded ironwork will continue to corrode over the long term and that problems should be anticipated towards the end and beyond the current quinquennium. It is difficult to know when this might require more major intervention and I recommend the Parish carry out maintenance on a little and often basis to try and minimise the amount of water penetration. It would also be helpful to



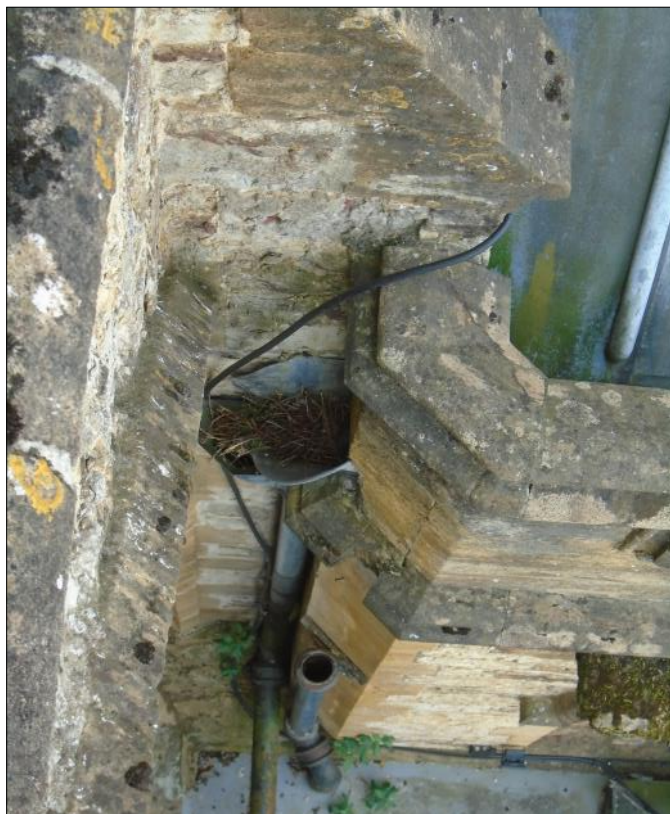
- Top left:** General view of S aisle and nave roofs with repaired tower beyond.
Top right: Lead capping to rolled ridge and continuous rolls over chancel roof.
Below left: Concrete failings to southern parapets will need local repairs.
Below right: Narrow gutters to S porch are easily blocked and need regular clearance.

- remove moss from the parapets to prevent localised saturation with subsequent damage during the freeze/thaw process.
- 7.10. I was able to inspect the outside face of the south aisle stone arcades from the adjacent south transept roof; these remain in fair condition with some signs of stone delamination, particularly around the areas of previous cement based mortar repairs. Some minor erosion is evident in places but this is at a relatively early stage and could be monitored in the current quinquennium. Once again, it would be useful to remove any moss from the stringcourse copings wherever safely accessible.
- 7.11. South Porch. I inspected the lead roof from the south aisle roof over and all appears to be in good condition, parapet gutters were partly blocked with debris and outlets protected by wire to prevent blockage. Some local clearance is required on a regular basis.
- 7.12. I recall the parapet masonry was repaired some 10 years ago and the pinnacles, cross and copings all appear to remain in good condition.
- 7.13. South Transept. The lead roof from the south aisle and south transept join together in a central back gutter which is protected by walking boards with wires at either end to prevent pigeons from nesting.
- 7.14. Leadwork over the south transept is laid in two steps with solid timber rolls as before. Lead sheet, cover flashings, parapet and step flashings all in good order. No work required.
- 7.15. Concrete lined parapets extend around the south transept, integrate with the south east vice turret staircase and show typical signs of moss, embedded iron and open joints within the head. Further regular maintenance and repair should be anticipated.
- 7.16. The south east vice turret stair is in good condition, winds clockwise and is well lit by arrow slot windows. There is no electric lighting to ease access in the hours of darkness.
- 7.17. Masonry around the upper crown of the vice turret remains in fair condition with relatively recent repairs to Ham stone quoins, door frame and the like. The small pinnacles appear sound but I was unable to physically test these.
- 7.18. I am not aware of the condition of the roof above the vice turret; however, there was some signs of dampness on the underside of the concrete roof around the east side with other areas of occasional damp penetration within the cement render on the inside face of the upper winds. These are all relatively nominal and no work is required at the present time.
- 7.19. I recommend the parish keep a careful eye on the roof of the vice turret to check if this becomes any worse as a result of heavy downpours.
- 7.20. The staircase is well swept and kept in good condition.
- 7.21. Blind stone parapets on the outer east and west sides of the transept are in good condition, I noted one or two nosings on the east side which are suffering some decay but this is relatively minor and could be monitored during the current quinquennium. No work required at the present time.



- Top left:** Lead clips on N chancel roof, location unknown and none missing.
Top right: Repair cracks along leading edge of lead rolls.
Below left: Regularly check low level flat roofs over vestry, asphalt repairs.
Below right: Remove debris and vegetation over vestry roofs.

- 7.22. Choir and Chancel Roofs. This steep pitched roof matches the nave with lead sheets laid using solid wood core rolls, upper and lower vents with ridge capping all as before. Generally in good condition.
- 7.23. Lead parapet gutters extending along the south east side are laid with shallow steps draining to hoppers. All cleared on a regular basis and in good condition.
- 7.24. Both roofs have been altered and raised with secret gutters against the inside face of gable parapet copings. Leadwork and pointing in good condition throughout.
- 7.25. I was able to climb the roof to the ridge and inspect the chancel gable cross at close quarters, the cross itself remains in good condition with some fractures within the adjacent Ham stone copings which would benefit from local mortar repairs being rubbed in to help prevent weather penetration.
- 7.26. The gable cross on the east end is less accessible and was inspected visually from a distance, all substantial and appears sound.
- 7.27. The inside face of the south parapet is once again lined in concrete but the gap between the concrete and Ham stone outer face has opened and requires pointing to prevent water penetration. Some local mortar repairs within the parapets require further redressing and repointing around the perimeter.
- 7.28. The north slope of the choir roof repeats the south side and remains in good condition.
- 7.29. I noted a number of the lead cleats have come loose at the base sheet immediately above the north aisle roof; this is an unusual location and the cleats were lying on the roof below. I am unsure why this is the case, it may be due to intervention or some failure with subsequent carriage during heavy downpour. These were brought to the attention of the churchwardens and passed over at the time of inspection. The adjacent roofs were all sound and no work required at the present time. Monitor.
- 7.30. The north slope of the chancel roof mirrors the south side with a step secret lead gutter against the inside face of the east gable, slightly wider parapet gutter laid to falls and in fair condition.
- 7.31. Vestry Roofs. In previous quinquenniums this low flat roof has been in poor condition due to large shallow falls and relatively easy access for unwelcome visitors.
- 7.32. Slate roofs and terracotta ridges all appear sound, lead cover flashings and the like are in good condition. Large wide flat parapet and valley gutters between have been laid in asphalt at shallow falls which naturally attracts dirt and debris from trees, birds and shaling stonework. The roofs should be cleared on a regular basis but care is required due to low parapets and thought needed as to safe access and security for those working on the roof.
- 7.33. I noted some debris on the roof including used plastic bottles and the like which can be washed down and block outlets.
- 7.34. I also noted cracks in the asphalt which will require local repairs and should be prioritised.
- 7.35. When the contractors are on the roof carrying out repairs I recommend they remove all debris from the gutters, moss from slates and thoroughly sweep down all areas whilst inspecting at more close quarters for further defects.



- Top left:** Clear birds nest from hopper on E side of organ chamber roof.
Top right: Replace cracked and corroding lengths of downpipe.
Below left: Keep gulleys clear and point perimeter joint to wall.
Below right: Maintain ground gutters and keep clear.

- 7.36. Further running repairs are to be expected throughout the quinquennium and the roof should be inspected on a regular basis.
- 7.37. The area of roof around the north side, with the pyramidal glazed lantern also needs regular inspection and I noted some low level vegetation growing out of the tabled stones within the back corner. Some gardening, clearance and repairs are to be expected.
- 7.38. Organ Chamber Roof. A tall lead roof laid at a steep angle against the east face of the north transept. Leadwork looks sound but shallow narrow parapets have trapped plastic bottles and need clearance. The outlet and hopper are both blocked by twigs and this will lead to overflowing and subsequent damage to the masonry with internal saturation a strong possibility. Local clearance is required and should be carried out by a building contractor as access is difficult and a proper assessment of health and safety required.
- 7.39. Low level stone tabling and window cills immediately above the vestry roofs attract moss around the north east corners; this should be carefully scraped back whilst avoiding damage to the underlying masonry. Saturated moss retains moisture which can accelerate damage during the freeze/thaw process.
- 7.40. North Aisle. Laid out in a similar pattern to the south aisle with upper and lower bays and a steep ventilated step between. Leadwork is generally in good condition throughout. I inspected the roll ends and these are in better condition compared to their southern counterparts; probably due to the sheltered position on the north side compared to the exposure of those on the south.
- 7.41. The end west bay is raised up with a shallow intermediate step and deeper parapet gutters. All in good condition.
- 7.42. Ham stone parapets around the north side are sound, lead flashings cover the wall heads and overlap with rendered gutter linings. All in good condition. Once again the gutters are clear and well maintained.
- 7.43. North Transept. Similar in layout to the south transept with shallow intermediate step, two bays of leadwork with solid rolls all as before. Roll ends face due south but all remain in good condition. Duct boards over the gutter between the roofs are closed off with wire protection. Some recent repointing around the inside face of the parapet where lead cover flashings have been reset and flashing groove repointed.
- 7.44. Masonry around the north east vice turret remains in fair condition with some recent local repairs starting to weather in. Projecting blocks represent good practice in so much as they maintain the line of the original medieval wall, the projection looks rather harsh and the theory behind the practice was explained to the wardens during the inspection.
- 7.45. Small parapet pinnacles over the vice turret lean slightly in on one or two locations and should be inspected by steeplejacks whilst on site to test the lightning conductor. I was unable to get into the head of the vice turret and the roof this should be inspected at the same time.
- 7.46. The boarded timber door is in good decorative condition and no work required.
- 7.47. Parapet faces around the outside of the north aisle and north transept are all laid in solid ashlar Ham stone blocks without the blind arcading seen on the south side. Generally sound with some previous mortar repairs and no work required at the



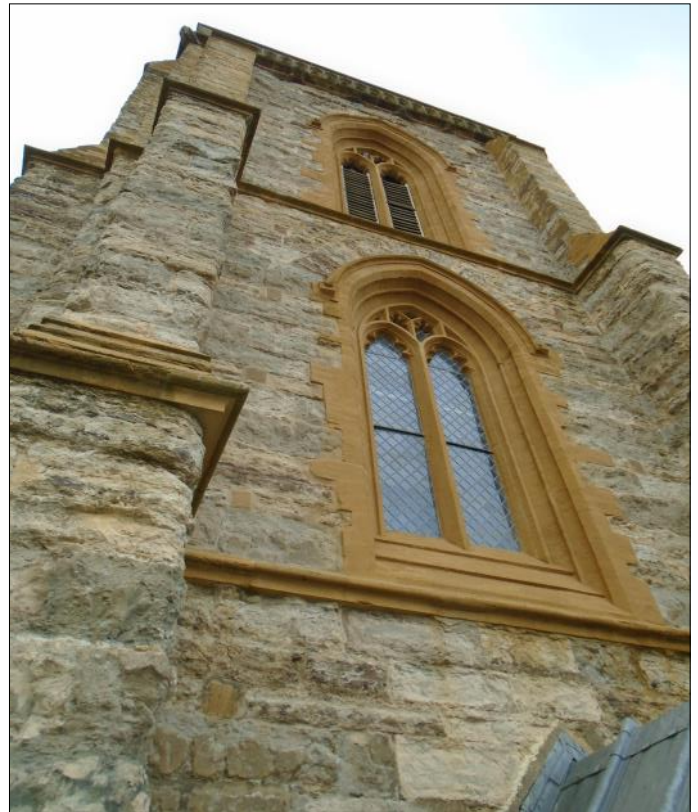
- Top left:** Remove buddleia from north parapet wall and point up.
Top right: Note Micro Biological Growth (MBG) or algae below tower gargoyle and on low level walls.
Below left: Concrete parapet facings are starting to deteriorate, remove moss and mortar repairs.
Below right: Repoint failed area of wall on W face of S transept.

present time. One section of well-founded buddleia needs to be removed from the outside face of the choir north aisle around the north east corner.

- 7.48. The vice turret staircase winds clockwise and is free of debris. I noted a number of differential movement cracks within the walls of the staircase as a result of the relatively thin walls of the vice moving independently of the more substantial transept walls. All cracks are aged with no signs of fresh movement.
- 7.49. The crown of the vice turret staircase includes for a vaulted stone ceiling which is delaminating in places, charming turned column with capital head at the centre.
- 7.50. Add electric lighting to vice turret staircase to improve access during darkness.

8. Rainwater Disposal System

- 8.1. The Parish now inspect roof gutters, downpipes and ground gullies on a monthly basis; this is good practice and will help to highlight any problems at an early stage.
- 8.2. Rainwater is discharged from the south porch through lead spouts on either side, these project far from the wall and run freely. It is important to ensure the wire mesh along the parapet side of the outlet remains clear of debris to prevent any ponding.
- 8.3. Parapet gutters around the nave south aisle and south east chapel drain into sumps and through wall lead pipes which then discharge into lead castellated hoppers dated 1905. Rectangular lead downpipes run to ground level where open shoes either discharge directly into gulleys or cast concrete ground gutters. The retention of lead pipes is an elegant solution and despite occasional graffiti or local bending the pipes themselves work and remain in reasonable condition.
- 8.4. A similar pattern of water dispersal works around the north side where downpipes once again discharge into ground gullies and have suffered engraved graffiti and mechanical damage in places. All remain in working order.
- 8.5. I noted some cracks in several of the cast iron collars and downpipes, and recommend all sections are inspected during a heavy downpour to ensure they continue to perform adequately. Replace any defective elements.
- 8.6. Downpipes serving the north east vestry and areas above have caused problems in the past by providing a route for uninvited intruders to climb onto upper roofs. One length of vent pipe has been previously taken down.
- 8.7. Upper downpipes around the north east corner are a mixture of circular cast iron with lead hoppers, many are corroding and in poor condition requiring redecoration within the current quinquennium.
- 8.8. I noted a length of disused vent pipe lies on the roof of the vestry and it would be sensible to remove this from site. Remove the opportunity for others to throw it from the roof or use it as a battering ram to break an adjacent window.
- 8.9. Downpipes and hopper heads serving the vestry have been treated in anti-climb paint to try and discourage uninvited visitors from climbing on the roof.
- 8.10. The base of the east vestry downpipe is in poor condition with cracked collars and corroded fixings; these should be replaced to prevent the walls behind coming saturated which in turn leads to internal dampness.

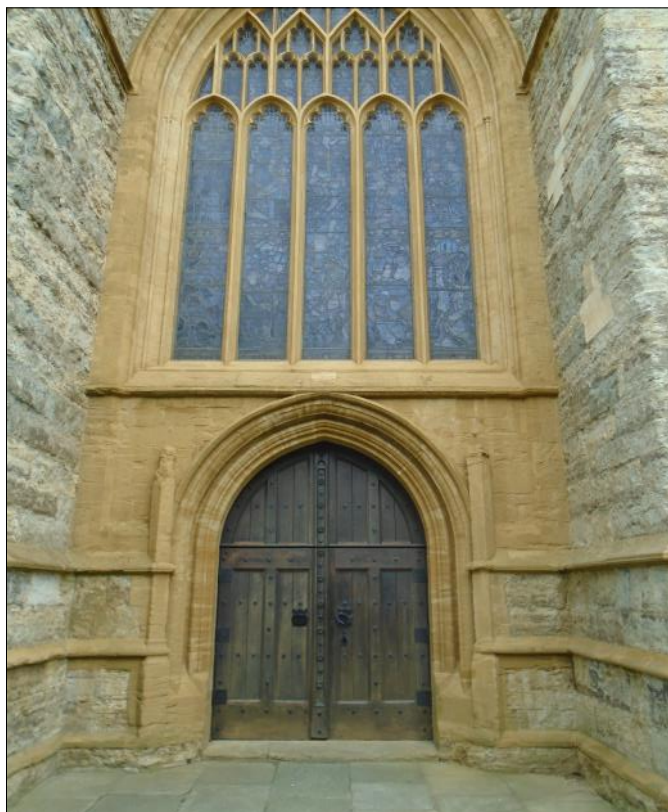
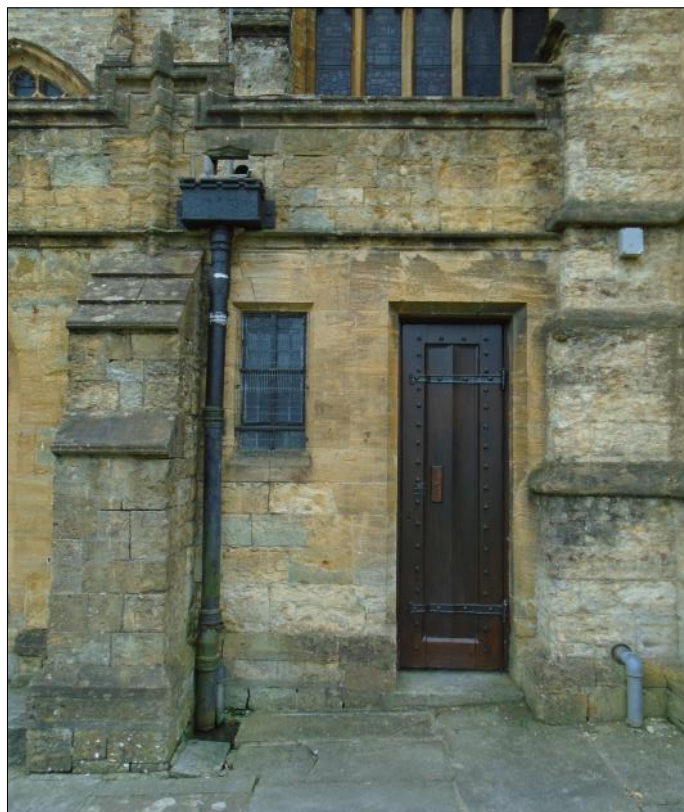


- Top left:** NE vestry walls are in poor condition in places.
Top right: Tower walls remain in good condition following 2015 repairs.
Below left: SE chapel, S window. Note loose wire guard on left and lifted lead cill.
Below right: Further occasional repairs required to masonry mullions and tracery.

- 8.11. Perimeter gutters and gulleys require regular clearance of silt and debris to ensure they perform correctly and water runs away in a timely manner. I noted the base of some gulleys were silted up in places and local grass clippings would certainly cause problems over time. Regular maintenance is required.
- 8.12. In addition it is worth looking carefully at the junction between the base of the perimeter walls and the ground gutters; this particular joint tends to open due to the differential movement between the substantial masonry building and perimeter ground. As a result open joints provide a direct feed for water into the base of the wall which in turn saturates internal finishes leading to discolouration and deterioration of the internal plaster. This type of fault contributes to historical damp problems seen between pew ends within the nave north aisle.

9. External Walls

- 9.1. External walls around the church are built from a combination of local Yeovil stone with Ham stone architectural details. There have been a number of successful campaigns to repair and repoint the walls, mainly within the late C20.
- 9.2. Bands of Ham stone and local stone are interwoven around the nave north aisle and within the north transept gable. They deteriorate at different rates and some mortar repairs have been carried out in the past. Generally in fair condition at the present time.
- 9.3. There are a number of notable repairs around the south east side of the choir and south transept where high level sections of wall have been rebuilt using square coursed Ham stone with knapped faces to ease visual integration with the deteriorated surfaces of the existing masonry. These continue to weather in and look increasingly successful as they blend with the remaining walls.
- 9.4. I looked carefully at the buttresses around the east end as I am always conscious that this area is on built up ground with a substantial drop from churchyard to road level within 5 meters of the east wall. Whilst there are a number of fractures within the south east buttresses these appear to be aged and on some faces have been repointed in the past. Areas of repointing remain sound suggesting movement may have stabilised or perhaps be seasonal. I recommend the Parish regularly look at the alignment of the boundary wall to check that it remains upright and in good condition.
- 9.5. During previous inspections I have noticed some felt pen graffiti around the raised south east priest's door and on stringcourses facing the southern churchyard. There have also been past problems outside the north vestry door. I am pleased to report these seem significantly less than before.
- 9.6. I noted some open joints in the west wall of the south transept, about half way up and just above the intermediate buttress tabling which should be pointed up to prevent weather penetration and damp transfer to the inside faces.
- 9.7. The perimeter paths and gutters contain small pieces of fallen stonework suggesting areas of the elevations continue to shed minor sections of masonry. I recommend the Parish collect the debris and once a year compare how many 'buckets' are collected to see if deterioration is constant or accelerating.
- 9.8. The west wall of the north aisle is in particularly poor condition in places with a number of open joints at mid height in Ham stone banding.



- Top left:** W window, door surrounds and door fully repaired in 2015.
Top right: Vestry doors redecorated. Walls poor in place and downpipes require maintenance.
Below left: Repair base of tower staircase door.
Below right: Replacement stones to N vice turret aligned with medieval location.

- 9.9. Vestry walls, particularly around the east elevation, are in poor condition in places and will require repair towards the end of the current quinquennium.

10. Windows

(I inspected each of the church windows starting at the south porch and working clockwise around the building).

10.1. Window W1 – West of the South Porch

- 10.1.1. Some washed out joints within the surrounding masonry and central mullions, minor decay at the present time and no work required. Loss of cement pointing within the cill and broken sections of projecting lower stringcourse beneath the cill, local repointing and repairs required within the quinquennium.

10.2. Window W2 – Towers South Elevation

- 10.2.1. Fully restored during the 2015 tower repair project.

10.3. Window W3 – West Window

- 10.3.1. Fully restored during the 2015 tower repair project and in good condition throughout.

10.4. Window W4 – Ringing Chamber

- 10.4.1. Two light window on tower west elevation, fully restored in 2015 and in good condition.

10.5. Window W5 – Tower, North Elevation

- 10.5.1. Two light window with cinquefoil cusped heads, fully restored in 2015 and in good condition.

10.6. Windows W6, W7, W8 and W9 – Nave, North Aisle

- 10.6.1. A set of four light windows. Some minor loss from faces of intermediate cinquefoil cusped heads to expose masonry and now in need of some further mortar repairs towards the end of the current quinquennium.

- 10.6.2. Stone window cills also require local mortar repairs.

10.7. Window W10 – North Transept

- 10.7.1. Masonry in stable condition. Copper wire guards continue to corrode but remain integral and no work required at the present time.

10.8. Window W11 – Organ Chamber, North Window

- 10.8.1. Simple three light trefoil window with galvanised wire protection to plain diamond quarries. Good condition.

10.9. Window W12 – Organ Loft, East Window

- 10.9.1. Adjacent to north window with wire guard protection and in good condition.

10.10. Window W13 – North Choir Aisle, North Window

- 10.10.1. A five light window, good condition and no change from previous inspections.

10.11. Window W14 – North Choir Aisle

- 10.11.1. Complicated tracery, previous mortar and masonry repairs. Not fully visible from below or above but generally considered in fair condition. Moss should be removed from tapered cills.

10.12. Window W15 – Chancel, North Window

10.12.1. A five light window with previous substantial masonry and mortar repairs. In stable condition. Wire guards and no work required.

10.13. Window W16 – Vestry, North window

10.13.1. A pair of single lights with flattened trefoil heads, external iron ferramenta and wire guards. Ham stone ashlar framing. Good condition.

10.14. Window W17 - Vestry, North Window

10.14.1. A pair of two three light windows with outer cinquefoil and inner trefoil tracery, four centred arched with hood mould over. Plain glazing, external ferramenta and galvanised wire guards as north elevation. Good condition.

10.15. Window W18 – Vestry, East Window

10.15.1. Substantial five light window, previous masonry and mortar repairs with ferrous wire guard protection to stained glass throughout. Wire guards deteriorated and corroding through in places and offer little protection to stones or missiles. Heavy corrosion on cills. Protection should be improved.

10.16. Windows W19 and W20 - Below East Window

10.16.1. A pair of two light windows providing light to the crypt. Stainless steel external wire guards and ferramenta with patterned and stained glass inside a Ham stone surround. Some erosion with the bed joints within the masonry but generally sound and no work required at the present time.

10.17. Window W21 – Chancel, South Window

10.17.1. A tall five light window. Previous mortar repairs and replacement masonry remain in good condition.

10.18. Window W22 – Chancel, South Crypt Window

10.18.1. A small two light window matching those around the east side, some soft bed deterioration within the Ham stone surrounds but generally in stable condition and no work required.

10.19. Window W23 – South Transept, East Window

10.19.1. Previously repaired with replacement tracery within the springing sections of the upper arch. Mortar repairs to the masonry surrounds have deteriorated along the left hand side with open joints and several fractures within the cills. Local repair is recommended within the current quinquennium.

10.20. Window W24 – South East Chapel, South Windows

10.20.1. A pair of tall five light windows with cinquefoil cusped heads. Substantial stone replacement within the upper sections of the arched heads, tracery and mortar pointing in the reveals. Further damage at the base of the mullions in left hand window and some mortar repairs with pinning required to mullions in right hand window. Galvanised wire guards throughout. Small lead cills to help condensation run off and water from soaking into the cills have been prised up and one of the wire guards in the right hand (east) window has been pulled away with a nylon plug and fixing becoming detached. Refix and relay lead protection.

10.21. Window W25 – South Transept, South Window

10.21.1. Substantial five light window, masonry repairs and replacements around the head and upper tracery remain sound, some washed out beds within the left and right hand reveals with a number of open joints and failed cement pointing to tabled cill. Local repointing required with further mortar repairs and filling to open soft bed joints within main mullions.

10.22. Window W26 – Nave, South Aisle

- 10.22.1. A pair of tall windows east of south porch, generally sound with previous mortar repairs and some replacement masonry in upper tracery. Some loss within the upper right hand section of the right hand window but this appears aged and weathered with no subsequent damage. The area can be monitored and may require localised mortar repairs towards the end of the current quinquennium.

10.23. Window W27 – Over South Porch

- 10.23.1. Head and tracery previously repaired with some stone replacement and mortar repairs. Generally sound where visible from ground level.

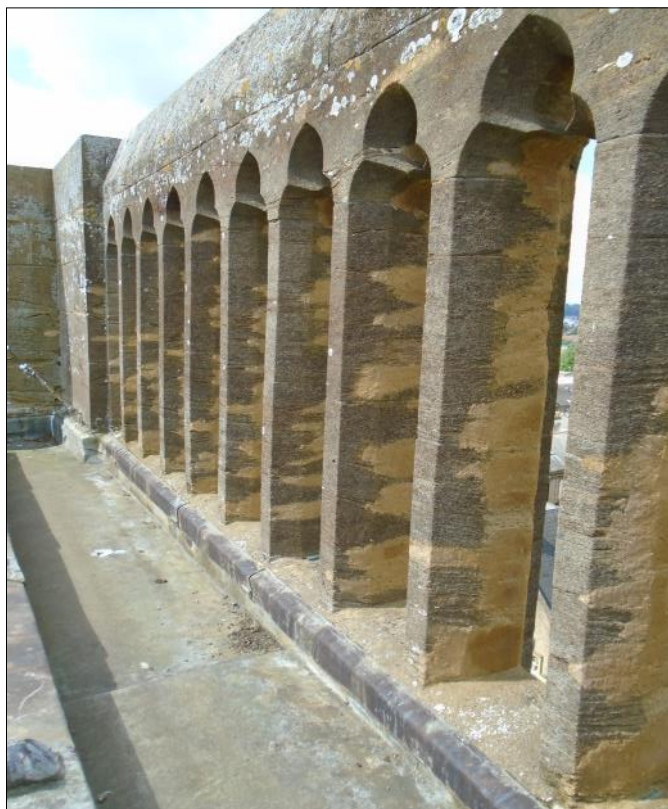
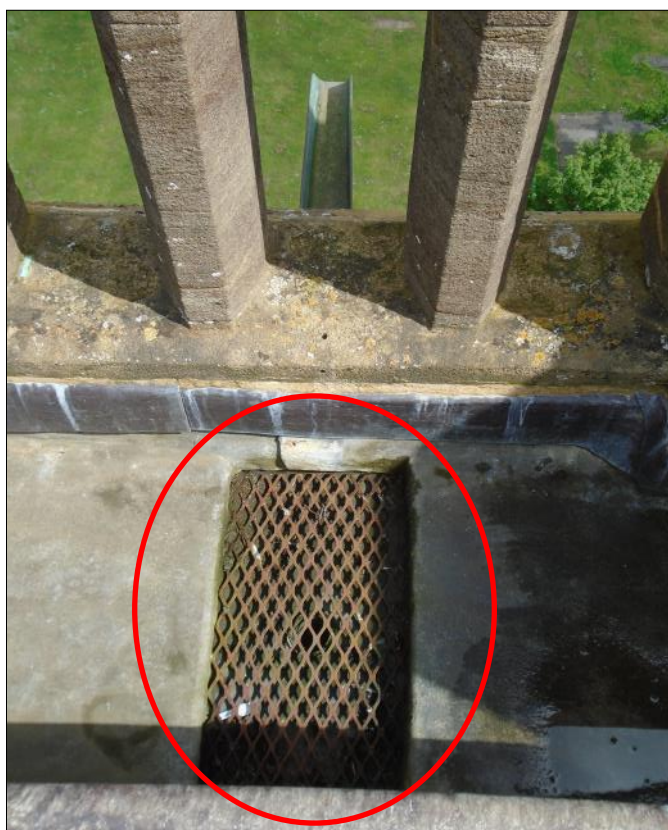
11. Doors

- 11.1. Perimeter doors around the church are all in good working order, those serving the boiler house and vestry on the north side have recently been stained and remain in good condition.
- 11.2. The small priest's door up the short flight of steps around the south east corner is protected by a wire gate and both remain in good decorative condition.
- 11.3. Outer gates to the south porch remain serviceable whilst doors to the inside arch are in good condition.
- 11.4. On completion of the tower repair project in 2015 the west doors were refinished in several coats of Danish oil and remain in good condition.
- 11.5. The north aisle door, unusually let into the cill of one of the north aisle windows directly above includes for an interesting door case surround, Ham stone has been eroded in places but generally remains in serviceable condition. Some minor mortar repairs and pointing to provide benching is recommended together with repointing of open joints within the stone door case and hood mould over. These minor works taken together with localised mortar repairs will continue to provide good protection.
- 11.6. The nave north aisle door has also been oiled and remains in good order.
- 11.7. The small raised door in the west wall of the south transept has previously been repaired and remains sound. Some graffiti and end grain water absorption within the base of the vertical planks. Fair condition and no work required at the present time.

12. Tower

Roof

- 12.1. Ham stone parapets around the tower roof were repaired and conserved during the 2015 tower repair project. Mortar repairs are holding well and all remain in good condition. No deterioration and no work is required at the present time.
- 12.2. Lead cover flashings around the base of the parapets were over flashed in places and mortar fillets repaired. The fillets have subsequently failed in several sections and local repointing is required.
- 12.3. Lead gutters around the perimeter of the roof drain towards gargoyle outlets on the north east and south west corners. Gratings protect the sump and these need to be lifted and cleared on a regular basis.



- Top left:** 2015 mortar repairs to tower parapets are weathering well.
Top right: Repair vice turret door. Note gilded cockerel and painted stand.
Below left: Lift gratings and clear tower sumps/outlets regularly.
Below right: Replace missing mortar from tower parapet flashing groove.

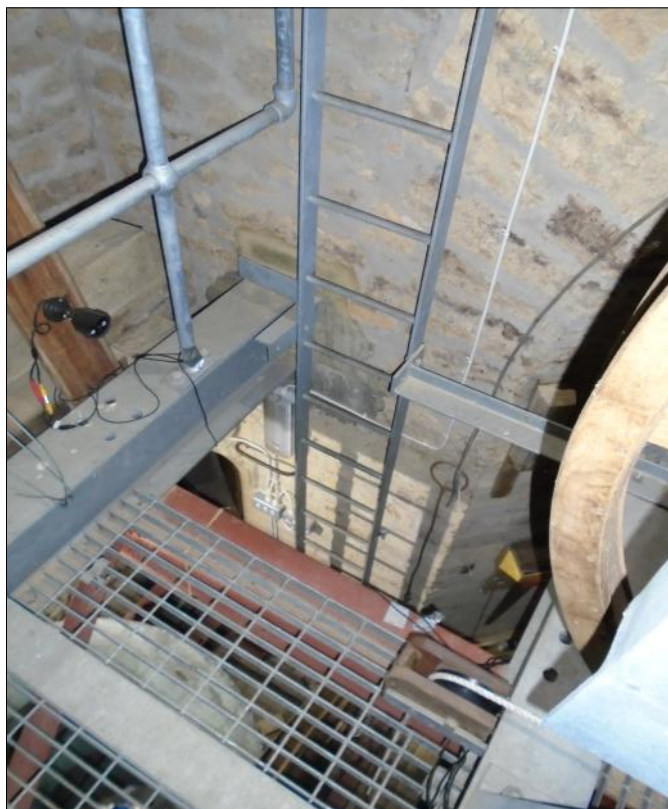
- 12.4. Leadwork within the gutters is generally in fair condition, I noted a split immediately adjacent to the vice turret door and a further split at the intermediate step on the north side. Local repairs are required.
- 12.5. The central raised lead roof includes for solid timber rolls, a ridge running north/south with sloping pitches towards the west and east sides. Each pitch is sub divided into seven bays and I carefully inspected the ridge intersections and roll ends. Several have been wiped with lead mastic repair in the past and all remain in fair condition. I recommend the crossing south of the flagpole is monitored during the quinquennium for any further movement and potential cracking at this vulnerable location. No work required at the present time.
- 12.6. The timber flagpole was replaced during the tower repair project, remains in good decorative order and is held by a combination of collar and stainless steel wire braces with a clamped hinged stainless steel support at the base. All in good order throughout.
- 12.7. I note the lightning conductor down tape is extended across the lead roof and bonded into an air terminal at the head of the flagpole.

Elevations

- 12.8. The previous 2012 quinquennial reinforced the on-going deterioration of the tower masonry. The Parish subsequently fenced off the base of the tower and a major repair project was completed in 2015. English Heritage provided a substantial grant towards the costs and the work was carried by Sally Strachey Historic Conservation.
- 12.9. The work itself involved the careful descaling of loose sections, consolidation, pinning, repair, cut stone tile slips from matching Sherborne stone, mortar repairs and selected sheltercoating to provide a gentle, kind and sensitive repair. A number of new stones were pieced into the original medieval line of masonry with more substantial use of tiling around the vice turret window openings.
- 12.10. The project was completed in 2015 and subsequently received an RICS award for Conservation in 2016.
- 12.11. Sheltercoat is now weathering and the walls settling down, all looks well and remains in good condition throughout.
- 12.12. The spout projecting from the north side of the tower discharges water down the inside face of the north east buttress where Micro Biological Growth (MBG) or algae has started to form. Lower wall areas are becoming saturated and will take an extended time to dry out due to their sheltered location.

Vice Turret

- 12.13. The vice turret staircase winds clockwise within a Ham stone enclosure around the north west corner of the tower.
- 12.14. At roof level the door includes for a stepped threshold to prevent water penetration. The door has vertical boards on the outside face with horizontal lap boarding on the inside; outer boards are rotten in places and showing signs of wear which will at some stage, probably beyond the current quinquennium, lead to further repairs. Early repairs will help extend the service life of the door.
- 12.15. The head of the octagonal vice turret is capped by a lead roof with iron supports holding the cockerel weathervane and cardinal point indicator. All were recently re-



- Top left:** New grillage and access to upper bell frame is major improvement.
Top right: Bells were up limiting safe access to belfry.
Below left: Some local woodworm treatment required to clock chamber.
Below right: Access ladder from belfry to clock chamber, tread carefully!

gilded and redecorated in 2015, weathervane freely rotates. The weathervane support is bonded to the lightning conductor.

- 12.16. The vice turret staircase benefits from electric lighting full height. Stairs are swept down regularly and were in good condition throughout.

Belfry

- 12.17. The bells were removed, the bell frame replaced and bells rehung by Whitechapel in 2015 as part of the comprehensive tower repair project. The galvanised steel frame, cast iron stays and timber combination all remains in good condition.
- 12.18. The bells were up at the time of my inspection which limited access to the lower and upper decks. It is worth noting that the upper deck is protected by flow forge walkways to improve access and maintenance.
- 12.19. The bells are rung regularly and are in good condition.
- 12.20. From the upper walkway I was able to inspect most of the underside of the timber roof, all visible areas were dry and remain in good condition, including the area beneath the flagpole supports which received additional blocking and bracketing at the time.
- 12.21. Upper wall areas are dry with some evidence of previous damp around the south west corner. A relieving crack above the apex of the southern opening with a corresponding crack on the north side; both are aged and were inspected during the tower repair project. Galvanised lifting beams have been placed in situ at the head of the walls to facilitate future repairs.
- 12.22. Window openings on all four sides are partially blocked by boarded enclosures and there is no evidence of bird penetration within the belfry.
- 12.23. All in good condition and clearly well maintained by a diligent tower team.

Ringling Room

- 12.24. A reasonably large ringling room, laid out with perimeter benches and with a central table. A number of bell ringling items including peel boards, training bell and paraphernalia are disbursed throughout the room.
- 12.25. Painted boarded ceilings, lime washed exposed stone walls and lower beaded wainscot panelling. All in sound condition.
- 12.26. The timber floor is covered by rubber backed carpet tiles and was in good condition where lifted.
- 12.27. Blinds control solar gain and generally in good condition throughout.

Clock Chamber

- 12.28. Accessible from the side ladder within the ringling chamber. A relatively low ceiling housing two substantial steel beams running beneath the main timber baulks supporting the bell frame over. Steels are fully concreted into the wall and all appear to be in sound condition. I inspected the ends of each of the timber bearers and where visible these seem in fair condition, some signs of aged decay around one of the west beam bearing points (on the right hand side above the west window) but nothing significant. Some fresh pilot holes and I recommend local treatment. Other areas should also be checked in more detail and further localised treatment carried out as required.



- Top left:** Uneven pavings and covers need more mortar flaunching.
Top right: Kill, leave to die and remove ivy from churchyard monuments. This monument has already been ring-barked.
Below left: Point open cracks to paving around east end.
Below right: Concerns remain over unguarded falls along east retaining wall of churchyard.

- 12.29. I understand responsibility for the train clock has been passed from Yeovil Town Council to the Parish who are in the process of considering how to fund the repair and maintenance.
- 12.30. Ropes pass through the space with open guides to create a circular fall of ropes within the ringing room below.
- 12.31. Exposed wall areas are all dry with aged signs of relieving cracks having been repointed in places on the west and east walls. No signs of fresh movement.
- 12.32. The room is used to store a number of redundant items from the recent repair project, spares for the belfry and the like.
- 12.33. Head height is low and care is required to avoid the steel down stand beams.
- 12.34. The timber floor, where visible remains in good condition. The bell pit floorboards are loose and care is required.

Below Tower

- 12.35. A boarded ceiling supported by two beams resting on substantial stone quadrant corbels with additional arched timber supports on a set of lower corbels. Wide planks span between and are apparently in fair condition. It was not possible to inspect these at close quarters and some element of trust is required. The floor above could be lifted and inspected if this became a requirement.
- 12.36. Tower walls are neatly coursed in relatively low bed height masonry, all areas have been repointed in cement and generally remain in fair condition. Some signs of earlier movement, patch repairs and previous dampness. Walls throughout are heavily soiled in places.
- 12.37. Various campaigns of repointing are evident from different colours of mortar and all appears reasonably sound with no signs of any substantial shaling and the like on the floor below.
- 12.38. The deeply moulded tower arch remains in sound condition.
- 12.39. Following insertion of the lavatory, office and storage accommodation at ground floor the first floor over has been used as additional seating with a glass balustrade frontal. Staircase access and oak boarded floor are generally in sound condition throughout.

13. Churchyard

- 13.1. The churchyard is closed and maintenance rests with Yeovil Town Council. The Parish maintain a good relationship with the Council who maintain certain aspects to a very high standard.
- 13.2. The southern churchyard is a formal area of mown grass with no headstones, heavily planted decorative borders and trees providing a quiet and appropriate setting to the church. Extensively used by the public.
- 13.3. I noted the lias and concrete paving around the church has settled in places with a number of uneven steps between individual stones which could form trip hazards. There has been some selective repointing, mainly around drain covers in the recent past to try and mitigate some of the more obvious areas.



- Top left:** Detail of open joints around base of downpipes, point up.
Top right: General view highlighting proximity of east gable to retaining wall.
Below left: Vegetation growing from churchyard east retaining wall.
Below right: General view from SE towards restored tower.

- 13.4. Ecclesiastical insurance advise that the majority of their claims come from 'slips, trips and falls' in public areas and these problems should be brought to the attention of those responsible for maintenance in the churchyard.
- 13.5. I noted the urn and central monument opposite the north transept has grown a heavy coat of ivy since the last quinquennium; however, I was also pleased to see this has been cleared from the lower plinth and appears to have been ring barked around the base of the upper shaft. In time this ivy will die back and should be carefully removed to prevent any damage to the monument. The masonry of the monument itself together with the paved plinth is being forced apart by a combination of corroding iron cramps and ivy growing from within. Bearing in mind it remains in a public area the monument should be inspected once free of ivy and recommendations brought forwards for stabilisation and repair.
- 13.6. Previous quinquennials have noted the potential health and safety risk of the low wall along the east end of the church; this of course remains the case as there has been no protective fencing or railings added in this vulnerable location. The churchwardens did note there has been no significant accidents they were aware of within the last five years but this does not preclude the possibility of future accidents. Those responsible should consider what reasonable provision needs to be made.
- 13.7. Trees within the churchyard continue to thrive and were free of ivy at the time of inspection.
- 13.8. Previous quinquennials have noted there are a number of ground tombs around the north and east sides of the church with occasional headstones along the northern boundary. These remain in similar condition to before with the exception of several tombs in the north east corner where ivy and bushes protrude from plinths and stone steps. One is completely shrouded in ivy and not visible. Regular and modest maintenance will help to prolong their lives and avoid more substantial costly maintenance in the future.
- 13.9. The substantial trees along the northern boundary have been ring barked to kill ivy within the upper canopy, this appears to be successful and any dead strands could now be removed.

INTERIOR

14. Ceilings and Roof Structures

- 14.1. The churchwardens confirm that the main roofs of the church remain watertight throughout with no signs of any recent water penetration.
- 14.2. I looked carefully at the wall heads beneath the tower arch, either side of the chancel arch and against the inner faces of various gables. All generally appear dry with no signs of water penetration.
- 14.3. Some area of disturbance in the plaster over the east window, this may be the result of residual damp in the wall or could be air borne dirt on pronounced areas which highlight the problem. This area should be monitored over the quinquennium and any further disturbance or signs of dampness reported.
- 14.4. Both north and south transept high level walls, including the inside face of the transept arches are sound with some minor areas of dampness beneath the ceiling around the outlet on the west side of the south transept; monitor to see if it dries out. Corresponding north transept is dry and in good condition.
- 14.5. I noted some similar damp staining at high level on both the nave south aisle and nave north aisle walls; these are probably due to overwhelmed gutters. These patches should be monitored to ensure they continue to dry out over the quinquennium.
- 14.6. The ceiling above the organ loft chamber is difficult to see as the instrument partly obscures the area, where visible it would appear to be in reasonable condition but this is no guarantee. Bearing in mind the importance of the instrument and in the knowledge that the Parish have a maintenance contract with Harrison and Harrison then I recommend the organ tuners are asked to scale the inside of the organ and inspect the high level interior of the organ chamber during their next maintenance visit. It is possible to look between the ferramenta on either side of the substantial Harbin memorial in the north transept where a plain plastered ceiling is evident over the organ. Fractures along the edge between the ceiling wall on the north side and closer inspection is recommended.
- 14.7. The stone ribbed and vaulted ceiling over the south porch complete with carved angles and stone bosses remains a delight and is in good condition.

15. Walls

- 15.1. Within the last 10 years the interior of the church has been fully scaffolded, the walls repaired, plaster replaced as required and the entire interior redecorated. In general terms the interior remains in very good condition and the church is well maintained.
- 15.2. Looking around the building I noted occasional areas where painted surfaces are starting to show some signs of wear (nave north aisle), water staining from condensation running off the window cills above (in a number of areas); low level dampness (south transept and between nave aisle outside pew ends) and unusually at the south end of the blue lias steps leading from the choir to the high altar. These defects are all cosmetic and not substantial in themselves, they are relatively minor in comparison to the walls throughout and could easily be touched up or refreshed at some stage in the quinquennium.



- Top left:** Vaulted nave ceiling looking W towards tower arch, chancel arch over. Good condition.
Top right: NE choir and N nave aisle ceilings. Good condition throughout.
Below left: S aisle ceiling also sound and in good condition.
Below right: Recent water damage to E vestry wall now drying out.

- 15.3. I looked carefully at the damp patches below the south window in the south transept, where paint finishes have flaked off and the residue lies on the tiled floor below. This problem tends to extend around the inside face of the south transept and is restricted to minor loss at the present time. A light abrasion, vacuum and refreshment of the finishes is straightforward to achieve. I would be concerned about the long term presence of the paper banner beneath the south window cill as this masks water run-off, restricts ventilation and may be storing up problems over the medium to long term. I recommend the Parish lift the banner from the wall on occasions and check behind to ensure there is no hidden problem. If this is a long term requirement it would be sensible to space the banner off the wall with battens and counter battens to provide for an airflow behind. Perhaps the banner can be arranged to simply hook on and lift off to allow for future inspections.
- 15.4. High level arcade walls in both the nave, choir and chancel areas are in good condition on both sides.
- 15.5. Once again, I am unable to comment in any detail on the condition of the walls within the north east organ chamber due to the proximity of the instrument. Harrison and Harrison should be asked to inspect behind the organ and report.
- 15.6. Ashlar walls and elaborate carving within the south porch all remain sound. Some local deterioration within the Ham stone bedding around the inner south door case, this has been repaired and repointed in the past and all remains in good condition.
- 15.7. Stone benching in the south porch has also been mortar repaired and remains sound.

16. Floors

- 16.1. Red and black ceramic tiles with patterned encaustic tiling at the nave/aisle walkway intersection all remains in good condition. It is interesting to see how the infilled sections of tiling within the former raised pew platforms have now 'weathered in' and look significantly less pronounced than they have done in the past. Retiling around the west end of the north aisle needs to mellow a little but generally blends in well with the surroundings. I think it would be reasonable to say that this tiling exercise arising from the re-ordering has been a good success and would act as an interesting case example for others within the Diocese considering partial west end reordering projects.
- 16.2. Tiled floors extend over the crossing and into the choir, so far as the organ within the north aisle and into the south transept. Once again, all tiles are in good condition.
- 16.3. I noted a Persian carpet within the children's corner in the south transept and I was pleased to see this is hessian backed without any foam or rubber underlays.
- 16.4. Ham stone flagstones within the north transept are partly covered with a hessian backed carpet below seating with spare band equipment stores alongside. Generally robust and in good condition.
- 16.5. Carpeting in the north east area around the organ console includes for a rubber backed Dunlopillo style foam backed underlay. Replacing the carpet, or at least lifting and removing the underlay is a substantial job not to be underestimated. As and when the carpet needs to be replaced any subsequent replacement must include for a natural horse hair or felt style underlay to allow some breathability through the wooden boarded platform over the entrance to the boiler house below.



- Top left:** Aisle arcades and plastered panels are all sound.
- Top right:** Monuments on the W wall of the S aisle are grouped together and remain in good condition.
- Below left:** Water damage from flooded parapet gutters is slowly drying out.
- Below right:** Damp 'tide mark' to chancel steps.

Good sub floor ventilation within the boiler house is useful on this occasion and will help to mitigate potential problems.

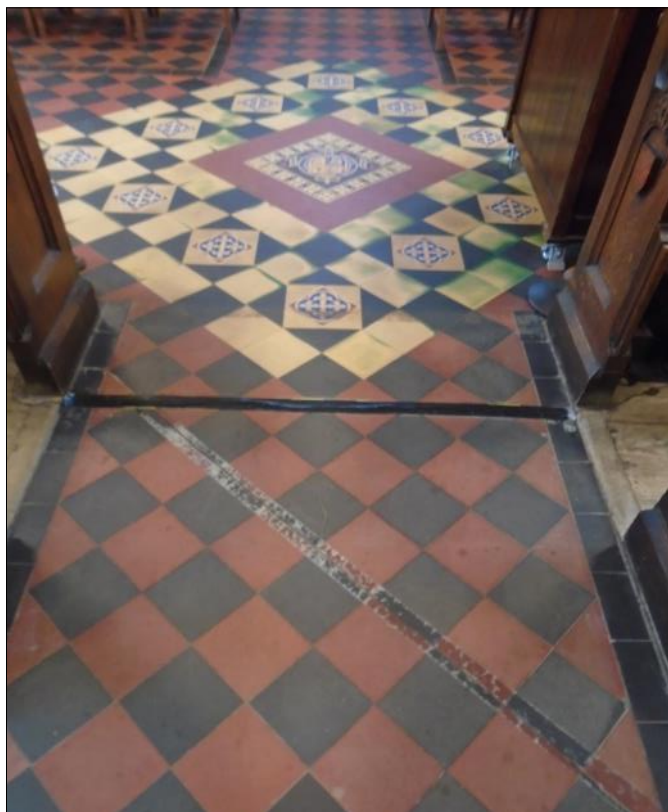
- 16.6. Blue lias steps leading up from the choir to the chancel and the patterned plain/encaustic tiles within the chancel and high altar sanctuary all remain in good condition.
- 16.7. The Dorset Ruabon style terracotta tiles and beige herringbone tiling with subsequent inserts beneath the south east chapel pews all remain in good condition. Stone flooring around the altar is also in good condition.
- 16.8. The patterned plain and encaustic terracotta tiles within the south porch remain serviceable, the rubber mat should be lifted on occasions to allow the floor beneath to breathe.

17. Monuments and Memorials

- 17.1. Although there are a large number of tall wide glazed windows within the church, with relatively low cills which occupy most of the perimeter wall space, there are a number of blank walls around the west end of the nave aisles and within the transepts or chancel where monuments have been gathered together and displayed.
- 17.2. The repair project 10 years ago included for careful inspection, repair and cleaning of all monuments in the church. Generally they all remain in good condition.
- 17.3. I looked carefully at each monument checking for any corrosion in the retaining iron pins, signs of outward rotation as a result of expansion in the fixings and perimeter cracks. Typically these cracks may be wider at the head than the base suggesting movement which needs to be monitored.
- 17.4. I noted only one defect in the George Mayo monument on the south nave aisle, west wall lower centre. A corroding iron cramp bottom left corner appears stable and no work at present time. Monitor and report any deterioration.
- 17.5. I recommend all monuments are inspected on an annual basis and any movement is recorded and then checked against previous inspections for any ongoing deterioration.

18. Vestry

- 18.1. The lower vestry around the north east corner provides a useful area for the Parish and hosts the Parish Office facilities.
- 18.2. The vaulted timber roofs have been heavily stained over many years with chalk marks recording water penetration back so far as 1997. I was amused to see post it notes dated 2003 still clinging to the ceiling.
- 18.3. In general terms the roof itself is considered waterproof except for a small area around the east corner on the inside face of the outside hopper and downpipe. Apparently this leaked during a recent heavy downpour. The Parish inspected the external hopper head which was clear and it is likely that the volume of water may have overrun either the outlet above or the hopper itself leading to saturation and subsequent internal water penetration. This has not happened again and the walls



- Top left:** Encaustic tiled floors are 'wearing out', beware of trailing leads.
Top right: Decorative masonry and stone benches within chancel.
Below left: Lavatory accommodation below tower includes disabled facilities.
Below right: Rubber backed carpet underlay should be replaced at some stage.

will continue to dry out over a long period of time, they should be inspected regularly to ensure there is no fungal growth in the area. Report if the problem happens again.

- 18.4. Remaining walls within the vestry are either obscured by fitted cupboards, freestanding filing cabinets or other items of furniture. Where visible they remain in reasonable condition.
- 18.5. The parquet pine timber floor is laid in herringbone, several are loose (as might be expected) and the area partially covered by carpet. All generally considered serviceable and no work required.

19. Furniture and Fittings

- 19.1. At the time of my inspection the furniture layout around the west end has been varied to accommodate the 'Gone Fishing Café' which uses tables and chairs; these were then cleared away and chairs laid out in preparation for service. I was grateful for the refreshments.
- 19.2. The nave altar and accompanying furnishings all remain in good condition. There are no new items of furniture of any substance within the church since the last quinquennial and all remaining furniture remains in good useable condition.

20. Windows

- 20.1. I inspected each of the internal windows starting at the south porch and following around in the same direction as the external inspection.
- 20.2. It is worth remembering that whilst the scaffold was in place some 10 years ago for redecoration the Parish took the opportunity to carry out masonry and ferramenta repairs to the inside faces of the windows. As a result the interior of the windows is generally in good condition.
- 20.3. I looked carefully at the saddle bars and ferramenta tails which are built into the damp reveals and central mullions, these all remain in good condition and no work is required at the present time. It is worth noting how unusual this is and the Parish are to be congratulated on their diligent approach to maintenance and repair.
- 20.4. I also looked at the main west window beneath the tower which has previously been a cause for concern. The scaffolding 10 years ago did not extend into the area beneath the tower and the saddle bars here were not decorated or repaired at the time. Some minor signs of corrosion within the window reveals where saddle bars have started to expand, exfoliate and damage the masonry surrounds. Generally in reasonably sound condition with no immediate signs of substantial local failure. One of the saddle bars (three up from the right hand side) is starting to cause some local fracturing within the Ham stone mullion and can be monitored for the time being.

21. Organs

- 21.1. The three manual Harrison and Harrison organ is maintained by the original makers under a maintenance contract. Played regularly and considered to be in excellent condition.



- Top left:** Blower fan in chamber below, some housekeeping would be helpful.
Top right: Boiler, pumps and insulated pipework all in good order.
Below left: Minor decay from corroding saddle bars, monitor.
Below right: N transept stores musical instruments and font cover.

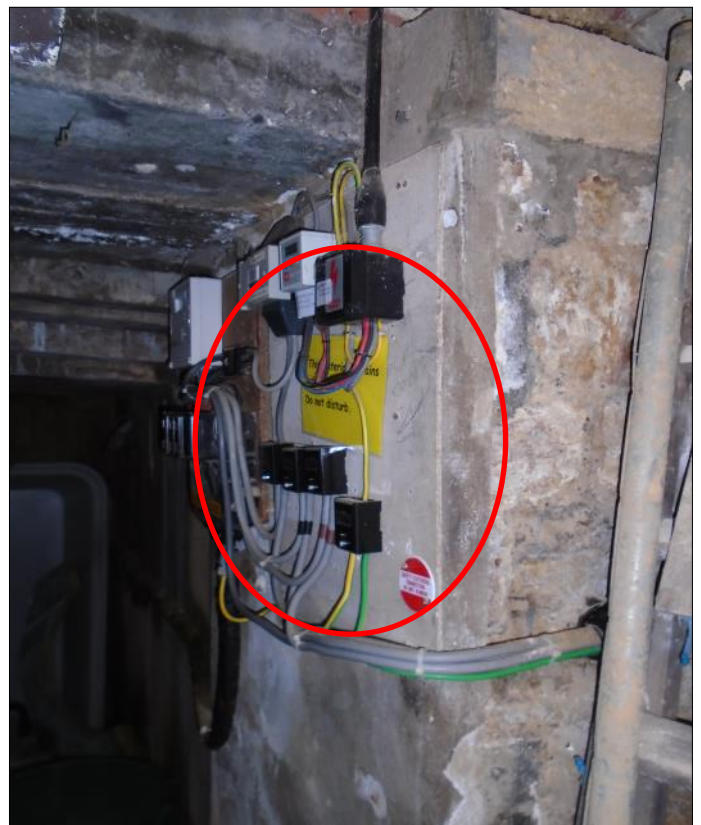
- 21.2. In addition to the pipe organ the Parish also maintain an electric organ which is used on occasions.

22. Electrical Installation

- 22.1. The electrical installation must be fully tested and inspected every five years. The report, which includes a certificate should be undertaken by registered NICEIC, NAPIT or ECA (non-domestic) contractor should be carried out in accordance with IET Regulations, Guidance Note 3. The certificate should be held in the church log. Resistance and continuity tests should be obtained on all circuits. The switchgear in the church should be labelled to show the date of the most recent inspection and the date of the recommended future inspection.
- 22.2. Where the church has a public entertainment licence the Church Buildings Council recommend testing every three years. It is also recommended by the HSE that there is an inspection (but not a test) carried out every year. Any noticeable deterioration or damage to wiring or fittings should be promptly investigated.
- 22.3. Parishes are required to undertake periodic Portable Appliance Testing (PAT) of unfixed electrical equipment. The inspection frequency depends on the nature of the fitting. Parishioners should refer to the Health and Safety Executive's guidance 'Maintaining portable electrical equipment in offices and other low-risk environments' for advice.
- 22.4. The incoming electrical main arrives at the building in the organ blower chamber beneath the organ around the north east corner. From here a collection of sub main distribution cables run throughout the building with a number of localised consumer units. The more significant of these is adjacent to the organ within the north east chamber.
- 22.5. I noted the mains distribution boards within the north east chapel (beside the organ console) include for a sticker saying last inspected May 2010. It is likely this installation was included in the 2015 inspection and stickers have not been renewed as a result. The Parish to investigate and report.
- 22.6. Distribution board no. 3 within the cupboard underneath the tower has no date of last inspection.
- 22.7. Although a number of the distribution boards contained out of date stickers the Parish advised there was a full NICEIC electrical test carried out in August 2015. I recommend the contractors is asked to retrospectively fit stickers confirming this. These will act as a good visual reminder for the Parish when the next check is due.

23. Heating Installation

- 23.1. A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins. The PCC should consider arranging an Inspection Contract with their Insurance Company.
- 23.2. The gas fired central heating system is reported to work well and the church warm when required. The Streibel boiler below the vestry, pumps and pipework all remain in good order and are serviced regularly.
- 23.3. Distribution pipework is clad in modern insulation.



- Top left:** The visual appearance of landscape TV screens could be improved by mounting portrait.
- Top right:** Surface deterioration in crypt walls, monitor and touch-in.
- Below left:** Damp in base of S transept S wall, monitor. Space banner off the wall.
- Below right:** Electrical boards on asbestos backing board below organ chamber.

24. Boiler House and Crypt

- 24.1. The boiler house is below ground level with a cast concrete roof supported by a mixture of stone and brick walls. Some damp efflorescence and damage to surface lime wash finishes as might be expected in this location. No work required.
- 24.2. Flagstone flooring appears sound and dry where visible, a number of items are stored in the room which partly obscures the floor.
- 24.3. Halfway down the staircase there is a small intermediate chamber where the fan for the organ blower is sited. Air is drawn into high level vents with distribution into the organ through large metal and wooden pipes.
- 24.4. The remaining areas are used for storage.
- 24.5. The east end subterranean crypt is accessed through a narrow stone staircase leading down from the vestry.
- 24.6. A relatively low vaulted stone ceiling with central column and partially rendered with some exposed stone panels between ribs. All structurally sound and in good condition.
- 24.7. Walls have been rendered with lime washed with areas of moisture and salt penetration evident on all sides. This occurs below and above the perimeter stone bench and is to be expected in this location. Some areas are partly obscured by amended pews and there may well be further damp problems behind these timber panels. The area can be monitored during the quinquennium and no work required at the present time.
- 24.8. Tiled C19 floor with inlaid encaustic patterns and stone perimeter. All sound and in good condition.
- 24.9. The area is used to store electrical goods, books and kneelers amongst other items.

25. Bats

- 25.1. During the inspection I asked the PCC if they were aware of the presence of bats within the church, they had not seen any over the quinquennium and I saw no evidence of their existence during the inspection.
- 25.2. The PCC are aware that bats are a protected species and any work which may impose on their habitat requires an ecological survey followed by an application to Natural England for a licence.

26. Lightning Conductor

- 26.1. In addition to annual visual inspections of the lightning conductor, a detailed inspection and test should be undertaken every quinquennium. The inspection and test should be carried out to British Standard Specification requirements by a competent electrical engineer. The record of the test results and conditions should be held in the church log.
- 26.2. Last inspected by Dawsons Steeplejacks March 2017. Down tapes exist within the south east and north west corners of the tower. All reported to be in good condition.

27. Fire Precautions

27.1. The Fire Regulatory Reform (Fire Safety) Order 2005 now places new responsibilities on the occupiers of church premises. Under the regulations, the main features include the appointment of the 'responsible person' whose tasks include:

- Undertaking of a 'suitable and sufficient' Risk Assessment;
- Appointing one or more competent persons to assist the 'responsible person';
- Ensuring that the premises are equipped with appropriate fire fighting equipment, detectors and alarms;
- Ensuring provisions are made relating to emergency routes, emergency illumination and exit signs;
- Establishing procedures to be followed in the event of serious and imminent danger;
- Ensuring any facilities, equipment and devices are maintained in efficient working order.

It should be highlighted that the regulations do **not** require all churches to install firefighting equipment, exit signs and emergency lighting. Through the Risk Assessment, appropriate measures can be identified and actions taken. The PCC should ensure that a review of fire safety precautions is undertaken.

27.2. It is essential that the fire extinguishers are serviced every year. It is recommended that the extinguishers are also checked regularly to see if they have been used or damaged, and to ensure that they have not been moved from where they should be kept. The parish clergy, the churchwardens, PCC members, staff and others should all know where the extinguishers are and how to use them.

27.3. Fire Extinguishers were observed in the following locations:

- | | |
|----------------------------|----------------------------|
| ▪ 2kg carbon dioxide | On the tower balcony |
| ▪ 2kg carbon dioxide | By the organ |
| ▪ 6ltr foam spray | By the south porch |
| ▪ 6ltr water with additive | By the south porch |
| ▪ 2kg carbon dioxide | Coffee servery |
| ▪ 6ltr water | Ringling room of the tower |
| ▪ 6ltr water with additive | Vestry |
| ▪ 2kg carbon dioxide | Vestry |

27.4. Serviced annually, next service due December 2017.

28. The Equality Act

28.1. The Equality Act (2010) makes it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services or the management of premises. The Act requires that churches, as with other 'service providers', should have considered and provided appropriate and reasonable means to ensure equal access by the disabled to the church. Clear and developed policies and practices for dealing with a whole range of disabled persons, whether church members, visitors or employees should be developed. The Act covers many

forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties. The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. The preparation of an Access Plan and Access Audit should be undertaken if not already prepared.

- 28.2. The south porch approach from the churchyard provides level access for wheelchair users to enter through the main entrance. Once within the church wheelchair users can freely move around the aisles and nave with good access to disabled lavatories beneath the tower.
- 28.3. The church provides a hearing loop, has a comprehensive sound system and can provide large print service books.
- 28.4. In addition to wheelchairs the church can and does accommodate occasional mobility scooter users.

29. Asbestos

- 29.1. The Control of Asbestos Regulations 2006 require that building owners make suitable and sufficient assessment as to whether asbestos is, or is liable, to be present in the building. The building owner is required to make themselves aware of any risk of the presence of asbestos in its many forms in their buildings and this requires at least that the owner keep a register of any areas where asbestos may be present, or is known to be present together, with an assessment of the degree of risk attached to the installation. If the presence of asbestos is suspected then an analysis of any suspect material may be required.
- 29.2. In the first instance the Parish should prepare their own register of the likely occurrence of asbestos or asbestos related materials in the church. It is likely to be present in association with heating installations, organ blowers, over pipework as insulation, in some roofing materials as well as other areas.
- 29.3. The register will, and is intended to, serve as a Health and Safety document for any contractors working in the church, to bring to their attention the likely risks of the presence of the material. Contractors must be able to make the appropriate safety provision. It should be noted that not all materials containing asbestos need to be removed, providing that their presence is noted so that appropriate safety measures can be deployed in the event of any work taking place.
- 29.4. The PCC have an asbestos register dating from the time of the 2015 tower repair project. Asbestos has been identified and warning notices applied. For example, the electrical incoming main and sub phase distribution system in the boiler house is fixed to an asbestos backboard within the subterranean organ blower chamber. This material is clearly marked, stable and inert if left in place.
- 29.5. The PCC confirm their health and safety policy has been updated twice within the last quinquennium and is under constant review.

30. Health and Safety

- 30.1. The Parish is advised that their building is a 'Place of Work' as far as the current legislation is concerned and as such the Health & Safety Legislation applies. The main aim is to prevent harm to employees, volunteers, members and the public. The following is known to apply to churches:

- Health & Safety at Work Act 1974: Section 2. General Duties of Employers to Employees, which also includes volunteers.
- Work Place (Health and safety welfare) Regulations 1992
- Management Regulations 1999, covering management responsibilities with regard to risk assessments.
- Working from Height Regulations 2005
- Reporting of Injuries, Disease and Dangerous Occurrences Regulations (RIDDOR)

31. Maintenance

- 31.1. The PCC are strongly advised to enter into an annual contract with a local builder for the cleaning-out of gutters and downpipes twice a year.
- 31.2. Although the Measure requires the church to be inspected by an architect every five years, 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 to such minor matters as displaced slates and leaking pipes. Guidance may be had from the pamphlet, *How to Look After Your Church*, obtainable from Church House Bookshop, Great Smith Street, London SW1 or *The Good Maintenance Guide*, A practical handbook to help volunteers care and preserve our historic places of worship, published by The Society for the Protection of Ancient Buildings (SPAB).

32. Insurance

- 32.1. The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. It is important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office plc, which covers the majority of churches in this country, will send its regional surveyors to offer guidance if required.

PART THREE

Recommendations in Order of Priority

		Approx Cost £	List A/ List B/ Faculty/ PCC
33.	Items for Immediate Attention		
33.1.	Point junction between south nave slope and rub back 2015 pointing to mortar fillet/chase (7.2).	£150	List B
33.2.	Lead patch repairs to roofs and roll ends (7.5 et al). Also tower lead gutters (12.4).	£650/day for 2 men	List B
33.3.	Rake out loose mortar and re-point open joints in head of concrete backed south facing parapets. Replace mortar capping (7.8, 7.15 and 7.27).	£300/day/man	List B
33.4.	Repair cracked asphalt on vestry roofs (7.34) and remove low level vegetation (7.37).	£500	List B
33.5.	Inspect all cast iron rainwater goods and replace any defective collars or downpipes (8.5 and 8.10).	£750	List B
33.6.	Remove length of disused vent pipe from vestry roof (8.8).	NIL	PCC
33.7.	Rake out and re-point sections of failed pointing to tower parapet cover flashings (12.2).	£100	List B
33.8.	Highlight potential problems of uneven paving with those responsible for the churchyard maintenance (13.3 and 13.4).	TBD	PCC
33.9.	Ask electrical contractor to confirm all distribution boards were checked during August 2015 NICEIC electrical inspection, if so add stickers to each to confirm (22.7).	NIL	PCC
34.	Items for Attention within Eighteen Months		
34.1.	Mortar repairs to Ham stone copings over the chancel arch and adjacent to the cross (7.25).	£500	List B
34.2.	Rake out and re-point open joints between perimeter walls and ground gutters (8.12).	£300/man/day	List B
34.3.	Replace missing or failed pointing in west wall of south transept (9.7) and west wall of north aisle (9.9).	£500+ access	List B
34.4.	Replace corroded window guards to vestry east window (W18) (10.15.1).	£1,000 + access	List B
34.5.	Repointing and mortar repairs to north aisle door surround (11.5).	£1,000	List B

		Approx Cost £	List A/ List B/ Faculty/ PCC
34.6.	Repair vice turret door at head of tower staircase (12.14).	£500	List B
34.7.	Repair the monument north of the church and currently clad in ivy (13.5).	TBD	List B
35.	Items for Attention within the Quinquennium		
35.1.	Remedial repairs to failing concrete linings around internal faces of south parapets (7.8, 7.9, 7.15 and 7.27).	TBD	List B
35.2.	Take down, prepare and redecorate, and refix all cast iron rainwater goods (8.7).	£5,000	List B
35.3.	Repairs to vestry walls (9.10).	£6,000- £8,000(?)	List B
35.4.	Masonry repairs to windows including W1 (10.1.1), W6-W9 (10.6.1), W23 (10.19.1), W24 (10.20.1) plus repair to wire guards and lead cills, W25 (10.21.1) and W26 (10.22.1).	£5,000 + access	List B
35.5.	Refresh selected areas of internal limewash to maintain decoration (15.2 and 15.3).	£1,000	List B
36.	Desirable Improvements		
36.1.	Add electric lighting to vice turret staircases to help with access (7.16 and 7.50).	£1,500	Faculty?
36.2.	The east retaining wall of the churchyard remains a major risk due to the unguarded drop. Those responsible should consider improving protection and bring forwards an action plan based on a risk assessment (13.6).	TBD	Faculty
36.3.	Amend fixings to banner below south transept south window (15.3).	NIL	PCC
36.4.	Replace rubber backed carpet underlay around north east corner (16.5).	NIL	PCC
37.	Maintenance		
37.1.	Remove moss from parapets (where safely accessible) (7.9 and 7.10) and low level walls around organ chamber roof (7.39) and window cill W14 (10.11.1).	NIL	PCC
37.2.	Clear all parapet gutters, sumps, through wall outlets and downpipes on a regular basis. Visit roofs regularly to inspect as cans and bottles can become lodged and lead to flooding (7.11 et al).	NIL	PCC

	Approx Cost £	List A/ List B/ Faculty/ PCC
37.3. Clear gutters and flat roofs over vestry areas on a regular basis. Provide safe access (7.32, 7.35, 7.36, 7.37 and 7.38).	£250	PCC
37.4. Remove high level buddleia from outside face of choir north aisle parapet (7.47). Use rope access technicians).	£300	List A
37.5. Clear all gulleys and ground gutters on a regular basis (8.11).	NIL	PCC
37.6. Collect fallen masonry debris from ground gutters and assess volume on an annual basis (9.8).	NIL	PCC
37.7. Clear tower gutters and outlets below gratings on a regular basis (12.3).	NIL	PCC
37.8. Local woodworm/insect treatment to main timber bearers below bell frame (12.28).	NIL	PCC
37.9. Kill, leave to die and remove ivy from churchyard monuments (13.8). Remove dead ivy from trees along northern boundary (13.9).	NIL	PCC
37.10. Lift rubber mat in south porch to allow the tiled floor to breathe (16.8).	NIL	PCC

Costs - £

Approximate budget costs for items of work have been given, however these need to be understood to be estimates. It is assumed that some of the repair works will be undertaken as a package of work. Small companies with low overheads will be considerably cheaper than larger companies. The timing and scale of these packages of work will also vary the cost. For larger items of work the scope of the work is unknown and preliminary investigations may reveal the project to be simpler or more complex than first impressions give. Costs exclude VAT and statutory and professional fees.

PART FOUR

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

A handwritten signature in black ink, appearing to read 'Benjamin+Beauchamp', with a long horizontal flourish extending to the right.

SIGNED

Dated 31 July 2017

benjamin+beauchamp architects ltd

Aisle	Part of a church alongside the nave or choir divided from it by an arcade.
Apse	A polygonal or semi-circular plan to the sanctuary.
Arcade	A series of arches and supporting columns.
Arris	Sharp edge produced from the meeting of two edges.
Ashlar	Masonry of squared blocks with dressed faces and laid in horizontal courses.
Aumbry	Wall cupboard for sacred vessels.
Barge Board	Timber boarding on the gable end of the roof.
Barrel Vault	Internal shape of a simple semicircular shaped roof.
Batter	Deliberate inclination of a wall face.
Battlement	A parapet with alternating raised portions (merlons) and spaces (embrasures). Also called crenellation.
Belfry	The chamber, or stage of a tower in which the bells are hung.
Bellcote	Housing for bells on a roof or gable.
Bell fleche	Slender spire usually of wood containing bell(s).
Bell louvres	Horizontal slates in the window type openings within a bell chamber.
Bench	Open seat, sometimes with a carved bench end.
Boss	An ornamental carving at the intersection of ribs in a ceiling o vault.
Brace	A subsidiary timber providing stiffness to a frame.
Broaches	Sloping half pyramids adapting an octagonal spire to a square tower.
Buttress	Projecting masonry or brickwork built against a wall for additional strength.
Capital	The head of a column.
Cementitious	Made of or containing cement.
Chamfer	The surface made when a square edge is cut away at an angle.
Chancel	The part of the east end of the church containing the altar and reserved for the clergy and choir.
Choir	The part of the church, usually within the chancel, where divine service is sung.
Ciborium	1. A receptacle used to hold the eucharist. 2. A canopy over the altar.
Cinquefoil	A leaf shaped curve of 5 parts within an arch, window head etc.
Clerestory	Windows located above the arcade.
Communion Rail	Low rail around an altar.
Coping	A capping or covering, usually of masonry, to the top of a wall.
Corbel	A projecting block of stone or timber, usually supporting a beam.
Cornice	A projecting moulding along the top of a wall.
Credence	A shelf or table beside the piscina for the sacramental elements.
Crenellation	See battlement.
Crossing	Central space at the junction of nave, chancel and transepts.
Cruciform	In the form of a cross.

Cusps	Projecting points between foils in gothic tracery.
Dado	The lower part of an interior wall, sometimes panelled.
DPC	Damp Proof Course.
DPM	Damp Proof Membrane
Dressings	Worked stones, with smooth or moulded finish, used round angels or openings in masonry.
Drip	A projecting stone etc from which water drips clear of the face of a building.
Dripstone	See hoodmould.
Easter sepulchre	A decorated recess in the north wall of a chancel used in celebration of the Easter liturgy.
Eaves	Overhanging edge of a roof.
Elevation	Face of a building.
Fascia	Horizontal section usually at the junction of a wall and the lower edge of the roof.
Ferramenta	Metal framing to which window glazing is fixed.
Finial	Ornament at the top of a gable, pinnacle etc.
Flashing	A strip of metal used to seal junctions of roofs with adjacent construction.
Flaunching	Mortar shaped to shed water.
Frontal	Covering for the front of an altar.
Gable	Upper, usually triangular, part of a wall at the end of a pitched roof.
Gargoyle	Projecting rainwater spout, sometimes decorated.
Haunching	A sloping fillet of mortar.
Hip	The external angle formed by the intersection of two roof slopes.
Hoodmould	Projecting moulding above a door or window opening.
Hopper	A box collecting water at the top of a rainwater pipe. - An inward opening ventilator in a window.
Hunky punk	A Somerset term for a grotesque which often has the appearance of a gargoyle but which is purely decorative.
Jamb	The side of a doorway, window or arch.
Joist	Horizontal timber supporting a floor, ceiling or flat roof.
Kneeler	Block of stone at the foot of a gable slope supporting the coping stones.
Lancet	A tall narrow single light window, usually with a pointed head.
Leading	Strips of lead between individual pieces of glass in a leaded window.
Ledger	Floor slab monument.
Light	A single window opening or compartment of a window between mullions.
Lintel	A beam over an opening.
Louvres	Angled boards or slates in a belfry opening.
Lychgate	Roofed gateway at a churchyard entrance, providing resting place for a coffin.
Merlon	See battlement.

Moulding	The shaping of a continuous strip of wood or masonry.
Mullion	A vertical member, in wood or stone, dividing a window or other opening into individual lights.
Nave	The body of a church, west of the chancel or crossing.
Newel	Central post to a staircase.
Nosing	Projecting edge of the tread of a stair.
Obelisk	A free standing tapering stone pillar of square or rectangular cross section.
Ogee	A double curve with convex and concave section, occurring in arches, window and door heads and rainwater gutters.
Parapet	A low wall usually concealing a roof or gutter.
Parclose	A screen enclosing a chapel.
Pew	Enclosed fixed wooden seat.
Pier	A solid masonry support, pillar of square section or masonry between doors and windows.
Pilaster	A shallow pier or square section column projecting from the face of a wall.
Pinnacle	A small pointed turret on a tower, buttress etc.
Piscina	A stone basin with a drain, in a niche near the altar for washing the sacred vessels.
Pointing	Exposed mortar in joints in masonry and brickwork.
Purlin	A horizontal roof timber, usually supporting rafters and spanning between walls and/or trusses.
Quarry	A small diamond shaped or rectangular piece of glass in a leaded window.
Quatrefoil	A leaf shaped curve of 4 parts within an arch, window head etc.
Quoins	Dressed stones at the corners of a building.
Rafter	Sloping roof timbers supporting laths or battens to the roof coverings.
Relieving arch	A rough arch positioned in a wall above a door or window opening to relieve it of structural loading.
Rendering	A coating of mortar on a wall face.
Reredos	A decorated wall or screen behind an altar.
Reveal	The side of a door or window opening or recess.
Rib	A curved member or projecting moulding on the underside of a vault or ceiling.
Ridge roll	Lead dressed capping to the top of a pitched roof.
Ringling Chamber	The chamber or stage of a tower where the bell ringers stand.
Rood	A crucifix over the entrance to the chancel, usually supported on a rood screen.
Rood stair	A staircase formerly providing access to the rood loft on top of the rood screen.
Rubble	Rough unsquared stones used for walling.
Saddle bar	Horizontal metal bar to which window glazing is attached.
Sanctuary	Area around the main altar.
Sarking	Boards or felt over which roof slating or tiling is laid.

Sedilia	Stone seats for clergy in the south wall of chancel.
Shake	A natural cleft or fissure (in timber).
Soaker	A strip of metal interleaved with roofing slates or tiles at junctions with walls etc.
Soffit	Underside of a building element.
Spandrel	Triangular area in an arch window or doorway.
Squint	An oblique opening through a wall giving a view of the altar.
Stoup	Stone basin for holy water.
Swan neck	A curved section of rainwater pipe connecting to the gutter.
Tingle	A metal clip used to secure a roofing slate or tile.
Tomb Chest	Stone monument in the form of a chest.
Tracery	Ornamental stonework in the upper part of a window, screen etc.
Transept	Arm of a cruciform church plan projecting at right angles to the nave.
Transom	Horizontal bar of wood or stone in a window, panel etc.
Tread	Horizontal surface of a step.
Trefoil	A leaf shaped curve of 3 parts within an arch, window head etc.
Truss	Timber framing, spanning between walls, usually part of a roof structure.
Turret	Small tower attached to a building.
Two centred	A pointed arch shape formed from the intersection of two curves.
Valley	The internal angle formed by the intersection of two roof slopes.
Verge	Junction at the edge of a roof and the wall below.
Vice	Small turning stair within the masonry of a wall or tower.
Voussoir	Wedge shaped stone forming part of an arch.
Wagon roof	A roof structure of closely spaced rafters and arch braces with the internal appearance of the canvas cover to a wagon.
Wallplate	A horizontal timber on the top of a wall, to which a roof structure is fixed.