

2020 QUINQUENNIAL INSPECTION SURVEY REPORT

Under the Inspection of Churches Measure 1955
as amended by Ecclesiastical Jurisdiction and The Care Of Churches Measure 2018

ALDBROUGH ST JOHN

PARISH CHURCH OF ST PAUL



Inspection carried out by:

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Job Ref: 5559

ALDBROUGH ST JOHN Parish Church of St Paul

Diocese:	Anglican Diocese of Leeds
Episcopal Area:	Richmond & Craven
Deanery:	Richmond
Contact:	John Gill
Date of Inspection:	14 th July 2020
Date of Previous Inspection:	21 st April 2015
Survey Conditions:	Overcast but fine with a light breeze.
Limitations:	The inspection was carried out from ground level using binoculars both inside and out where necessary. Ladders were not available. Compass bearings throughout this report refer to ecclesiastical orientation. Window reference numbers, where given, refer to the CVMA (Corpus Vitrearum Medii Aevi) system.
Disclaimer:	Woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report that any such part of the building is free of defect.
Particulars of Site:	The church sits within its own yard to the east of the village. Roads form the south and east boundaries and there is a private house on the north side. The other boundaries are to a field. The yard is generally level and, until recently, has not been a burial ground. There are now burials of cremated remains along the east wall.
Particulars of Building:	The Church was built in 1890/1 by W S Hick for Eleanor, the Dowager Duchess of Northumberland, as a daughter Church of St John at Stanwick. It is a well-constructed building of Nave and Chancel with Vestries on both sides of the Chancel. It is built in random rubble masonry with dressed stone quoins to windows, buttresses and door surrounds. It has an octagonal Bellcote on the west gable wall. The Westmoreland slate roof replaced the original roof of plain clay tiles, in the 1930s. Tie rods were inserted at that time. The Church is designated Grade II (NHL ref: 1131957).
Acknowledgements:	John Gill and Janet Hall for opening up the Church.

- 1.0 General Condition.** The building is structurally sound with no signs of settlement. Maintenance is generally good, but the time has come to overhaul all the cast iron rainwater goods.
- 2.0 Repairs Recommended within the Quinquennium**
(References to 2015 Faculty Jurisdiction Rules permissions suggested)
- 2.1 Urgent, Requiring Immediate Attention**
Check stability of cross shaft. 3.14 A
- 2.2 Requires Attention within 12 Months**
Replace bottom fallpipe fixing. 3.8, 3.10 A
- 2.3 Requires Attention within the Next 18 – 24 Months**
Refurbish rainwater goods. 3.2, 3.4, .8, 3.10, 3.12, 3.13, 3.15 B
- 2.4 Requires Attention within the Quinquennial Period**
East main Nave door over the carpet. 5.7 A
- 2.5 A Desirable Improvement with no Timescales**
None
- 2.6 Routine Items of Maintenance**
Keep drain runs clear

EXAMINATION OF THE BUILDING FABRIC

3.0 EXTERNAL WALLS

- 3.1 Nave, West Wall.** Masonry is sound and pointing is tight. The dressed coping stones and kneelers all look in sound condition. There is no settlement at either kneeler. The open verge pointing on both north and south sides are intact but sections are cracked, particularly at the top of the northern slope. The clasped buttresses are in sound condition and well bonded to the building corners. The central buttress that supports the Bellcote looks in sound condition and is well bonded to the wall. The window stones in this buttress are sound and the window panel is in good condition. There is no sign of bulging in the window panel and it is well bonded to the masonry. The structure of the octagonal Bellcote is sound but there are recessed joints in the conical roof stones. Within the Bellcote, the two substantial corbels on the south west and north east sides look in sound condition. They support a single bell. Where seen, the straps to its headstock looked in good condition. The weathervane and its gold clock looked in sound condition. The connection to the single copper tape down-conductor looked in sound condition. The tape fixings were sound down the north-west side of the Bellcote and down the west wall. It is protected at the bottom sections. The underfloor air brick at the base of the west wall on the north side is above ground and clear. The electricity dolly fixing on the central buttress looked in good condition.
- 3.2 Nave, North Wall.** Masonry is sound and pointing is tight. There is no settlement over window openings. Window stones look in sound condition. Window panels are in good order and are well bonded to the masonry. None of the panels shows signs of bulging. Rafter feet at eaves level look in sound condition and the timber boards behind looked sound. Refurbish the cast iron gutter: the paintwork is peeling and joints are leaking. The large plastic full pipe is sound. One section of the gutter appears to have split at the joint (photograph 1). Above the second rafter foot from the east end, blistering paintwork indicates that the back of the gutter has corroded (photograph 2). The underfloor air bricks are above ground and clear.
- 3.3 North Vestry, West Wall.** Masonry is sound and pointing is tight. There is no settlement at the kneeler and the coping stones are in good order. The open verge pointing to the slate roof covering is intact and tight. Door surround stones are sound. The timber frame and door look in good condition. The joint between the frame and the stonework is intact. Stone steps are in good order.

- 3.4 North Vestry, North Wall. Masonry is sound and pointing is tight. There is no recent settlement in this wall. Underfloor air brick below the plinth offset is in good condition. Window stones are sound and show no signs of recent movement. Window panels are in good condition with no signs of bowing. Both window panels are adequately bonded to the masonry surrounds. At eaves level, rafter feet look in sound condition. Paint on the cast iron gutter is blistering and should be renewed. The rectangular section cast-iron fallpipe sounded clear at the time of inspection. It is judged to be secure.
- 3.5 North Vestry, East Wall. Masonry is sound and pointing is tight. No settlement noted behind the kneeler. The coping stones are in good condition and well bedded. The open verge pointing above is intact and tight. Window stones look in sound condition. The window panel is in good order with no signs of bulging. The panel is adequately bonded to the masonry. Plinth courses on this section of wall in sound condition.
- 3.6 Chancel, North Wall. Masonry is sound and pointing is tight. No settlement over the window openings. There is an open joints below the window sill above the string. Window panel looks in good condition with no signs of bulging. The panel is adequately bonded to the masonry surrounds. The lower door to the Cellar looks in sound condition: the frame is sound and is adequately bonded to the masonry surrounds. Access was not gained to the Cellar. The ventilator window to the right is sound and is secured with a section of cast iron heating grate. At eaves level, the rafter feet look in sound condition and support a cast-iron profiled gutter. Paint is blistering on this gutter and joints between the sections appeared to be broken. Moss growth has accumulated on these joints. Refurbish this gutter. The large section plastic fallpipe at the east end is secure and was clear at the time of inspection.
- 3.7 Chancel, East Wall. Masonry is sound and pointing is tight. There is no recent settlement at either kneeler or above any of the lancet windows. Kneelers and coping stones look in sound condition and are well bedded. Open verge pointing above the coping stones is secure and tight on both sides. Window stones look in sound condition but there is notably more erosion on the left hand lancet. Window panels look in good condition and show no signs of bulging. All three are adequately bonded to the masonry surrounds. Lower stones within the lancet shapes are in sound condition. End and central buttresses are in sound order and are well bonded to the masonry wall. The apex ventilator is in sound condition and the mesh within it appears to be tight and secure.
- 3.8 Chancel, South Wall. Masonry is sound and pointing is tight. There is no settlement over the window openings. Window panel is in good condition with no signs of bulging. It is tight to the masonry surrounds. At eaves level, the rafter feet look in sound condition. The paint surface on the cast iron gutter is blistering. Refurbish this gutter. Joints appear to be sound. There is weed growth at the west end. The plastic circular fallpipe is sound but replace the bottom fixing. The lower air grate is sound and the faceplate is adequately painted.
- 3.9 South Vestry, East Wall. Masonry is sound and pointing is tight. There is no settlement at the kneeler or above the window head. The coping stones are sound and the open verge pointing above is intact and tight. The window panel is in good order, showing no signs of bulging. It is tight to the masonry surround.
- 3.10 South Vestry, South Wall. Masonry is sound and pointing is tight. There are open joints in the offset plinth. The underfloor airbrick grate is sound and well painted. There is no settlement over the window stones. The window panels of both lancets are in good condition with no bulging. They are tight to their masonry surrounds. At eaves level, the rafter feet look in good condition. They support a cast-iron gutter. Sections of paint are blistering. Refurbish this gutter and seal the joints. The circular plastic fallpipe is sound but replace the bottom fixing.
- 3.11 South Vestry, West Wall. Masonry is sound and the pointing is tight. There is no settlement at the kneeler or away from the main wall structure. Coping stones are sound and the open verge pointing above is intact and tight.
- 3.12 Nave, South Wall. Masonry is sound and pointing is tight. There is no settlement on this wall above the window stones. There is no settlement at the western clasped buttress. Window panels are in sound condition, showing no signs of bulging. The panels are adequately bonded to the masonry. The central buttress is sound, well pointed and secure

to the main wall masonry. At eaves level, the rafter feet look in sound condition. They support a cast iron gutter, sections of which have blistered paintwork. Refurbish this gutter and ensure that the joints are sealed. There are indications that some of the joints leak, particularly on either side of the central buttress. The rectangular cast-iron fallpipe looks in sound condition. Sections were clear at the time of inspection and looked secure. The underfloor air bricks are above ground and clear, although, at the west one, ground levels are encroaching.

- 3.13 South Porch, East Wall. Masonry sound and pointing is tight. There is no sign of settlement in the wall. Window stones are in sound condition and the window panel is secure. Plinth offset stones are in good order. Rafter feet are sound and support a cast iron gutter. All looks sound but refurbish this with the rest of the gutter system. The rectangular cast-iron fallpipe was clear at the time of inspection. There appears to be a crack in the bottom bracket.
- 3.14 South Porch, South Wall. Masonry is sound and the pointing is tight. Some of the later pointing to the right of the door sounds hollow and may be loose. Sections may drop off the wall. There is no settlement at either kneeler. The coping stones are in sound condition and are well bedded. The open verge pointing above the copings on both slopes is intact and relatively tight. The finial stone looks in good order and the finial cross is judged sound, although there appear to be minor cracks at the cross base, particularly on the western side (photograph 3). Check the stability of this cross. Door surround stones are in sound condition and are crisp. Minor settlement at the head is of no concern. The apex window is sound with no filling. The fixings for the overhead light fitting appear to be in good condition.
- 3.15 South Porch, West Wall. Masonry is sound and pointing is tight. No settlement over the window. Window stones look in good condition. The window panel is sound and secure. Rafter feet look in good condition. They support a cast-iron gutter. The rectangular section cast-iron fallpipe is securely fixed and was clear at the time of inspection. The air brick cover plate above the offset plinth course is broken. The electricity supply cables, running through to the South Porch, down the corner of the Nave wall and up to the dolly look in good condition and are secure.

4.0 ROOFS

- 4.1 Nave, North Slope. The Westmorland slate covering is tight and generally in good order. One slate is missing on the west verge, four courses below the Bellcote (photograph 4). Stone ridges are intact and the mortar haunching to them is tight. Soakers and stepped cover flashings to the Bellcote east wall are in good order. Over flashings on the angled wall and the north wall of the Bellcote look in good order. The east gable cross looks in sound condition and there is no crack at its base.
- 4.2 Chancel, North Slope. The Westmorland slate covering is generally intact but one slate has skewed at apex level, three courses from the ridge, near the east end (photograph 5). The stub remains of the chimney stack looked in sound condition. Soakers and stepped cover flashings on the east and the west sides are intact. The apron flashing to the gutter looks in good order. The back gutter was not inspected. The stone ridges are intact and the mortar haunching to them is tight. The east gable finial cross is judged to be sound. Soakers and stepped cover flashings down the Chancel Arch wall are intact. The masonry down this section of wall is sound and the coping stones are well bedded. The open verge pointing above the coping stones is intact and appears to be tight.
- 4.3 North Vestry Slope. Where seen, the Westmorland slate covering looked in sound condition. The mortar haunching at the apex appears to be in sound condition throughout its length. Soakers and cover flashings to the Chancel Arch wall are intact. Apron flashing along the Nave wall is intact.
- 4.4 South Vestry Slope. The Westmorland slate covering is intact. The lead apron flashing along the Nave south wall is intact. Soakers and cover flashings against the Chancel Arch wall are intact. The mortar haunching at the head of the slope against the Chancel wall was intact for its full length.

- 4.5 Chancel, South Slope. The Westmorland slate covering is intact. There appears to be some sort of disturbance at the east end, four courses from eaves (photograph 6). Soakers and stepped cover flashings to the Chancel Arch wall are intact. The masonry on this section of wall is in good condition. Copings are sound and well bedded. The open verge pointing to the Nave roof covering is intact and tight. The stone ridge along the Chancel is sound and the pointing is tight.
- 4.6 Nave, South Slope. The Westmorland slate covering is intact. The apron flashing to the Bellcote south and angled sides are in sound condition. The soakers and cover flashings on the east side are also in good condition. The stone ridges are sound and the pointing is tight throughout the length.
- 4.7 South Porch, East Slope. The Westmorland slate covering is intact. The stone ridges are intact but some of the pointing is missing (photograph 7). Soakers and stepped cover flashings to the Nave wall are intact.
- 4.8 South Porch, West Slope. The West slate covering is intact. Soakers and stepped cover flashings to the Nave wall are intact. The stone ridge is sound and the pointing is reasonable. That repairs be made on the northern end and this looks tight.

5.0 INTERIOR

- 5.1 South Porch. Masonry walls are sound and pointing is tight. There is no settlement. The abutment joints of the side walls to the Nave wall are tight. Window heads are sound but there is a minor cracking on both Windows surrounds. The windows panels are in good order. Door surrounds are in good condition on both inner and outer doors. The minor crack over the inner door is of no concern. The door itself and its frame are in sound condition. The five 'A'-frame trussed rafters all look in sound condition. Rafter posts are sound and are open, allowing ventilation to the outer wall plates. The electrical equipment is above the wall plate on the west side. Roof boards look in sound condition. The outer ventilation gate is in sound condition but paint is blistering on the inside. The steel grilles look in good order. The strap hinges are sound and the crucks look in good order.
- 5.2 Nave. Exposed masonry and ribbon pointing all looked tight. The crack below the west window is of long-standing and no further movement is expected. Window reveals look in good order. Chancel Arch stones and the engaged columns are sound. Window stones look in good condition. There has been no excessive damage to jambs or mullions from saddle bars. Some of the finer dressed sandstones show signs of excessive sailing. The roof system of a painted barrel vault with tie bars across at principal trusses looked in good condition. The structural timbers of the roof were not inspected. No access is available to the roof structure through the painted ceiling boards. The cornices on both sides look in good condition.
- 5.3 Chancel. Walling masonry and ribbon pointing all looked sound and tight. Dressed stones around windows and forming the lower seats in the Sanctuary area all look in sound condition. There was a lot of salting on the east window in the south wall. Window surrounds elsewhere look in sound condition. There has been no damage to the jambs from saddle bars. The double ribbed arches to both North and South Vestry are in sound condition with no signs of settlement at the apexes. Chancel Arch stones look in good condition. There are no signs of water ingress at the edge of the Chancel ceiling. This ceiling is a similar structure to the Nave - a barrel vault with tie bars. The boards are in good condition and the paint surfaces and stencilling all looked pristine. The cornice sections also look in good condition. Tie bars looked in good order.
- 5.4 North Vestry. Wall masonry and pointing looked in sound condition. The ribbon pointing is solid. Window and door surround stones all looked in good condition. The door frame and door on the west wall look in good order. The raftered roof is sound and the upper and central purlins looked in good order. Bearings for the purlins are in good condition. Roof boards are sound.
- 5.5 South Vestry. Masonry and pointing is tight and the ribbon pointing is standing up well. The double ribbed arch to the Chancel is in good order. Window stones are in good condition. No damage was noted from saddle bars. The upper and middle purlins are in good order

with good bearings onto the gable walls. Exposed rafters and ceiling boards all looked in good condition.

- 5.6 Floors. Solid floors down the centre of the Nave has a carpet covering. Solid floors in the Chancel also have carpet coverings. The floor boards beneath the Choir benches and in the Nave pew areas are all in good order. No signs of deterioration were noted in the structural integrity of these floors. The floor joists were not inspected. No signs of recent beetle activity were noted in the floorboards where inspected. Solid floors under the carpets were not inspected.
- 5.7 Furnishings and Fittings. The church has a full set of a bench seats all designed by the original architect. All looked in sound condition with no signs of recent beetle activity noted where inspected. The recent opening-up of the west end looks in sound condition and the wainscot boards have been matched in a well. Other timber furnishings (Pulpit and Communion Rails) looked in good order. No signs of recent beetle activity were noted in any of the timber furnishings and fittings where inspected. Ease the bottom of the main door over the carpet.
- 5.8 Windows. All windows are clear glazed with a coloured border and all have internal saddle bars. These looked in good condition. Ties, where seen, were intact.

6.0 SERVICES

- 6.1 Heating. The church has electric heating with tube heaters below the pew sections. There are also free-standing electric heaters in the Chancel. One of these heaters had a PAT note on the plug: last tested in 2010. All looked in sound condition.
- 6.2 Electrics. Overhead supply is to the dolly on the west wall of the Nave with cables clipped top the wall to the west wall of the South Porch. The equipment is labelled, showing that it was last inspected in 2006 (with the next inspection due in 2011). Installation is in MICC cable. The church is lit with LED lights at wallplate level in both Nave and Chancel.
- 6.3 Sound. There is sound reinforcement in the building. Equipment is in the South Vestry. There is no notice of PAT testing.
- 6.4 Fire. Extinguishers were last checked in July 2020. They have been inspected on an annual basis since installation.
- 6.5 Lightning Conductor. It was reported that the service for the lightning conductor was due at the end of July.

7.0 EXTERIOR

- 7.1 Building Perimeter. The gravel margin around the north side looked in good condition. The Macadam path to the North Vestry door, around the west end and north side looked in good condition. The concrete area to the east of the North Vestry was sound. Access to the undercroft below the Chancel was not available. All fallpipes go to ground. There appears to be no way of rodding drains.
- 7.2 Boundaries. Stone boundary walls which surround the entire churchyard look in sound condition. The masonry is vertical and much of the pointing is tight. There is plant growth in some of the joints around the north west side. Elsewhere, the walls are in good condition.
- 7.3 Churchyard. The grounds are well kept and the grass is mown regularly. The metal noticeboard is in good condition. The church gate on its stone gate posts looks in sound condition.

GENERAL GUIDANCE NOTES

- A** Electrical installation. Any electrical installation should be tested at least every quinquennium by a registered (ECA, NAPIT, NICEIC or other) electrician. Any repairs or maintenance to the system (excluding additions) must be certified for industrial or commercial work and accredited by UKAS. Such works are scheduled under List 'A' (Faculty Jurisdiction Rules 2015), for which consultation is not required. A resistance and earth continuity test should be obtained on all circuits. The equipment should display a note of the date of the inspection and when the next inspection is due. 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 wiring selected at random, without the use of instruments.
- B** Lightning conductor. Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer approved by the Church Insurers. The record of the test results and conditions should be kept with the Church Log Book. Any work required must be undertaken by an engineer approved by the Church Insurers. Such works are scheduled under List 'A' (Faculty Jurisdiction Rules 2015), for which consultation is not required.
- C** Heating equipment. A qualified engineer should carry out a proper examination and test of the heating apparatus each summer before the heating season begins. Any work required to a gas fitting must be carried out by a person registered under OFTEC or on the Gas Safe Register. Such works are scheduled under List 'A' (Faculty Jurisdiction Rules 2015), for which consultation is not required.
- D** Fire extinguishers. A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General Area	Water
Organ	CO ₂
Boiler House: Solid fuel boiler	Water
Gas fired boiler	Dry Powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

A competent engineer should inspect all extinguishers annually to ensure that they are in good working order. Further advice can be obtained from the Fire Prevention Officer of the Local Fire Brigade and from your Church Insurers. The introduction, removal or disposal of fire extinguishers are scheduled under List 'A' (Faculty Jurisdiction Rules 2015), for which consultation is not required.

- E** Asbestos. Regulation of the Control of Asbestos at Work Regulations 2002 became law in 2004. This regulation creates a legal duty to manage asbestos in non-domestic premises. Parishes therefore need to find out whether any building in their care contain asbestos. If they do, an assessment of its condition and the risk to users has to be made and a plan to manage that risk must be drawn up. The publication 'Managing asbestos: your new legal duties' can be downloaded from www.hse.gov.uk and should help in drawing up the management plan. A copy of the completed plan should be kept into the Log Book.
- F** Insurance. The PCC is 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.
- G** Buried elements. Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The Advisor cannot therefore report that any such part of the building is free from defect.

H Repair and maintenance. Although the Measure requires the church to be inspected every five years, serious trouble may develop in between these surveys if minor defects are left unattended. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires that the Churchwardens make an annual inspection of the fabric and furnishings of the church, including the safety of churchyard headstones and other grave markers and prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This must then be presented with any amendments made by the PCC, to the Annual Parochial Meeting. **The PCC is strongly advised to enter into contract with a local builder for the cleaning-out of gutters and downpipes twice a year.** Such works are scheduled under List 'A' (Faculty Jurisdiction Rules 2015), for which consultation is not required.

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and house keeping and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church Housing Publishing.

J Nature of this Report. This is a summary report only, as required by the Inspection of Churches Measure. **It is not a specification for the execution of the work and must not be used as such.** Your Inspecting Architect is willing to help the PCC in implementing the recommendations and will, if so required, prepare a specification, seek tenders and oversee the repairs.

K Legality of repairs. Some of the suggested works will be scheduled under List 'A' (Faculty Jurisdiction Rules 2015), for which consultation is not required. Others will be scheduled under List 'B' (Faculty Jurisdiction Rules 2015), for which consultation with the Archdeacon **is** required and a notice is given in writing that such works can be undertaken without Faculty. Works that can be undertaken under each List are shown under Schedule 1 of The Faculty Jurisdiction Rules 2015 (*Statutory Instrument 2015 No.1568: Ecclesiastical Law, England*). Reference to these Rules should be made when considering any work to the Church, Churchyard and any building in the Churchyard or under the care of the PCC. Your Inspecting Architect is willing to advise the PCC on these lists and on which repairs will require Faculty, but the PCC is advised to consult the Archdeacon.

PREPARED AND ISSUED BY:



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Sebastian R T Rowe
PEARCE BOTTOMLEY ARCHITECTS



1. Nave North Wall. Cracked joint in gutter section. 3.2



2. Nave North Wall. Blistering paint and rusting corner indicate a crack at the corner. 3.2



3. South Porch, South Gable. Possible cracks at base of finial cross. 3.2



4. Nave North Slope. Missing verge slate at west end exposing nail heads. 4.1



5. Chancel North Slope. Skewed slate near ridge. 4.2



6. Chancel South Slope. Disturbed slate at bottom of slope. 4.5



7. South Porch East Slope. Missing section of pointing at ridge tile. 4.7