

Church of St Mary Magdalene, Madingley: MAINTENANCE PLAN

The Priest in Charge and Church Wardens have responsibility for the fabric of the church. In Madingley the Fabric Committee (a sub-Committee of the PCC) provides assistance in monitoring and caring for the fabric of the church building.

Our Church

Situated in the Diocese of Ely, the church is listed as Grade 2* and sits within the Madingley Conservation Area just inside the gates leading to the Grade 1 listed Madingley Hall, which dates from 1543.

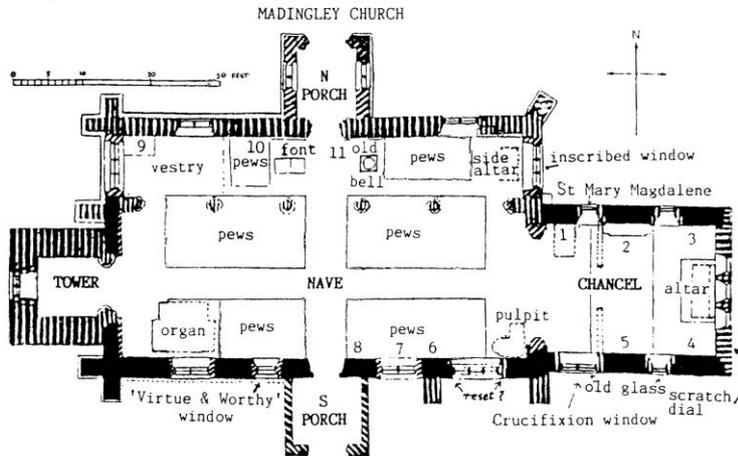
There has been a church on the site for nearly nine hundred years but most of the present building dates from the C13 - C14. The church plan includes a west tower, nave with north aisle and north and south porches and chancel. The North Aisle and arcade were added during the 14th century and the Nave clerestorey in the 15th. The north aisle wall contains an aumbry and piscina. Originally the East end of the North aisle was a Guild Chapel and later used as a private family pew in the 18th century for the Cottons, who then owned Madingley Hall. There is a fine arcade of pillars of arches in early Decorated style leading into the nave, which also features a beautiful 14th century arch at the western end. The door leading into the South Porch, with its very fine contemporary iron hinges, is probably late twelfth century.

General restoration work was carried out in 1872-4 and 1885 and the chancel was rebuilt in 1874 at which time the roofs were renewed throughout and the floor relaid with tiles. Two Early English lancet and 14th century windows survive together with a reworked east window of three graduated

lancets. The spire and north porch were added in the fifteenth century.

Between 1910 and 1926 the outside north wall of the church was refaced with irregularly shaped stones over a core of rough rubble (flint rubble), the spire rebuilt (using original material from the 12 – 15th centuries) and other restoration work carried out, all paid for by the Harding Family who lived at Madingley Hall. The nave roof is tiled with slate and the chancel roof is clay-tiled.

The electrical infrastructure, lighting and electric heating system was replaced in 1999. The churchyard and area for the burial of cremated remains is in use.



13th century		MONUMENTS
Early 14th century		
Later 14th & 15th century		
Post mediaeval		
18th century		
Modern		

Plan by Rattee and Kett 1929 with modifications; architectural details according to the Royal Commission on Historical Monuments, *Cambridge & W. Cambs* 1968 177. Some details differ from Lloyd's interpretations given in the text (e.g. dates of tower, north aisle windows etc.).

The Fabric Committee is chaired by Mr Michael Fuller. Other members of the Committee are Col MWH Day, Dr S. Day, Rev'd C. Barrow, Mrs S Baldwin and Mr C Baldwin. The Committee reports to the Priest in Charge, the Treasurer and the PCC. The Committee is enabled to authorise work to the value of £1,000 without recourse to the PCC. The Committee meets every three months or more often as necessary.

The Fabric Committee is assisted by members of the congregation in carrying out appropriate maintenance tasks, drawing in professionals as necessary.

The Quinquennial Report

This was written in 2014 and the following is a summary of the main points and recommendations:

“The church is very well maintained by a dedicated group of parishioners. The PCC are congratulated and encouraged to continue a programme of ongoing repairs. Roofs appear to be in satisfactory condition and there are no signs of leaks. However, moss should be removed from all slopes so the condition of tiles and slates can be more accurately assessed. Lead work is generally in good condition although pointing needs replacing to North aisle and tower parapets. The external render to the tower and the south elevation of the Nave continues to deteriorate, including clerestory window reveals and cills. There is an ongoing problem with damp to the north wall of the North aisle, the contributing cause of this is still uncertain. Internal wall finishes are also affected by this damp. Floors remain in good condition, and internal furnishings and fittings are all well cared for and in good order. The churchyard is extremely well maintained.”

Summary of Recommendations:

Urgent (Category AA)

Repoint approximately 1m of flashing to Tower parapet in north east corner and length of North aisle parapet. £150

Check all open parapet joints on north side of North aisle, and repoint. £150

Replace cracked glass to east window of North aisle. £250

Specialist advice needed to access from belfry floor and above.

Repair broken board in pew platform. £150

Works Within the Next Two Years (Category A)

Repoint small area of rubblework to east elevation of Chancel £200

Repoint lowest 2 feet of rubblework to south elevation of Chancel, and open joint to stone plinth west of rwp gully. £2,000

Carry out repairs and rerender west end abutment of Nave west wall and Tower.

Repoint generally to Tower plinth.

Repoint North aisle plinth on west side

Carry out repairs to numerous window reveals, render and stonework.

All the above £5,000 +

Works Within the Next Five Years (Category B)

Decorate ends of rafter feet and new boarding to eaves at east end of north Nave slope £300
Repoint lead flashing at Chancel south slope abutment with Nave and gable end at east. Dress down all lead flashing overlaps £250
Redecorate cast iron rainwater goods to Chancel £2,000
Carry out localised repairs to external plaster to North Porch £300
Redecorate metalwork to south door and redecorate tower door £400
Redecorate underside of roof in North and South porch £500

Maintenance Items (Category M)

Check and clear all gutters at least annually, check joints and reseal
Monitor abutments of Nave roof with Tower for signs of water penetration.
Clear moss from all roof slopes.
Carefully remove worst areas of flaking render back to sound of Nave south elevation.
Remove moss from buttress weatherings.
Maintain opening lights to windows.
Monitor mortar joints to Spire.
Clean belfry floor annually and inspect for beetle activity.
Monitor crack in south west corner of belfry above bell frame.
Monitor condition of cast iron gratings to floor and pew platforms.
Monitor cracks to clerestory windows internally.
Minimise stored items in Tower to allow floor to breathe.
Obtain conservators reports on all monuments.
Cut back Yew trees at south west corner adjacent to Tower, and shrubs to north east of Chancel.
Continue to clear weed growth from perimeter of building.
Carry out annual inspection of trees.

Annual maintenance work

Churchyard

Grass cutting in the churchyard is undertaken using the church's own ride-on mower by Chris Baldwin. John Freegard strims around the headstones, fence and trees using his own contracting equipment. A maintenance day is organised every year in late Spring when volunteers undertake tasks such as tidying graves, sweeping paths and removing rubbish. Col Day controls ivy and other pernicious weeds, as required.

The church path is in poor condition. Its replacement is part of the West End Development Project.

The trees in the churchyard are regularly inspected by qualified arboriculturalist Edward Richardson. Three projects have been undertaken during 2016-7 which have included the felling of a dead tree, cutting back to strengthen trees showing fungal attack and cutting back overhanging branches.

The church fence to the south and west was replaced by the University of Cambridge in 2017. The PCC has employed a contractor to repair and replace part of the fence to the east of the churchyard during 2017.

The lawns to the north of the church are part of the Madingley Hall Estate and are maintained by their Garden Team.

Interior cleaning

The church is cleaned on a fortnightly basis by a team of volunteers who sweep the window ledges, remove bat droppings as necessary, vacuum the carpets and floors and polish the pews and other wood surfaces.

Vestments are maintained by our Associate Priest Rev'd Barrow and Dr Sara Day.

Health and Safety

The 4 fire extinguishers are maintained by Camfire who inspect them annually in September. They have been completely replaced this year and members of the congregation attended a fire extinguisher training session to ensure that those who steward services and events have the knowledge to use this equipment properly.

A Health and Safety check is carried out by the Priest in Charge and Church Wardens regularly and any remedial work is referred to the Fabric Committee.

Electrical System

There is a three-phase electrical supply for the heating and lighting. Electrical equipment is housed in a cupboard at the west end of the nave. The system was last checked on 9th June 2015 (including PAT testing of equipment) by Chris Rix Electrical; the next inspection is due June 2020.

Sound System

The church has three microphones and a PA system. This is checked and adjusted, as necessary, by Chris Baldwin.

Lighting

Light bulbs are replaced, as necessary, by the Fabric Committee.

Gutters, downpipes and drains

John Freegard (or a contractor is as necessary) clear the gutters annually. The Fabric Committee monitors the drains and downpipes and arranges for these to be cleared when required.

Organ

The lead organist, Jan Pearson, arranges for servicing and repairs, when required, with Bishops. A notebook recording the work that has been carried out is kept in the church.

Litter, Waste Collection and Disposal

SCDC collects rubbish and plant material from the black and green bins on a fortnightly basis.

Inspections of equipment, structures and services

The Fabric Committee is responsible for carrying out regular monthly visual checks and arranging for remedial work, as necessary.

Security

The church is open every day between 9.15am and 4.30pm. Cupboards are kept locked inside the building and the gate to the church path is also kept locked. The lead roof on the north aisle was marked with Smartwater in 2017.

The lightning conductor is inspected on a 1/2/4 year cycle with the last certificate being issued in October 2016.

Current matters under review or in progress – October 2017

Conservation and protection of stained glass panel

Faculty received. Awaiting funding. £2,407.20

Quinquennial items AA and A

Replace cracked glass to east window of North aisle. Completed.

Specialist advice needed to access from belfry floor and above. Incorporated in West End Development Project.

Repair broken board in pew platform. Completed.

All other matters have been assessed and left in abeyance whilst PCC fund raising for West End Development Project. To be kept under annual review in consultation with Church Architect.

Front step of north porch

Becomes slippery in winter months. Member of congregation has volunteered to maintain this in safe condition.

Treework in churchyard

Work to be undertaken 20 October 2017 by Richardson Tree Surgery.

Hole in church path

Contractor engaged to repair this.

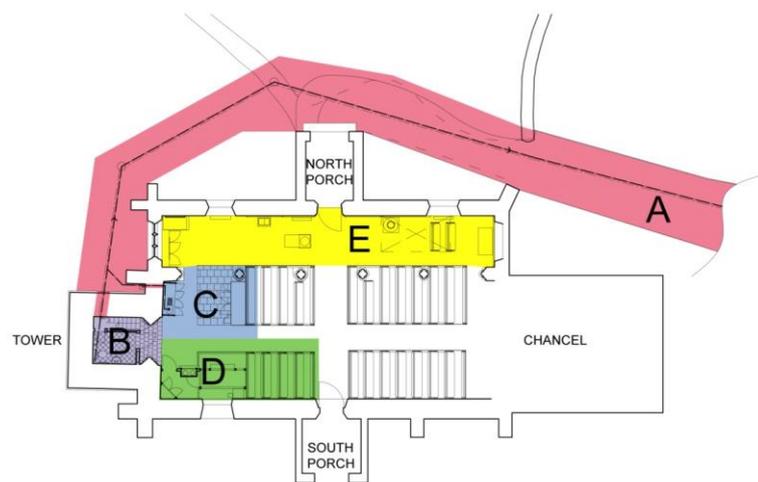
New fence panels

Need painting to complete job. Under review.

West End Development Project

This project will address many of the shortcomings in the running of the church that have been identified:

- A. A foul drain and water supply into the church and new path.
- B. An accessible WC, acoustically separate from the rest of the church, with sufficient room to permit 'vesting'. Staircase to new gallery over. Improved, safer access to belfry.
- C. A servery, so that refreshments can be prepared, with a sink that can be used for washing up as well as for flower arranging and cleaning.
- D. Repositioning of the organ to enable a new Vestry to be created. This will allow the church wardens, clergy and others to set up before services and clear away afterwards without treading on each other's toes. Essential lime plaster repairs in the nave. Secure, purpose-built cupboards to improve security and make the running of the church more efficient. A ground floor display case to house two of the cherubim moved from the tower.
- E. Removal of curtains and some furniture from the north aisle to allow more light into the church and afford improved access to memorials, paintings and exhibitions illustrating the history of the church and village. New electrical cupboard and some replacement heating. The reorganisation will provide sufficient space so that 40 standing people can be served with refreshments with improved circulation at the west end of the church to relieve congestion in the aisles before and after services and during other events.



CHURCH OF ST MARY MAGDALENE, MADINGLEY
WEST END DEVELOPMENT PROJECT - PROPOSED PLAN

The Fabric Committee organised an initial clearance of the vestry and adjoining areas in the Summer of 2017 to test the proposed design and undertake some of the planned works on a self-help basis. The Committee continues to liaise with the Church Architect as the Project progresses, reporting back to the PCC.