

Quinquennial INSPECTION

ALL SAINTS CHURCH, MAIDSTONE

Diocese of Canterbury



Inspection Date: 15 June 2007

Job No: 797800

S N J Marks AABC, RIBA

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1.0 INTRODUCTION

This is a summary report only, as is required by the Inspection of Churches Measure 1955; it is not a specification and must not be used for the execution of the work. The Architect is willing to draw up the specification and to carry out all work necessary to assist the P.C.C. in applying for the essential Faculty, and to direct the execution of repairs. The PCC is reminded that their minutes must record the fact that an application is being made for an Archdeacons Certificate or a faculty and that a copy of those minutes must accompany the application together with a specification, drawings where application and an estimate of the cost of the work. In any application for grant aid a specification is always required.

Where it is recommended that an architect's specification is drawn up for the essential repairs this is because impartial professional advice is felt to be necessary. If the church is over about sixty years old the advice of a specialist architect used to dealing with historic building should always be sought.

1.1 Limitation of the Survey

This report is based on the findings of an inspection made from the ground or other places which can be easily reached, or from the ladder provided, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. The layout follows the Council for the Care of Churches publication and Guide to Church Inspection and Repair; Appendix 3. Inaccessible voids were not opened up.

It is emphasised that the inspection has been purely visual. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

1.2 Electrical Inspection

Any electrical installation should be tested at least every quinquennium by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the exposed wiring selected at random, without the use of instruments.

Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

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1.3 Heating Inspection

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins. The PCC is advised to consider arranging a contract for regular maintenance of the installation.

1.4 Fire Precautions

At least one fire extinguisher of the right type should be provided. There should be at least one foam or CO² type extinguisher where the heating system is oil fired. Further advice can be obtained from the Local Authority fire officer.

All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church log book and on the individual extinguishers.

Note that new fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. (The Fire Safety Order 2005)

The PCC should ensure that there is a suitable and sufficient risk assessment in place.

Further guidance is available at www.firesafetylaw.communities.gov.uk

1.5 Maintenance

The repairs recommended in the report will (with the exception of some minor maintenance items listed in the Chancellor's "de minimis" list) be subject to the Faculty jurisdiction.

Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for the PCC and the Annual Parochial Church Council Meeting. Immediate attention is needed to minor matters such as displaced slates, tiles and leaking pipes.

The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year.

Further guidance on the inspection and the statutory responsibilities are contained in "*A Guide to Church Inspection and Repair*" and "*How to Look After Your Church*". "*The Churchwarden's Year*" gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in "Handle with Prayer". All these booklets are published by the Council for the Care of Churches.

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1.6 **Insurance**

The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate. The Ecclesiastical Insurance Office Limited can offer guidance on an appropriate level of assessment.

1.7 **The Construction (Design and Management) Regulations 2007**

The PCC are reminded that construction and maintenance works undertaken may require the appointment of a competent CDM Co-ordinator, Designer and Principal Contractor.

The role of the CDM Co-ordinator is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, monitor the health and safety aspects of the design, advise on the satisfactory resources for health and safety and prepare a Health and Safety file.

1.8 **Access Improvements**

The full requirements of the *Disability Discrimination Act* concerning existing building structures came into effect in October 2004.

A general assessment of access restrictions caused by the existing building fabric is included in the report. However the PCC should be aware that the Disability Discrimination Act has more general implications for the use of the building and specialist advice may be required.

The degree of compliance must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval for any alterations. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties".

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1.9 Management of Asbestos in the Building

The control of asbestos at work regulations 2002 contain duties for the PCC. The regulations came into force in May 2004. They will require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded. Where recommended by the survey report, the asbestos should be removed. The location of all encapsulated asbestos should be recorded in the Asbestos Register.

Further information is included in the HSE code of practice *The Management of Asbestos in Non Domestic Premises L127*.

1.10 Oil Storage

Fuel oil stored in the churchyard is subject to the Control of Pollution (Oil Storage) (England) Regs 2001; any oil storage facility should have a bund wall if not stored in a double walled non-ferrous storage tank.

1.11 Listed Places of Worship Grant Scheme

From 1 April 2004 listed places of worship will be able to claim the full amount of VAT paid on eligible works (usually repairs carried out by building contractors) from the grant scheme. The scheme is assured funding up to April 2009. Further details are available at www.1pwscheme.org.uk or tel: 0845 601 5945. The scheme has now been extended to cover professional fees relating to church fabric repairs.

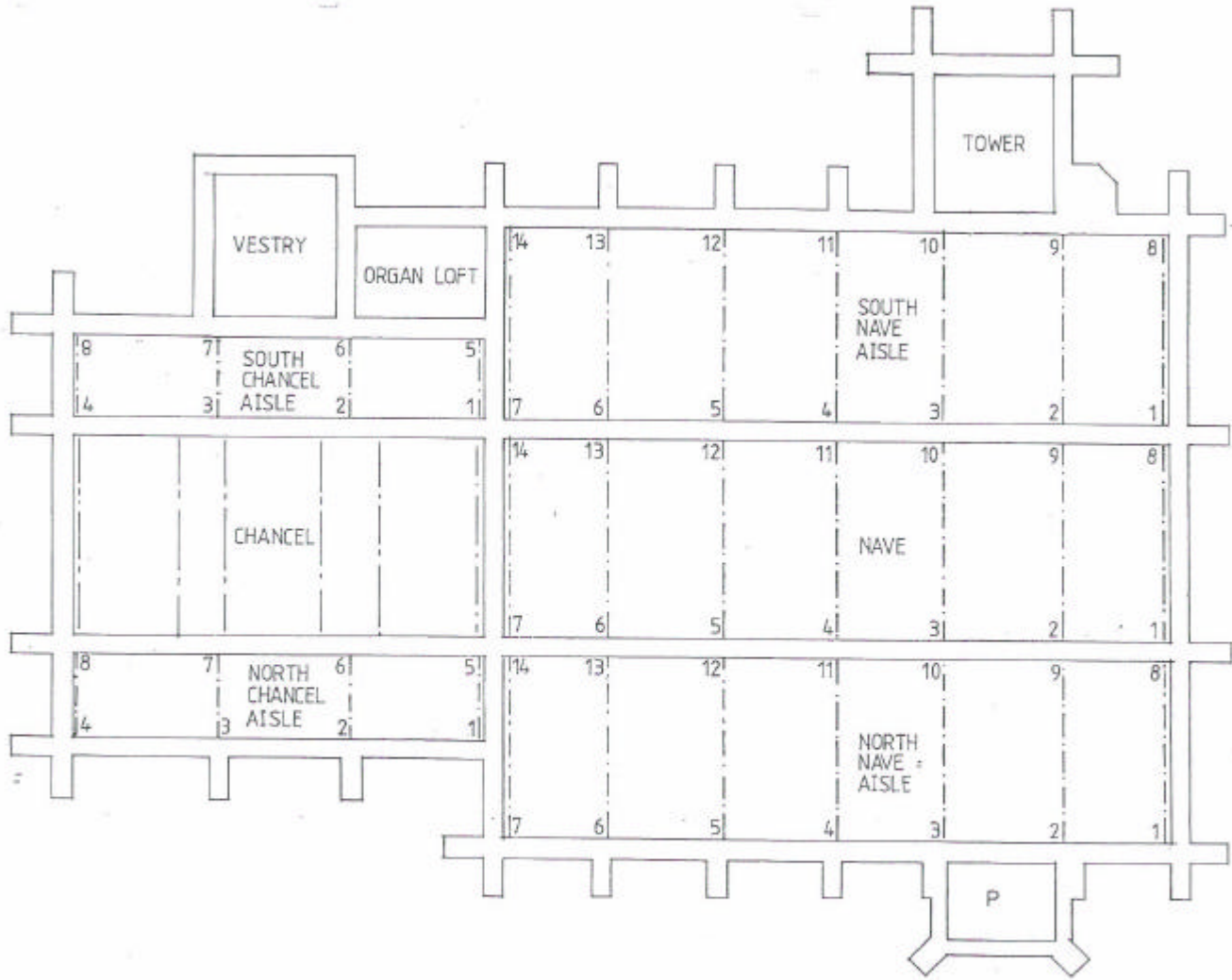
1.12 Recommendations

Items are listed under the following degrees of priority, with indication of broad budget costs, where appropriate.

- A. Urgent works requiring immediate attention.
- A(F) Works required to improve disabled access
- A(G) Works associated with compilation of the asbestos register.
- B. Works recommended to be carried out during the next twelve months.
- C. Works recommended to be carried out during the quinquennial period.
- D. Works needing consideration beyond the quinquennial period.
- E. Works required to improve energy efficiency of the structure and services.
- F. Works required to improve safety and disabled access.

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1.13 Location Plan



MAIDSTONE CHURCH
PARISH CHURCH OF ALL SAINTS
LOCATION PLAN

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2.0 BRIEF DESCRIPTION OF THE CHURCH

2.1 The church is very large. It is 52m long and 28m wide, it has: reputedly: the widest parish church nave in England. The church consists of a nave with aisles to the north and south, a chancel with an aisle to the north and an aisle, organ loft and vestry to the south. There is a north porch to the north aisle. The tower is attached to the south side of the south aisle towards to the west end. It's base forms a porch to the south aisle.

2.2 The chancel is aligned to geographical east.

Simon Jenkins describes the building as follows: 'The church is pure perpendicular, with a grandeur and a unity of style rarely seen outside the wool counties'.

There is no Royal Commission description of the church.

The church is listed grade I (A), the listing description is as follows:

Maidstone 883/6/70 – Millstreet (Westside) 30.07.1951 The Parish Church All Saints GV1. Begun in 1395 by Archbishop Courtenay as a collegiate church and continued by Archbishop Arundel in 1396 – 1398, perpendicular. Built of Kentish ragstone ashlar. Stone buttress and crenellated parapet. South west tower. The spire was struck by lightning in 1730 and never rebuilt. Six bay nave with clerestory and north and south aisles. Wooden roofs by Pearson 1886. The south chapel was originally the chapel of the Fraternity of Corpus Christi. Credence and Sedilia of four seats incorporating the monument of the first master of the college. Stalls with medieval misericords. Early 17th century font. Monuments to Archbishop Courtenay D. 1396, John Woolton D. 1417 with a medieval wall painting at the back of the tower, Sir John Asley D. 1639 and John Davie D. 1631. This is considered to be the grandest perpendicular church in Kent. Gateway and wall to palace gardens, wall to north west of Archbishops palace, the Archbishops palace, wall to east of Archbishops palace, the dungeons at the Archbishops palace, the gate house at the Archbishops palace, the Len Bridge, the Tithe Barn, the Parish Church of All Saints, wall to north and west of All Saints Church, the college gateway, the college tower, the college, the masters tower, cutbush almshouses and the ruined gateway form a group.

2.3 The church was originally built as a collegiate church for secular canons, on the instructions of Archbishop William Courtenay to the designs of Henry Yevele: then the surveyor at Canterbury Cathedral. It forms part of an urban grouping of buildings comprising collegiate church, the college and the Archbishop's palace. In 1549 the college was dissolved and All Saints became the parish church of Maidstone. The tower apparently had spire but this was struck by lightning in 1730 and was never rebuilt. Between 1871 and 1886 the Georgian prayer book interior was gradually removed. This work was carried out by John Loughborough Pearson, cumulating in the complete re-roofing of the aisle, nave and chancel in 1886.

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- 2.4 The exterior of the church is faced with coursed ragstone with dressed ragstone to the buttresses, quoins, weatherings and some window reveals. The interior walls are plastered and painted. The shallow pitched roofs are covered in lead. There are castellated parapets to all roofs.
- 2.5 The church is located to the edge of the town centre and forms part of a group of buildings associated with the college: the Archbishop's palace is located to the north and the college complex to the south.
- 2.6 The churchyard is a fairly modest size for such a large church. The church is located toward the north west corner of the churchyard.
- 2.7 There are pedestrian access points to the churchyard at the south east and south west sides. There is a pedestrian and vehicular access to the churchyard at the north side.

There is no private car parking spaces within the churchyard, however limited on street parking is available to the south of the churchyard and there is a large public car park in the grounds of the college building.

Access to the car park from the churchyard follows a route with two high road kerbs and some very uneven paving to footpaths. These areas of paving are of the responsibility of the local authority and are not in an area where the PCC can carry out improvements. The PCC should encourage the local authority to provide an adequate route for wheelchairs from the car park to the church.

Paths within the churchyard are paved with a mixture of York stone and concrete paving slabs, generally the footpaths are reasonably level and the gradients are acceptable for wheelchair use. The paths to the west of the building and along the south side are more uneven. These paths do not form of the primary route for visitors to the church. Footpaths within the churchyard are in the care of the local authority.

The principal entrance to the church is via the north porch. There is a 150mm high step from the external paving to the north porch floor level. The PCC have a demountable wooden ramp for this step. There is a minimal kerb upstand to the west door.

The floor to the north porch in the nave are on the same level.

Each leaf of the two pairs of doors to the north porch are wide enough to accommodate a passage of a wheelchair. The doors have no vision panels and the existing ironmongery is unsuitable for disabled access. The church is open for visitors at regular intervals and at this time the outer doors are opened. The church is usually supervised and attendants are likely to be available to assist disabled visitors.

The PCC need to formalise access arrangements for disabled visitors as part of their access management plan.

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The south porch door is of equal size to the north porch but the floor level is more than 300mm above the general floor surfaces. The entrance is unsuitable for converting to an accessible entrance. The west door has no lobby and is unsuitable for use as the principal entrance.

Floor levels within the nave and aisle are the same. There is adequate space to manoeuvre and park wheelchairs. The pew platforms are flush with the circulation area pavings.

There are four steps between the chancel and nave and five steps between the nave aisle and the chancel aisles with a total rise of approximately 700mm. There is insufficient space within the church to create ramped approaches in accordance with the recommendation of the Disability Act. While it would be physically possible to construct ramps the affect would be detrimental to architectural quality of the interior.

Public access to the chapel in the south chancel aisle is not necessary under normal circumstances. Access to the chapel in the north chancel aisle may be desirable and consideration of access facilities should be considered in the Disability Audit.

The building has a sound enhancement system and a hearing aid loop.

The PCC is currently considering improving facilities including the provision of a disabled toilet. The non building issues of the access audit should inform improvements to the church.

Priority A (F): Complete recommendation of access audit

- 2.8 There is seating for approximately 560 in nave and aisle and the choir stalls have seating for 34.
- 2.9 Since the last quinquennial inspection the PCC has carried out re-leading of the north aisle to the chancel, the south aisle to the chancel and part re-leading of the north aisle to the nave. The PCC is actively pursuing additional grant aid to allow repair of the south aisle to the nave and the nave roof.
- 2.10 The building has extensive structural problems including active beetle infestation of the nave roof. There is severe deterioration of the lead coverings to the nave and south nave aisle roofs and decay of stone dressings to the external walls. Because of the size of the building repairs to the various problem areas will have to be carried out in a phased programme. The complex nature of the roof drainage layout requires particular vigilance and is prone to leaks in exceptionally heavy rain. These problems are partly a result of decaying masonry and partly due to the inadequate design of the older roofs. The extent of maintenance required should reduce as the repair programme advances.

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- 2.11 Day to day maintenance of the interior is of a high standard and a credit to the PCC.
- 2.12 The church is used regularly for concerts and other civic events. Under the 2005 fire safety order regulations, the PCC need to complete a safety plan including provision of fire evacuation, emergency lighting etc for the church.

Priority A (F): Complete fire safety order plan

- 2.13 The structure of the building is ancient and built of natural materials in a traditional manner. The durability of the finishes and structure is dependant on the permeability of the materials used. The use of modern materials would compromise the durability of the fabric should be avoided.

In particular the use of:

- Cement based mortars
- Polyethylene based preservatives and coatings
- Bitumen and silicone based waterproofing
- Emulsion and eggshell paints for plaster coatings.

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3.0 THE TOWER

The Exterior of the Tower

3.1 The Tower Roof

3.1.1 The tower roof is covered in lead with wood roll seams and drips at the joints. Generally the lead is in fair condition. In the past minor cracks have developed in the roof around the joints, the repairs to these crack are holding, no further works required at present.

3.1.2 There is lead parapet gutter around the perimeter of the roof that has been reordered comparatively recently. The gutter is in fair condition. Debris is beginning to build up in gutters again, and it should be removed at regular intervals.

Priority A: Clean out tower roof gutters - £40

3.1.3 There has been localised failure to the pointing to the abutment flashings on the north parapet wall. Repairs have been carried out to this area in the past, further repairs are required.

Priority B: Selective re-pointing to north parapets - £150

3.1.4 The copings to the parapets are generally in fair condition. The backs of the parapets are faced with ragstone rubble. The pointing is deteriorating but not at a rapid rate. No action is required at present.

3.1.5 The York stone to capping to the access turret roof is covered in asphalt. Generally the asphalt is in reasonable condition.

3.1.6 The turret roof drains via a cast iron downpipe, the downpipe would benefit from decoration.

Priority C: Redecorate turret downpipe - £100

3.1.7 There is a 9m high flagpole on the access turret. The flagpole is topped by a weather vane. The weather vane is in fair condition, but re-gilding of the vane should be undertaken when access is available during other repairs.

3.1.8 The flagpole is in urgent need of redecoration. Access for this work will be expensive and should be combined with other high level repairs.

Priority A: Redecorate tower flagpole – Cost not determined

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- 3.1.9 The weathering of the flagpole to the turret roof is defective and leaks, allowing water into the staircase interior. Rusting of the steel stay to the base of the flagpole is advanced. I am concerned that the base of the flagpole is no longer secure. The weathering should be improved and the steel braces to the base of the flagpole upgraded.

Priority A: Improve weathering to flagpole and repair flagpole base – Cost not determined

3.2 The Exterior of the Tower

- 3.2.1 The tower is faced with coursed ragstone. There are dressed ragstone quoins and weatherings to the buttresses. Some 20th century repairs to the quoins have been carried out in limestone.

The majority of the string courses appear to have been replaced with limestone, possibly during the 19th century.

- 3.2.2 Generally the masonry surfaces are in good condition. The pointing to the stonework is weathering evenly.

A few stones on each face are more eroded than the general surface, however this feature has developed over a long period and the pointing has been weathered back to accommodate the uneven surface. These recessed stones do not present a risk to the masonry at present.

- 3.2.3 There is some vegetation growth in the upper weatherings in the west side buttress at the south west corner of the tower, this vegetation growth was noted at the last quinquennial inspection and has increased in size. There is a risk that the vegetation will damage the weatherings.

The work will need to be carried out by a steeplejack because of the height involved.

Priority A: Remove vegetation from south west buttress weathering - £600

- 3.2.4 There are clock dials on the west and east faces of the tower. Both dials are in fair structural condition, but poor decorative order. When redecoration is undertaken, the opportunity should be taken to check the security of the dial fixings.

Priority C/D: Redecorate clock dials - £600 (access costs not included)

- 3.2.5 The reveals to the tower window openings are formed in a mixture of limestone and ragstone. The surviving ragstone elements have lost the detail on the mouldings, but remain sound. The limestone inserts are generally 20th century work and are in good condition. Although the decayed weatherings are visually unsatisfactory, they remain structurally sound.

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- 3.2.6 The wire guards fitted to the south elevation and east elevation windows are in fair condition.
- 3.2.7 Rainwater from the tower roof discharges via a downpipe located at the south east corner of the tower. The upper sections of this pipe are of lead, the lowest two sections are of cast iron. Generally the pipework is in reasonable condition, although the two cast iron sections would benefit from redecoration.

Priority C: Redecorate downpipes to tower - £200

The Interior of the Tower

3.3 The Bell Chamber

- 3.3.1 The ceiling of the chamber is formed by the roof of the tower. The roof structure is supported on a complex arrangement of oak principal beams with a secondary structure of oak beams spanning north to south, supporting the boarded deck to the roof. It is apparent that the parapet gutters have been relaid in the past on a new decking.
- 3.3.2 Generally the roof structure appears to be in good condition. Some beams in the roof structure show evidence of past beetle infestation but this does not appear to be active. Some beams show evidence of fire damage; this could pre-date the re-building of the roof structure and may refer to the lightning strike of 1730.
- 3.3.3 The walls are faced with coursed ragstone. Generally this surface is in good condition, there is some erosion of pointing, but this is not structurally significant.
- 3.3.4 There are four openings in the chamber. The external faces of the openings have stone tracery, there are wooden louvres. Behind each louvre there is complex arrangement of sound baffles made up of a mixture of materials including UPVC slats and wooden boarding. Although the arrangement is visually untidy it appears effective. The arrangement provides an effective deterrent to birds entering the chamber.
- 3.3.5 The floor of the chamber is finished in softwood boards. Many areas of this boarding are concealed by the bell frame but the visible areas appear to be in good condition.
- 3.3.6 There is a ring of ten bells mounted in a steel frame, the bells are in good condition.

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3.4 The Clock Chamber

3.4.1 The ceiling of the clock chamber is formed by the floor of the bell chamber and consists of primary beams spanning east/west supporting secondary timbers spanning north/south. Generally the structure appears to be in fair condition.

There is a large shake in the northern most main beam, this has been noted in previous inspections, and does not appear to be developing further. No action is required at present.

There is some evidence of decay in the north east corner, where the existing edge beam has been repaired. This has been reported in previous inspections and I do not believe there is active decay in this area at present.

There is evidence of fresh bore dust in the south east corner, apparently relating to a partly embedded edge beam. Close access to this beam is difficult, the area should be inspected by a specialist and treatment should be carried out if necessary.

Priority A: Check and repair active beetle infestation in clock chamber - £500

3.4.2 The walls of the chamber are faced with coursed ragstone rubble, there is no active movement in the chamber at this level. In the north east corner there is an old crack, this has been re-pointed at low level and there has been no further movement.

3.4.3 There are two windows in the chamber, both glazed with lead lights in wrought iron sub frames. Generally the windows are in a fair condition but the casements would benefit from redecoration.

Priority B: Redecorate clock chamber casements - £150

3.4.4 The floor of the chamber is partly concealed by layers of plywood sheeting, this sheeting seems to have been introduced to cover over defective boarding of the floor structure. A number of the boards are loose and form a trip hazard.

Priority C: Relay floor coverings to silence chamber – Cost not determined

3.4.5 The clock is enclosed in a wooden surround. The instrument was made by Gillett & Johnson in 1899. It was converted to electric winding 1990. The clock housing is in fair condition.

3.4.6 There is an elaborate bracing structure in the chamber constructed of oak, this structure has suffered beetle infestation in the past, but there is no evidence of active infestation apparent.

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3.5 The Silence and Ringing Chamber

3.5.1 The silence chamber is only accessible from ladders via the ringing chamber. The ceiling of the silence chamber consists of the floor structure of the clock chamber. There are principal oak beams spanning east to west. The structure is partially concealed by the remnants of a lath and plaster ceiling that formed part of an earlier version of the ringing chamber. The remains of the lath and plaster are in very poor condition.

The structure of the clock chamber floor has been notched in a number of places to allow access for mechanisms associated with the clock and the bells. Some timbers have been reduced in section by up to 60%.

There appears to be beetle infestation in this roof and a number of beams appear to have been affected severely. This structure needs closer inspection which will involve removing the floor boards in the clock chamber to allow inspection of the individual joints particularly around the trimmers to the bell hatch.

Priority B/C: Open up and inspect silence chamber - £650

3.5.2 The walls of the silence chamber are faced with plaster which has been partially decorated with lime wash. In some areas the plaster has fallen away as a result of past leaks in the upper structure. Areas of plaster are peeling away from the wall.

This is not an area of the church visible to most visitors, and it would be sufficient to remove the loose plaster.

Priority E: Improvement, Remove loose plaster from silence chamber walls

3.5.3 The ceiling between the silence chamber and the ringing chamber is a lightweight structure with principal beams spanning east to west and secondary rafters spanning between the beams and the walls. The ceiling is lined with softwood boarding.

There is some evidence of furniture beetle infestation in the structure. However there is a considerable amount of debris within the space including defective plaster. The spaces should be thoroughly cleaned and where the beetle is active, the area treated with preservatives.

Priority B/C: Clean and inspect ceiling structure to ringing chamber - £500

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The Ringing Chamber

- 3.5.4 The ceiling of the ringing chamber has been painted, this paint finished is becoming discoloured and redecoration would be appropriate.

Priority E: Improvement, Redecorate ringing chamber ceiling

- 3.5.5 The walls are plastered with a painted finish. At dado level this paint finish is an oil paint.

The lower painted surfaces are in good condition. The painted surfaces above the dado are deteriorating, particularly on the east side. However I would not suggest redecoration takes place until the silence chamber structure has been thoroughly inspected.

Priority D: Redecorate walls of ringing chamber

- 3.5.6 There is an 18th century fire place in the north wall. This contains the original grate but at present the fireplace is concealed by a shutter and is used for storage.

- 3.5.7 The floor is concealed by a fitted carpet and it was not possible to gain access to inspect the structure. There is some movement in the floor structure but the extent of the movement is not excessive for a floor of this age.

- 3.5.8 There are three window opening in the chamber. The west window is a fixed leaded light. The south and east windows have opening casements glazed with leaded lights. There are internal shutters to both window openings.

The windows are in fair condition.

3.6 The Access Turret

- 3.6.1 The stair is a stone spiral staircase with treads of ragstone and limestone. Generally the staircase is in fair condition.

The walls are faced with ragstone rubble. At the lower levels of the turret there is some plaster on the walls.

Generally the turret walls are in fair condition. There is some cracking of the walls, particularly between the ringing chamber and clock chamber levels. The cracks have been noted in previous inspections, and some of the cracks have been subject to mortar repairs. There is no evidence of subsequent cracking following the repairs. No further action is required at present.

- 3.6.2 The windows to the turret are glazed, the majority of the glazing is of single plain sheets of glass, mortar fixed in the masonry. At ringing chamber level reinforced glass has been used. A number of the glazing panels are cracked, but they remain weatherproof.

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3.7 The Tower Porch

- 3.7.1 The porch ceiling includes the remains of a stone ribbed vault. This may have been destroyed when the spire collapsed in 1730, the present ceiling is above the vault ribs and is formed of moulded oak beams.
- 3.7.2 Generally the wooden structure is in reasonable condition. Some of the primary beams have vertical shakes but these are not structurally significant. There is no evidence visible (from below) of active beetle infestation in the ceilings.
- 3.7.3 The walls are faced with coursed ragstone. This ragstone has been ribbon pointed with cement mortar. In general the walls are in reasonable condition, there are no cracks in the walls at this level.
- 3.7.4 The gates to the porch are framed in oak with wrought iron fittings. The gates are in reasonable condition.
- 3.7.5 The floor is covering in stone flags, there is some delamination of the surface of a few of the flags and the surface is now becoming uneven. The porch is not used as a principal entrance to the church, and under these circumstances the condition of the floor is acceptable. If more regular use of the entrance is to be undertaken some repairs to the floor will be necessary.

Priority E: Improvement – Repair floor to south porch

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4.0 THE EXTERIOR OF THE CHURCH

The Roofs

4.1 The Roofs Generally

4.1.1 With the exception of the organ loft roof, all the roofs are covered in lead. As the roofs are re-leaded, the hollow rolls are being replaced with wooden rolls, which are more durable. At present the chancel, south chancel aisle, north chancel aisle and part of the north nave aisle have roofs with wood rolls. The remaining roofs have hollow rolls. All the lead roofs are laid on softwood boarded decking, with a void over a second decking that forms the ceiling lining visible in the interior.

There are lead lined gutters at the parapets and clerestory abutments discharging into lead downpipes via sump boxes. The chancel roof is drained via the aisle roofs. The nave roof drains via the clerestory abutment gutters to flumes between the chancel aisle and the nave aisles to downpipes against the aisle wall. Stainless steel gutter linings have been introduced in some areas to avoid disturbance to the clerestory windows when the roofs are reordered.

4.2 The Chancel Roof

4.2.1 The chancel roof was re-leaded in 2001. The parapet gutters were reordered, overflows introduced to the hoppers and sumps with frost protection provided to the parapet gutters. The roof void is ventilated.

4.2.2 The roof covering is in good condition. At the time of inspection there was some build up of vegetation debris in the gutter sumps, and one sump on the north side of the roof and one on the south were blocked. All the sump outlets should be cleaned out.

Priority A: Clean out sumps to chancel roof gutters - £50

4.2.3 Generally the parapet copings are in good condition.

4.2.4 The abutments between the parapets and the roof are formed with lead flashings. Generally these flashings are in good condition with the exception of a short length on the north slope of the roof where the pointing has failed.

Priority B: Selective re-pointing to north parapet of chancel roof - £150

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4.3 The Nave Roof

4.3.1 The nave roof is covered with lead with hollow roll seams and lapped joints.

Slippage of the lead on the nave roof has been severe, particularly on the south slope. The lead has slipped up to 250mm. On the north slope the slippage is less severe but the ridge covering is under considerable stress.

The lead sheets have deteriorated too far for patching to be considered as a repair option. While the roof can be temporarily restrained, further slippage will inevitably occur. Re-leading of this roof is needed. Patches in the roof covering have been repaired with self adhesive strips, these are holding at present, but may need further attention during the quinquennial period.

4.3.2 Although the parapet gutter bays are of a reasonable length they are known to have leaked in the past and decay has occurred in the wall plates. There is active beetle infestation in the wall plate areas. It is thought that timber decay has been triggered by the overflow of the sumps. In a number of places the sole boards to the gutters have rotted away, leaving the lead inadequately supported.

Gaining access to the gutters and wall plates will be a major undertaking and should be combined with complete re-leading of the roof.

Priority A: Re-lead and re-order the nave roof - £285,000

4.3.3 The abutments to the parapet walls are formed with lead flashings, the flashings are in reasonable condition.

4.3.4 The parapets are capped with limestone copings, the copings are in generally fair condition. Some minor repairs are likely to be necessary; these should be co-ordinated with re-leading of the roof.

4.4 The South Chancel Aisle Roof

4.4.1 This roof was re-leaded in 2006/07. Parapet gutters were re-ordered, overflows were introduced into the hoppers and sumps. The roof is ventilated.

The roof is now in good condition.

4.4.2 The parapet copings are in good condition.

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4.5 The South Nave Aisle Roof

- 4.5.1 There has been severe slippage of the lead covering to this roof. Lead slips have been introduced where the lap has failed and the roof was opened up to carry out emergency structural repairs in the north east corner in 2002. In the last two years, there has been additional severe slippage in the south slope of the roof, over approximately one quarter of the overall length. Slippage of individual sheets exceeds 300mm and some of the laps have failed. Urgent repairs are required to maintain this roof in a weathertight condition.

The gutters forming abutment with the clerestory are made up of bays of lead of excessive length and some reordering of this part of the roof will be necessary, along the line of that carried out on the north aisle roof.

Priority A: Re-lead and re-order south nave aisle roof - £180,000

- 4.5.2 The parapets have limestone copings. The backs of the parapets are faced with ragstone rubble, there is some plant growth in the walls of the parapet which will need to be removed, selective pointing will be required.

Priority A: Selective pointing to parapets of south nave aisle - £1,000

- 4.5.3 The abutment flashings to the parapets of the aisle roof are generally in reasonable condition however because of the need re-order this roof, new flashings will be required.

Priority A: Re-order flashings to south nave aisle roof - see item 4.5.1

4.6 The Vestry Roof

- 4.6.1 The vestry roof has a pitched slate roof with lead hips and lead parapet gutters around the perimeter of the roof.
- 4.6.2 The north slope of this roof was re-laid in 2006, the remaining sections of the roof are approximately 70 years old.
- 4.6.3 Generally the slate covering is in reasonable condition, there are a number of clipped slates in the older sections of the roof but these seem secure. A number of the slates are vulnerable to delamination and this roof will need to be checked annually for breakages.
- 4.6.4 The lead parapet gutters are generally in good condition. The east parapet gutter was installed comparatively recently and has wooden rolls. The south and west gutter have linings that are much older. The bay lengths are excessive by modern standards, but the gutters appear to be working adequately.

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- 4.6.5 The abutment flashings are generally in fair condition, some flashings have worked loose on the western abutments and selective re-pointing is required.

Priority A: Selective re-pointing to vestry roof parapets, parapet flashings - £150

- 4.6.6 The parapet copings are formed of limestone, they are generally in good condition.
- 4.6.7 The parapets are faced with ragstone rubble. Generally the ragstone is in fair condition and the pointing is weathering evenly. In a few areas there is delamination of individual pieces and selective repairs are required.

Priority B/C: Selective repairs to parapets of vestry roof - £400

- 4.6.8 The boiler flues discharge via a masonry stack at the south west corner of the vestry roofs. The terminal to the boiler flue is formed of asbestos cement.

The capping stones to the flue are deteriorating and will need replacement in the foreseeable future.

Priority C: Replace capping stones to boiler flue - £3,000

4.7 The Organ Loft Roof

- 4.7.1 The organ loft roof shares a gutter with the south aisle to the chancel. The north slope of this roof was re-laid in 2006. The southern slope of the roof was re-laid in the 19th century and has hollow roll seams at the joints.

- 4.7.2 The north slope of the roof is in good condition.

The south slope of the roof is generally in fair condition. There has been patching of the roof in the past using self adhesive strips, these are beginning to deteriorate and should be replaced with lead patches.

Priority A: Replace temporary patches to south slope of the organ loft roof - £400

- 4.7.3 The south abutment gutter is in reasonable condition. The lead bays are over length by modern standards but this gutter appears to be operating satisfactorily. No action is required at present.

- 4.7.4 The parapet copings are formed of limestone, the parapet backs are formed of ragstone rubble. Generally the masonry is in good condition. Two embrasure cheek stones are deteriorating and may need replacement in the future.

Priority C/D: Selective repairs to organ loft parapet embrasures

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4.8 The North Nave Aisle Roof

4.8.1 The south slope of this roof together and the west end of the north slope were re-leaded in 2005. The clerestory abutment gutters were re-ordered and overflows introduced.

4.8.2 The re-ordered areas of the roof are now in good condition. At the time of inspection there was some build up of debris in the gutter sumps adjacent to the clerestory and it is known that the south east outlet overflows if regular cleaning of the gutter is not undertaken. The extent of maintenance should reduce once the clerestory of the nave has been repaired, however until this can be undertaken regular maintenance inspections of the gutter should be undertaken.

The older sections of lead are prone to slipping. This is modest at present, the need for repairs should be reassessed at the next inspection.

4.8.3 The parapet gutter to the unaltered areas of the north slope of the roof are serviceable. The existing patches are stable.

4.8.4 There is a build up of debris in the sump outlets that should be removed.

Priority A: Clean out gutters to north aisle parapet - £100

4.8.5 The parapet copings are formed of limestone. They are generally in good condition.

The parapets are constructed of coursed ragstone rubble. There is some vegetation infestation.

In the short term treatment of the vegetation should be undertaken using biocides, in the long term (and in combination with other masonry repairs on the north elevation), detailed repairs should be undertaken. There is some vegetation growth which is causing leverage on the masonry. This growth is so deeply embedded it may be necessary to dismantle sections of the parapet, particularly in bay two and three, in order to resolve this problem.

Priority A: Treat vegetation growth in north nave aisle parapet - £150

Priority C: Masonry repair to the north aisle parapet - £5,000

4.8.6 The abutment flashings to the parapets are in reasonable condition except for a section in bay two where vegetation growth is causing problems.

Priority A: Selective repairs to the parapets in bay two - £250

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4.9 The North Chancel Aisle

This roof was re-leaded in 2005. The abutment gutter to the clerestory was re-ordered and ventilation introduced. This roof is now in good condition.

4.9.1 The flashings to the parapets are in good condition.

4.9.2 The parapets are in good condition.

4.10 The North Porch Roof

4.10.1 The roof is covered in asphalt. Generally the asphalt is in fair condition, there is minor deterioration of the pointing to the asphalt kerbs, this has been noted in previous inspections but is not yet significant.

4.10.2 There is a considerable build up of debris on the roof, mainly moss, but some failed pointing. This debris should be removed.

Priority A: Clean debris from north porch roof - £150

4.11 The North East Turret Roof

4.11.1 The turret has a lead covered roof which is inaccessible without specialist access equipment. This roof is close to existing trees and tends to gather debris. Inspection and clearance of the gutters should be included in annual maintenance. At the time of inspection the condition of the structure of the roof suggested that there are no blockage problems.

Priority A: Clean out gutters to north east access turret (annual) - £50

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4.12 The Rainwater Goods

4.12.1 The majority of rainwater downpipes are formed of lead. In some areas the lower pipework is formed of cast iron because of the risk of theft of the downpipes.

4.12.2 The maintenance of the downpipes continues to be a problem.

4.12.3 The process of introducing overflows and upgraded lead downpipes has continued during the last five years. The downpipes to the chancel, organ loft, vestry, south aisle to the chancel, north aisle to the chancel and west end to the north aisle to the nave have been upgraded. Most of these downpipes are now in good condition however it was noticed during the inspection that some of the hoppers were partially blocked and the overflows were operating. Because of the number of trees around the site the hoppers need cleaning out a regular intervals.

Priority A: Inspect hoppers to re-ordered downpipes twice yearly

4.12.4 Of the remaining unimproved downpipes, these were generally in good condition, but some maintenance, in particular redecoration is needed.

The following rainwater goods need attention:

- The sump to the second downpipe (from the west) on the north nave aisle is blocked
- The sump to the east end of the north chancel aisle is blocked
- The lowest length of pipe to the east end of the south chancel aisle has been stolen
- The cast iron section of the downpipe to the south east corner of the chancel aisle is in poor decorative condition
- The lower length of downpipe to the south west corner of the organ loft is in poor decorative condition
- The lower section of the downpipe numbers one and two (numbered from the west) on the south aisle are in poor decorative condition
- The two outlets to the north side of the chancel are blocked.

Priority A: Unblock gulleys to rainwater downpipes - £350

Priority C: Refurbish cast iron sections of downpipes - £900

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4.13 Underground drainage

4.13.1 The downpipes from the roofs discharge into accessible gulleys with brick surrounds. The gulleys are connected to underground drains. An historic plan of the drainage pipework exists but recent investigation of failed drains has shown this plan is inaccurate. The true routes of the drains, particularly on the north side of the church are undefined. Blockages exist in the underground drainage system and a number of gulleys were blocked at the time of inspection (see above).

In the long term the PCC need to build up an accurate picture of existing drainage runs and overhaul the system. This may involve replacing parts of the drainage system.

Priority B/C: Replace defective underground pipework – cost not determined

The External Walls of the Church

4.14 The Exterior Generally

4.14.1 The external walls are faced with coursed ragstone. Buttresses are built of coursed ragstone with dressed ragstone, and some limestone, quoins and weatherings.

In some areas, the original ragstone dressings to the string courses, plinth courses and copings survive. However, on all elevations some string and plinth copings have been replaced with limestone (probably during the 19th century restoration). The condition of these mouldings varies.

4.14.2 Most of the windows were refaced externally with limestone in the 19th century. On the south side some areas of older limestone (possibly caen) survives, although this stone is in very poor condition. The smaller windows have reveals of ragstone.

4.14.3 The north porch is of early 20th century construction but continues the theme of ragstone with limestone dressings. In this area the stonework is in good condition.

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4.15 The South Clerestory of the Nave and Chancel

4.15.1 The ragstone facing to the south wall of the nave clerestory continues to deteriorate. The debris falling from this roof contributes to the maintenance problems of the south nave aisle gutters. Re-weathering of this wall will require extensive re-facing and re-pointing.

Priority C: Masonry repairs to the south clerestory of the nave - £35,000

4.15.2 There are six windows in the south side of the nave clerestory. The tracery and reveal stones are formed of limestone. The majority of the stonework is in fair condition however individual stones are decaying, mainly due to rusting ferramenta.

Priority C: Selective stone repairs to south clerestory - £3,500

4.15.3 The external ferramenta to the clerestory windows is extremely corroded. The ferramenta needs re-tipping and decoration.

The windows are glazed with clear glass quarries in leaded lights. These windows are in very poor condition and the individual lights are severely buckled. Re-glazing should accompany the re-tipping of the ferramenta

Priority B: Re-lead south clerestory windows and re-tip ferramenta - £5,000

4.15.4 The clerestory to the south side of the chancel was repaired approximately 7 years ago and is in good condition.

4.15.5 The stone dressings to the windows are in good condition.

4.16 The North Elevations to the Nave and Chancel Clerestory

4.16.1 The masonry to the north clerestory of the chancel was repaired approximately 7 years ago and is in good condition.

4.16.2 The stonework to the windows to the chancel clerestory is in good condition.

4.16.3 The ragstone facing to the north wall of the nave clerestory continues to deteriorate. The debris falling from this roof contributes to the maintenance problems of the north nave aisle gutters. Re-weathering of this wall will require extensive re-facing and re-pointing of the ragstone.

Priority C: Masonry repairs to the north clerestory of the nave - £30,000

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4.16.4 There are six windows in the north side of the nave clerestory. The tracery and reveal stones are formed of limestone. Some of the mullions have been reformed in Portland stone but the majority of the work is Bath stone.

The majority of the stonework to the windows is in fair condition, but the mullions and reveals are deteriorating in some places due to the rusting ferramenta.

Priority C: Selective stone repairs to the north nave clerestory - £4,000

4.16.5 The external ferramenta to the clerestory of the nave is corroded. The ferramenta needs re-tipping and decoration.

The windows are glazed in clear glass quarries in leaded lights. These windows are in poor condition and the individual lights are buckled. Re-glazing should accompany the re-tipping of the ferramenta.

Priority B: Re-lead north clerestory windows and re-tip ferramenta - £5,000

4.17 The West Elevation

4.17.1 The west gable of the south aisle was re-pointed in the mid 20th century and is in generally fair condition.

4.17.2 Ivy is beginning to reappear at the base of the wall and this should be removed.

Priority A: Remove ivy growth from south aisle, west end - £50

4.17.3 Generally the stonework forming the tracery to the window is in fair condition. There is a small area of deterioration at high level, this was noted in the last inspection and has not developed significantly.

4.17.4 The wire guard to the window is in fair condition.

4.17.5 The west gable to the nave is in generally fair condition. A few areas of masonry have deteriorated. The softer pieces of ragstone have eroded away leaving a shelf in the existing masonry, these areas are mainly at mid height. The defects were noted in the last inspection and the rate of decay is not increasing.

Priority C: Selective re-pointing and stone replacement to west gable of nave - £25,000

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4.17.6 The stone surround and arch to the west door is severely decayed. In order to preserve the remaining moulding, the mouldings to the hood mould should be reinstated.

Priority B/C: Reinstatement hood mould to west door - £10,000

Priority B: Conserve west door stonework - £2,800

4.17.7 In the plain walling at low level below the plinth course, a few stones need replacement.

Priority C: Selective repairs to the lower west gable - £2,000

4.17.8 The stonework forming the tracery to the west window of the nave is in generally reasonable condition. There is some deterioration of the hood mould and the reveals to the arch. Some consolidation is required. This work should be co-ordinated with general repairs to the plain wall surfaces.

Priority C: Consolidate west gable window arch - £3,000

4.17.9 There are three active bee nests in the west gable. These are not causing distress to the fabric at present, but will need to be removed when access scaffolding is erected for repairs.

4.17.10 The gable buttresses of the nave are in fair condition.

There is some vegetation growth on the intermediate buttress which should be removed.

Priority A: Remove vegetation to weathering of north west buttress - £50

4.17.11 The west window to the north aisle is generally in fair condition. The galvanised guard to the window is in good condition.

4.17.12 The plain facework to the aisle gable is generally in fair condition, erosion of the ragstone is a little uneven, but this face should not need attention in this reporting period.

4.17.13 The north west buttress to the aisle has a number of bushes growing out of the stonework. Treatment and removal of the bushes is required, together with selective re-pointing to reduce the prospect of reoccurrence.

Priority B: Selective repairs to north west buttress of north aisle - £500

4.17.14 The northern return of the north west buttress has been re-pointed comparatively recently and it is in reasonable condition.

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4.18 The North Elevation

4.18.1 This elevation contains nine bays, six to the nave aisle and three to the chancel aisle.

4.18.2 The three western most bays to the parapet have suffered from shrub growth in the past and the wall appears to be infested with roots. See section 4.8. There are some minor shrubs growing which should be removed.

The eastern bays of the parapet are in better condition although there is some minor vegetation growth in the cappings. This growth should be removed at regular intervals.

4.18.3 The second buttress (from the west) has a movement crack between the plinth and the intermediate weathering. There is a possibility that the core has washed out. This defect was noted at the last inspection and does not appear to have increased in severity. Re-pointing should be undertaken.

Priority B/C: Selective re-pointing to second buttress of north aisle - £500

4.18.4 The external stonework to the north porch is in generally good condition.

4.18.5 There is some vegetation growth around the rainwater pipe at the base of buttress no 2. Removal of the vegetation and selective re-pointing is required.

Priority B: Selective re-pointing to the base of buttress no 2 - £350

4.18.6 Buttress nos 3 to 7 on the north side of the nave aisle have been repaired at low level and below the intermediate weathering, these buttresses are in reasonable good condition. From intermediate weathering upwards they have suffered severe vegetation infestation in the past. Some of this vegetation has re-grown. This is due to root infestation and will require partial dismantling of the weathering to achieve a resolution. This particularly applies to buttress no 4.

Priority B: Rebulid intermediate weatherings to buttress no 4 - £1,000

4.18.7 The sixth buttress incorporates the north east access turret. The stonework to the return of the buttress and turret is in very poor condition and repairs are required.

Priority C: Selective repairs to the quoins and weatherings of buttress no 6 - £18,000

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4.18.8 The decay of the buttresses to the north side of the chancel aisle is less advanced than to the nave aisle buttresses. However infestation of the weatherings by vegetation has occurred. Vegetation has re-established in the upper weatherings of buttresses no 1 and 2 (numbered from the west), a complete cure may involve dismantling the weatherings.

Priority B/C: Treat and remove vegetation to buttress no 1 and 2, north aisle to chancel - £3,000

4.18.9 The tracery to windows no 2 to 6, 8 and 9 (numbered from the west) is in fair condition. There is some deterioration of window no 9, this was noted in the quinquennial inspection and the rate of decay is not accelerating.

4.18.10 The hood moulds and arch reveal stones of windows no 2, 3, 4, 5, 6, and 8 are in poor condition. The deterioration of the hood moulds is affective the adjoining masonry and repairs need to be undertaken to protect the windows below.

Priority B: Selective repairs to defective window stonework on the north elevation - £42,000

4.18.11 Each of the windows on the north elevation has galvanised steel wire guards. The guards are in good condition.

4.18.12 Windows No 5, 6 and 9 have external ferramenta. The ferramenta is in poor condition and rusting at the embedded ends. The ferramenta needs tipping and refurbishment.

Priority B: Refurbish external ferramenta to north aisle windows - £3,500

4.18.13 Some of the plinth mouldings to the base of the plain walls on the north elevation are loosing definition. In this comparatively sheltered position, immediate repairs are not necessary unless the stonework below is at risk.

Priority D: Selective repairs to north elevation string course

4.18.14 The east gable window to the north nave aisle is in generally fair condition. The wire guards to the window are in reasonable condition.

4.18.15 At the base of the east gable to the north nave aisle there is a build up of vegetation, mould growth and undercutting of the plinth course. This appears to be related to a blocked underground drain. Repairs to the masonry are required after drain improvements.

Priority B: Selective repairs to the plinth, east elevation of north nave aisle - £2,500

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4.18.16 Generally deterioration of the plain wall surfaces along the north elevation is not accelerating (with the exception of the access turret wall). However there are a few individual stones which are decaying, and there are limited number of open joints in string courses etc. These are not likely to cause accelerated decay on their own, but the opportunity should be taken to deal with minor pointing problems when more urgent repairs are undertaken in the same area, in order that the scaffolding costs are used efficiently.

4.19 The East Elevation

4.19.1 The east gable of the chancel was repaired in 2001. The window and wall masonry are in good condition.

4.19.2 The east gable of the north chancel aisle was re-pointed comparatively recently. Generally the stonework is in good condition, the minor deterioration of the quoins to the buttresses reported in the last inspection is not accelerating and no action is required at present.

4.19.3 Vegetation growth is re-establishing in the upper and intermediate weatherings of the north buttress. Some rebuilding of the buttress weathering is necessary in order to resolve the plant growth completely.

Priority B: Remove plant growth and rebuild weatherings to north buttress - £2,000

4.19.4 The east gable of the south chancel aisle was repaired relatively recently and is in fair condition.

4.19.5 The masonry to the windows of the east elevation is in generally fair condition.

The wire guards to the windows on the east elevation are in good condition.

4.19.6 At the base of the east gable to the south aisle of the chancel there is an elderberry bush growing, this should be removed.

Priority A: Remove elderberry bush from east gable - £75

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4.20 **The South Elevation**

4.20.1 The south vestry wall and the west and east returns of the vestry were re-pointed comparatively recently and are in reasonable condition. The pointing is weathering evenly.

4.20.2 The sun dial on the south gable is generally in good condition, but the metal pointer would now benefit from re-painting.

Priority C: Redecorate sun dial pointer - £50

4.20.3 The external ferramenta to the lower vestry windows needs redecoration during this quinquennium period.

Priority B: Redecorate external ferramenta to lower vestry windows - £500

4.20.4 Only one south facing bay of the south chancel aisle is expressed externally. The plain stonework in this bay is in fair condition, with the exception under the area immediately below the downpipe. Here there has been severe washout due to blocked drainage and re-pointing is needed.

Priority B: Selective re-pointing to the south elevation of the chancel aisle - £500

4.20.5 The stonework to the window in the south bay of the chancel aisle is deteriorating but not at an accelerated rate. However it would be of general benefit to reinstate the hood moulds in full.

Priority E: Improvement, Reinststate hood moulds to south chancel aisle window - £8,000

4.20.6 External ferramenta to the south chancel aisle window is severely rusted. The risk of damage to the stonework is now severe.

Priority B: Re-tip ferramenta to south chancel aisle window - £1,500

4.20.7 One bay of the south nave aisle is to the west of the tower. The plain wall masonry and the masonry to the windows are in fair condition.

4.20.8 Five bays of the south nave aisle elevation are visible between the tower and the vestry. The bays are divided up by deep masonry buttresses similar to those on the north elevation.

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4.20.9 The parapets above the string course were re-pointed relatively recently and are in good condition.

The plain masonry between the buttress is in generally fair condition.

4.20.10 Although the buttresses have been re-pointed in the past, there has been renewed deterioration of the weatherings to buttresses no 2 and 3 (numbered from the west). Vegetation has re-established and as on the north side it may be necessary to dismantle the weatherings in order to get at the roots.

Priority B: Selective re-pointing to south nave aisle buttresses - £1,500

4.20.11 The hood moulds and arch reveal stones of windows no 1 to 5 are in very poor condition. Sacrificial lead flashings have been placed over parts of the hood moulds but the adjoining stones continue to deteriorate. I am particularly concerned by the condition of the voussoirs to window no 2. Extensive repairs need to be undertaken to the arches.

Priority A/B: Selective repairs to the voussoirs of the south nave aisle windows - £18,000

Priority B/C: Selective repairs to the arches of the south nave aisle windows - £18,000

4.20.12 The tracery to windows no 1 to 4 is generally in fair condition, each window is protected with a galvanised steel guard. There is some deterioration to the reveal stones of window no 2 and it would be most economic to repair these reveals when undertaking the work to the arches.

4.20.13 Ground levels to the exterior of the church between the tower and the vestry are considerably above internal floor level (up to 900mm). This is causing some distress to the internal finish and it has been noted that when external downpipes block, water has found its way to the interior. There are drainage problems on this side of the building. It is unlikely to prove practical to lower ground levels and therefore efforts to reduce internal dampness should be concentrated on improving the drainage system. This may involve relaying substantial parts of the drain.

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5.0 THE INTERIOR OF THE CHURCH

5.1 The Nave

5.1.1 The nave roof is supported on seven oak king post trusses with tracery infill panels. Each bay of the roof has five purlins and an intermediate truss beam. The intermediate rafters are covered with oak boarding that forms the ceiling. There is an ornate cornice at eaves level.

5.1.2 Each principal truss has a corbel post, these were intended to be decorative but due to various defects occurring in the roof some have become load bearing. The weight of the roof on the corbels has been too great in some areas and the second corbel from the east on the north side has failed. This corbel should be reinstated when roof structure repairs are completed.

Priority E: Improvement, Reinstatement corbel bracket to north side of nave clerestory

5.1.3 There is extensive decay in the roof structure caused by defective gutters. There is active beetle infestation on both the north and south wall plates and some fungal rot in the south side. Access to repair these roofs will require the removal of the existing roof covering and should be co-ordinated with re-leading the nave roof.

Priority A: Additional repairs to the roof structure of the nave - £75,000

5.1.4 The upper wall surfaces of the arcades to the nave are plastered and painted. The surfaces are generally in good condition but discoloured in some areas due to roof leaks and tannin staining related to the roof leaks. Redecoration should be undertaken once the nave roof has been repaired.

5.1.5 The arcades of the nave are faced with caen stone. Although the colouring of the stone is a little irregular, generally the stonework is in fair condition. The west gable wall is plastered and has a painted finish. Generally it is in fair condition.

5.1.6 There are six windows in the south clerestory of the nave and six in the north clerestory. All the windows are in poor condition and need re-glazing, see items 4.15.3 and 4.16.5.

5.1.7 The west gable window is glazed with figurative coloured glass dated 1890. The glazing is a little discoloured but generally in fair condition.

5.1.8 The pews are formed of oak and are mounted on softwood pew platforms recessed to fit flush with the floor levels of the circulation areas.

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5.1.9 The boarding of the pew platforms remains serviceable but individual boards have suffered decay. It is known that some of the supporting structure is decayed, particularly in the north rank of pews, the floor should be opened up to investigate the condition and any repairs carried out.

Priority B: Inspect and repair pew platforms as necessary – cost not determined.

5.1.10 Circulation areas of the floor are covered in a mixture of ledger slabs and stone flags. There has been some delamination of individual stone flags, but generally the floor is in fair condition.

5.1.11 Heating pipes are integrated into the floors of the circulation areas. The heating pipes are covered with cast iron gratings laid flush with the stone floor finish. The supports of the gratings are dependant on the structural integrity of the pew platforms and the stone flags. Repairs to the pew platforms will need to allow for re-supporting the gratings.

5.1.12 The font is formed of stone and is located centrally in the western bay of the nave. It is in fair condition.

5.1.13 There are eleven wall mounted monuments, all on the west gable wall. The monuments are in good condition.

5.1.14 There is a brass eagle lectern at the east end. It is in good condition.

5.1.15 The pulpit is constructed of limestone with decorative marble shafts and a wrought iron handrail. The eastern hand rail has failed and has been removed. I am not aware of the location of the missing section. The western handrail is now loose and damage is occurring to the stone supports. The hand rail should be strengthened and the stonework repaired.

Priority E: Restore east handrail to pulpit

Priority C: Repair west handrail to pulpit - £300

5.2 The Chancel

5.2.1 The chancel roof is supported on eight oak king post trusses. The roof structure is similar in style to that of the nave but has a more ornate ceiling. This roof was repaired in 2001 and is in generally good condition. Beetle infestation discovered in the roof structure was treated during the repairs.

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5.2.2 The upper walls and east gable of the chancel are decorated with figurative wall paintings carried out at the end of the 19th century. The paintings are of high quality.

Prior to the repair of the chancel roof, extensive damage has occurred to the paintings as a result of roof leaks. Emergency repairs to the upper areas of the wall painting were carried out by Wall Painting Workshop in 2000. A number of areas of wall painting have been stabilised with protective covering. The wall painting conservator has recommended cleaning and conservation of the wall paintings to complete the conservation work. Due to the length of time that has elapsed since the initial report, it is recommended that a review of the cost of repairs is carried out prior to undertaking full conservation of the paintings. This will involve providing access at high level for the conservator.

Priority A: Review wall painting conservators report - £2,000

Priority C: Conserve and clean wall painting to chancel - (provisional sum) £28,000

5.2.3 The walls of the chancel arcades are faced with caen stone. The stone is partially discoloured as a result of the roof leaks but is in good condition structurally.

5.2.4 There are three windows in the north clerestory of the chancel and three in the south clerestory. The windows were re-lead in 2001 and are in good condition.

5.2.5 The east window is glazed with figurative coloured glass, dated 1871. The design is by Capronnier.

5.2.6 The window is beginning to buckle and some of the ties to the ferramenta have failed. This window will need re-leading in the foreseeable future.

Priority D: Re-lead east window to chancel

5.2.7 In front of the east window it is a mid Victorian reredos with an inscribed decalogue. The decalogue and window are partially concealed by a freestanding reredos installed in 1904. The reredos work is of high quality. The stonework is in generally good condition but much discoloured. Cleaning of this stonework is a specialised process.

Priority E: Improvement, Clean stone reredos

5.2.8 There are parciose screens to the north and south arcades of the chancel. The eastern end of the north screen is part of the medieval arrangement, the remaining screens are 19th century interpretations of the medieval design.

Generally the screens are in good condition. There is some evidence of past beetle infestation in the medieval screen but this does not appear to be active.

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5.2.9 In the south east corner of the chancel there is a sedilia and piscina with an ornate stone canopy.

There has been some loss of detail to the canopy but generally it is in a fair condition, but the stonework is discoloured.

Ideally the canopy should be cleaned to make the best of its appearance.

Priority E: Clean sedilia canopy

5.2.10 The floor of the choir is faced with stone flags and a number of burial markers, these include a medieval ledger slab, some black marble 18th century ledger slabs and a series of late 18th and early 19th century burial markers which may have originally been located elsewhere. The floor is a little uneven (particularly towards the west end) but generally the floor surface is in fair condition and serviceable.

5.2.11 There are four steps between the choir and nave floor levels. The lower three steps are faced with stone, the fourth step has been replaced with plywood and conceals service ducts. The appearance of the step is not entirely satisfactory but the current arrangement is unavoidable because of the need for a route for wiring associated with the organ.

5.2.12 The choir stalls contain the original collegiate stalls with misericords. Generally the stalls above plinth level are in fair condition. The stalls have suffered severe beetle infestation in the past and there is some beetle activity at present, particularly in the south rank. It would be prudent to open up the floors of the choir stall platforms to see if there is active beetle below.

Priority B: Inspect and treat beetle infestation of choir stalls - £900

5.2.13 In front of the choir stalls are some 19th century readers. These items are in good condition.

5.2.14 The paving in the sanctuary is a mixture of ledger slabs and stone flags. The floors are in reasonable condition.

5.2.15 The altar has a raised plinth with two sets of steps. There are open joints in the kerbs to both plinths which should be re-pointed.

Priority C: Re-point altar plinth stonework - £400

5.2.16 The communion rails are formed of brass and are dated 1886. The rails are reasonably secure.

5.2.17 The parclose screens are glazed above stall riser level, this is a modern insertion. The glazing is in fair condition.

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5.3 The North Nave Aisle

5.3.1 The north nave aisle roof structure is supported on seven oak king post trusses. These are similar in arrangement to the nave roof, but of a simpler design. The intermediate rafters are supported on oak purlins and intermediate principals.

5.3.2 The roof structure was inspected at close quarters in the eastern most bay in 2002. During the repairs to the roof decking the south edge of the roof and the north west corner was also inspected. There remain some concerns about the condition of the roof in the north east corner where there have been leaks. This area should be inspected and repaired as necessary when the re-leading of the north east end of the roof is undertaken.

Priority D: Inspect north aisle to nave roof structure

5.3.4 There is evidence of numerous leaks on the walls, most of these relate to past defects in the roofs, however the pattern staining in the eastern most bay of the north wall may be current and this area should be monitored for leaks.

5.3.5 The east, west and north walls are plastered and decorated in distemper. Generally the wall surfaces are in fair condition, but there has been serious deterioration of the plaster at high level in areas adjacent to the leaks, particularly in the north west corner. Plaster repairs could be undertaken as the majority of this roof has been repaired.

Priority C: Repair water damaged plaster in north nave aisle - £2,000

5.3.6 The west gable window is glazed in clear glass quarries in leaded lights and is in good condition.

5.3.7 There are six windows in the north elevation:

Window No 1 (numbered from the west), No 3 and No 4 are glazed with figurative coloured glass. This glazing is in reasonable condition.

Window No 2 is glazed with clear glass quarries in leaded lights, there is a secondary panel containing figurative coloured glass in one light. The glazing is in fair condition.

Windows No 5 and 6 are glazed with clear glass quarries in leaded lights. Generally the glazing is in fair condition, but the opening casement in Window No 5 is in poor condition and needs refurbishment. The frame of this casement has rusted, causing damage to the stonework.

Priority C: Refurbish opening light to Window No 5, north aisle - £350

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5.3.8 The eastern gable window is glazed with figurative coloured glass dated 1857. Generally the glazing is in fair condition but there is one broken quarry.

Priority B: Repair east gable window – cost not determined.

5.3.9 Ancient Battle Standards to the Royal West Kent Regiment are hung at high level in this aisle. Many of the standards are in very poor condition and need conservation.

Priority E: Improvement, Restore regimental standards

5.3.10 The pews are formed of oak mounted on softwood pew platforms. The arrangement is similar to the nave. Generally the pews are in fair condition.

The boarding of the pew platform is generally in reasonable condition, there is some evidence of beetle infestation but this is not advanced. The floor is in better condition than the nave floor.

5.3.11 Circulation areas within the aisle are finished in a mixture of stone flags and ledger slabs. The floors are a little uneven but remain serviceable.

5.3.12 A wooden screen, formerly located under the chancel arch, is located in the first (western) bay of the aisle. The method of attaching the screen to the walls is crude, but in other respects the screen is in reasonable condition. This screen defines a refectory area.

The kitchenette to the refectory has a mains water supply but no drainage system. There are no plumbed-in sink facilities. The PCC are rigorous in their control of this facility and problems have not occurred with water disposal. The use of the facility could be greatly enhanced with the provision of mains drainage and if the PCC proceed with plans to install toilets at the building, there is an opportunity to integrate the drainage system.

Priority E: Improvement, Provide plumbed in facilities to kitchenette

5.3.13 There are 47 wall mounted memorials in the aisle, mainly memorials to members of the Royal West Kent Regiment. The memorials are generally in good condition.

5.3.14 The counters and cupboards in the refectory area are in generally reasonable condition.

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5.4 The Vestry

The Upper Vestry Space and Organ Loft

5.4.1 The roof structure of the upper vestry is concealed by a hardboard lining to the underside of the common rafters. Only the principal structure, which consists of a single king post truss, is visible within the space. The truss is in reasonable condition.

5.4.2 It is apparent from staining on the hardwood that the roof has leaked in the past. This is likely to be due to defects in the slating, at present the roof is in good condition and the staining is thought to relate to past problems. The need for the hardboard lining to the ceiling is not apparent and it would be preferable (from the buildings point of view) to remove the lining in order to allow air to circulate around the rafters. The organ builder should be consulted prior to carrying out this work.

Priority E: Improvement, Remove hardboard lining to vestry roof structure

5.4.3 The walls of the space are faced with uncoursed ragstone rubble which has been lime washed.

Generally the wall surfaces are in fair condition however the surfaces are very dirty because of dust and roof leaks in the past. There is some cracking in the south west corner and along the south wall. These cracks have been noted in previous inspections, and the south wall crack is fitted with a telltale. The severity of the cracking has not increased since the last inspection.

5.4.4 There are two windows in the space.

The eastern window has recently been re-lead and is in good condition.

The south window is in poor condition, the existing casement is decayed and the leaded lights have partially collapsed.

Priority B: Refurbish south window to upper vestry - £400

5.4.5 The upper vestry houses the bellows and blower mechanism for the organ. The floor is finished in softwood boards. The supporting structure is concealed by the boarding and the flush plastered ceiling below. There is a noticeable dip in the centre of the floor. The weight of the bellows unit must be considerable and it would be advisable to have an Engineer to check the bearing capacity of the floor.

Priority E: Check load bearing capacity of upper vestry floor

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- 5.4.6 There are considerable amount of redundant material stored in the space. Items of no historical significance should be removed and disposed of. The parts of the screen stored in the space should be relocated elsewhere.

Priority E: Improvement, Remove redundant materials stored in upper vestry space

The Organ Loft

- 5.4.7 The organ loft is separated from the upper vestry area by a wooden partition lined with hardboard and fibre board. The partition is in reasonable condition.
- 5.4.8 The roof structure of the organ loft is concealed by an oak boarded lining applied to the underside of the common rafters. The lining is in reasonable condition.
- 5.4.9 Most of the walls of the space are concealed by organ components. The areas that are visible are in reasonable condition.
- 5.4.10 There is one window in the organ loft. Most of this window is covered up with boarding. The visible areas of glazing are in fair condition.
- 5.4.11 Within the organ mechanism there is noticeable amounts of debris which appears to include plaster dust. Cleaning of the space will allow an assessment to be made of the continuing problem with debris falling from the roof.

Priority B: Clean out organ mechanism void and monitor debris accumulation – cost not determined

5.5 **The Lower Vestry**

- 5.5.1 The lower vestry space comprises a single room used as a priests vestry and Sunday school.
- 5.5.2 The ceiling has two exposed principal beams with flush plastered panels between. There is some evidence of past beetle infestation in the principal beam spanning east to west, but this does not appear to be active.
- 5.5.3 The plastered areas of the ceiling are a little uneven but appear securely fixed.
- The walls are faced with plaster with an oil paint finish. The surfaces are in reasonable condition.
- 5.5.4 There is a two tier safe in the north west corner of the space, it is in reasonable condition.

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5.5.5 The internal and external doors to the vestry are in good condition.

There are vestment shelves with curtain fronts to the east and west walls. These are in reasonable condition. The floor is covered in a fitted carpet, the floor is believed to have a wooden surface, but is laid on a solid base. It was not possible to inspect the base, but the floor is firm and even. At the western end of the space part of the floor is suspended, access is not available. There is no indication of distress in the floor structure.

5.5.6 The space contains three windows.

The east window is glazed with clear glass quarries in leaded lights, there are two opening casements. The window is in reasonable condition.

The south east window is glazed with clear glass quarries in leaded lights with two opening casements, the glazing is in reasonable condition.

The south west window is glazed with clear glass quarries in fixed leaded lights, there are numerous cracked quarries in this window but the glazing remains weatherproof.

5.6 The North Aisle to the Chancel

5.6.1 The aisle roof structure is supported on seven simple trusses, the ceiling is lined with oak boarding above the principal and intermediate rafters.

This roof has been repaired recently as part of the re-leading works and is in good condition.

5.6.2 The walls are plastered and decorated in distemper. Generally the wall surfaces are in good or fair condition. The surfaces of the walls have been redecorated along the east and north sides. The plaster remains severely discoloured in the south west corner.. Now that roof repairs are complete, redecoration could be undertaken.

Priority E: Improvement, Redecorate south west corner of north aisle to chancel

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5.6.3 There are three windows in the north elevation;

Window No 1 (numbered from the west), is glazed with figurative coloured glass dated 1861. The glazing is in generally reasonable condition but there are indications that the glass is beginning to buckle, this was noted in the last inspection and has not increased in severity.

Window No 2 is glazed with figurative coloured glass, undated but believed to be late 19th century work. The glazing is generally in good condition.

Window No 3 is glazed with figurative coloured glass dated 1903. It is in good condition.

5.6.4 The east gable window is glazed with figurative coloured glass dated 1855, it is in good condition.

5.6.5 The aisle contains a second collection of battle standards from the Royal West Kent Regiment. Many of the standards are in poor condition and need conservation.

5.6.6 There are seventeen wall mounted memorials in the aisle. The monuments are in reasonable condition.

5.6.7 The floors are finished in a variety of stone flags, with some ledger slabs. Four of the ledger slabs have brass inlays. The brasses are in reasonable condition.

The floor surface is a little uneven and a few of the stone slabs are beginning to delaminate. The floor remains serviceable.

5.6.8 There are five steps up from the north nave aisle to the north chapel aisle. The steps are faced in limestone which is in good condition.

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5.7 The South Nave Aisle

5.7.1 The south aisle roof structure is supported on seven oak king post trusses. These are a similar arrangement to the nave roof but have a simple design. The intermediate rafters are supported on oak purlins and intermediate principals. The roof has been closely inspected at the eastern end where emergency repairs have been carried out.

The roof has suffered beetle infestation as a result of continuing water penetration through the defective lead. The eastern most bay has been repaired but the remaining areas still require attention.

The decay of the roof has lead to unacceptable stresses on the corbel brackets and five of the corbel brackets have had to be strengthened.

Analysis of the roof structure suggests that further areas requiring repair will become apparent when the roof is opened up for re-ordering and re-leading.

Priority A: Repair south nave aisle roof structure - £45,000

5.7.2 The east, west and south walls are plastered and decorated in distemper. The majority of the wall surfaces are in fair condition but at high level there has been severe deterioration due to continuing roof leaks. Most of the damage relates to the decorative finish, but there is severe plaster decay in the south east corner. There is little point in repairing the plaster until the roof structure has been repaired.

Priority C: Repair wall plaster to south nave aisle - £5,000

5.7.3 At low level, along the south wall, there are several areas of decayed plaster. On this side of the building, external ground levels are considerably above internal floor levels, and this is causing decay of the plaster. Lowering of external ground levels is impractical because of archaeological considerations, however if the drainage system can be improved to reduce the surcharging of the underground drainage system, the problems concerning damp in this wall should be reduced. Plaster repairs could be undertaken when the walls have dried out.

Priority C: Selective repairs to low level plaster, south nave aisle - £1,000

5.7.4 The pews are formed of oak mounted on softwood pew platforms. The arrangement is similar to the nave. Generally the pews are in fair condition. The pew platforms are boarded in softwood, there is evidence of beetle infestation in the boarding and settlement of the floor suggests that decay has reached the supporting structure. The floor structure remains serviceable, but repairs should be undertaken.

Priority B: Investigate and repair south nave aisle pew platforms – Cost not determined

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5.7.5 There are five windows in the south elevation;

Window No 1 (numbered from the west) is glazed with figurative coloured glass dated 1887. It is in good condition.

Window No 2 is glazed with figurative coloured glass dated 1850, it is in good condition.

Window No 3 is glazed with figurative coloured glass dated 1856. The glazing in this window has noticeably buckled since the last inspection. Re-leading will need to be undertaken in the foreseeable future.

Priority D: Re-lead window no 3, south aisle to nave

5.7.6 Windows No 4 and 5 are glazed with figurative coloured glass dated 1859. Both windows have buckled glazing, the buckling in Window No 5 is slightly more advanced. Both windows will need re-leading in the foreseeable future, but are not so urgent as Window No 3.

Priority D: Re-lead south aisle windows no 4 and 5

5.7.7 The west gable window contains figurative coloured glass dated 1859. It is in reasonable condition.

The west gable window to the north aisle is glazed with clear glass quarries in leaded lights. The glazing is in reasonable condition, however past vandalism has weakened the glass leaving the lead canes slightly buckled. At present the glazing remains serviceable.

5.7.8 At the east end there is a side altar with reredos panelling forming a war memorial. The panelling is in generally good condition however it is in close proximity to the damp plaster in the south east corner. There is evidence of past beetle infestation in the panelling at low level and there is also active beetle infestation.

Priority A: Treat beetle infestation in war memorial to south aisle of nave - £400

5.7.9 There are 38 wall mounted memorials in the aisle, generally the memorials are in fair condition.

5.7.10 Circulation areas in the aisle are finished in a mixture of stone flags and ledger slabs. The floors are a little uneven but generally in reasonable condition. The floor surface areas also include gratings over the heating ducts. The supports to the gratings are failing in a number of places and restructuring of the support system, along the lines used in the nave, needs to be undertaken.

Priority B: Re-support heating duct gratings in the south aisle – cost not determined

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5.8 South Aisle to Chancel

5.8.1 The roof is supported on seven simple trusses with arched braces. The roof is lined with oak boards above the principal and intermediate rafters. This roof was repaired in 2006/07 and is in good condition.

5.8.2 The walls are plastered and decorated in distemper. Generally the walls are in good condition and the surfaces have been redecorated at high level.

5.8.3 There are two windows in the aisle. The east gable window is glazed with figurative coloured glass dated 1857. It is in fair condition.

The south window is glazed with clear glass quarries in leaded lights. The glass is very dirty but is sound.

Priority E: Improvement, Clean south facing window to south aisle to chancel

5.8.4 There are seven wall mounted memorials which are in reasonable condition.

5.8.5 Towards the north east corner of the aisle is the tomb of John Wootton, a pre-reformation monument with a canopy and figurative wall painting scheme. The monument and paintwork are in fair condition but would benefit from specialist conservation.

Priority E: Conserve John Wootton wall paintings

5.8.6 The circulation areas within the aisle are finished in a mixture of stone flags and ledger slabs. The floors are a little uneven but remain serviceable.

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6.0 SERVICES

Heating and Lighting Installations

6.1 Lightning Conductor

6.1.1 The lightning conductor tape is located on the external wall of the tower. A test report for the installation was not available.

Priority F: Obtain specialist report on lightning conductor installation

6.2 Fire Extinguishers

6.2.1 At the time of inspection there were four fire extinguishers in the building. The extinguishers were last inspected in January 2007.

6.3 The Heating System

6.3.1 Heating pipes are contained within ducts in the floors covered with metal grills with radiators above the grills at intervals. See general fabric report concerning the condition of the grills.

The heating pipework appears to be in generally good order, although there have been problems with rusting components in the past. The heating engineers report was not available for inspection. I could see no indication of leaks in the heating system.

Radiators are of the pressed steel column type together with some traditional cast iron radiators. The radiators are in reasonable condition.

6.3.2 Current consideration of a re-ordering of the nave and nave aisles would provide the opportunity to re-order the heating and pipework. The PCC should consider improvements to the heating system if re-ordering goes ahead.

6.4 The Electrical System

6.4.1 Lighting to the nave and aisles is provided by pendant chandelier fittings with low energy lamps, in addition spot lights are positioned within both aisles directed towards the chancel. Lighting to the chancel is provided by a combination of spot lights positioned below clerestory windows and track lighting positioned within the nave.

Wiring is a combination of PVC sheathed cabling and MIC cabling.

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- 6.4.2 There are few small appliance power outlet points. Some of these outlets have been used to run multiple extension leads and it is recommended that additional power outlets should be installed.
- 6.4.3 The PCC is obtaining faculties for re-lighting the chancel, chancel aisle and the nave. The process is well advanced. An overall scheme exists for re-lighting to whole church. Adequate provision should be made in the re-lighting scheme and related re-wiring for additional electrical sockets, these should be integrated into any re-ordering schemes for the pews.

Priority E: Improvement, Upgrade small appliance socket provision and lighting

- 6.4.4 An electric inspection report was not available for the issue of this report. A periodic electrical inspection should be obtained as soon as possible and will be issued as Appendix A to this report.

Any safety recommendations made in the report should be undertaken.

Priority A: Carry out safety recommendations of the electrical inspection report

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7.0 THE CHURCHYARD

7.1 The churchyard is closed to new burials, maintenance is carried out by the Local Authority.

The boundaries of the churchyard are well defined with boundary walling to all four sides. There are entrances to the churchyard located at the north east corner, to the north (opposite the north door), to the south west, to the south (opposite the vestry entrance) and to the south east. The entrance to the north east is large enough to accommodate vehicles, the remaining entrances to the churchyard are suitable only for pedestrians.

7.2 The wall to the northern boundary is constructed of stone with brick copings. At the north east corner it is approximately 700mm high. Opposite the north door to the church the wall rises to a height of approximately 2.5metres.

The wall to the north western end of the churchyard is approximately 1.8 metre high and is constructed of stonework with a brick coping. This wall abuts the wall of the Scheduled Ancient Monument adjacent the Archbishops Palace. East of the Scheduled Monument, the boundary wall is approximately 2 metres high.

7.3 The wall of the Scheduled Monument is in poor condition. Ivy has infested the core and there are a number of cracks in the facework. The wall will need investigation prior to undertaking repairs.

Priority C: Investigate and repair Scheduled Monument wall

7.4 The wall to the south side of the churchyard is approximately 1 metre high at the eastern end. Towards the west, the wall structure becomes a retaining wall and is approximately 5 metres high at the south western end. The parapet within the churchyard is approximately 1 metre high. The wall is constructed of stone rubble with a stone coping. The wall is in generally reasonable condition.

7.5 South west of the church there is a flight of steps built into the retaining wall providing access to the river bank. West of these steps the wall contains a number of shrubs which have been allowed to take root. Vegetation should be removed.

Priority C: Remove shrubs from south boundary retaining wall

7.6 At the south eastern corner of the churchyard the boundary wall is approximately 1.1 metres high and constructed of stone rubble with triangular stone copings. The wall is in a generally good state of repair.

7.7 The boundary walls to the north, east and south east of the church are in generally fair condition.

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- 7.8 To the side of the chancel entrance there is a low stone plinth. This was originally topped with railings. The stones of the plinth have become dislodged and could present a trip hazard. It is recommended the railings should be reinstated to protect the step. The plinth should be repaired

Priority E: Improvement, Rebed coping stones to plinth adjacent chancel entrance and replace railings

Priority C: Repair railing plinth – cost not determined

- 7.9 The churchyard contains a number of mature trees. The majority are sited close to the boundaries of the churchyard although there are nine yew trees and a holy tree within 5 metres of the building. Generally these trees are in good condition.

- 7.10 The entrance to the boiler house is surrounded with iron railings, generally they are in fair condition, however three standards are broken. Repair and redecoration is needed. The area within the railings is overgrown with weeds and brambles and these should be removed.

Priority C: Repair and decorate railings to boiler house entrance

- 7.11 The war memorial to the eastern side of the churchyard is currently being repaired. The repairs will be sufficient to leave the monument in good condition.
- 7.12 There is a path across the churchyard from north to south, east of the chancel and a path around the church. These paths are paved with stone, on the church side of the circuit path there is a kerb with originally housed railings. The railings were removed; it is assumed; in 1940.

The path is surfaced with a combination of Yorkstone paving and other stone. Some of the Yorkstone pavers are ledger slabs. The pathway to the southern side of the church is generally level and even. The paths to the west, north and east of the church are uneven and there are significant numbers of broken slabs. In the area in front of the tower door the surface has been repaired with concrete. This area is now breaking up. There is also an area of concrete at the west end of the church which is in poor condition.

Priority C: Relay uneven stone pavings in the churchyard

- 7.13 The paved areas outside the north chancel aisle door become very slippery when wet. The paving in this area is uneven with some broken paving slabs. There are known to be vaults under this paving, although the precise location is undefined. Care should be taken when works are in progress in the churchyard to ensure vehicles and scaffolding loads are not placed in areas that are likely to contain inadequately supported vaults.
- 7.14 The pathway through the churchyard, east of the church, is in generally good repair.

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8.0 RECOMMENDATIONS

8.1 To carry out the repairs listed in the report. The principal items are listed below in approximate order of priority together with an estimate of cost. The costs indicated are exclusive of VAT and professional fees and are based on 2006 building costs.

Priority A

3.1.2	Clean out tower roof gutters	£40
3.1.8	Redecorate tower flagpole	Cost not determined
3.1.9	Improve weathering to flagpole and repair flagpole base	Cost not determined
3.2.3	Remove vegetation from south west buttress weathering	£600
3.4.1	Check and repair active beetle infestation in clock chamber	£500
4.2.2	Clean out sumps to chancel roof gutters	£50
4.5.1	Re-lead and re-order south nave aisle roof	£180,000
5.7.1	Repairs south nave aisle roof structure	£45,000
5.1.3	Additional repairs to the roof structure of the nave	£75,000
4.3.2	Re-lead and re-order the nave roof	£285,000
4.5.2	Selective pointing to parapets of south nave aisle	£1,000
4.5.3	Re-order flashings to south nave aisle roof	see item 4.5.1
4.5.5	Selective re-pointing to vestry roof parapets, parapet flashings	£150
4.7.2	Replace temporary patches to south slope of the organ loft roof	£400
4.8.4	Clean out gutters to north aisle parapet	£100
4.8.5	Treat vegetation growth in north nave aisle parapet	£150
4.8.6	Selective repairs to the parapets in bay two of north nave aisle	£250
4.10.2	Clean debris from north porch roof	£150
4.11.1	Clean out gutters to north east access turret (annual)	£50
4.12.3	Inspect hoppers to re-ordered downpipes twice yearly	
4.12.4	Unblock gutters to rainwater downpipes	£350
4.17.2	Remove ivy growth from south aisle, west end	£50
4.17.10	Remove vegetation to weathering of north west buttress	£50
4.19.6	Remove elderberry bush from east gable	£75
5.2.2	Review wall painting conservators report	£2,000
5.7.8	Treat beetle infestation in war memorial in south aisle of nave	£400
6.4.8	Carry out safety recommendations of electrical inspection report	

Priority A/B

4.20.11	Selective repairs to the voussoirs of the south nave aisle windows	£18,000
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Priority A(F)

- 2.7 Complete recommendations of access audit
- 2.12 Complete fire safety order plan

Priority B

3.1.3	Selective re-pointing to north parapets	£150
3.4.3	Redecorate clock chamber casements	£150
4.2.4	Selective re-pointing to north parapet of chancel roof	£150
4.15.3	Re-lead south clerestory window stonework and re-tip ferramenta	£5,000
4.16.5	Re-lead north clerestory windows and re-tip ferramenta	£5,000
4.17.6	Conserve west door stonework	£2,800
4.17.13	Selective repairs to north west buttress of north aisle	£500
4.18.5	Selective re-pointing to the base of buttress no 2	£350
4.18.6	Rebuild intermediate weatherings to buttress no 4	£1,000
4.18.10	Selective repairs to defective windows on the north elevation	£42,000
4.18.12	Refurbish external ferramenta to north aisle windows	£3,500
4.18.15	Selective repairs to the plinth, east elevation of north nave aisle	£2,500
4.19.3	Remove plant growth and rebuild weatherings to north buttress	£2,000
4.20.3	Redecorate external ferramenta to lower vestry windows	£500
4.20.4	Selective re-pointing to the south chancel aisle windows	£500
4.20.6	Re-tip ferramenta to south window of chancel aisle	£1,500
4.20.10	Selective re-pointing to south nave aisle buttresses	£1,500
5.1.9	Inspect and repair nave pew platforms as necessary	Cost not determined
5.7.5	Inspect and repair south nave aisle pew platforms	Cost not determined
5.2.12	Inspect and treat beetle infestation of choir stalls	£900
5.3.8	Repair east gable window.	Cost not determined
5.4.4	Refurbish south window to upper vestry	£400
5.4.11	Clean out organ mechanism void and monitor debris accumulation	Cost not determined
5.7.10	Re-support heating duct gratings in the south aisle	Cost not determined

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Priority B/C

3.5.1	Open up and inspect silence chamber	£650
3.5.3	Clean and inspect ceiling structure to ringing chamber	£500
4.6.7	Selective repairs to parapets of vestry roof	£400
4.13.1	Replace defective underground pipework	Cost not determined
4.17.6	Reinstate hood mould to west door	£10,000
4.18.3	Selective re-pointing to second buttress of north aisle	£500
4.18.8	Treat and remove vegetation to buttress no 1 and 2, north aisle to chancel	£3,000
4.20.11	Selective repairs to the arches of the south nave aisle windows	£18,000

Priority C

3.1.6	Redecorate turret downpipe	£100
3.2.7	Redecorate downpipes to tower	£200
3.4.4	Relay floor coverings to silence chamber	Cost not determined
4.6.8	Replace capping stones to boiler flue	£3,000
4.8.5	Masonry repair to the north aisle parapet	£5,000
4.12.4	Refurbish cast iron sections of downpipes	£900
4.15.1	Masonry repairs to the south clearstory of the nave	£35,000
4.15.2	Selective stone repairs to south clerestory	£3,500
4.16.4	Masonry repairs to the north clerestory of the nave	£30,000
4.16.4	Selective stone repairs to the north nave clerestory	£4,000
4.17.5	Selective re-pointing and stone replacement to west gable of nave	£25,000
4.17.8	Consolidate west gable window arch	£3,000
4.17.7	Selective repairs to the lower west gable	£2,000
4.18.7	Selective repairs to the quoins and weatherings of buttress no 6	£18,000
4.20.2	Redecorate sun dial pointer	£50
5.1.15	Repair west handrail to pulpit	£300
5.2.2	Conserve and clean wall painting to chancel	Provisional Sum: £28,000
5.2.15	Re-point altar plinth stonework	£400
5.3.5	Repair water damaged plaster in north nave aisle	£2,000
5.3.7	Refurbish opening light to window no 5, north aisle	£350
5.7.3	Low level plaster repairs south nave aisle	£1,000
5.7.2	Repair wall plaster to south nave aisle	£5,000
7.3	Investigate and repair Scheduled Monument wall	
7.5	Remove shrubs from south retaining wall	
7.8	Repair railing plinth	Cost not determined
7.10	Repair and decorate railings to boiler house entrance	
7.12	Relay uneven stone payings to churchyard	

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Priority C/D

3.2.4	Redecorate clock dials (access costs not included)	£600
4.7.4	Selective repairs to organ loft parapet embrasures	
5.7.3	Selective repairs to low level plaster, south nave aisle	£1,000
7.9	Repair railing plinth	Cost not determined
7.11	Decorate railings to boiler house entrance and remove weeds and brambles	
7.13	Relay uneven stone pavings in churchyard	

Priority D

3.5.5	Redecorate walls of ringing chamber
4.18.13	Selective repairs to north elevation string course
5.2.6	Re-lead east window to chancel
5.3.2	Inspect north aisle to nave roof structure
5.7.5	Re-lead window no3, south aisle to nave
5.7.6	Re-lead south aisle windows nos 4 and 5

Priority E

3.5.2	Improvement, Remove loose plaster from silence chamber walls	
3.5.4	Improvement, Redecorate ringing chamber ceiling	
3.7.5	Improvement, Repair floor to south porch	
4.20.5	Improvement, Reinstate hood moulds to south aisle chancel window	£8,000
5.1.2	Improvement, Reinstate corbel bracket to north side of nave clerestory	
5.1.15	Restore east handrail to pulpit	
5.2.7	Improvement, Clean stone reredos	
5.2.9	Improvement, Clean sedilia canopy	
5.3.12	Improvement, Provide plumbed in facilities to kitchenette	
5.4.2	Improvement, Remove hardboard lining to vestry roof structure	
5.4.5	Check load bearing capacity of upper vestry floor	
5.4.6	Improvement, Remove redundant materials stored in upper vestry space	
5.6.2	Improvement, Redecorate south west corner of north aisle to chancel	
5.8.3	Improvement, Clean south facing window to south aisle to chancel	
5.8.5	Conserve John Wootton wall paintings	
6.4.3	Improvement, Upgrade small appliance socket provision and lighting	
7.9	Improvement, Rebed coping stones to plinth adjacent chancel entrance and replace railings	

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Priority F

- 6.1.1 Obtain specialist report on lightning conductor installation

This is not a specification and should not be treated as such. Works other than minor repairs of a like-for-like nature will require a faculty. For more complex work, competitive estimates from suitably experienced Contractors should be obtained.

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APPENDIX A

ELECTRICAL INSTALLATION REPORT

Not available at present

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APPENDIX B

PHOTOGRAPHS