**FABRIC REPORT**

04/04/25

**Quinquennial Inspection**

The last Quinquennial Report was carried out in August 2023 and this highlighted significant repairs that need to be addressed in the next two years. Whilst undertaking these repairs we would like to take the opportunity to include some improvements in the church in order to increase the potential uses of the church.

Funds are not yet available but will be applied for as soon as we have reached that stage in the approvals process and the final plan is agreed and costed.

**Work Already Carried Out**

Since the development of a Friend’s Group we have already managed to fund several improvement projects in the church. In 2023 we instituted repair work to the gutters, drains and porch.

1. **Gutters** The gutters were falling down in many parts of the church and these were reattached and restored where possible, and sections were replaced where necessary. Some of the drains were blocked and these were all cleared and a section of broken drain to the East side of the church was replaced. Since this work was done the church has dried out considerably and this has prevented further deterioration of the masonry and plaster in the church.
2. **Porch** A section of rotten woodwork in the porch was replaced with oak and the remaining woodwork was treated with linseed oil to help with preservation and new gutters were installed to the porch. This work was supported by a grant from the Norfolk Churches Trust of £5,000.
3. **Electrics** The quinquennial inspection highlighted that the electricity board in the church was outdated and potentially dangerous. Work was commissioned from National Power and British gas and a new board and meter were installed.
4. **Heating** The heaters installed in the 1970’s have been replaced with modern, cost efficient, Heissen far infrared heaters. A Quick Wins grant of £3,000 was given towards this work.

**Essential Repairs**

The Quinquennial report identified the following essential repairs which need to be carried out to the fabric of the church, some of which are quite urgent due to the risk of falling masonry.

a) Replace the mortar above all the cover flashings on the Chancel roof

b) Replace the mortar above the Nave roof, south side cover flashings.

c) Replace quoin stones at the Porch entrance, left side.

d) Replace two decayed mullion stones in the Chancel east window.

e) Install stone guard to the east window.

f) Replace decayed mullion in window SC2

g) Repoint flints below the Nave arch apex cross.

h) Replace decayed stonework in window SN3.

i) Rebuild the Tower parapets and repair cracks in the walls below.

j) Install longer rainwater spouts when the parapets are repaired.

k) Replace the decayed stone mullion in the Tower north facing Belfry window.

l) Repair the Tower plinth decorative stonework when the upper parts are repaired.

m) Replace the lowest sections of the Tower west window mullions.

n) Repair stonework in windows NN2 and NN3.

o) Replace quoin stone on buttress NB4.

p) Replace the missing tracery in the Porch gable.

q) Replace Nave east gable north side kneeler stone.

r) Repair the spalled stone on the Chancel north door lower hinge.

s) Repoint stones in the Chancel east gable.

t) Investigate and repair the crack in the Nave wall south side - extent of this work not yet known.

**Fabric plan (**based on essential repairs required and enhancements required to expand the use of the church)

a)Perform essential repairs to masonry of church tower

b)Perform essential repairs to masonry of church windows including the East stained glass window

c)Perform essential repairs to other masonry of church identified in quinquennial report

d)Repair the tracery in the porch

e)Update the electrical wiring where required and install an audio system

f)Install a water supply to the church

g)Install basic kitchen facilities in the vestry

h)Install a public disabled toilet/shower

i)Project the lost Wall Paintings onto one wall by video projection and include a voiceover explaining the story as it unfolds.

j)Add storage in the vestry and the rear of the church

k)Remove three rows of pews on each side, front and back

l)Repair as necessary the internal paintwork

m)Install internet access

We are currently in the early stages of this process and have engaged architects to produce plans for our proposals. We have consulted with the DAC and are due to submit a formal application to the DAC once the detailed plans have been drawn up by the architects.