

# **CHURCH OF ST MARY MAGDALENE, MADINGLEY**

## **MAINTENANCE PLAN**

**April 2022**

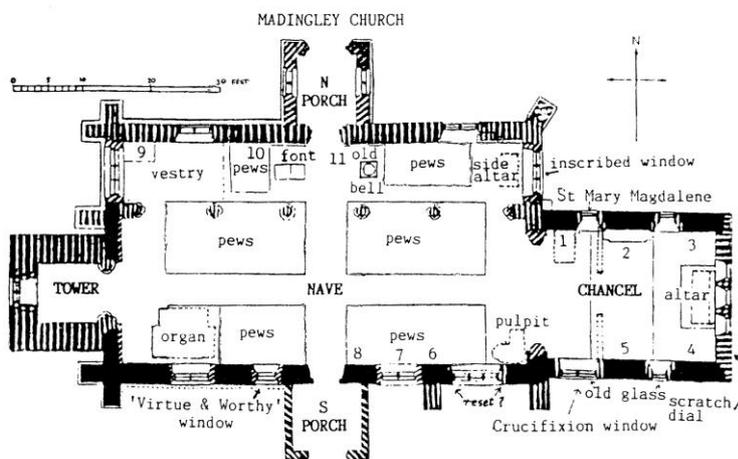
The Vicar and Church Wardens have responsibility for the fabric of the church. In Madingley the Fabric Committee (a sub-Committee of the PCC) provides assistance in monitoring and caring for the fabric of the church building.

### 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 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



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.).

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 north side of the nave is roofed in slate and the south side in clay tiles. The chancel roof is clay-tiled.

The electrical infrastructure, lighting and heating system was replaced in 1999. The West End

Development Project in 2019 provided an accessible lavatory, water supply, drainage to a cesspool, tea preparation facilities, storage in new servery unit, relocated vestry and organ, reorganisation to allow for improved circulation and meeting space, new path from Church Lane, new noticeboards in the North Porch, conservation of historic woodwork and improved access to the tower.

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 was carried out by Ashley Courtney RIBA AABC in 2020.

### **Annual maintenance work**

#### Churchyard

Grass cutting in the churchyard is undertaken by volunteers using the church's own ride-on mower and strimming around the headstones, fence and trees. A maintenance day is organised every year in late Spring when volunteers undertake tasks such as tidying graves, sweeping paths and removing rubbish. The trees in the churchyard are regularly inspected. A wildflower area has been designated in the SE part of the churchyard.

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, clean the lavatory and tea prep unit surfaces, vacuum the carpets and floors and polish the pews and other wood surfaces. Vestments, altar cloths and communion cloths are 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 2017 and members of the congregation attended a fire extinguisher training session in 2021 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 Vicar 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, a mixer and two fixed loudspeakers, plus a Hearing Assist system. One of the microphones was replaced in 2021.

### 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 (most recently in March 2022). 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 approximately 9 am and 4pm. Cupboards are kept locked inside the building and the vehicle gate to the church path is also kept locked. The lead roof on the north aisle was marked with Smartwater in 2017 and is camera monitored. The North Aisle downpipes have been finished with sticky paint.

The lightning conductor is inspected on a 4-year cycle with the last certificate being issued in 2020. A visual check is carried out on a monthly basis.

### Work carried out to the fabric 2021 - 22

Smartwater was reapplied to north aisle roof.

Replacement of three storage heaters.

Replacement of rainwater drainage system to the west end of the churchyard and under the west end of the church lawn including Repairs and replacement of broken drainpipe and salt

glazed drain to the west of the South Porch carried out by Stuart Goodwin with archaeological oversight by CAU and the Diocesan Archaeologist.

Repairs to Roman cement by Roy Cafferty around NE window and North Porch.

Repairs to fabric carried out by Hibbitt Masonry

- a. Alterations to drainage under window to the east of the North Porch.
- b. Repairs to brick course in north facing elevation of North Aisle (to the west of the North Porch).
- c. Repairs to Buttress.
- d. Replacement of coping – east end of north aisle .
- e. Repairs to South Porch gutter.
- f. Repairs and pointing to Buttresses at the west end of the nave/base of south elevation of the tower

Investigation of condition of underfloor in Chancel.

Cesspool emptied (March 2022).

#### Work planned for 2022-3

Ongoing maintenance in the churchyard will include filling holes and other trip hazards together with an assessment of tree health. An annual churchyard maintenance day is to be arranged.

Overhanging Yew trees to be cut back alongside Church Lane with an additional tree crown reduction and a leaning tree to be felled (Richardson Tree Surgery May 2022).

The floor of the chancel to the west of the communion rail is in poor condition. The church architect has produced a draft scheme which is currently under consideration by the DAC at Ely.

The Dame Jane Cotton has been highlighted in the Quinquennial Inspection as requiring a conservation inspection. Funding is being sought for this.

Investigation of possible damp under the central pew plinth in the nave.

Safety improvements to access within the tower/belfry to be carried out by Hibbitts.

Windows in the North Aisle to be cleaned internally.

Electrical switch next to the vacuum cleaner cupboard is faulty and requires attention.

Renew contract for roof cameras/alarm system.

In addition to matters raised in the QIR, the following matters will be tackled when circumstances allow:

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

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.