

CHURCH OF ST MARY MAGDALENE, MADINGLEY

MAINTENANCE PLAN

June 2020

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.

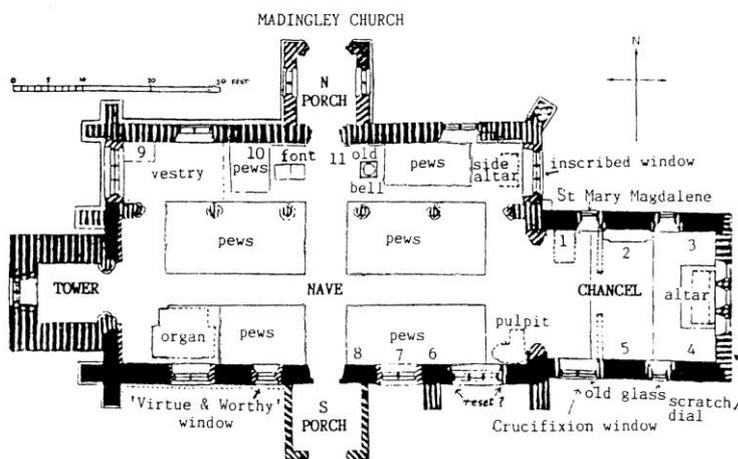
There has been a church on the site for nearly nine hundred years but most of the present building dates from the C13 - C14. The church plan includes a west tower, nave with north aisle and north and south porches and chancel. The North Aisle and arcade were added during the 14th century and the Nave clerestory 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.



13th century



Early 14th century



Later 14th & 15th century



Post mediaeval



18th century



Modern



MONUMENTS

1. Elizabeth Stukeley +1636
2. Dame Jane Cotton +1692
3. John Hynde Cotton +1807
4. Commander Charles Cotton +1828
5. Admiral Sir Charles Cotton +1812
6. Colonel John H. King +1870
7. Mrs Marjorie G. Pearce Higgins +1975
8. War Memorial.
9. Jane Cotton +1707
10. Thomas W. Harding +1927 and family.
11. Mrs Annie H. Harding +1923

Plan by Rattee and Kett 1929 with modifications; architectural details according to the Royal Commission on Historical Monuments, *Cambridge. i 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 churchyard and area for the burial of cremated remains is in use.

The Fabric Committee reports to the Church Wardens and the PCC. The Committee is enabled to authorise work to the value of £1,000 without recourse to the PCC. The Committee meets as required. 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 document is being prepared (June 2020).

Annual maintenance work

Churchyard

Grass cutting in the churchyard is undertaken by a volunteers using the church's own ride-on mower who also carry out strimming around the headstones, fence and trees. A maintenance day is organised every year in late Spring when volunteers undertaken tasks such as tidying graves, sweeping paths and removing rubbish. The trees in the churchyard are regularly inspected.

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 also maintained by volunteers.

Health and Safety

The 4 fire extinguishers are maintained by Camfire who inspect them annually in September. They were completely replaced in 2018 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 inspected in June 2020.

Sound System

The church has three microphones and a PA system.

Lighting

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

Gutters, downpipes and drains

These are cleared 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. The organ was rebuilt in 2019 as part of the West End Development Project.

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 and is alarmed.

The lightning conductor is inspected on a 4-year cycle with the last certificate being issued in 2020.

Work carried out to the fabric 2018 - 2020

1. October 2018. Electrical repair work to pew heaters carried out by Neaves Electrical Ltd.
2. November 2018: Asbestos survey carried out by Vintec Laboratories [none found].
3. November 2018. Programme of urgent repairs carried out externally by Spectrum Stone authorised following List B application dated 23 July 2018. Work included external masonry and render repairs and replacement of damaged roof tiles.
4. December 2018. Repairs to stonework to nave window SWvi List B authorisation 8 November 2018. Work undertaken by Hibbitts Masonry.
5. Jan 2019. Paint two downpipes with anti-climb paint on North Aisle. Work carried out by Hill Construction.

6. January 2019. Felling of one yew Tree in the churchyard to the west of the tower. Authorised by faculty dated 25 July 2018. Contractor Acacia Tree Surgery.
7. February 2019. Completion of repair and protection of central tableau of two 16th century figures in single light window (SWvi), introduction of isothermal glazing and ferramenta. Repairs by Auravisions Limited authorised by faculty dated 28 June 2017.
8. April 2019 – Gutters and downpipes cleared by The Design Branch.
9. West End Development Project on site May – September 2019. Authorised by faculty dated 16th January 2017 with addendum dated 7 September 2018. Main Contractor: R.J. Pinnock. Direct contract with Bishop and Son Organ Builders. Works include installation of water supply and drainage works to cess pool located in the churchyard to the west of the tower. Disposal of five pews, floor repairs, introduction of food preparation unit, new electrics cupboard, new vestry and servery at west end of nave and accessible toilet in the tower. Reorganised arrangement for access to the tower and bell ringing. Relocation of panelling from tower to the north aisle. Works to the heating system to accommodate new layout. Introduction of two curtains. New path to the north-east of the church. Relocation of organ. The works designed by Ashley Courtney RIBA and Cambridge Architectural Research.
10. September 2019. Installation of roof alarm on North Aisle roof (temporarily extended to scaffolding on Chancel during roof repair work). Authorised by List B dated 16 May 2019. Contractor GBSG Ltd.
11. September 2019 – May 2020. Repairs to the chancel roof and north side of nave parapet, works authorised by List B dated 21 May 2019. Works carried out by Hibbitt Masonry Ltd.
12. November 2019 – purchase of Audio Technica microphone.
13. November 2019. Repairs to two cast iron floor gratings carried out by Designs on Metal.
14. December 2019 - New NRSV lectern bible presented by Stuart Betts in memory of Edward Samuel Lawrence Betts and Ivy Evelyn Betts. 25 NRSV pew bibles (5 in large print) donated in thanksgiving for the 80th birthday of Elizabeth Seale by members of St Mary Magdalene Church, Madingley and her family and friends in April 2019.
15. January 2020. 18 wooden stacking chairs (12 with arms) upholstered in fire retardant foam and fabric and manufactured by Alpha Furniture. 2 Gopak Contour folding tables 1220 x 610mm. .
16. January 2020. Woodland double-sided play carpet with backing.
17. January 2020. Replacement coir doormat (supplied by Coirmats) for north porch.
18. February 2020 – Inspection of Lightning Conductor carried out by J W Gray Limited.

19. March 2020 – windows cleaned at clerestory level.
20. Tower window internal reveal to be decorated when current lockdown is lifted. Window in tower to be cleaned and made operable. List B authorisation given 11 December 2019. Work to be undertaken by Terry Lankester.
21. 5-yearly inspection of electrical installation (June 2020) completed by S & P Electrical Ltd.

We were greatly saddened by the death of Michael Fuller on 22 November 2019. Michael had served as chairman of the Fabric Committee for many years using his project management experience to the great benefit of the many fabric projects that he worked on at Madingley from the 1990s through to the West End Development. He was a very faithful, constant and thoughtfully considerate member of our church community.

Future planning

Mr Courtney, church architect, will carry out the Quinquennial Inspection in June 2020. This will inform the PCC as to the most urgent works necessary and also the works that need to be undertaken as soon as funding is available. Mr Courtney has already identified necessary repair work to the nave parapet and provided a report on this matter.

The hard, cementitious render on the lower part of the interior nave walls (that prevents the walls from breathing) has been gradually replaced over the years. One final section between the south door and the pulpit remains. Once this work has been carried out, the whole of the inside of the church should be decorated.

The PCC has applied for permission from the Diocese to install two replacement noticeboards for the North Porch. An internal display board is to be installed later.

The costs and methodology involved in cleaning the war memorial are being explored. Consultation with the DAC is on-going.

Ongoing maintenance in the churchyard will include filling holes and other trip hazards together with an assessment of tree health. The annual churchyard maintenance day could not take place in May 2020 because of the lockdown. This event to be rescheduled.

Damp in the church is an ongoing, historic issue and needs further investigation.

The floor of the chancel to the west of the communion rail is in poor condition.

The storage of the altar frontals requires a revised solution to allow for easier changeover through the seasons (at present stored behind the altar).

Accessibility: It remains an ambition of the PCC to make the church more accessible to wheelchair users and those with limited mobility by providing a permanent ramp to the north aisle (including being able to use the north door) and a portable communion rail, to fill the gap between the two permanent communion rails.