



## **Job No 0281 – STOCKLAND BRISTOL St Mary Magdalene**

Diocese of Bath and Wells

Archdeaconry of Taunton

Deanery of Quantock

Benefice of Cannington, Otterhamton, Combwich, Stockland and Steart

Parish of Stockland

**Churchcare Code: 601532**

**Chantrey Conservation Architects Ltd**

Registered Office: St. Omer, The Street, Draycott, Somerset, BS27 3TH.

Registration No: 15229783 Registered in England & Wales.

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Above: Photos looking east and west

### Summary Description:

Grade II listed.

The church comprises chancel, nave, north aisle, north vestry, south porch, south chapel and west tower. The church is built of blue lias stone, probably with a brick core with Bath Stone dressings under plain clay tiled roofs.

Unitary Authority of Somerset

Date of previous QQ survey: Oct 2016 by Annie Evans, RIBA.

Date of previous Condition report: Dec 2019 by Marcus Chantrey (b2 architects ltd)

Date of this survey: 30 April 2024.

Survey and report prepared by Marcus Chantrey, RIBA, AABC, SCA

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| <b>1</b> | <b>Introduction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 1.1.     | Under the provisions of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018, as amended by the Church of England (Miscellaneous Provisions) Measure 2020, all consecrated churches and buildings licensed for public worship must be inspected once in any five-year period.                                                                                                                                                               |  |
| 1.2.     | The quinquennial inspection report is one of the key documents which assist the PCC in the care and repair of the church building for which it is legally responsible. The report provides a snapshot of the repair needs of the building and lists the repairs required according to their priority, together with outline estimated costs.                                                                                                             |  |
| 1.3.     | This inspection has been carried out on the instructions of the PCC as represented by Rev Alison Waters.                                                                                                                                                                                                                                                                                                                                                 |  |
| 1.4.     | The report summarises the works needed in the following categories as follows:<br><br>1 – Urgent, requiring immediate attention<br>2 – Requires attention within 12 months<br>3 – Requires attention within the next 24 months<br>4 – Requires attention within the quinquennial period<br>5 – A desirable improvement with no timescale<br>M – Routine maintenance                                                                                      |  |
| 1.5.     | This is a summary report only; it is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and must not be used as such. The PCC is advised to seek ongoing advice on problems with the building. I am willing to advise the PCC on implementing the recommendations and, if instructed, will prepare a specification, seek tenders/quotations, and oversee the repairs. |  |
| 1.6.     | This report is additionally a Condition Survey / Statement of Need for Fabric repairs.                                                                                                                                                                                                                                                                                                                                                                   |  |
| 1.7.     | The report is not a structural assessment of condition. Where structural concerns have been identified, the advice of a Structural Engineer should be sought.                                                                                                                                                                                                                                                                                            |  |
| 1.8.     | Likely estimates of costs are provided at the end of this report with the work identified as falling into one of the follows cost bands:<br><br>Cost Band 1 - £0 - £1,999.<br>Cost Band 2 - £2,000- £9,999<br>Cost Band 3 - £10,000 - £29,999<br>Cost Band 4 - £30,000 - £49,999<br>Cost Band 5 - £50,000 - £249,999<br>Cost Band 6 - £250,000 and above                                                                                                 |  |
| 1.9.     | The repair of the defects identified in this report will be subject to List A, List B or Faculty. The PCC should familiarise themselves with the detail of current Lists A & B although the final decision ultimately lies with the Archdeacon/Diocese. The DAC office who should be able to provide guidance on this.                                                                                                                                   |  |



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| <b>2</b> | <b>Limits of survey</b>                                                                                                                                                                                                                                                                                           |  |
| 2.1.     | I have conducted an inspection of the church and churchyard for which the Parish are responsible. The church is traditionally orientated.                                                                                                                                                                         |  |
| 2.2.     | No opening up has taken place and as such, no guarantee can be given of the absence of rot or beetle or any other defect.                                                                                                                                                                                         |  |
| 2.3.     | The inspection was carried out from ground level and the tower was ascended. A ladder was also used to view the valley between the chancel and the vestry. There are no roof voids which could be accessed or safely inspected.                                                                                   |  |
| 2.4.     | It was not possible to inspect the former boiler room under the vestry on account of the door being fixed shut and bats known to use this space.                                                                                                                                                                  |  |
| 2.5.     | No inspection covers or gullies were lifted, and no drainage survey work has been undertaken.                                                                                                                                                                                                                     |  |
| 2.6.     | The electrical installation needs to be the subject of a separate report prepared by an electrician. My inspection of the electrics is entirely visual and without the use of instruments. There remains a requirement for the PCC to commission a 5-yearly electrical inspection report at the appropriate time. |  |
| 2.7.     | On the day of my inspection, conditions were damp with occasional light rain, and I therefore cannot comment on the performance, or adequacy of the above or below ground rainwater collection and disposal system.                                                                                               |  |

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| <b>3</b> | <b>Recent repair history</b>                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 3.1.     | The Logbook is a particularly useful document for the PCC, and it should be kept up to date. The record also acts as a good 'aide-memoire' for the same works in future years. The Logbook should include the latest electrical test report and lightning conductor test records as well as a copy of the Asbestos Risk Register.                                                                                                         |  |
| 3.2.     | Over the course of the last quinquennium, I have been advised that the following works have been undertaken:<br><br>- Roof repairs.<br>- Organ repairs.                                                                                                                                                                                                                                                                                   |  |
| <b>4</b> | <b>Recommendations for further surveys</b>                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 4.1.     | A visual inspection of the above ground rainwater goods should be undertaken by a member of the PCC at least twice a year. The inspection is to establish if the rainwater goods are disposing of the water appropriately and to identify any areas which require repair or further investigation. Defects in the rainwater goods can quickly start to cause problems internally which can be both very damaging and costly to make good. |  |
| 4.2.     | Prepare/Maintain the Asbestos Management Plan for the church as required by the 2003 Asbestos Regulations.                                                                                                                                                                                                                                                                                                                                |  |
| 4.3.     | Opening up of roofs to confirm the construction.                                                                                                                                                                                                                                                                                                                                                                                          |  |
| 4.4.     | Petrological analysis of the stone and mortar analysis.                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 4.5.     | Stained glass conservator's assessment of the windows.                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 4.6.     | Roped access inspection of the tower.                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| 4.7.     | Structural Engineer's assessment of cracking.                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 4.8.     | Trial holes to confirm foundations and ground conditions.                                                                                                                                                                                                                                                                                                                                                                                 |  |
| 4.9.     | Cover meter assessment of some aspects of the building.                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 4.10.    | Drainage survey?                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| 4.11.    | If not already completed, the PCC is encouraged to prepare a Statement of Significance for the church. The document can then be used to support Faculty applications in the future. Guidance and a template are available for downloading from the Church of England's Churchcare website.                                                                                                                                                |  |

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| 5    | <b>Executive Summary</b>                                                                                                                                                                                                                                                                                                                                                                       |  |
|      | <u>Roofs</u>                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 5.1. | The condition of the roofs of the church varies from good to poor with batten slippage to the south slope of the nave roof. Patch repair and maintenance needs to continue to the other roofs.                                                                                                                                                                                                 |  |
|      | <u>Rainwater Goods</u>                                                                                                                                                                                                                                                                                                                                                                         |  |
| 5.2. | The rainwater goods around the church are functional but multiple stop ends are missing. All the water discharges directly into the below ground drainage about which we know little. The rainwater goods need decoration.                                                                                                                                                                     |  |
|      | <u>Masonry</u>                                                                                                                                                                                                                                                                                                                                                                                 |  |
| 5.3. | The walls of the church are in poor condition particularly at high level where the gables lean backwards and many of the coping stones are dislodged, allowing water into the head of the wall. The condition of the pointing is poor and there are multiple areas of cement pointing which is trapping water causing the blue lias stone to swell, which in turn is causing further problems. |  |
|      | <u>Windows</u>                                                                                                                                                                                                                                                                                                                                                                                 |  |
| 5.4. | The condition of the windows is poor with some stone jambs misaligned as a result of the swelling of the blue lias stone. Tie bars are present in most windows, and these are rusting causing damage to the stonework.                                                                                                                                                                         |  |
|      | <u>Tower</u>                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 5.5. | The condition of the tower roof is fair, but the condition of the tower masonry is poor and locally very poor with the upper part of the vice turret in exceptionally bad condition. An iron ring around the base of the vice turret is causing damage. Missing sections of string course need to be reinstated.                                                                               |  |
|      | <u>Interior</u>                                                                                                                                                                                                                                                                                                                                                                                |  |
| 5.6. | The interior of the church is in fair condition, but light levels are poor, and the interior is unwelcoming for this reason. The walls include multiple cracks, and some repairs are required to the tiled floor.                                                                                                                                                                              |  |
|      | <u>Churchyard</u>                                                                                                                                                                                                                                                                                                                                                                              |  |
| 5.7. | The churchyard is well maintained and the condition the boundary walls is fair.                                                                                                                                                                                                                                                                                                                |  |



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|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 6    | <b>Brief description and plan of the Church</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 6.1. | Stockland Bristol is located on the Steart peninsula and is approximately 5 mile northeast of Bridgwater. The village is recorded in the Domesday Book under the name Stocheland and the Bristol name was added as a result of its ownership by the Bristol Corporation from 1541-1839.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 6.2. | Thomas Daniel (1792 – 1854), a shipping magnate and sugar merchant and sometimes referred to as the ‘Father of Bristol’ is known to have speculated on the reparations at the abolition of the slave trade and much of his wealth is believed to have come about this way. In 1838, Daniel’s son, Thomas Daniel of Stoodleigh, purchased the 707-acre estate of Bristol Stockland from the Bristol Corporation and he then rebuilt the church and Stockland Manor (1860) for his son, Henry Daniel the vicar between 1857 and 1883. The medieval church was demolished/rebuilt in 1865. The design was originally attributed to Oswald Arthur of Plymouth but an article in the Somerset Free Press assigns the design to T S Hack of Bristol and following his sudden death, to Godwin & Crisp.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 6.3. | The church comprises chancel, nave, north aisle, north vestry, south porch, south chapel and west tower. The church is built of blue lias stone, probably with a brick core with Bath Stone dressings under plain clay tiled roofs. The roof tiles were Staffordshire Brown and the floor tiles by Godwin of Hereford.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 6.4. | The church is Grade II listed although it is not within a Conservation Area. The church is on Historic England’s ‘at risk’ register.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| 6.5. | The font is early perpendicular and comprises an octagonal bowl with pointed quatrefoils and underside foliage and shields. The screen is part late 15 <sup>th</sup> century and comprises four-light tracery, undercut foliage along the rail and crocketed ogee base panels. The outer panels and cornice are by Bligh Bond and date to the 1920s. The pulpit dates from 1867.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 6.6. | <p>The listing description is as follows:</p> <p><i>Parish church. 1865 from documents; on the site of an earlier parish church; for Daniel family of Stockland Manor (qv); by Arthur of Plymouth. Coursed and squared blue lias rubble, Bath Stone dressings, tile roofs with bracketted eaves, copings with cruciform finials. Decorated style with much buttressing; nave with a north aisle and South porch, West tower, chancel with a heated north vestry and a South chapel. Three stage tower, diagonal buttresses to first and second stages, parapet pierced with quatrefoils, stair turret, 2-light bell chamber openings with louvres 3-light West window, West door, carved heads stops. Three bay nave, 2-light windows; single bay chancel, 2-light window and a lancet, 3-light West window; 3-light South window to short South chapel. Plain interior, plastered walls, tile floors wagon roofs to nave and chancel, that to nave unceiled; scissor braced roof to north aisle. Arcade on octagonal piers. Both the octagonal font and the chancel screen are C15, reused from the earlier church; the latter restored and installed by F Bligh Bond c1920 as a memorial to the fallen of the Great War. Remainder of fittings of 1865; notable the stone pulpit with 10 detached Purbeck shafts, similarly the reredos. Much C19 stained glass, that to chancel by Clayton and Bell. Two re-sited C17 tablets to South chapel, 2 C19 tablets. Bells of 1865. Well balanced and precise copy of a Decorated building. Thomas Daniel was the rector. (Pevsner, Buildings of England South and West Somerset, 1958).</i></p> |  |
| 6.7. | The post code is: TA5 2PZ.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |

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|  |                                                                                                                                                                                                                                                                                                                              |  |
|  | <p>Bibliography:<br/>Historic England’s Listing Description – <a href="http://www.historicengland.org.uk/listing/the-list/">www.historicengland.org.uk/listing/the-list/</a><br/>Somerset Free Press, 15 June 1867.<br/>Orbach, J &amp; Pevsner, N: Buildings of England: Somerset: South and West Bristol, Yale (2015).</p> |  |

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| 7     | Roof coverings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Priority             |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|       | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| 7.1.  | The roofs of the church are all covered with Staffordshire plain clay tiles. The roofs probably all date from the same period of relaying but it is not known if a roofing felt is present. Secret gutters are present at the abutments, but these are quite narrow and need to be kept clear of debris.                                                                                                                                                                                                                          | <b>M</b>             |
| 7.2.  | No roof alarm is present. The PCC are advised that the presence of a roof alarm is both a deterrent to theft and it may assist in increasing the value of any claim. The PCC is encouraged to weigh up the cost and benefits of a roof alarm and to discuss these with their insurers.                                                                                                                                                                                                                                            |                      |
|       | <u>Chancel roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| 7.3.  | The north slope of the chancel roof is mostly in good condition. 1no slipped tile beside the east gable needs to be reset and there is one damaged tile which will not be causing problems but should also be replaced. A couple of out of view slipped tiles behind the vestry roof also need to be repositioned.                                                                                                                                                                                                                | <b>2</b>             |
| 7.4.  | The south slope of the chancel roof was similarly observed in fair condition but there are six slipped tiles and one broken tile which needs to be replaced. The tiling is quite untidy at the narrow valley junction with the east slope of the south chapel roof (Photos 001). There is also a small triangular section of roof (south facing) tucked in behind the south chapel and here one slipped tile could be seen. Unfortunately, it is not possible to view the condition of the flashings up against the chancel arch. | <b>2</b>             |
| 7.5.  | The blue clay tiled ridge is in fair condition but there are open joints between many of the ridge tiles. One of the trefoil inserts has broken off and a number towards the east end of the roof lean and need to be reset.                                                                                                                                                                                                                                                                                                      | <b>4</b>             |
| 7.6.  | Some form of 'secret' gutter appears to be present at the east gable. To the south slope, the mortar pointing has fallen out (Photo 002). On the north side, the leadwork appears to be appropriately wedged but the mortar pointing has worked loose.                                                                                                                                                                                                                                                                            | <b>2</b>             |
| 7.7.  | At the chancel arch abutment on the north slope, a lead flashing is present and here the pointing is cracked along the upper surface and needs replacement.                                                                                                                                                                                                                                                                                                                                                                       | <b>2/4</b>           |
|       | <u>South Chapel/ Organ Chamber roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 7.8.  | The east slope of the south chapel was observed in fair condition but there is at least half a dozen slipped tiles and a couple of broken tiles all of which need replacement or adjustment. The junction with the south slope of the nave roof is also very untidy and number of tiles here have twisted and slipped into the narrow valley (Photo 003). At the base of this leaded valley there is an accumulation of debris which needs to be cleared.                                                                         | <b>2</b><br><b>M</b> |
| 7.9.  | To the west slope there are a few slightly dislodged tiles at the eaves.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>2</b>             |
| 7.10. | The ridge condition is fair but one of the ridge tiles has split and the west facing section is now exposed to the weather. Open joints are present between the ridge tiles (Photo 004).                                                                                                                                                                                                                                                                                                                                          | <b>2</b>             |
| 7.11. | At the south gable abutment, the secret gutter and associated pointing is in fair condition.                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |



001 Disturbed slates in the valley between the chancel and South Chapel



002 Detaching flashings on the chancel roof.



003 Disturbed tiles at the base of the west slope of the South Chapel roof.



004 A damaged ridge tile on the South Chapel roof.



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|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
|       | <u>South Porch roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |
| 7.12. | The east facing slope of the south porch has one slipped tile and there is one further slipped tile to the west slope together with approximately four broken tiles which need to be replaced. Minor adjustment of other tiles is required where the tiling meets the secret gutter at the nave abutment.                                                                                                                                                                                                                                                                                                   | 2 |
| 7.13. | A secret gutter is present immediately behind the south gable and here the leadwork and pointing is fair.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |   |
| 7.14. | The ridge condition is good but there are open perpend joints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4 |
|       | <u>Nave roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |
| 7.15. | The south slope of the nave on first impressions appears to be in fair condition but there are at least two areas where the coursing of the tiling has slipped. This movement indicates either batten fixing decay or a missed length of nails when the roof was installed. The latter option is unlikely and significant further slippage cannot be ruled out. (Photo 007) In other areas, there are a couple of slipped tiles and also one rotten moss-covered tile which should also be replaced. The tiling is a little untidy at the valley junction with the south chapel. This slope needs relaying. | 4 |
| 7.16. | The ridge tile condition is good but there are open perpend joints between all of the tiles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4 |
| 7.17. | There are secret gutters at the tower and chancel arch abutment. At the tower abutment, the leadwork condition appears good but there is failing pointing immediately above. At the chancel arch, at least one of the lead flashings has slipped out and this needs to be reset and the pointing renewed.                                                                                                                                                                                                                                                                                                   | 2 |
| 7.18. | The north slope of the nave roof was viewed from the top of the tower and here the tiling condition appears good with no obvious slipped or missing tiles. The tiles are quite moss covered and would benefit from a brush down. I have no reason to believe that there are any problems with the flashing at the chancel arch abutment on this north slope.                                                                                                                                                                                                                                                | M |
|       | <u>Main lead valley between nave and north aisle</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |
| 7.19. | There is a lead valley between the north aisle and nave roofs and here the roof is full of leaves and urgently needs clearing. From the tower roof, it appears that the gutter lengths are on the long side. It is not known what the step heights are, but the relaying of this lead gutter may be necessary if defects are found in the leadwork following clearing (Photo 006).                                                                                                                                                                                                                          | M |
|       | <u>North Aisle roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |
| 7.20. | The south slope of the north aisle roof was observed from the top of the tower and here the tiling condition is good bar one slipped tile which needs resetting and one missing tile which needs to be replaced.                                                                                                                                                                                                                                                                                                                                                                                            | 2 |
| 7.21. | The blue plain clay ridge is mostly in good condition but there are open joints between the tiles and one ridge tile is damaged and needs to be replaced (Photo 005).                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4 |
| 7.22. | The north slope of the north aisle roof is not easy to view on account of the close proximity of the trees, but I believe the tiling condition to be good and I saw no evidence of broken or slipped tiles.                                                                                                                                                                                                                                                                                                                                                                                                 |   |





005 A cracked ridge tile on the north aisle roof.



006 The central valley needs clearing.



007 Slipped tiles on the nave roof are indicative of nail batten fixing failure.



008 The narrow back gutter between the chancel and vestry roof.



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| 7.23. | Secret gutters are present at both abutments, and these were observed in fair condition although at the east end, the flashing may well have slipped slightly and may need repair.                                                                                                                                                                                                                                                                                                                                                 | 2        |
|       | <u>Vestry roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |
| 7.24. | The north slope of the vestry roof was observed in fair condition with one broken tile to the upper part of the north slope.                                                                                                                                                                                                                                                                                                                                                                                                       | 4        |
| 7.25. | The south slope by comparison is in poorer condition with various dislodged tiles and possibly batten slippage. This small roof slope probably needs relaying, but a close inspection was not possible. The narrow leadwork back gutter was viewed from a ladder leant against the north wall of the chancel and here the leadwork needs to be cleared and a check for defects undertaken (Photo 008).                                                                                                                             | 4        |
| 7.26. | The ridge tile condition is good but there are open joints between the tiles.                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4        |
| 7.27. | The secret gutter at the north aisle abutment was observed in good condition, meanwhile at the east gable abutment, the cover flashing has long since been lost and the water can now enter behind the leadwork. A new cover flashing is urgently required.                                                                                                                                                                                                                                                                        | 2        |
| 8     | <b>Rainwater goods and disposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Priority |
|       | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |
| 8.1.  | The rainwater goods are all cast iron. The gutters are rectangular and moulded and there are running outlets which discharge into generously sized decorative hoppers. Stops ends appear to be missing to many of the gutters. The downpipes are rectangular (5" x 3") and descend vertically down the face of the wall with an offset around the plinth. The decorative condition of the cast iron goods is fair and locally poor.                                                                                                | 4        |
| 8.2.  | The cast iron rainwater goods need to be decorated roughly every ten years and periodically this will need to include the dismantling, cleaning up, redecoration and re-assembly to ensure that there are no leaks.                                                                                                                                                                                                                                                                                                                | 4        |
| 8.3.  | There is an unusual floral stone collar to the string course which wraps around the downpipe. Where missing, it would be good if this could be reinstated. (Photo 013)                                                                                                                                                                                                                                                                                                                                                             | 5        |
| 8.4.  | The gutters and hoppers/sumps need to be cleaned at least twice a year as moss and leaves will collect and cause water to back-up. The PCC is also encouraged to undertake their own visual inspection of the above ground rainwater goods during a period of rain to check that there is no leaking or overflowing. Increased rainfall intensity because of climate change will place additional pressures on the installation and this can be best assessed by viewing the gutters and downpipes during a period of wet weather. | M        |
| 8.5.  | The gutters are fixed to a timber fascia board which is painted and whose decorative condition is locally poor. The fascia board is fixed to decorative rafter feet which also now require redecoration. Generally, the condition of these projecting timber elements is good.                                                                                                                                                                                                                                                     | 4        |
|       | <u>Chancel</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |
| 8.6.  | To the north slope of the chancel, the gutter condition is fair, but a stop end is missing                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |



009 A section of uPVC guttering on the south side of the nave roof.



010 Rust staining caused by a blockage in the downpipe.



011 A fractured collar to the downpipe.



012 The water butt at the west end of the north aisle.



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|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|       | at the east end. I cannot comment on the condition of the gutter where it runs in a westerly direction above the vestry valley gutter but the gutter needs clearing.                                                                                                                                                                                                                                                                                                                                                                      | <b>M</b>             |
| 8.7.  | The gutter on the south side of the chancel is linked to the gutter on the east side of the south chapel. The gutter condition generally appears good, but stop ends are missing at both ends.                                                                                                                                                                                                                                                                                                                                            | <b>4</b>             |
|       | <u>South Chapel/Organ Chamber</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 8.8.  | The downpipe associated with the east elevation of the south chapel has a fracture in the collar to the lower section (Photo 011) and 3no wall fixing bolts are also missing and need to be replaced. The decorative floral collar around the downpipe is missing.                                                                                                                                                                                                                                                                        | <b>4</b><br><b>5</b> |
|       | <u>Nave</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| 8.9.  | The nave gutter condition appears good with the gutter discharging at its west end over the south porch roof and at its east end via a running outlet into the downpipe. At the east end, the gutter returns and also collects water from the west slope of the south chapel roof. The discharging of water over the south porch roof is not ideal and some slight realignment to focus the water towards the east end is preferred although it is helpful to have the west end as an overflow. Again, no stop end appears to be present. | <b>4</b>             |
| 8.10. | The nave downpipe condition is good although I note two missing downpipe fixings and a damaged stone collar.                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>4</b>             |
| 8.11. | To the west of the south porch there is a short length of uPVC gutter which is functional but not ideal and should ideally be replaced with cast iron. Immediately behind, the fascia board is little decayed and needs repair. Below, the downpipe condition is good (Photo 009).                                                                                                                                                                                                                                                        | <b>4</b>             |
|       | <u>South Porch</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 8.12. | The gutter associated with the east slope of the south porch has been lined with lead, and it is therefore assumed to be defective and needs replacing. There is no stop end at the southern end. The downpipe condition is good although I note the loss of one fixing here.                                                                                                                                                                                                                                                             | <b>4</b>             |
| 8.13. | On the west slope of the gutter is quite rusty but probably functional although no stop end is present. 1no downpipe fixing is missing.                                                                                                                                                                                                                                                                                                                                                                                                   | <b>4</b>             |
|       | <u>North Aisle</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 8.14. | The west end of the north aisle, the downpipe discharges directly into a water butt. This arrangement is far from ideal. The downpipe should be extended back down into the ground with a branch connection to the water butt. (It is assumed that a gulley is present below). Alternatively, once a water supply is available at the church, a external tap could also be considered. The lower section of the downpipe is very stained, and this confirms a blockage in the past. (Photo 012).                                          | <b>4</b><br><b>5</b> |
| 8.15. | The north elevation of the north aisle was observed with the gutter in poor condition and quite rusty. There is no proper running outlet. The outlet hole is very rusty around its edges and the introduction of framing around the running outlet is required. The gutter requires dismantling and cleaning prior to re-fixing.                                                                                                                                                                                                          | <b>4</b>             |
| 8.16. | The downpipe condition is good, but the downpipe is very rusty it its upper section as a result of a blockage which may, or may not, have been fixed. (Photo 010) A number of the lower downpipe fixing ears are missing and ideally these should be reinstated.                                                                                                                                                                                                                                                                          | <b>4</b>             |



013 The last remaining downpipe collar.



014 Open joints in the chancel arch coping.



015 Typical cement pointing to the blue lias stone-work.



016 A typical disturbed quoin.



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|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|          | The rusting downpipe has caused a fracture in the decorative floral stone collar which is the only remaining collar on the church. The stone collar needs to be pinned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>4</b>             |
|          | <u>Vestry</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 8.17.    | The vestry gutter associated with the north slope is in fair condition, discharging into downpipe whose condition is fair. A number of downpipe collar fixings are missing and strangely, the downpipe discharges into a larger section of downpipe at plinth level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4</b>             |
| 8.18.    | There is a further downpipe is associated with the east end of the vestry roof and here the hopper condition is good, but the downpipe lower down is awkwardly set up as a result of the loss of the plinth offset. A new offset is needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>4</b>             |
|          | <u>Below ground rainwater disposal – Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| 8.19.    | The downpipes all discharge directly into the ground and as such it is difficult to know if there are blockages. No gullies are present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 8.20.    | The routing of the below ground surface water drainage is not known but it is assumed that soakaways exist. The condition is also unknown and viewing the installation during and following a period of prolonged rainfall may assist in assessing the installation's ability to dispose of rainwater. If backing-up is observed, then rodding and further investigation in the form of a drainage survey will be necessary.                                                                                                                                                                                                                                                                                                                                                                            | <b>5</b>             |
| <b>9</b> | <b>External walls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Priority</b>      |
|          | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 9.1.     | The church is built of squared blue lias with oolitic limestone dressings (probably Bath Stone) which includes a string course and plinth course. The condition of the Bath Stone is generally good, but the lias is in poorer condition and there evidence of lias swelling. A preliminary report on the structural condition of the church was prepared by Mann Williams in February 2020 and cross reference to this report should be made.                                                                                                                                                                                                                                                                                                                                                          |                      |
| 9.2.     | Cement pointing is present on almost all churches, and this limits the breathability of the wall causing premature failure of adjacent masonry, and damp and condensation problems to occur more frequently inside. In this instance, the cement pointing is extensive and believed to be contributing to the swelling of the blue lias stone. Generally, cement pointing is more of a problem on south and west facing walls. When cement pointing starts to fail then it should be promptly replaced, but care has to be taken as cement mortar can be difficult and damaging to remove. New mortar should be appropriate for the masonry in the church and a mortar mix should be established for general use to maintain a consistent appearance. Mortar analysis would be beneficial. (Photo 015). | <b>4</b>             |
| 9.3.     | Around the church, open joints in the string course and plinth course should be repointed and ivy growth should be removed and managed. Dead ivy should also be taken prised off.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>4</b><br><b>M</b> |
|          | <u>Chancel</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 9.4.     | The north wall of the chancel was observed in fair condition. Cement pointing is present over the majority of the wall. To the chancel north-east buttress, various washed-out joints are present to the small Bath stone quoins. The pointing to the rubble stonework of the buttress is probably cementitious.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>M</b>             |



017 The open joint above the hood mould to the windows.



018 Disturbed quoins on the South Chapel. Vegetation above needs to be removed.



019 The backward leaning cross on the South Porch and the disturbed copings capping the wall below.



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|       |                                                                                                                                                                                                                                                                                                                                                                                                                             |        |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 9.5.  | To the east wall of the chancel at low level, the stonework and pointing condition is good although the cement pointing is beginning to fail. The wall beneath the window has been rebuilt and it was pleasing to see that the disturbance to the window stonework and string course does not manifest itself at this lower level (Photo 054). The lower panel of stonework shows no sign of any new movement.              |        |
| 9.6.  | At higher level, different phases of repointing are evident, and the majority appear to be cementitious and in poor condition. A very faded tell-tale can be seen above the east window, but it is not known when this was installed. There are also open joints around the sides of both kneelers which suggests some slight outward movement of these kneelers. The movement should be reviewed by a Structural Engineer. | 4<br>4 |
| 9.7.  | The gable also leans slightly backwards. The gable coping stones are in good condition but displaced with open joints between various stones and there are two very generous open joints close to the cross at the apex (Photo 014). These will all be letting water into the head of the wall. The condition of the cross is fair.                                                                                         | 4      |
| 9.8.  | The condition of the south-east chancel buttress is fair with a few open joints and cement pointing.                                                                                                                                                                                                                                                                                                                        | 4      |
| 9.9.  | The south wall of the chancel may have been partially repointed with hydraulic lime and it would be useful to ascertain this although there are also retained areas of cement pointing. Locally, some of this pointing is deteriorating revealing the bedding mortar to be in good condition and quite close to the face of the masonry.                                                                                    | 4<br>4 |
|       | <u>South Chapel/Organ Chamber</u>                                                                                                                                                                                                                                                                                                                                                                                           |        |
| 9.10. | The east wall of the south chapel and its associated south-east corner buttress were observed in fair condition although above the buttress, two of the quoins and need to be reset. A small tufty growth on the south-east corner also needs to be removed (Photo 018).                                                                                                                                                    | 4      |
| 9.11. | To the south elevation of the south chapel, a partial repointing exercise has been undertaken but in areas ribbon cement pointing remains. Again, it is not clear if this later pointing is lime-based. To this south elevation, the kneelers do not appear to have pushed outwards although these and the copings are now misaligned. The cross at the top of the apex leans slightly backwards.                           | 4      |
| 9.12. | The west wall of the south chapel has been overpointed with cement and in many areas, this is now failing. The buttress on the south-west corner of the south chapel is in fair condition but with a number of open joints and cement pointing.                                                                                                                                                                             | 4      |
|       | <u>Nave</u>                                                                                                                                                                                                                                                                                                                                                                                                                 |        |
| 9.13. | The south wall of the nave has been partially repointed at low level, meanwhile higher up, the pointing condition is much poorer with cement pointing also present. There are significant open joints above the hoodmoulds of the window where the lias face has swelled, lifted and pushed outwards (Photo 017).                                                                                                           | 4      |
| 9.14. | Beneath the windows, the string course rises up very slightly although I note that the plinth course remains much truer. Cast iron vents serving the floor zone in the nave would benefit from redecoration.                                                                                                                                                                                                                | 4      |
| 9.15. | The 2nd buttresses associated with the south wall of the nave remain in fair condition but with open washed-out joints and some slight quoin displacement. (Photo 016).                                                                                                                                                                                                                                                     | 4      |



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|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 9.16. | On the north-west corner of the tower there is a short section of stonework associated with the nave and here the coping condition is good although I suspect the kneeler has rotated slightly outwards and been repointed. There is failing cement pointing to the upper part of this wall and lower down, there is a diagonal corner buttress where one of the plinth stones has some slight damage and there are open joints between a number of the quoins. | <b>4</b>             |
| 9.17. | At high level, the east facing elevation above the chancel arch is in poor condition with extensive pointing loss. Very broad open joints are present in the coping above. The coping stones are in good condition, but their misalignment will be leading to water ingress. The cross has a notable backward lean but notwithstanding this, its condition is good.                                                                                             | <b>4</b>             |
|       | <u>South Porch</u>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 9.18. | The three elevations of the south porch have been partially repointed and here cement pointing continues to fail. Some of the newer pointing is also showing early signs of detachment. The two small buttresses are in fair condition but with occasional open joints.                                                                                                                                                                                         | <b>4</b>             |
| 9.19. | The kneeler on the south-east corner appears to be well set but the kneeler on the south-west corner has rotated slightly. Above, the copings are in poor condition as a result of displacement and the inward lean of the gable. The cross leans notably backwards. Open joints between the copings will be causing saturation of the wall. The high-level stonework needs to be rebuilt. (Photos 019).                                                        | <b>4</b>             |
| 9.20. | To the door surround, there are open joints above and beneath the hoodmould and this may indicate the presence of ironwork in the dressed stone. A cover meter assessment is required. The headstops are in good condition. The capital on the east side is damaged with a section missing and there are open joints in the stonework to the column reveals and erosion to the column base on the east side. Stonework conservation is recommended.             | <b>4</b><br><b>4</b> |
| 9.21. | Both boot scrapers should be repainted.                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>4</b>             |
| 9.22. | The bulkhead light fitting set within the trefoil panel is a little disappointing and should be considered for replacement.                                                                                                                                                                                                                                                                                                                                     | <b>5</b>             |
|       | <u>North Aisle</u>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 9.23. | The west facing elevation of the north aisle has not been repointed to the same extent as observed elsewhere and here the pointing is quite eroded. A few short sections of cement pointing remain and dead ivy should be removed from the face of the stonework.                                                                                                                                                                                               | <b>4</b><br><b>M</b> |
| 9.24. | The cross at the apex to the west gable leans backwards. The copings are in good condition, but these are displaced and need to be lifted and reset ideally with a DPC introduced.                                                                                                                                                                                                                                                                              | <b>4</b>             |
| 9.25. | The north wall of the north aisle is covered with lichen growth, and this gives the wall a very grey appearance. This wall has similarly been repointed and probably with a cementitious mortar although the damaging effects on this north side are less obvious and the urgency for repointing less than that on the other elevations.                                                                                                                        | <b>4/5</b>           |



020 The bulging east gable of the vestry.



021 The flanking walls to the vestry steps need to be rebuilt.



022 The disturbed tracery stonework and glass of the South Chapel window.



023 Cracking to the South Chapel window east reveal.

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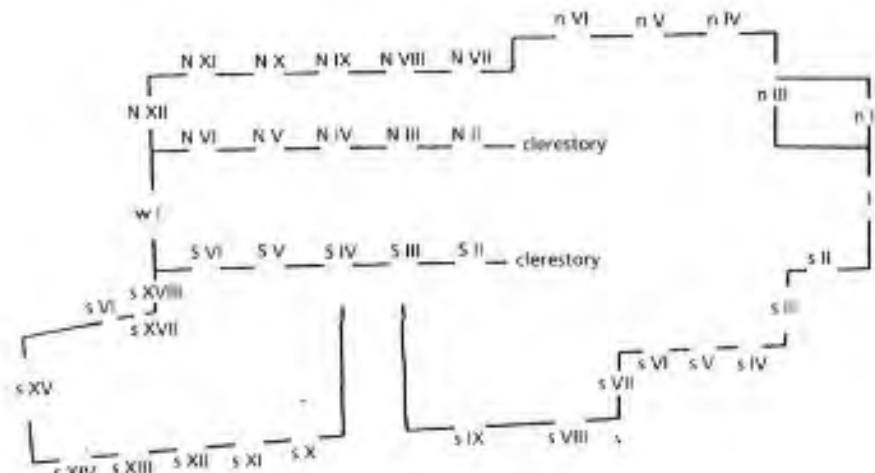
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|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 9.26.     | The 2no diagonal corner buttresses and 2no central buttresses are in fair condition but with open joints and the occasional displaced quoin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4               |
| 9.27.     | To the east wall of the north aisle, the pointing condition is poor with multiple areas of cement pointing loss. The cross at high level leans backwards and the copings, as elsewhere, are displaced. One of the copings at the base of the north slope has split and requires replacement. Open joints between the copings will be a source of water ingress.                                                                                                                                                                                                                                                                                                                                     | 4               |
|           | <u>Vestry</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| 9.28.     | The north wall of the vestry at high level is cement pointed and at low level there is a flight of stairs that extends down to the former boiler room. Dead ivy growth is present on the wall surface and should be removed. Cement pointing needs to be replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                  | M<br>4          |
| 9.29.     | To the corner buttress on the north-east corner there is damage to one of the tabling stones and open joints in a couple of places.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4               |
| 9.30.     | The east wall of the vestry has a very noticeable bulge, and the gable also leans backwards. A faded tell-tale is present on the stonework although it is not known when this was installed. The pointing is mostly cementitious. The masonry has pushed forward of the hoodmould creating a generous gap above the hood mould which needs to be addressed. The advice from a Structural Engineer should be sought as to the extent of delamination/ bulging and how to best stabilise/secure this outer face of stonework. (Photo 020).                                                                                                                                                            | 4               |
| 9.31.     | At high level, the coping has been reset but 1no damaged stone on the north slope should be replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4               |
| 9.32.     | Immediately in front of the priest's door the 2no retaining walls which line the steps are in poor condition. Mature vegetation needs to be removed and these dwarf walls need to be rebuilt. (Photo 021).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4               |
| <b>10</b> | <b>Windows</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Priority</b> |
|           | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |
| 10.1.     | There are areas of stonework displacement to the window reveals and, in some instances, the traceries. The cause is assumed to be the swelling of the lias which in turn has taken the masonry out of compression and allowed the stone to move. It is interesting to note that open joints in the stonework are generally present to the underside of the larger quoins and this supports the case that it is the swelling of the adjacent lias that is causing the disturbance of the window stonework. In some instances, the stability of the stonework to the windows is very uncertain. Ironwork is probably not the cause but this needs to be checked.                                      | 4               |
| 10.2.     | Ferrous tie bars will decay at their ends where built into stonework. The replacement of the tie bars with a non-ferrous equivalent will immediately stop damage to the stonework but it also potentially allows the glazed unit to be re-tied, thereby extending the time until re-leading is required. Larger dimension bars generally cause more damage and are usually a higher priority for replacement than thin bars. Older wrought iron ferramenta is usually much less damaging and efforts should be made to retain this. Where older ironwork is causing damage, it can be appropriate to either open up and redecorate or to re-tip the bar with stainless steel or phosphorous bronze. |                 |



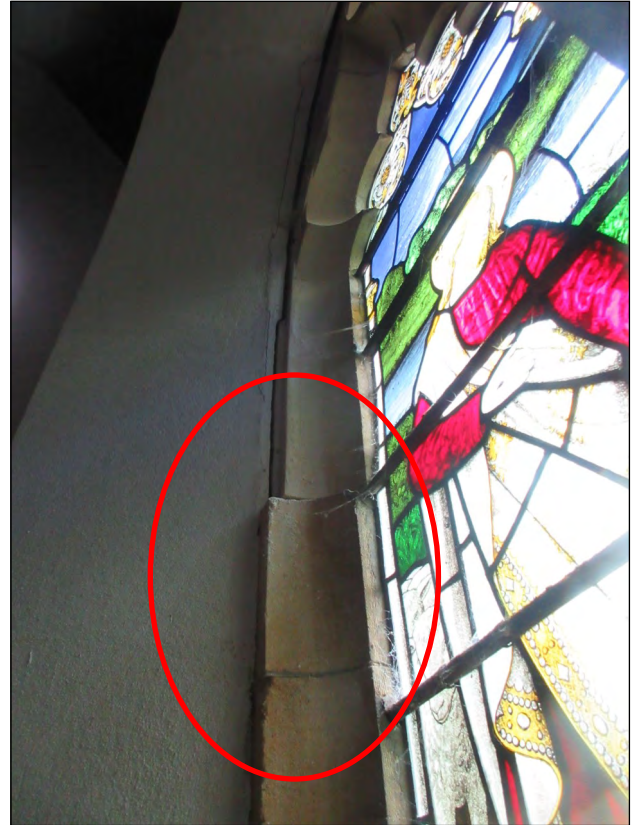
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|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 10.3.                                                     | An assessment of the condition of the windows by a stained glass conservator would be sensible and this would help prioritise the works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4      |
| 10.4.                                                     | All stained glass windows should only be cleaned by a specialist stained glass conservator to avoid the risk of damaging the painted surfaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| 10.5.                                                     | Ventilation is usually important for the interior of the church and in the summer months would be beneficial to encourage cross ventilation. If bat/bat guards are not installed on opening windows, then there are benefits of introducing these to allow windows to remain permanently open.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| 10.6.                                                     | Window guards provide protection to windows from vandalism and from flicked stones from strimmers. Powder coated stainless steel guards should be considered but the risks to the glass can also be managed by discussing the issue with those responsible for churchyard maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |
| 10.7.                                                     | The windows are numbered in accordance with the CVMA numbering system in line with the diagram below:<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |
| <u>Window I – East Window (Clayton &amp; Bell – 1867)</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |
| 10.8.                                                     | Three-light stained glass window with copper guards. The copper guards remain in fair condition. The stonework is in fair condition, but various external quoins are locally displaced and there are open joints in various areas which need to be filled. There is some significant distortion of the leaded lights to this window, but despite this, I believe the leading condition to be fair. The tie bars are very rusty, and these are causing damage to the stonework in which they are embedded. New tie bars are required and the tying in of these windows will most certainly extend the life expectancy of the leading to these windows. Internally, the cill to the southern light has suffered from significant displacement in the past. | 4<br>4 |
| <u>Window sII – Chancel south window</u>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |
| 10.9.                                                     | Single-light stained glass window. The leading and glass condition is good. The tie bars are ferrous and causing damage and need to be replaced. Externally, the stonework condition is mostly good with minor displacement observed at the springing point. The guard condition is good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4      |
| <u>Window sIII – South Chapel south window</u>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |



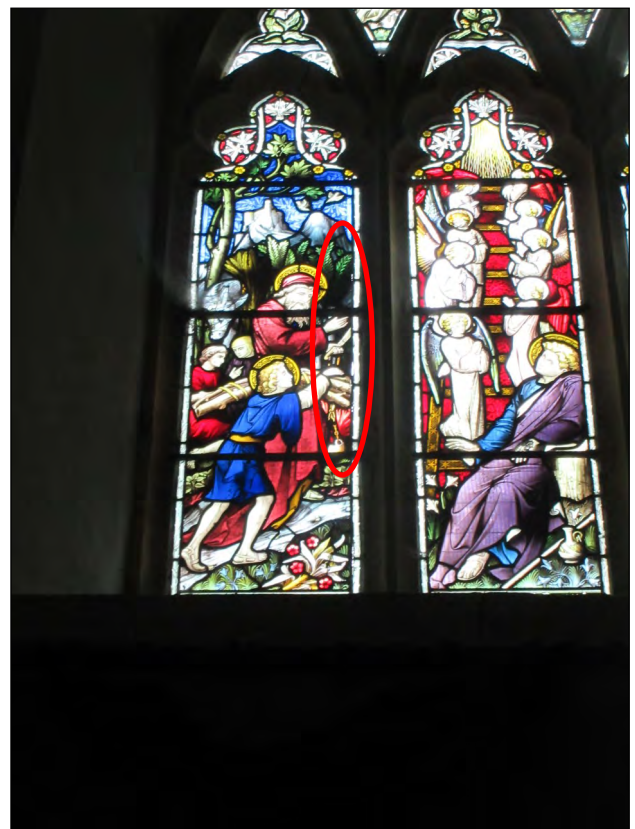
024 Disturbed masonry to Window sIV.



025 Disturbed masonry to Window sIV.



026 Damage to stonework caused by the decay of a tie bar — Window sV.



027 There are multiple gaps in the leading to the west window.

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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 10.10. | 3-light diamond quarry plain glazed window. The stonework condition to this window is good at low level but poor at high level where the decorated tracery has become very displaced. The consequence is that the leading is very twisted and this will be allowing water to enter the building. The leading condition to the three main lights is quite fragile and whilst the replacement of the tie bars would allow the units to be better secured, re-leading is probably now the most appropriate option. To the western light, I observed the unit moving in the wind and this needs an urgent repair to stabilise the unit and to prevent glass loss. Internally, a significant fracture to the rear of the eastern mullion needs to be assessed by a Structural Engineer with the traceries also reviewed. (Photos 022 & 023). | 4<br><br>1/2<br>4     |
|        | <u>Window sIV – Nave south window (East)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |
| 10.11. | Twin-light stained glass window with small opening iron hoppers at low level. The leading and glass condition remains fair, but the iron frames at the base of the windows need removal, overhauling and redecoration. The condition of the stonework is good but there is significant displacement to the eastern reveal as well as cracks to the stonework in a couple of other locations which may indicate the presence of ironwork. Above the hoodmould, there is a generous open joint where pointing has failed and where the stonework has swelled? Internally, the tie bars are very rusty and there is a generous gap around the rear of the window as the stonework has moved outwards. The stonework to this window probably needs to be dismantled and rebuilt. (Photos 024 & 025).                                        | 4<br><br>4<br><br>4   |
|        | <u>Window sV – Nave south window (West)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |
| 10.12. | Twin-light stained glass window with two hoppers. Internally, the tie bars are very rusty causing damage to the stone and there is daylight visible around the tie bar in one location. (Photo 026) The tie bars need replacement. The leading and glass condition is fair, but the hoppers need to be overhauled and redecorated. Externally, there is a tell-tale fitted to the eastern jamb which has now broken and there is stone displacement to both jambs and around the quatrefoil upper section of this window. Masonry repairs and stabilisation are required. The head stops to the hood moulds are a little dirty and could be considered for cleaning.                                                                                                                                                                    | 4<br><br>4<br><br>4/5 |
|        | <u>Window sVI – South Porch east window</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |
| 10.13. | Single diamond quarry leaded light. The leading and glass condition is fair although I noted one missing small quarry. The tie bars are rusty and need to be replaced. Open joints are present in the stone to the window surround, and this is either caused by ironwork or by the swelling of the blue lias causing the window stonework to lift. An assessment for the presence of ironwork is required.                                                                                                                                                                                                                                                                                                                                                                                                                             | 4<br><br>4            |
|        | <u>Window sVII – South Porch west window</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |
| 10.14. | Single diamond quarry plain glazed window. The leading and glass condition is fair, but the tie bars are very rusty. Open joints exist in, and around the surrounding stonework and daylight is visible around the edges of the leaded unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4                     |
|        | <u>Window wI - West window (F Drake? – 1882)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |
| 10.15. | 3-light stained glass window with external guards. The guard condition is good. The stonework condition is good bar two substantial cracks to the cill and a crack through the head of the window which is revealing a cramp. The glass condition is fair and the leading condition poor. Daylight is also visible in the leading to the southern and northern lights and the advice from a stained glass conservator as to the most appropriate method of repair is now required. The stonework would benefit from a light clean in the protected areas. The tie bars are large diameter and ferrous and                                                                                                                                                                                                                               | 4<br><br>4            |



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|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|           | causing problems where embedded in the stonework. (Photos 027, 028 & 030).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |
|           | <u>Window nII – Chancel north window</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| 10.16.    | Single-light stained glass window fitted with copper guards. The leading and glass condition is good, but the tie bars are very rusty causing damage to the stonework. There is significant displacement to the centre of the eastern jamb with further displacement beneath the springing point on the west side. Otherwise, the stonework condition is good.                                                                                                                                                                                                                                                                                                                    | 4               |
|           | <u>Window nIII – Vestry north window</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| 10.17.    | Twin-light diamond quarry leaded window incorporating an opening hopper and a replacement timber casement. There is significant displacement of the eastern jamb in two places and a generous gap above the head of the window which is indicative of the wall swelling. Damage to the jamb sections of the cill on both sites may indicate an iron pin causing problems. Internally, the tie bars are a little rusty and may be causing some of the cracking observed. The high-level hopper would benefit from an overhaul and redecoration and repairs are required to the damaged quarries within this hopper. The reintroduction of leading to the east light is encouraged. | 4               |
|           | <u>Window nIV –North aisle window (East)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| 10.18.    | Twin-light window with diamond quarries and an opening hopper. The internal tie bars are very rusty, and the former hopper requires an overhaul. In conjunction with this work, the hopper probably requires re-leading for safety reasons. Distortion of the western light may accelerate the need to re-lead this unit. The stonework condition is good bar displacement in various areas and in particular to the hoodmould.                                                                                                                                                                                                                                                   | 4               |
|           | <u>Window nV - North aisle window (Central)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| 10.19.    | Twin-light window with diamond quarries and an opening hopper. The leading and glass condition is fair but there is significant distortion to the western light. This western light now needs re-leading. The quatrefoil also needs re-leading on account of a broken quarry caused by the distortion. The hopper requires an overhaul with the leaded light re-leaded. The stonework condition is good bar displacement in various areas. The tie bars are ferrous and need to be replaced.                                                                                                                                                                                      | 4               |
|           | <u>Window nVI - North aisle window (West)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| 10.20.    | Twin-light window with diamond quarries and an opening hopper. The leading and glass condition is fair, but the units are fragile. The loss of leading to the hopper is a pity and a new leaded light is required. The hopper requires an overhaul. There is minor stone loss to the base of the central mullion but otherwise the stonework condition is good bar displacement in various areas. A small metal cleat secures the upper section of the hoodmould and this now needs to be reset. Internally, the tie bars are very rusty and causing damage to the stonework.                                                                                                     | 4               |
|           | <u>Window nVII – North aisle west window</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| 10.21.    | 3-light diamond quarry plain glazed window. The tie bars have been replaced in this window and the window has been re-leaded. The leading and glass condition is good. Externally, the stonework condition is fair with very minor disturbance observed.                                                                                                                                                                                                                                                                                                                                                                                                                          | 4               |
| <b>11</b> | <b>Doors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Priority</b> |
|           | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |



028 Open joints in the cill of the west window.



029 Masonry damage to the head of the west door.



030 Iron cramp damage to the head of the west window.



031 Pintel damage to the stonework of the South Porch gates.

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|       |                                                                                                                                                                                                                                                                                                                                                                                        |                                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 11.1. | All doors are likely to form part of the fire strategy for the building and the opening/unlocking of these doors needs to be recorded in the Fire Risk Assessment.                                                                                                                                                                                                                     |                                  |
| 11.2. | Draught protection around doors can improve comfort levels for individuals inside.                                                                                                                                                                                                                                                                                                     |                                  |
|       | <u>South Door</u>                                                                                                                                                                                                                                                                                                                                                                      |                                  |
| 11.3. | The main south door was observed in good condition but the door catches on the floor immediately inside the door. The door needs to be lifted and new washers installed over the pintles. The strap ironwork would benefit from redecoration. There are a number of slightly open joints in the door surround which could be tidied up with repointing.                                | <b>2</b><br><b>4</b><br><b>4</b> |
| 11.4. | To the outer entrance into the porch there are a pair of steel gates hung on steel pintles. The gates are fitted with steel mesh to stop bird entry. The pintles have caused damage to the stonework in which they are embedded on both sides. Perhaps the removal of the gates could be trialled, and a debris shelf created at high level to allow the swallows to nest. (Photo 031) | <b>2?</b>                        |
|       | <u>West Door</u>                                                                                                                                                                                                                                                                                                                                                                       |                                  |
| 11.5. | The west door was not opened on account of a large amount of material stored in front of it. However, the condition the door from the outside appears to be good. The strap hinges need redecoration, and a new handle is required for the door.                                                                                                                                       | <b>4</b><br><b>4</b>             |
| 11.6. | The stonework to the door surround is mostly in good condition but there are some fractures through the top of the arch, probably the result of ironwork and here repairs are now needed.                                                                                                                                                                                              | <b>4</b>                         |
|       | <u>Priest's Door</u>                                                                                                                                                                                                                                                                                                                                                                   |                                  |
| 11.7. | The priest's door was similarly not opened and here the door condition is poor with some decay to the base of the boards. A new weatherboard will shortly be required. The ironwork requires redecoration. Open joints are present in the stone surround and repointing is required.                                                                                                   | <b>4</b><br><b>4</b>             |





032 The cracking to the vice turret stair newel.



033 Timber decay to the underside of the vice turret roof.



034 The tower roof.

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| 12     | Tower                                                                                                                                                                                                                                                                                                                                                                                       | Priority |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|        | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                            |          |
| 12.1.  | The tower comprises three stages with string courses between stages. There are diagonal buttresses on the western flanks and the vice turret is now on the south-east corner having changed locations during the rebuild.                                                                                                                                                                   |          |
|        | <u>Tower Access</u>                                                                                                                                                                                                                                                                                                                                                                         |          |
| 12.2.  | The tower is accessed via a door on the south side of the tower and the stair extends full height. The door was observed in good condition, but the ironmongery is very rusty and needs decoration. One of the boards is cracked and needs replacement. Minor decay was also noted to the base of the boards.                                                                               | 4<br>4   |
| 12.3.  | The lower parts of the vice turret stair are artificially lit with bayonet bulbs and surface mounted uPVC cable. The light switches are quite rusty and an upgrade of the lighting is required.                                                                                                                                                                                             | 4        |
| 12.4.  | The staircase is stone, and the treads are well worn by the passage of feet. Immediately above the entrance door there are four treads which have significant fractures. This fracturing needs to be assessed and commented upon by the Structural Engineer.                                                                                                                                | 4        |
| 12.5.  | The walls are of rubble construction and have been locally patch repointed. The repointing generally follows lines of cracking. Partial repointing of the interior of the vice turret is required.                                                                                                                                                                                          | 4        |
| 12.6.  | The turret is also naturally lit with arrow slot windows which have galvanised mesh crudely fixed to timber battens. The introduction of new stainless steel mesh is recommended.                                                                                                                                                                                                           | 4        |
| 12.7.  | Midway up the lower section of the stair, the newel post has fractured, meanwhile higher up the stair the newel post is displaced by perhaps 25 mm. The cracking to the walls of the stair needs to be considered in conjunction with these issues with pinning and stitching is likely to be necessary. Structural Engineer assessment is required. (Photo 032).                           | 4        |
| 12.8.  | The staircase would benefit from a brush down to remove debris.                                                                                                                                                                                                                                                                                                                             | M        |
| 12.9.  | At the top of the stair there is an iron post/handrail which has burst the top of the newel post, and this also requires repair.                                                                                                                                                                                                                                                            | 4        |
| 12.10. | The roof of the vice turret comprises a primary beam which spans east-west to which various short 'spoke' joists have been fixed. The iron post extends up into the centre of this timber beam which is very decayed in its centre. Water ingress from above will be the cause. A new central beam is probably most appropriate although a steel repair might also be possible. (Photo 033) | 4        |
| 12.11. | At door cill level, a horizontal crack is present, and this is caused by an iron ring beam that runs around the base of this vice turret. The ironwork needs to be removed or replaced with a stainless steel one.                                                                                                                                                                          | 4        |
| 12.12. | The door out onto the tower roof is in poor condition with a hole in one of the boards. A new door is required meanwhile the door currently binds on the stone step.                                                                                                                                                                                                                        | 4        |





035 Very disturbed stonework at the top of the vice turret.



036 The weathercock in need of regilding and re-decoration.



037 Decay to the base of the vice turret weathercock post.



038 The iron band around the top of the vice turret.



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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|        | <u>Tower Roof</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |
| 12.13. | The tower roof is leaded and falls to lead parapet gutters which run around all four sides and discharging in the north-east corner via a single outlet. Unusually, there is only one joint in the gutter and as a result, gutter lengths are effectively around 8 metres. Despite this, I saw no evidence of fatigue cracks in the lead and it would be good to try and establish when this roof was last relaid. (Photo 034)                                                                                                                                                                                   |   |
| 12.14. | The raised central section of the roof falls in all four directions with a short central ridge to which a flagpole was once fixed. There are a few areas with rippling but generally the tower leadwork to the roof is in fair condition with repairs to at least two of the roll ends. To the ridge, the ridge capping has been a little overworked. A collection of ironwork on the roof is assumed to relate to the former flagpole fixing. Is a flagpole still required?                                                                                                                                     | 5 |
| 12.15. | The flashings are in poor condition with at least one length having fallen out and splits are evident in other sections. The flashing pointing is fair, but it is noted that there is relatively little room to install deeper flashings or to raise up the parapet.                                                                                                                                                                                                                                                                                                                                             | 2 |
|        | <u>Tower Masonry</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
| 12.16. | The pierced parapets were observed in poor condition. There is a fractured section of the parapet in the north-west corner and here a cramp can clearly be seen to be the cause (Photo 040). The opportunity to remove these cramps should be taken before more damage occurs. To the northern parapet, the parapet has been stabilised with the introduction temporary timber boards sandwiching the stonework (Photo 039).                                                                                                                                                                                     | 4 |
| 12.17. | The vice turret is capped with a weathercock and here the metalwork is in poor condition with the gilding now almost completely missing (Photo 036). The ironwork of the post is also rusty, and redecoration of the post will be necessary. The lower part of the post is oak and badly decayed (Photo 037). The loss of a cover flashing around the base of the post is the cause of the water ingress. The post is additionally supported with four rusty iron stays.                                                                                                                                         | 4 |
| 12.18. | A lightning conductor tape runs down the side of the vice turret and is connected to the weathercock. No other lightning conductor air terminals are present. A slight upgrade is probably required.                                                                                                                                                                                                                                                                                                                                                                                                             | 4 |
| 12.19. | It was unfortunately not possible to properly inspect the roof of the vice turret, but a camera poked through one of the openings has confirmed the roof to be lead covered with a central roll. With the exception of the post base, the leadwork condition appears good.                                                                                                                                                                                                                                                                                                                                       |   |
| 12.20. | The vice turret stonework comprises a pierced parapet at high-level with a cornice and grotesques on each of the corners. These grotesques are quite weathered.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |
| 12.21. | The lias masonry to the upper section of this vice turret is in poor condition with washed out joints and severe erosion in some places. A broad open joint between the north face of the vice turret and the north-east face is a very serious defect. The cause of this opening up is not known but ironwork, or even a lightning strike, may have been the cause. A circular iron bar can also be seen running around the top of the upper string course and this is the cause of other stone damage. The rebuilding of the stonework to the upper part of the vice turret is recommended. (Photos 035 & 038) | 4 |
| 12.22. | The main walling areas of the tower are constructed of squared lias stone and here the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |



039 The north parapet of the tower roof,



040 Decaying cramps in the tower parapet stonework.



041 The detaching brick lining to the reveal of the east window in the tower.



042 Tower louvre decay and open access for jack-daws.

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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|        | stonework condition is fair, but the pointing condition is poor with failure of cement pointing which in turn is causing the accelerated decay of the stone (Photo 045). Positively, I saw no evidence of vegetation growth on the face of the building and the cement pointing appears to have been applied thinly. To the west elevation, this cement pointing has caused significant accelerated stone decay in some areas. All cement pointing needs to be removed.                                                 | <b>4</b>             |
| 12.23. | Open joints in the string courses should be filled and I noted missing sections of the string course in various areas which should be reinstated (Photo 043).                                                                                                                                                                                                                                                                                                                                                           | <b>4</b>             |
| 12.24. | At high level, there are grotesques on the three corners of the tower and on the south-west corner the head of this grotesque is missing. This should ideally be reinstated.                                                                                                                                                                                                                                                                                                                                            | <b>4/5</b>           |
| 12.25. | The arises are executed in Bath Stone and here the stonework condition is mostly good although there is some washing out of joints and some pinning of the occasional fractured stone is required.                                                                                                                                                                                                                                                                                                                      | <b>4</b>             |
| 12.26. | To the bell chamber windows, the stonework condition is a little weathered, but the condition is relatively good. Localised mortar repairs and possibly some shelter-coating would be beneficial. To the base of the central mullion to the west window there is a fracture and here an iron pin is likely to be the cause (Photo 044). Ironwork removal is probably necessary. A roped access survey would help to assess condition.                                                                                   | <b>4</b><br><b>4</b> |
| 12.27. | To the vice turret, the erosion of the lias stone is a little more advanced at high level and there is also 'spreading' of the upper stage of this vice turret. There is damage and missing masonry to the cornice at the top of the vice turret and this needs to be reinstated.                                                                                                                                                                                                                                       | <b>4</b>             |
| 12.28. | The hopper and downpipe on the east elevation of the tower is very rusty and needs redecoration.                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>4</b>             |
| 12.29. | Lower down, this east elevation, a clock dial is present immediately above the nave ridge. The numerals and hands were observed in fair condition and executed in gold paint, meanwhile the backing plate is in poorer condition and may, or may not, be painted. The stone surround is in poor condition with open joints and displacement and with binoculars, I believe that there are two spalling sections which are probably caused by expanding metalwork. A closer inspection would be beneficial. (Photo 046). | <b>4</b>             |
|        | <u>Bell Chamber</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 12.30. | The bell chamber ceiling comprises a pair of primary beams that span north-south and these support the central ridge to which the rafters are fixed. The condition of the roof structure is good with the boarding above similarly so. There is no obvious evidence of water ingress and excellent ventilation is maintained by the windows in the bell chamber.                                                                                                                                                        |                      |
| 12.31. | The walls of the bell chamber are rubble stone and for the most part, their condition is fair. Slight cracking is present above all four window openings and it is clear that some sections of the walls have been repointed more recently.                                                                                                                                                                                                                                                                             |                      |
| 12.32. | There are openings in each of the four walls with trefoil openings at high level and large timber louvres below. One of the timber louvres on the south elevation has split and now needs repair (Photo 042)/                                                                                                                                                                                                                                                                                                           | <b>4</b>             |





043 A missing section of string course from the vice turret.



044 Possible iron cramp damage to the west window.



045 Cement pointing to the tower is causing accelerated decay of the stonework.



046 Damage to the clock dial surround probably as a result of iron cramps.

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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 12.33. | Bird protection is present behind the windows, and this comprises steel mesh of various gauges and chicken wire. Bird protection has failed in at least three of these windows. The floor of the chamber is covered with twigs and other debris. It is recommended that the inside of these louvres are netted as a priority on a temporary basis to exclude birds so they do not delay future works to avoid damage and the cost of cleaning up (Photo 042).                                                                                                                                                                   | <b>2</b>                         |
| 12.34. | The bells are housed in a timber frame and here cross reference should be made to the report in 2019 by Andrew Nicholson. There are a total of six bells each mounted on timber headstocks with iron straps. The wheels and ropes are in poor condition and the ironwork needs redecoration. Some of the wheels may be salvageable but others need replacement. Cast-in staples are still present in some of the bells, and these should be removed. The PCC needs to be guided by a bell hanger as to the necessary works to put the bell frame back in working condition, with advice also sought from a Structural Engineer. | <b>4</b><br><b>4</b><br><b>4</b> |
| 12.35. | Further information relating to the care and maintenance of the bell chamber can be found at: <a href="https://belfryupkeep.cccbr.org.uk">https://belfryupkeep.cccbr.org.uk</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |
| 12.36. | There is no light within the chamber and this would be helpful for maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>4</b>                         |
|        | <u>Ringling Chamber/Clock Chamber</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |
| 12.37. | The ringing chamber is also home to the clock which is housed in a timber enclosure and found working and in good order at the time of inspection. The clock continues to be hand wound which makes it an unusual survivor as there are relatively few hand-wound clocks remaining.                                                                                                                                                                                                                                                                                                                                             |                                  |
| 12.38. | The ceiling of the ringing chamber is boarded with a central hatch. Various corbels are present around the walls at high level, and it is assumed that these are the bearings for the foundation beams to the bell frame above.                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |
| 12.39. | The walls of the chamber are rubble stone and have been repointed with what is probably a lime mortar. Significant cracking is present in the north wall and this needs to be reviewed by the Structural Engineer. Lesser cracking in the west and southern walls extends above the heads of the windows.                                                                                                                                                                                                                                                                                                                       | <b>4</b>                         |
| 12.40. | The brick lining to the clock dial opening in the east wall is partially detached and needs to be rebuilt (Photo 041).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>4</b>                         |
| 12.41. | There are windows at low level in the south, west and north elevations. To the west elevation, the leading condition is fair although one quarry is broken and another holed. Here, the tie bars are ferrous and need to be replaced. On the north side a large piece of plain glass has been inserted in the opening to provide weather protection with a steel bar for security. To the southern window, a hardboard sheet has been installed across the opening and here the leaded light is only partially present. The leaded lights where missing need to be reinstated.                                                  | <b>4</b><br><b>4</b>             |
| 12.42. | The floor of the chamber is softwood boarded and observed in good condition, but the chamber needs a brush down. A clock weight enclosure is present in the north-east corner and here the boarding has been removed leaving an opening into the shaft. The boarding should be reinstated.                                                                                                                                                                                                                                                                                                                                      | <b>M</b>                         |
| 12.43. | The chamber is lit by single bayonet bulb hung from the centre of the ceiling. Improved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |



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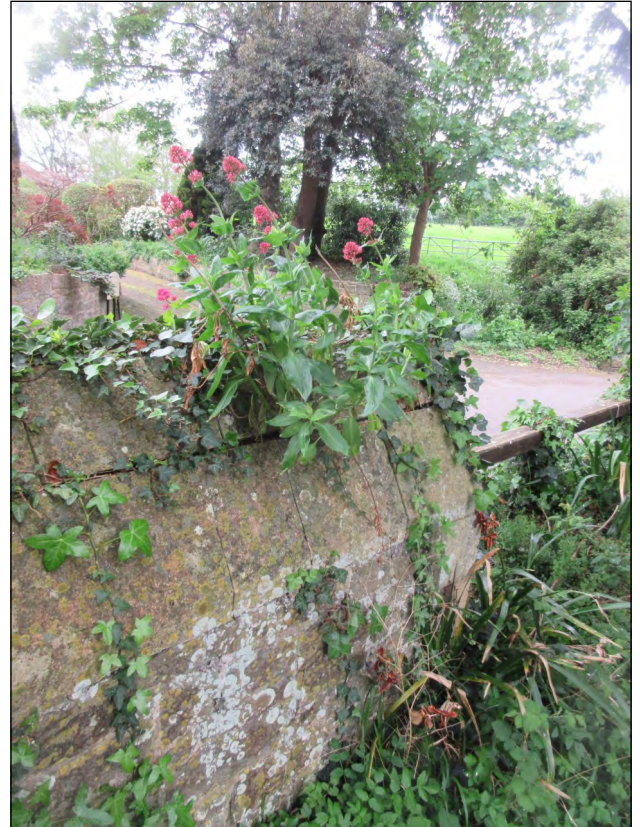
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|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|           | lighting is encouraged. The door is in good condition, but it binds on the floor and needs adjustment. Ironwork needs redecoration.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4               |
| <b>13</b> | <b>Churchyard</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Priority</b> |
|           | <u>Generally</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |
| 13.1.     | The church is surrounded by relatively small churchyard with entry points in the south-west and east ends. Some of the churchyard has been 'rewilded' and at the time of my inspection the cowslip display was magnificent.                                                                                                                                                                                                                                                                                                                                                                |                 |
| 13.2.     | Where churchyards are maintained by the Local Authority, the PCC should forward a copy of this report to them for their information and records.                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |
| 13.3.     | The churchyard noticeboard is located immediately inside the south-west gates and is in poor condition. A new noticeboard will shortly be required.                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4               |
|           | <u>Monuments, tombs and vaults</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |
| 13.4.     | There are various types of monuments within the churchyard but none which are listed. Headstones frequently lean but this does not mean that they are unsafe. Indeed, it is often the modern monuments which are more at risk of toppling.                                                                                                                                                                                                                                                                                                                                                 |                 |
| 13.5.     | The responsibility for the maintenance and repair of monuments lies with the heirs of the deceased but the PCC also has a responsibility to ensure that all visitors to the churchyard remain safe. The PCC needs to inspect monuments and tombs regularly to ensure all are safe and secure.                                                                                                                                                                                                                                                                                              | M               |
| 13.6.     | Ivy should be discouraged from becoming established on monuments and in particular listed tombs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | M               |
|           | <u>Boundary walls, railings, banks etc including gates and lichgates</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| 13.7.     | In the south-west corner of the churchyard there is a pair of steel gates. The condition of the gates is fair although they are covered with bird droppings from the crows above. The gates would benefit from a clean. Immediately adjacent, there is a handrail which assists with climbing the 2no concrete steps which extend out beyond the line of the churchyard wall. It would be useful to establish if the narrow strip of land outside the churchyard wall is church land or if it is owned by the Council or others. The Registry should be able to assist.                    | M<br>2          |
| 13.8.     | The southern churchyard wall is of stone construction and retaining in nature and borders the road. Ivy growth is present over much of the masonry and some maintenance to restrict vegetation growth is encouraged. 1no capping stone has fallen off midway along the southern boundary and this area needs tidying up (Photos 047). Otherwise, the general pointing condition to the external face remains good but there are a few areas of woody growth growing out of the top of the wall and it would be good if these woody plants could be removed, and the open joints repointed. | 2<br>4          |
| 13.9.     | Moving round to the eastern boundary, the wall follows the line of the road. The wall is stepped around this south-eastern corner and along the eastern side and wall includes a timber barrier providing some edge protection to the lower sections. Woody vegetation growth should be discouraged and in particular valerian, which is very destructive, needs to be removed (Photo 048). Where open joints are present these would benefit from being repointed and a few of the capping sections (merlons) to the castellated wall would benefit from being lifted and reset.          | 4               |





047 A missing section of churchyard wall capping.



048 Valerian growth needs to be discouraged.



049 The loss of wall face to the north facing churchyard wall.



050 The beautiful cowslips in the churchyard.



## 0281 – STOCKLAND BRISTOL St Mary Magdalene

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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 13.10. | In the centre of the eastern boundary there are a pair of modern steel gates whose condition is good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
| 13.11. | The northern boundary wall of the churchyard backs onto farmland and here the boundary is quite overgrown and an inspection of the church side of the wall is not easy. The facing to some sections of the wall (outer face) has been lost as evidenced by rubble stone on the ground below the wall. It is not clear who has ultimate responsibility for the maintenance of the boundary wall, but some sections of concrete repair have been undertaken. The losses are quite significant there is no sign of significant imminent collapse although further small stone falls will be inevitable. Ideally rebuilding and repair works should be undertaken (Photo 049). | <b>4</b>       |
| 13.12. | The western boundary wall borders a small patch of what is believed to be glebe land. The western wall is very overgrown with ivy and other vegetation. A lowered section of wall provides access into the area where mowings are deposited.                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
|        | <u>Paths and Access including hardstanding and parking</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
| 13.13. | Concrete paths run through the churchyard and here the condition is fair with the occasional plant growing through open joints or out of the gulley in front of the south porch. Vegetation should be removed. Access improvements are encouraged.                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>M<br/>5</b> |
| 13.14. | A concrete path is believed to run round to the priest's door, and it may be that this path can be cleared.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>M</b>       |
|        | <u>Trees and planting</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |
| 13.15. | All trees within the churchyard are protected under church law but in addition, churchyard trees in conservation areas and trees with TPOs (Tree Protection Order) additionally have protection applied to them by the Local Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |
| 13.16. | There are a number of fair-sized yew trees around the eastern and northern sides of the churchyard and their condition is generally good. The PCC are encouraged to remove ivy growth from the trees. The young sycamore tree close to the east end of the chancel will need to be regularly pruned to prevent its branches causing damage to the wall of the church.                                                                                                                                                                                                                                                                                                      | <b>M</b>       |
| 13.17. | The various churchyard paths are lined with clipped yews whose condition varies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |
|        | <u>Nature Conservation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
| 13.18. | The PCC is encouraged to prepare a churchyard maintenance plan which considers the importance of trees and the opportunities for wildlife conservation. Cross reference with the website: <a href="http://www.caringforgodsacre.org.uk">www.caringforgodsacre.org.uk</a> may also be helpful.                                                                                                                                                                                                                                                                                                                                                                              |                |

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| 14    | Roof structures, ceiling voids and ceilings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Priority |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 14.1. | The chancel ceiling is wagon shaped and comprises square panels each infilled with boarding and bosses at the intersections of the decorative ribs with pierced quatrefoil panelling above the wall-plate. The overall condition of the ceiling surfaces is good, but I cannot comment on the roof structure above.                                                                                                                                                                                                               |          |
| 14.2. | The organ chamber ceiling is similarly constructed to that in the chancel and the condition is good.                                                                                                                                                                                                                                                                                                                                                                                                                              |          |
| 14.3. | The nave ceiling comprises collared scissor rafters with softwood boarding above. No obvious problems were observed.                                                                                                                                                                                                                                                                                                                                                                                                              |          |
| 14.4. | The ceiling of the north aisle is similarly constructed albeit on a reduced scale and here the condition is also good with the cornice line along the north wall remaining remarkably true particularly given the offset in the wall below.                                                                                                                                                                                                                                                                                       |          |
| 14.5. | The ceiling at the base the tower comprises 4no beams which span east-west. These beams support secondary beams with a large central hatch. The beams are all beneficially supported on corbels, and I observed no areas of obvious concern.                                                                                                                                                                                                                                                                                      |          |
| 15    | Internal masonry walls, arches and arcade structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Priority |
| 15.1. | The walls of the church are all plastered and painted with the stonework of the arcade the dominant feature within the nave.                                                                                                                                                                                                                                                                                                                                                                                                      |          |
| 15.2. | There is horizontal cracking to many of the plastered surfaces in the church and it is believed that this relates to the swelling of the lias stone or brickwork and subsequent repair. Major horizontal cracks run down the north side of the north aisle and the south side of the south aisle, and these both relate to the transition from masonry to timber construction (Photo 051). Cracks need to be repaired.                                                                                                            | 4/5      |
| 15.3. | Within the chancel, there is plaster loss along the north wall and here this relates to a defect or blockage in the rainwater goods outside (Photo 053).                                                                                                                                                                                                                                                                                                                                                                          |          |
| 15.4. | Cracking above window sll relates to the outward movement of this south-east corner. A reappraisal of this cracking is required although there is little evidence on the outside. Elsewhere, despite multiple areas of minor cracking the plaster condition is mostly good although I have a suspicion that the plaster is probably cementitious.                                                                                                                                                                                 | 4        |
| 15.5. | Within the organ chamber there is significant cracking around south-east corner and here the wall can be seen to have moved by approximately 15 mm as evidenced by the crack down the side of the monument to Reverend Ruddock. (Photo 023). The advice of a structural engineer about the movement of this corner needs to be sought and the cause established before repairs are undertaken. Not dissimilar cracking was also observed to the west wall and this all supports the idea that the south gable has moved outwards. | 4        |
| 15.6. | The arch through to the organ chamber is in good order although some displacement was noted.                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |



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|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 15.7.     | The chancel arch is executed in stone with a column cluster on each side. The arch stonework is in remarkably good condition compared to the other openings within the church. I also saw no evidence of cracking to the plasterwork above the arch on either side. Given the vulnerability of chancel arches to cracking, this good condition supports the case that the ground up on which the church is built is not a concern.                                                                   |                 |
| 15.8.     | The tower arch was similarly observed in good order with no cracking to the plasterwork above on either side.                                                                                                                                                                                                                                                                                                                                                                                        |                 |
| 15.9.     | The arcade and its two central columns were all observed good order.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| 15.10.    | Within the north aisle, there is blistering of the painted plaster surfaces at low level, and this probably relates to a defect in the rainwater goods. Again, I believe that the plaster may be cement based.                                                                                                                                                                                                                                                                                       | 4               |
| 15.11.    | To the east wall of the north aisle, there are two crack lines which need to be assessed by a Structural Engineer. Lesser cracking was observed in the west wall of the north aisle. Above, the arcade spandrel panels are in good condition.                                                                                                                                                                                                                                                        | 4               |
| 15.12.    | The walls of the tower are all plastered and painted with patch repointing of hairline cracks undertaken in the past. A minor crack runs through the upper part of the west window arch but otherwise the condition of the walls is fair. At low level, timber panelling lines the walls and here I cannot comment on the condition of the wall fixings.                                                                                                                                             |                 |
| 15.13.    | Also at the base of the tower, there is an iron cage associated with the clock weights above. Damage to the clock weight enclosure would benefit from repair.                                                                                                                                                                                                                                                                                                                                        | 4               |
| <b>16</b> | <b>Porches</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Priority</b> |
|           | <u>South Porch</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| 16.1.     | The south porch roof comprises collared rafters with softwood boarding above. The condition of the roof structure appears good. The walls have all been rendered with what is probably a cement render with hairline cracks in various places as the render fails to respond to expansion and contraction of the stone or brick from which the walls are built. The redecoration of the porch could be considered although re-rendering first with a lime plaster is probably the preferred outcome. | 4/5             |
| 16.2.     | A pair of stone benches line the walls and here the condition is good. The floor is covered with geometric tiles. A number the tiles have impact damage, but the tiling remains in fair condition bar 1no loose tile which needs to be re-fixed. Patch repair to this working floor should continue.                                                                                                                                                                                                 |                 |
| 16.3.     | The pendant light is operated by movement sensors and this provides a nice welcome to visitors. Could this be extended to include a light inside the church?                                                                                                                                                                                                                                                                                                                                         | 4               |
| <b>17</b> | <b>Partitions, screens and panelling</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Priority</b> |
| 17.1.     | The nave and chancel are separated by a timber screen whose overall condition is good However, the doors bind on the floor and some adjustment is required. There is some furniture beetle damage to one short section of the cornice on the rear of the screen. Historic paint can be seen on the retained older sections of the screen.                                                                                                                                                            | 4               |



051 The horizontal cracking to the nave plaster.



052 Plaster cracking in the vestry.



053 Decaying plasterwork at low level on the north wall of the chancel.



054 Displaced and misaligned stonework to east window is longstanding and appears to be stable.

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| <b>18</b> | <b>Floors and platforms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Priority</b> |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 18.1.     | The main circulation spaces of the church are covered with geometric tiles. The tiles do creak and some separation of the tiles from the screed is inevitable with old floors. Notwithstanding this, there are sections in the nave aisle where tiling is loose and localised repairs are now required. Repairing detached sections will help to stabilise the other areas. The tiling continues through into the north aisle and here the condition is generally much better.                                                                                                                          | <b>4</b>        |
| 18.2.     | Pew platforms are present in the nave and north aisle and here these are of softwood construction with oak framing. Ventilation is known to be present in the outer walls although it is not known whether this crosses over into the northern bank of the nave pews. There are no holes drilled in the perimeter border of the platforms but nor does the condition of the pew platforms raise any concern. The same tiling extends into the base of the tower and here the condition is good although much of the area is concealed with the storage of items.                                        |                 |
| 18.3.     | There are two steps up into the chancel where the floor is tiled with geometric and encaustic tiles. There are also two cast iron grilles in this section of floor. The chancel tiling also extends through into the organ chamber and is in good order and I was not aware of any loose tiles. There is a single step up into the sanctuary and here the tiling is also good although some re-grouting along the front edge would be beneficial. Open joints in the sanctuary steps would benefit from being repointed. The pew platforms in the chancel were found in good condition.                 | <b>4</b>        |
| <b>19</b> | <b>Monuments, memorials, tombs and plaques</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Priority</b> |
| 19.1.     | There are relatively few monuments in the church and those in the nave and chancel were all observed in fair condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| 19.2.     | Within the organ chamber, there are two fine ledgers which are wall mounted and here the condition of these monuments which date to 1663 and 1678 is good. At higher level, the two wall mounted monuments are also in good condition although some of the text is difficult to read on account of the paint loss.                                                                                                                                                                                                                                                                                      |                 |
| <b>20</b> | <b>Vestry</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Priority</b> |
| 20.1.     | The vestry ceiling comprises collared rafters with softwood boarding above. The timber is all stained and the general condition is good. I saw very little evidence of the east gable having moved outwards from the inside.                                                                                                                                                                                                                                                                                                                                                                            |                 |
| 20.2.     | The walls of the vestry have been rendered with what is probably a cement render. There is extensive cracking to the north and east walls, and I note the presence of two tell tales on the north wall. The eastern tell-tale appears to show no movement since installation whereas the northern one does show some misalignment around the window head. Finer cracking was observed to the west and southern walls. A large fireplace is present in the south-west corner. Behind the render in the north wall, brickwork is present although it is not known if this is the situation throughout the | <b>4</b>        |



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|           | building. An assessment of this cracking is required in advance of repairs. Within the south-east corner, a large area of render has detached and needs to be replaced (Photo 052).                                                                                                                                  |                 |
| 20.3.     | The floor of the vestry comprises softwood boards and here the condition is good.                                                                                                                                                                                                                                    |                 |
| 20.4.     | The main door into the vestry binds slightly and needs adjustment. To the door surround, there are open horizontal joints at the springing point of the arch. Is ironwork decay causing this stonework to lift? A cover meter check is required.                                                                     | 4               |
| 20.5.     | A drawing in the vestry shows the restoration works undertaken to the chancel screen by Herbert Read and, on the wall, there are three drawings which show the church prior to restoration in the 1840s. The condition of these drawings is poor, and these would benefit from specialist conservation and cleaning. | 5               |
| <b>21</b> | <b>WCs, kitchens and meeting rooms</b>                                                                                                                                                                                                                                                                               | <b>Priority</b> |
| 21.1.     | There is no WC, kitchenette or meeting room.                                                                                                                                                                                                                                                                         |                 |
| <b>22</b> | <b>Fittings, fixtures, furniture and moveable objects</b>                                                                                                                                                                                                                                                            | <b>Priority</b> |
| 22.1.     | The octagonal font was observed in good condition together with its bowl. It is not known whether there is a lid. In addition to the font, there is also an elegant bier at the back of the church.                                                                                                                  |                 |
| 22.2.     | The pews are all oak and observed in good condition.                                                                                                                                                                                                                                                                 |                 |
| 22.3.     | The pulpit is stone and robustly built and in good condition. The repointing of open joints would be beneficial and if ironwork is the cause of the open joints, this will result in the exclusion of air, and this should slow down any decay.                                                                      | 4               |
| 22.4.     | Within the chancel, the choir pews were all found in good order with the altar rail similarly so. The condition of the stone reredos is good but there are open joints around the edges.                                                                                                                             | 4               |
| <b>23</b> | <b>Organ and other instruments</b>                                                                                                                                                                                                                                                                                   | <b>Priority</b> |
| 23.1.     | I understand that the organ has recently been repaired and is now in excellent working order. The organ should be serviced periodically in accordance with the recommendations of the organ builder and any electrical components such as the organ blower should be periodically tested.                            |                 |
| <b>24</b> | <b>Electrical installation</b>                                                                                                                                                                                                                                                                                       | <b>Priority</b> |
| 24.1.     | The electrical installation must be tested at least every five years. The inspection and testing should be carried out in accordance with BS7671 with resistance and continuity tests carried out on all circuits. An inspection certificate must be completed and given                                             |                 |

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|           | to the PCC at the completion of the works, with the certificate then kept in the Church Logbook. Should the inspection not be 'Satisfactory' then the necessary repairs should be actioned as a priority. The test must be carried out by a suitably qualified member of either the Electrical Contractors Association (ECA) or The National Inspection Council for Electrical Installation Contracting (NICEIC) (Commercial not domestic).                                                                                                            |                 |
| 24.2.     | The main incoming electric supply enters the churchyard above ground on the south side with the bracket fixed to the south wall of the vice turret. A pair of cables then run down to the distribution board which is located inside the south porch. It is unknown if the incoming electric cables are insulated and if not, these will need to be replaced. An upgrading of the electric supply may also be required.                                                                                                                                | <b>4?</b>       |
| 24.3.     | The PCC are required to undertake periodic Portable Appliance Testing (PAT) of unfixed electrical equipment. The HSE publish guidance on 'Maintaining portable electrical equipment in offices and other low-risk environments.'                                                                                                                                                                                                                                                                                                                       |                 |
| 24.4.     | Various gas lamps are still present on the walls of the church, but these are no longer in use. Instead, various halogen LED floodlights have been installed at high level but the lighting provision is generally very poor. Some of the cable is twin and earth which is not ideal. A full relighting and rewiring is likely to be required fairly soon although the PCC need also to be guided by their electrician as to the urgency for re-wiring.                                                                                                | <b>4</b>        |
| 24.5.     | Emergency lighting may be needed when there is deemed to be a risk to the safety, health or welfare of users of the building in the event of the failure of the normal lighting. For all buildings, a hazard exists if people have to evacuate the building with inadequate light levels. In these circumstances emergency lighting should be provided to allow people to safely and quick leave the building and to reach a safe space place of assembly.                                                                                             | <b>4</b>        |
| <b>25</b> | <b>Heating installation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Priority</b> |
| 25.1.     | The church was once heated by an oil boiler located in the subterranean boiler room under the vestry. This boiler served surface mounted pipes and cast-iron radiators in the main body of the church. These radiators and pipework are still present although the church/people are now heated with electric under pew heater.                                                                                                                                                                                                                        |                 |
| 25.2.     | The boiler room is accessed via a flight of stone steps. There is guarding around the steps in the form of a post and rail timber fence. Vegetation is growing out of the steps and moss needs to be removed. At the base of the steps, there is a timber door which has been secured in a fixed position and as such it is not possible to gain entry. I did not enter the space.                                                                                                                                                                     | <b>M</b>        |
| <b>26</b> | <b>Sustainability and renewable energy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Priority</b> |
| 26.1.     | On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. Please also cross refer to the Practical Path to Net Zero Carbon (PPNZC) which is available from the Church of England's Cathedral and Church Buildings Division website. |                 |

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| 26.2.     | The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources. |                 |
| 26.3.     | It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) to help set these.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |
| <b>27</b> | <b>Audio visual and sound</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Priority</b> |
| 27.1.     | There is no sound system or induction loop in the church.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>5</b>        |
| <b>28</b> | <b>Lightning Conductor</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Priority</b> |
| 28.1.     | Any lightning conductor installation should be tested at least every five years and in accordance with current best practice standards. Furthermore, a test should be undertaken following a lightning strike as damage may have occurred. Details of the test dates should be recorded in the Church Logbook. Periodic visual inspections should also be put in place. The inspection will also be able to comment on the adequacy or need for bonding and surge protection.                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>4</b>        |
| 28.2.     | Surge protection is additionally recommended to prevent electrical equipment being seriously damaged by surges of energy even if the church does not sustain a direct strike. There is also the potential for fire without surge protection. Historic England also publish guidance on this. <a href="#">Surge Protection   Historic England</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |
| <b>29</b> | <b>Water supply and harvesting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Priority</b> |
| 29.1.     | All external taps should be fitted with a non-return valve to prevent contamination of the water supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| 29.2.     | Where water butts are employed to collect water for use in the churchyard, these should be well maintained and connected to the downpipe via a properly installed diverter to prevent the water butt overflowing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |
| <b>30</b> | <b>Fire Precautions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Priority</b> |
| 30.1.     | The Fire Regulatory Reform (Fire Safety) Order 2005 requires the PCC to appoint a 'responsible person' to ensure that appropriate fire safety and protection measures are                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |



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|           | put in place. These include preparing a fire risk assessment for the building and ensuring appropriate fire-fighting equipment, detectors and alarms are present.                                                                                                                                                                                                                                                                                                                                                                   |                 |
| 30.2.     | All fire extinguishers should be inspected annually by a competent engineer to ensure that they remain in good working order. The inspection should be recorded in the Church Logbook and on each extinguisher.                                                                                                                                                                                                                                                                                                                     |                 |
| <b>31</b> | <b>Asbestos</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Priority</b> |
| 31.1.     | The Control of Asbestos Regulations 2012 require all building owners to undertake an assessment of the building for the risks posed by the presence of asbestos in its various forms. A Risk Register and Management Plan needs to be maintained and annual inspections undertaken of any retained Asbestos Containing Materials (ACMs). Records of these inspections need to be kept.                                                                                                                                              | <b>M</b>        |
| 31.2.     | For your information, asbestos is likely to be present in association with heating installations, organ blowers, over pipework and in some roofing materials and felts. The Asbestos Management Plan needs to be prepared by specialists with a knowledge of the material and analysis is likely to be needed to confirm the presence of ACMs.                                                                                                                                                                                      |                 |
| 31.3.     | In addition, there may be a requirement for a 'Demolitions and Refurbishment' survey in advance of refurbishment or re-ordering works.                                                                                                                                                                                                                                                                                                                                                                                              |                 |
| 31.4.     | This report is not an assessment for the presence of asbestos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| <b>32</b> | <b>Bats and protected wildlife</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Priority</b> |
| 32.1.     | The PCC is reminded that bats are protected under the Wildlife and Countryside Act (1981 as amended) and by Conservation of Habitats and Species Regulations (2017). It is illegal to kill or injure a bat and to disturb, damage destroy or obstruct access to a bat roost. In some instances, a Licence will be required from Natural England to carry out works when bat roosts are affected or disturbed by works. Advice can be obtained from the Bat Conservation Trust. <a href="http://www.bats.org.uk">www.bats.org.uk</a> |                 |
| 32.2.     | The PCC is advised that any planning application is likely to require a protected species survey before the application can be registered. Similarly, it is good practice to carry to a survey well in advance of List B or Faculty roof repairs as this will inform the PCC as to the likelihood and risk of encountering bats which could cause the works to have to stop. Many protected species surveys can only be undertaken during the summer months so planning ahead is important.                                         |                 |
| <b>33</b> | <b>The Equality Act</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Priority</b> |
| 33.1.     | The Equality Act 2010 makes it unlawful to discriminate against persons who have any form of disability in the workplace and in wider society. The Act requires that all building owners, including churches, should consider and provide appropriate and reasonable means to ensure equal access into and around the church. The Act covers many forms of disability including sensory, mobility, dexterity, hearing, sight, and speech impairment and learning difficulties. The PCC needs to ensure that they have               |                 |

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|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|           | understood their responsibilities as defined within the Act. The preparation of an Access Audit should be considered if not already in place.                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |
| <b>34</b> | <b>Health &amp; Safety and CDM Regulations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Priority</b> |
| 34.1.     | The overall responsibility for the health and safety of visitors to the church and churchyard lies with the incumbent and the PCC. This report should not be considered a full and thorough Risk Assessment.                                                                                                                                                                                                                                                                                                                                                                            |                 |
| 34.2.     | The PCC are advised that a church is categorised as a 'Place of Work' and as such, Health & Safety at work legislation applies. The main aim is to prevent harm to employees, volunteers and members of the public who will be using the building.                                                                                                                                                                                                                                                                                                                                      |                 |
| 34.3.     | The use of ladders should comply with the Work at Height Regulations 2005. All ladders should be sound, safe, and securely fixed. The HSE publish guidance on this and other matters.                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| 34.4.     | The PCC should prepare a Health & Safety file for issue to any person working at the church, advising them of water, drainage, electric and gas supply locations around the church. In many instances, these documents can be supplied free of charge by the relevant authority.                                                                                                                                                                                                                                                                                                        |                 |
| 34.5.     | The PCC are reminded that construction and maintenance works must be undertaken in accordance with the Construction, Design and Management Regulations (CDM Regs). The legislation requires the appointment of a Principal Contractor where more than one contractor is appointed and the preparation of a Health & Safety Plan. The appointment of a Principal Contractor may also be required and if not undertaken when needed, then the default position is that the PCC takes on the Principal Designer role. The Health & Safety Executive provides guidance for clients on this. |                 |
| <b>35</b> | <b>Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| 35.1.     | Although the Measure requires the church to be inspected every five years, it needs to be noted that serious defects can develop between surveys, particularly if minor defects are left unattended. The PCC are encouraged to be proactive and undertake an annual inspection of the fabric and furnishings.                                                                                                                                                                                                                                                                           |                 |
| 35.2.     | The preparation of a maintenance plan to assist with planning and co-ordinating works is recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| 35.3.     | The PCC are strongly advised to enter into a maintenance contract with a local builder for the cleaning of gutters, valleys, hoppers, and downpipes etc. Cleaning normally needs to take place twice a year but, in some instances, more frequent cleaning is needed.                                                                                                                                                                                                                                                                                                                   |                 |
| <b>36</b> | <b>Insurance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |

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|       |                                                                                                                                                                                                                                                        |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 36.1. | The PCC are reminded that insurance cover should be index-linked so that adequate cover is maintained to protect against inflation in the building industry. Contact should be made with the PCC’s insurance company to ensure that cover is adequate. |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



### **37 Recommendations - Routine Maintenance Items**

- 37.1. Visual inspection of rainwater goods at least twice a year.
- 37.2. Inspection and clearance of gullies and sumps at least twice a year.
- 37.3. Clearance of gutters at least once a year.
- 37.4. Visual inspection of electrics once a year.
- 37.5. Testing of the lightning conductor.
- 37.6. Inspection and testing of fire extinguishers.
- 37.7. PAT testing of electrical items.
- 37.8. Oil door and window hinges and ensure serviceability of windows.
- 37.9. Undertake bird guard protection inspection.
- 37.10. Annual clean of tower spaces and staircases.
- 37.11. Service the clock.
- 37.12. Organ builder to service the organ.
- 37.13. Clean and polish furniture.
- 37.14. Check stability of headstones in churchyard.
- 37.15. Check trees for storm damage.
- 37.16. Manage/remove ivy growth from walls and monuments.
- 37.17. Keep paths clear of vegetation.

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| <b>38</b> | <b>Recommendations - Urgent works</b>                                                                                                                                                                                                                                                                                                                  | <b>Routine<br/>M&amp;R</b> | <b>Cost<br/>Band</b> |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------|
|           | <b>Priority 1</b>                                                                                                                                                                                                                                                                                                                                      |                            |                      |
| 38.1.     | Urgent window works. Item 10.10.                                                                                                                                                                                                                                                                                                                       | *                          | 1                    |
| <b>39</b> | <b>Recommendations - Requires attention within 12 months</b>                                                                                                                                                                                                                                                                                           |                            |                      |
|           | <b>Priority 2</b>                                                                                                                                                                                                                                                                                                                                      |                            |                      |
| 39.1.     | Prepare and maintain the Asbestos Register. Items 4.2 & 31.1.                                                                                                                                                                                                                                                                                          |                            | 1                    |
| 39.2.     | Priority roof repairs including opening up. Items 4.3; 7.3; 7.4; 7.6; 7.7; 7.8; 7.9; 7.10; 7.12; 7.17; 7.20; 7.23; 7.27; 12.16;                                                                                                                                                                                                                        | *                          | 1/2                  |
| 39.3.     | Priority masonry works. Items 13.8;                                                                                                                                                                                                                                                                                                                    | *                          | 1                    |
| 39.4.     | Establish land ownership. Item 13.7.                                                                                                                                                                                                                                                                                                                   |                            | /                    |
| 39.5.     | Priority misc works. Item 12.33.                                                                                                                                                                                                                                                                                                                       | *                          | 1                    |
| <b>40</b> | <b>Recommendations - Requires attention within 24 months</b>                                                                                                                                                                                                                                                                                           |                            |                      |
|           | <b>Priority 3</b>                                                                                                                                                                                                                                                                                                                                      |                            |                      |
| <b>41</b> | <b>Recommendations - Requires attention within 5 years</b>                                                                                                                                                                                                                                                                                             |                            |                      |
|           | <b>Priority 4</b>                                                                                                                                                                                                                                                                                                                                      |                            |                      |
| 41.1.     | Petrological analysis of stone and mortar analysis. Items 4.4; 9.2 & 15.10.                                                                                                                                                                                                                                                                            |                            | 1                    |
| 41.2.     | Stained glass conservator's assessment of the windows. Items 4.5 & 10.3.                                                                                                                                                                                                                                                                               |                            | 1                    |
| 41.3.     | Roped access inspection of the tower with photos. Items 4.6; 12.26 & 12.29.                                                                                                                                                                                                                                                                            |                            | 1                    |
| 41.4.     | Structural Engineer's assessment of cracking. Items 4.7; 9.6; 9.30; 10.10; 12.4; 12.7; 12.39; 15.5 & 15.11.                                                                                                                                                                                                                                            |                            | 1                    |
| 41.5.     | Trail holes to confirm ground conditions. Item 4.8.                                                                                                                                                                                                                                                                                                    |                            | 1                    |
| 41.6.     | Cover meter assessment to establish the extent of ironwork. Items 4.9; 9.20; 10.1; 10.11; 10.13; 11.6 & 20.4.                                                                                                                                                                                                                                          |                            | 1                    |
| 41.7.     | Roof works. Items 7.5; 7.7; 7.14; 7.21; 7.24; 7.25 & 7.26.                                                                                                                                                                                                                                                                                             |                            | 2                    |
| 41.8.     | Recover nave south slope. Item 7.15 & 7.16.                                                                                                                                                                                                                                                                                                            |                            | 3                    |
| 41.9.     | Overhaul and redecoration of cast iron rainwater goods. Items 8.1; 8.2; 8.5; 8.7; 8.8; 8.9; 8.10; 8.11; 8.12; 8.13; 8.14; 8.15; 8.16; 8.17 & 8.18.                                                                                                                                                                                                     | *                          | 4                    |
| 41.10.    | Masonry repairs and repointing. Items 9.3; 9.6; 9.7; 9.8; 9.10; 9.11; 9.12; 9.13; 9.14; 9.15; 9.16; 9.17; 9.18; 9.19; 9.20; 9.21; 9.23; 9.24; 9.25; 9.26; 9.27; 9.28; 9.27; 9.28; 9.29; 9.31; 9.32; 10.8; 10.11; 10.12; 10.13; 10.15; 11.3; 11.6; 12.5; 12.7; 12.9; 12.10; 12.11; 12.21; 12.22; 12.23; 12.25; 12.26; 12.27; 12.39; 12.40; 22.3 & 22.4. | *                          | 6                    |
| 41.11.    | Stone conservation. Items 8.16; 10.12; 12.24 & 12.29.                                                                                                                                                                                                                                                                                                  |                            | 2                    |
| 41.12.    | Window works. Items 10.8; 10.9; 10.11; 10.11; 10.12; 10.13; 10.14; 10.15; 10.16; 10.17; 10.18; 10.19; 10.20; 10.21 & 12.41.                                                                                                                                                                                                                            |                            | 4                    |
| 41.13.    | Misc decoration. Items 9.21; 11.3; 11.5; 11.7 & 12.2.                                                                                                                                                                                                                                                                                                  | *                          | 2                    |
| 41.14.    | Joinery works. Items 11.7; 12.2; 12.12; 12.32; 17.1 & 20.4.                                                                                                                                                                                                                                                                                            | *                          | 2                    |
| 41.15.    | Misc works. Items 11.3; 11.5 & 12.6.                                                                                                                                                                                                                                                                                                                   | *                          | 2                    |
| 41.16.    | Tower lighting upgrade. Items 12.3; 12.36 & 12.43.                                                                                                                                                                                                                                                                                                     |                            | 2                    |
| 41.17.    | Weather vane repairs, redecoration and regilding. Item 12.17.                                                                                                                                                                                                                                                                                          |                            | 3                    |
| 41.18.    | Lightning conductor upgrade. Item 12.18 & 28.1                                                                                                                                                                                                                                                                                                         | *                          | 1/2                  |
| 41.19.    | Bell and bell frame repairs. Item 12.34.                                                                                                                                                                                                                                                                                                               |                            | 4                    |
| 41.20.    | New noticeboard. Item 13.3.                                                                                                                                                                                                                                                                                                                            | *                          | 1                    |
| 41.21.    | Boundary wall repairs. Items 13.8; 13.9 & 13.11.                                                                                                                                                                                                                                                                                                       | *                          | 4                    |
| 41.22.    | Redecoration and minor plaster repairs. Items 15.2; 15.4; 16.1 & 20.2.                                                                                                                                                                                                                                                                                 | *                          | 5                    |
| 41.23.    | Metalwork repairs. Items 11.5 & 15.13.                                                                                                                                                                                                                                                                                                                 | *                          | 2                    |

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| 41.24. | Lighting improvements. Items 16.3; 24.2; 24.4 & 24.5. |   | 4   |
| 41.25. | Floor repairs. Items 18.1 & 18.3.                     | * | 4/5 |

### 42 Recommendations - Desirable improvements Priority 5

|       |                                                            |  |     |
|-------|------------------------------------------------------------|--|-----|
| 42.1. | Drainage survey. Items 4.10 & 8.20.                        |  | 1   |
| 42.2. | Reinstate missing stone downpipe collars. Items 8.3 & 8.8. |  | 2/3 |
| 42.3. | New external tap. Item 8.14.                               |  | 1   |
| 42.4. | New light fitting. Item 9.22.                              |  | 2   |
| 42.5. | Flagpole? Item 12.14.                                      |  | 2   |
| 42.6. | Improved access. Item 13.13.                               |  | 3   |
| 42.7. | Photograph conservation. Item 20.5.                        |  | 2   |
| 42.8. | Installation of sound system. Item 27.1.                   |  | 2   |

#### Notes

In accordance with the 2020 amended new Faculty Jurisdiction rules 2019, items above marked with a ‘\*’ are considered to be routine maintenance and repair and may, subject to approval by the Archdeacon or the Diocese, be undertaken without Faculty in accordance with either List A or List B. Full details of all the List A and List B items can be found on the Churchcare and most Diocesan websites.

For List A items, these works must adhere to the ‘Specified Conditions’ and the PCC need to satisfy themselves that these have been met.

List B may be undertaken without a Faculty providing the Archdeacon has been consulted and given notice in writing that the works can be undertaken. The DAC is likely to have been consulted as part of this process and the PCC needs to be aware that adequate and appropriate information must be supplied to allow an assessment to be undertaken. In many instances, a Specification, Schedule of Works together with photographs illustrating the problem will need to be provided. For small works, a quotation from a builder may also be appropriate but it is essential that details of all materials and mortar mixes are provided.

Where more than one contractor is involved in a project, then the CDM Regulations apply, and the Main Contractor becomes the Principal Contractor which also requires the preparation and issue of pre-construction Health & Safety information by the PCC. More details about this can be found on the Health & Safety Executive website. [www.hse.gov.uk/construction/cdm/2015/commercial-clients.htm](http://www.hse.gov.uk/construction/cdm/2015/commercial-clients.htm)

Broad indicative costs within the bands set out in the CBC guidance have been provided to enable the PCC to understand the level of funding which is likely to be necessary. When considering executing such works, and for larger projects, PCCs may need to get accurate costings from a Quantity Surveyor. Individual and smaller companies will have lower overhead costs than larger companies, meanwhile the timing and scale of the packages of work will also vary the costs. The cost bands are as follows:

Cost Band 1 - £0 - £1,999.

Cost Band 2 - £2,000- £9,999

Cost Band 3 - £10,000 - £29,999

Cost Band 4 - £30,000 - £49,999

Cost Band 5 - £50,000 - £249,999

Cost Band 6 - £250,000 and above



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Costs exclude VAT and professional fees although the VAT will, in many instances, be reclaimable through the Listed Places of Worship Grant Scheme.

This inspection report is a summary report only and it is not a specification for the execution of future works.



SIGNED

DATED 18th May 2024.

Marcus Chantrey, RIBA, AABC, SCA  
Chantrey Conservation Architects Ltd