



St. Mary Magdalene, Stockland

Condition Survey with recommendations for a conservation/restoration approach

08/11/24

Preamble:

The church of St. Mary Magdalene, Stockland was built in 1865, funded by the Daniel family of Stockland Manor. The church is in poor condition, requiring extensive conservation works. The PCC is commissioning comprehensive analysis of the condition in support of Heritage Lottery Fund applications. This document forms part of that evaluation process.

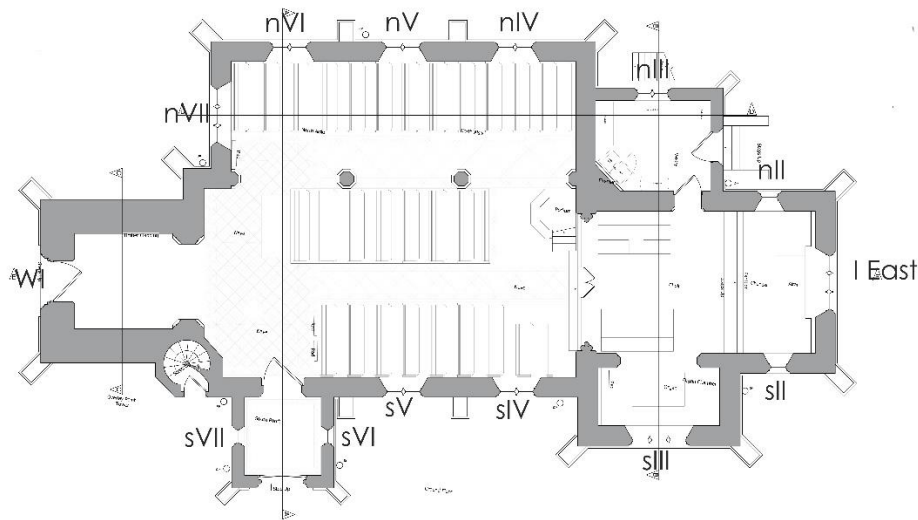
The church has particular structural problems, with movement of the stone work- a combination of Blue Lias, with Bath Stone dressings having a direct effect on the window traceries and mullions. There is an additional problem stemming from the rusting, expansion and jacking action of the ferrous tie bars supporting the windows.

The windows are of several different types, which can be summarised as follows:

- The north aisle glazing is formed of diamond quarry glazing in mouth blown cylinder glass.
- The chancel has good quality painted and stained glass from the 1860s by Clayton & Bell.
- Window sIII to the organ chamber has a large diamond quarry window in machine rolled textured glass.
- The south nave has two good quality 20th century-stained glass windows by Burlisson & Grylls.
- The west window has a good quality-stained glass window, probably by Hardman of Birmingham- 1860s.

N.B. Indicative budget costs are included alongside this document as requested; however, this document is not a tender for works, which may be requested in due course, and must be prepared on a like for like basis based on a detailed specification for works. It is assumed that access scaffolding costs will be provided by a main contractor- scaffolding costs are not included.

Condition Survey with recommendations:



East window I



Description

A three-light window by Clayton & Bell circa 1860, with trefoil heads, three large quatrefoil traceries, and four subsidiary tracery elements. (Main lights 18 x 89 inches). The subject has scenes from the life of Christ in traceried niches, with censing angels in the traceries.

Condition

The glass is good quality, with no signs of deterioration.

The painted detail is well fired. Structurally, the window is sound, although the sill block to the lower right is misaligned. It is not anticipated that any works should be carried out to this window, other than careful in-situ cleaning by a glass specialist.



Misaligned sill block

Window sll



Description

A single light window by Clayton & Bell circa 1865. 'Noli me Tangere'. The figures within a crocketed tracery niche, borders with stylised windows.

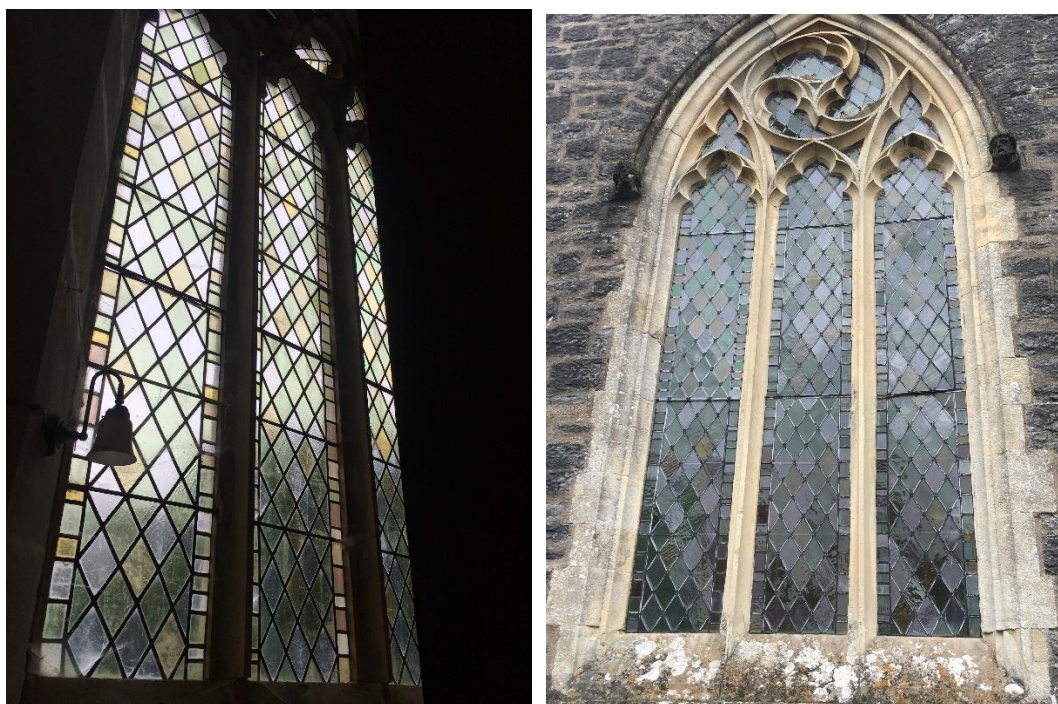
Condition

The glass is good quality, with no deterioration. The painted detail is well fired, apart from the floral border at the base, which has some paint loss, probably due to under firing. The lead work (1/4 inch round section) is in good order. There are two ferrous tie bars (1/2 inch round section) which are rusting and spalling the stone work.

Projected works

Careful in situ cleaning by a glass specialist, and in-situ replacement of tie bars with non-ferrous metal of a similar section.

Window sIII



Description

Window to the organ chamber- diamond quarry window in yellow, green, and white tints of double rolled 'cathedral' type glass. Complex tracery.

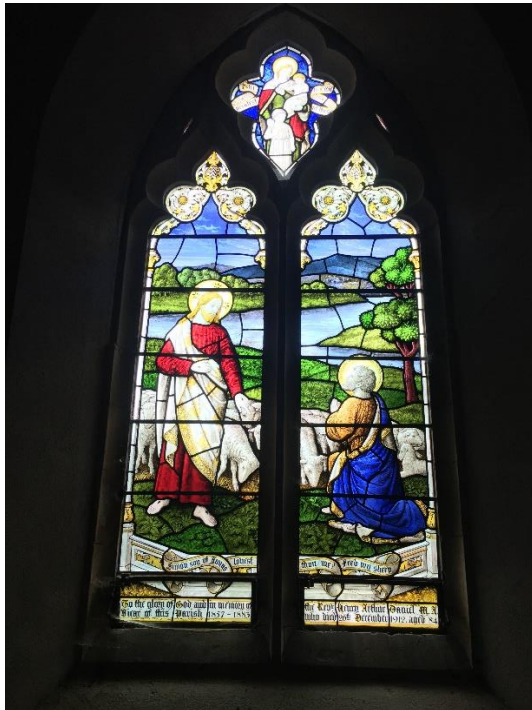
Condition

This large window is dilapidated, with bowed and extremely fragile lead work. (5/16-inch flat section). The ferrous tie bars (five per light ½ inch round section) have spalled the stone work, and several bars are unattached due to their pockets in the stonework having fallen away. Temporary repairs were carried out on the day of the survey to stabilise two bars, however removal of the window at earliest opportunity prior to the main project is advised. These works must be carried out in collaboration with a mason, as propping of the mullions, jambs and particularly traceries will certainly be required. The tracery elements

Projected works.

Remove main lights and traceries, clean, re-lead and fit with new non-ferrous bars in to lime mortar.

Window sIV



Description

A good quality window by Burlisson & Grylls, circa 1920. Two light window, with single quatrefoil tracery: Christ appearing to the shepherds, with Virgin and Child with John Baptist in the tracery.

Main lights 18 x 70 inches. Five ½ inch round section tie bars per light.

There are small top hung opening casements at sill level to both main lights. Not operational, but intact and can be restored. (18 x 6 inches).

Condition

The glass body, and painted detail in excellent condition. Lead work (1/4 and 5/16 inch round section) in good condition. However, there is serious movement of the stonework, which has bent the leadwork significantly locally- remarkably the glass has not yet cracked as a result.

The ferrous tie bars are rusted, and have caused significant damage to the stonework.

Projected works

This window will need to be removed to allow stone conservation/restoration. Re-leading will not be necessary. Clean glass with de ionised water ethanol 50:50 solution. Flatten bowed areas, apply new copper ties. Refurbish and decorate casements. Replace in position with new non-ferrous tie bars to similar section, and point perimeters with lime mortar.



Bowing of lead work caused by movement of jamb stones- detail of seized sill casement

Window sV

Description

A good quality window by Burlisson & Grylls, circa 1920. Two light window, with single quatrefoil tracery: Christ with the two Maries-Female saint in the tracery.

Main lights 18 x 70 inches. Five ½ inch round section tie bars per light. There are small top hung opening casements at sill level to both main lights. Not operational, but intact and can be restored. (18 x 6 inches).

Condition

The glass body, and painted detail in excellent condition. Lead work (1/4- and 5/16-inch round section) in good condition. However, there is serious movement of the stonework, which will require extensive remedial work.

The ferrous tie bars are rusted, and have caused significant damage to the stonework.

Projected works

This window will need to be removed to allow stone conservation/restoration. Re-leading will not be necessary. Clean glass with de ionised water ethanol 50:50 solution. Flatten bowed areas, apply new copper ties. Refurbish and decorate casements. Replace in position with new non-ferrous tie bars to similar section, and point perimeters with lime mortar.





North Porch windows

Description

These two small windows are glazed in diamond quarries in double rolled textured glass. (Lights each 15 x 38 inches). 3/8-inch flat section lead in reasonable order.

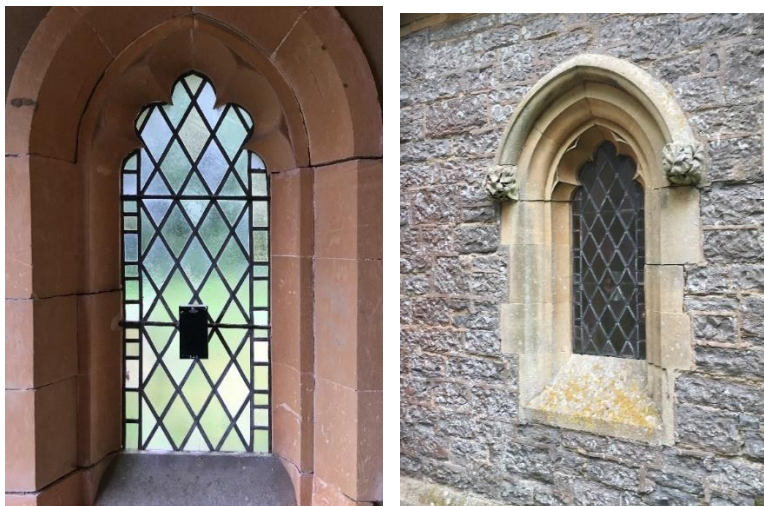
Projected works

There is one small in situ repair to carry out in window to sVI upper right. The pointing to both windows is in poor order, it should be carefully raked out, the stonework saturated and re-pointing carried out in lime mortar.

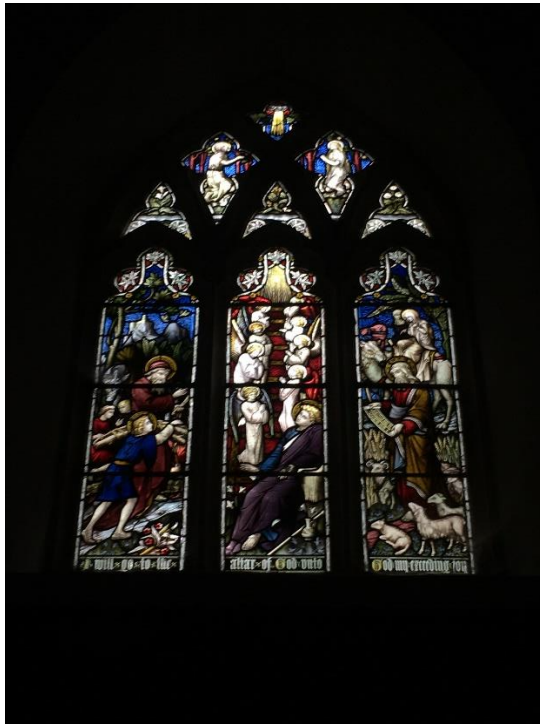
Window sVI



Window sVII



Window WI (West)



Description

A dramatic three light window probably Hardman of Birmingham 1860s. Jacob's ladder with Adam and Eve in complex tracery. (Main lights approximately 18 inches x 84 inches). Four ferrous tie bars per light (1/2 inch round section).

Condition

The glass and painted detail appear to be in good order. The tie bars are rusting and spalling the stone work. There is significant movement in the stone work. Which has both compressed some areas, but stretched others, where lead has clearly pulled away from the glass. The condition is poor, but the extent of necessary works is impossible to detail until access is provided, and to some extent when the glass is removed.

Projected works

The window will need to be removed to allow necessary work to stone work. New non ferrous tie bars will be required. There will need to be some re-leading. The architect has suggested that the scale of this be reflected in alternative costings for total re-leading, and 50%, and 30% re-leading.

Tower West

A dilapidated leaded light, which will require removal for re-leading as access becomes available.



Tower North

The diamond quarry glazing to this window has fallen out, and is stored at the church in collapsed condition. It will require templating, re cutting of 80% of glass in similar tints of cylinder glass, re-leading and re fitting in to the church with two new non-ferrous tie bars, set into lime mortar.



The North Aisle Glazing

Description

The north aisle glazing is all similar, with diamond quarry pattern in cylinder glass of several greenish tints. The glass appears to be very thin, and is of the type often called 'Nailsea Glass'. Window nVII has been re-leaded in recent years, and has new non-ferrous tie bars. The window is dirty and has heavy algal growth on the internal face, but is essentially in good order and requires only in-situ cleaning.

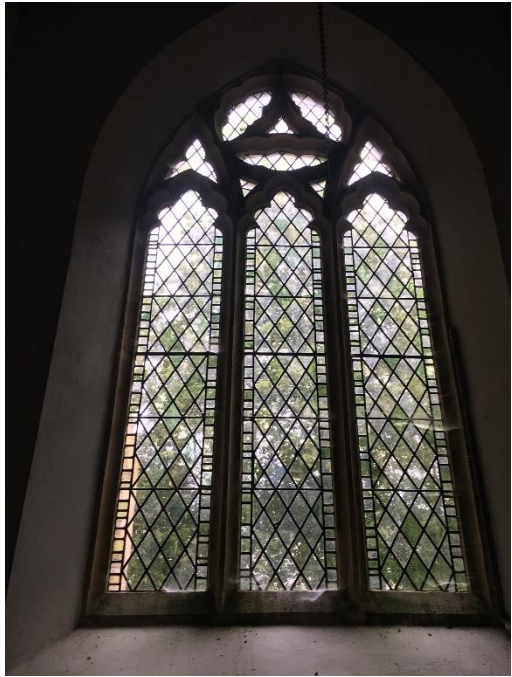
Windows nVI, nV, and nIV have a similar layout, with two lights and a single quatrefoil tracery. There is one cord operated opening casement below the springing line in each window. The casement panel to window nVI is missing and boarded up. These windows are in dilapidated condition, the tie bars are rusting, expanding and damaging the stonework throughout, the lead work is bowed and weakened, with obvious signs of water ingress. All of the casements are defunct- heavily rusted and missing catches.

Projected works

Remove all glazing. Dismantle, clean, retain all original glass, re-lead in profile matching original section. Provide new non-ferrous tie bars.

Design and manufacture new non-ferrous opening casements. Re fix into lime mortar.

Window nVII



Window nVII sill

Window nVI



Window nV



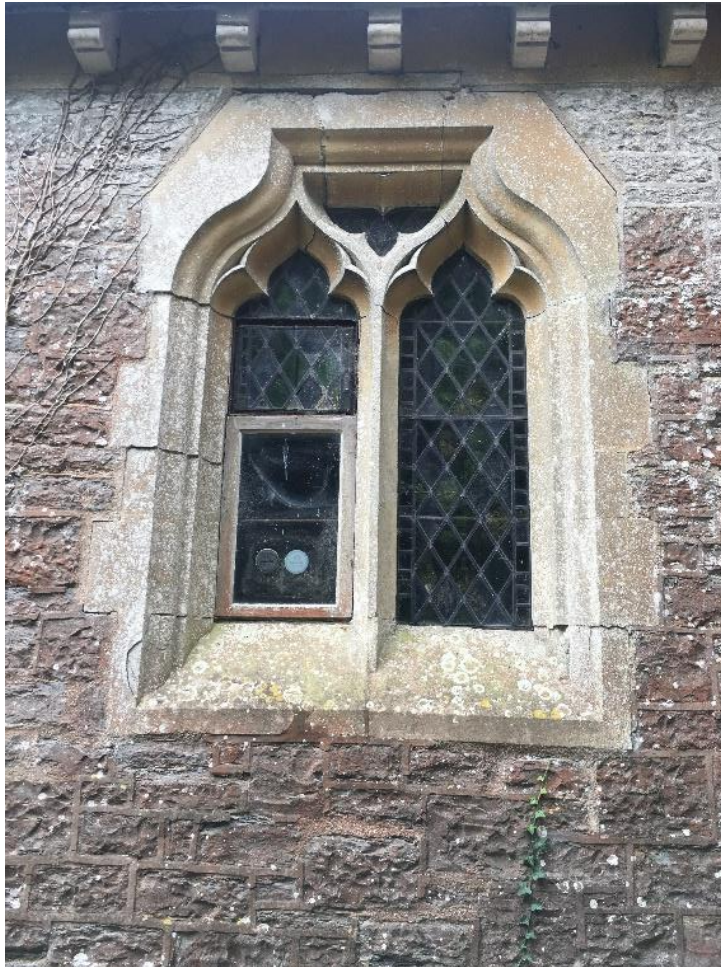
Window nIV





Window nIII

Vestry window. A wooden casement frame has been installed to the right-hand light in recent years. The remainder of the window is in similar condition to the north aisle windows, dirty and dilapidated, with tie bars spalling stone work. Removal, cleaning and re-leading is necessary.



Window n11



Description

A single light window by Clayton & Bell circa 1865. The Magdalene washes the feet of Christ. The figures within a crocketed tracery niche, borders with stylised windows. (18 x 55 inches).

Condition

The glass is good quality, with no deterioration. The painted detail is well fired, apart from the floral border at the base, which has some paint loss, probably due to under firing. The lead work (1/4-inch round section) is in good order. There are two ferrous tie bars (1/2 inch round section) which are rusting and spalling the stone work. The perimeter pointing upper right is falling away showing daylight. There is pronounced movement of the stone work which may require removal of the window, but this is not projected at the moment.

Projected works

Careful in situ cleaning by a glass specialist, and in-situ replacement of tie bars with non-ferrous metal of a similar section. Carefully rake away perimeter pointing locally, saturate stone work and re point in lime mortar.



Expanding tie bar spalling stone work. It is likely that the misalignment of the jamb is due to other factors.