

## Church of St. Gabriel Sunderland



The Care of Churches Measure 1991  
QUINQUENNIAL REPORT  
August 2018

## 1.0 General Information

### 1.01 Name of Church & Archdeaconry

Church of St. Gabriel  
Archdeaconry of Sunderland

### 1.02 Name of Adviser, with qualifications.

John Anthony Barnes B.A. B.Arch.(Hons) RIBA AABC IHBC EASA

### 1.03 Address and contact details of Adviser

JABA Architect Ltd, Selah House, Renwick, Penrith, Cumbria CA10 1JZ  
T : 07922112886 E: info@jabaarchitect.co.uk

### 1.04 Dates of Inspection

22<sup>nd</sup> August 2108: humid and cloudy  
25<sup>th</sup> September 2018: dry and windy

### 1.05 Date of previous inspection

June 2013 by same inspector

### 1.06 Brief description of the building

1. A large, imposing church at junction of Kayll Road and Chester Road, on east facing slope at height of approximately 36m AOD.
2. Built between 1909-12 to the design of C.A. Clayton Greene, but without tower on crossing.
3. Aisled Nave and Chancel, South and North Transepts, South Vestry with Choir Room, north Organ Loft and Flower Room, west Narthex added later with three entrances, Office, Cloakroom, and Meeting Room in former crèche. (See Plan Appendix B.) Undercroft at east end with Boiler Room adjacent directly below North Transept.
4. Art Nouveau 'Tudor' style.
5. Squared sandstone rubble construction with ashlar dressings, blue/green slate and mineralised felt flat roofs, concrete steps and floors, red brick (where concealed), plaster and stonework finished internally.
6. Original seating capacity 700, currently approx 500.
7. Building almost fills the site, with small grassed areas to east and south, paving to west and southeast, and a large shared car park to north.
8. For descriptive purposes the orientation of the building is entrance at west and sanctuary east (actual orientation is 35° in a clockwise direction).

### 1.07 General condition of the building

1. The building is generally in a good condition with reasonable walls and roof, good windows and internal finishes, and is maintained to a high standard.
2. The main defects are settlement of the floor in the North Transept and related slight movement in the Transept and Chancel arches, slight movement on the west wall within the Narthex, localised deterioration of stonework and window surrounds, blocked gutters and vegetation build build-up caused by seagull debris.

**1.08 Safety aspects of the building**

1. There are no obvious safety risks to occupants; access to the roof is through a locked door. Only appropriately experienced personnel should access the roof.
2. There are serious safety risks in maintaining the roof and gutters as the only access is via the spiral stair on the northeast corner of the Chancel. To reach all but the Chancel north gutter it is necessary to climb up slated roofs and over stone parapet walls.
3. Lining to the inside face of the Boiler Room door needs to be checked for asbestos.

### 1.09 Listing category

The church is listed Grade II.

### SUNDERLAND

NZ35NE SAINT GABRIEL'S AVENUE 920-1/4/206 (East side) 08/05/50 Church of St Gabriel

### GV II

Formerly known as: Church of St Gabriel CHESTER ROAD. Parish church. 1912. By CA Clayton Greene. Snecked tooled limestone with ashlar plinth and dressings; roof of graduated Lakeland slate with stone copings. Aisled chancel with E undercroft, and N vestry with organ chamber over; aisled nave with transepts; W vestibule and porch. Art Nouveau modification of Tudor style. EXTERIOR: E gable has large 8-light window with 2 principal mullions high in wall over 4 deep-set 3-light stone mullioned windows; octagonal stair turrets at sides have set-back at level of E window sill, string at eaves level and squat turrets above with blind traceried panels; aisles have low-pitched gables, 2 undercroft windows and single light at outer edge above. N and S elevations have 2-light mullioned windows, plain below and the upper with tracery under straight heads. Raised crossing behind transepts has paired N and S windows; transepts have large N and S windows and smaller traceried windows in E walls; smaller windows also in nave aisles, with 4-centred-arched doors at W ends. W one-storey porch has 4-centred arch with hollow chamfered surround, stiff-leaf ornament, and wide overlight, flanked by paired 2-light windows with ogee heads. High 8-light W window. Buttresses, octagonal at E and W aisles, shallow and paired to transepts and aisles, angle to crossing, tall and shallow to chancel above aisles. All tracery curvilinear between full-height mullions; all gables and parapets have hollow-moulded coping. INTERIOR shows probable influence of St Andrew, Roker (qv) in use of large nave piers to allow aisles beneath; very wide nave; large crossing piers; roof trusses of kingpost and tie beam over windows, of raised cruck-shapes between, all on stone corbels. Panelled sanctuary with high quality oak furnishings; Small rooms with half-glazed screens flank W entrance; W passage has panelled doors with patterned glazed strips of bevelled glass; groined ceiling. Stained glass in E window by Marion D Grant. Watercolour hanging in W passage shows church as planned, with octagonal crossing tower with needle spire. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 33).

Listing NGR: NZ3792156365



**1.10 Specific limitations of the report.**

*For General Limitations see also Appendix A; Explanatory Notes*

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Access was gained by ladder onto the Narthex roof, by the newel stair onto the Chancel north gutter and over the roof to the Crossing and the Nave. Roofs to the Vestry and Organ loft below were viewed from 5m, and all other inspections were made from ground level.

Drainage, water, electrical and other services were not tested.

This report has been prepared for the purpose of the Care of Churches Measure 1991. Contents may be disclosed to other professional advisors but it is not intended as a specification for repairs and no responsibility is accepted by any third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work for submission to the DAC for faculty approval, and for seeking tenders from suitably qualified contractors.

Where information has been supplied to the inspector this is assumed to be correct.

**1.11 Schedules of Work completed since the previous report.**

- 2013 Lighting upgrade including dimmer switches.
- 2014 Chancel dais extension
- 2015 Projector and screen installed
- 2016 Alarm system refurbished  
Heating pump renewed
- 2017 PAT test  
Fire safety audit  
Escape lighting added to the Narthex  
Kitchen oven replaced  
Boiler replacement considered
- 2018 Narthex repointed using lime mortar  
Lighting upgrade  
Fire extinguishers replaced

**1.12 Work outstanding from the previous report**

1. Check RWP fixings and replace as necessary.
2. Replace broken RWP above organ loft.
3. Repair felt blisters above Crossing and northwest corner of Nave.
4. Remove asbestos from Boiler Room door.
5. Install vented flue terminal to Vestry chimney.
6. Re-set gully below Flower Rom RWP.
7. Overhaul and refurbish south Narthex doors.
8. Fix loose woodblock flooring.
9. Repaint metal railings, gates and notice board supports.
10. Draught seal Porch doors.
11. Overhaul lead cover flashings and re-render exposed brickwork above roofs.
12. Install discreet stainless steel ladders to access lower roofs.
13. Repoint eroded mortar joints between copings.
14. Repair leaded lights and eroded stone surrounds to Choir Room etc.
15. Refinish external doors and frames.
16. Remove corroded SVP above South Transept and dress bitumen felt down pipe.

17. Prepare a 10-year maintenance plan.
18. Commence repairs to cracked and eroded window mullion and tracery.
19. Replace Priest door.
20. Test lightning conductor.
21. Re-slate Narthex roof.
22. Upgrade ground floor WC to current wheelchair standards.

### **1.13 Log Book**

1. Log Book was not available. A file of building work and building committee notes was presented.

## 2.0 Recommendations for Repair/Renovation

*Please note that the estimates given below are approximate and based upon prices at the time of the Report. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.*

### Budget Costs £

#### 2.01 Urgent Works requiring immediate attention

1.	Repair missing, loose and slipped slates	600
2.	Repair lead flashings above gutter and install new lead flashing to felt roof	600
3.	Replace sections of felt lined gutter	400
4.	Remove all seagull debris and vegetation from gutters	300
5.	Adapt Flower Room RWP to discharge to gully	300
6.	Clear all gullies and grille tops	200
7.	Adjust cisterns to stop overflows running	60
8.	Cut back shrubs around gullies	60
9.	Asbestos report for whole building	400
10.	Remove or treat asbestos as recommended to maintain 60min FR	?

#### 2.02 Works recommended to be carried out during the next 12 months

1.	Check and replace all corroded, loose RWP fixings	300
2.	Check and replace broken RWP sections	500
3.	Re-fix Priest door frame, repoint and refurbish	1000
4.	Fix loose parquet flooring	60
5.	Adapt/seal around gullies to ensure all water discharges to drains	200
6.	Full electrical inspection (NICEIC)	600

#### 2.03 Works recommended to be carried out during the next two years

1.	Fit vent terminal to Vestry flue	100
2.	Repair/re-paint Vestry and Flower Room ceilings following roof work	600
3.	Prepare and re-paint corroded railings	600
4.	Prepare and re-paint steelwork on main notice board	300
5.	Repair WC door and closers to Undercroft	200
6.	Install discreet stainless steel ladders to access lower roofs	5000

#### 2.04 Works needing consideration within the next five years

1.	Re-slate Narthex, replace gutter linings and add rooflights	26000
2.	Replace brittle bitumen felt north and south of Narthex roof	1000
3.	Repoint gaps between parapet copings	300
4.	Replace loose, missing render behind parapets	500
5.	Overhaul south Narthex doors	1200
6.	Remove corroded SVP above South Transept and dress bitumen felt down pipe	200

**2.05 Works needing attention in the long term**

1. Replace most eroded and cracked mullions, jambs & tracery	10000
2. Re-form condensate channels	?
3. Refurbish opening lights	4000
4. Resurface south path and repair flagged surfaces	3000
5. Replace oak plank door onto roof	500

**2.06 Works required to improve the energy efficiency of the structures and services.**

- 1. Replacement boilers could be slightly more efficient than existing

**2.07 Works required to improve disabled access.**

- 1. Raise concrete to remove step at main west doors



### 3.0 External Elements

#### 3.01 Roof Coverings

1. Small, evenly sized blue/green slates with plain black terracotta ridge tiles.
2. Slates are hard and fairly thick 'strongs' with a craggy surface, are generally intact and in a reasonable condition though there are many breakages and several slipped slates, and one missing slate over organ loft.
3. A large number of main roof slates have been replaced especially at abutments where maintenance access is made to adjacent roof, and high level over Nave which appears to correspond with ventilation grilles below. Several of these slates have slipped again.
4. Code 3 lead soakers with Code 4 stepped lead cover flashings at abutments; latter is set into brickwork concealed behind cement render. This is loose in places where brick substrate is deteriorating behind, also 500mm length of flashing is loose on east face of South Transept.
5. Walk-in stepped lead gutters generally replaced in mineralised felt (c2000) and appear in reasonable condition, except for the east end of the Nave where older felt has been repeatedly repaired, and on the Crossing and northwest corner of the Nave where the felt has developed large water blisters.
6. Flat roof over Vestry, and Choir Room replaced in mineralised felt (c2008). The gutter on west side of North Transept is spongy and squirts water when walked upon.
7. Gutters drain through lead chutes into cast iron hoppers and 4" round cast iron RWP with shoes onto roofs below.
8. Wallpepper growing in gutters and on flat roofs, Seagulls are nesting above crossing, debris is upto 300mm deep in places and is blocking outlets.
9. High level roof access is restricted to the newel staircase on the northeast corner. Oak door heavily weathered and has extensive rot on inner face, but is serviceable. Water appears to be blown both through and under the door and runs down the steps internally.
10. Narthex roof is accessible from a short ladder. Coped gable to west, mitred hips to north and south. Latter have had cement mortar applied and additional copper nails to weatherproof after theft of original lead hips. Approximately 20 broken slates and 6No. missing slates. Repeated repairs to the lead valley linings, the northeast being over-lined with *flashband*. The northeast upstand has been replaced with bitumen felt after a lead theft. Very poor condition; expected life to renewal 5 years.
11. Narthex walk-in lead gutters are in a fair condition except for some previously repaired fatigue cracking. Mineral felt to small flat roofs over doors to north and south has become brittle and is cracking. Expected life to renewal 5 years.
12. Mineralised felt does not bend readily and tends to be difficult to form at corners and upstands, and some of these details, especially against wall upstands without lead cover flashings, are now leaking. This is most obvious on southeast corner of Nave flat roof abutment.
13. Much of the recent cement ridge pointing is lying in the gutters.

### 3.02 Rainwater goods and disposal systems

1. Ornate cast iron hoppers discharge into 4"Ø eared cast iron RWP which previously ran directly into back inlet gullies. Most pipes have been cut and stainless steel elbows installed as shoes, with a pair of grub-screw fixings. Pipes and hoppers appear to be in reasonable condition.
2. Ears have 4" steel dog nail fixings through bobbins. Several fixings are loose including Vestry and Flower Room. Others have severely corroded dognails, including 2 x Nave north side and south Narthex.
3. Upper ear on northeast corner of crossing is broken; RWP is loose.
4. Lower section of RWP above organ loft appears to have split.
5. The stainless steel elbows have been installed in place of direct back inlet gullies, after repeated blockages. The old connection remains as a stub with a loose cast iron blanking plate over the hole. In most locations this works satisfactorily, however, on the RWP next to the Flower Room the discharge misses the gully and runs to ground.
6. Erosion of stonework and some vegetation growth below 2No. south Nave hoppers indicates that both of these outlets get blocked, and are difficult to access for maintenance.
7. Cast iron soil pipe over South Transept is severely corroded on rear face to stonework.

### 3.03 Drainage below ground

1. Adopted manhole in northeast corner adjacent Flower Room appears to take foul water and surface water from the west and north side, foul and surface water gullies from south which run through a manhole adjacent the South Transept, turns 90° on the southeast corner (no manhole visible) and runs along the east side to a second manhole.
2. 2No. south Nave gullies, north Nave gully and Undercroft slotted drain gully are silted up and discharging over ground
3. Flower Room gully collects little of the discharge from the RWP; most spills directly to ground.
4. Foul drains are ventilated by a 4"Ø cast iron soil vent stack on the North Transept, concealed 4"Ø cast iron soil vent pipe in southwest corner of South Transept (see 3.02.7) and out of a 50mmØ plastic vent pipe in the west WC, rising up the wall internally to a vent pipe in the slates above.
5. Overflow pipe from Flower Room and Undercroft kitchen are both running.

### 3.04 Bellcotes, parapets, chimneys and verge upstands.

1. No bellcote or chimneys, though a single flue is visible from the open fire in the Vestry which runs through a hole in the south parapet without a terminal.
2. Parapets are all finished with large moulded sections in a durable stone which is in excellent condition. The massive size of the stones means there are few joints, though in many cases these are open where the mortar has deteriorated, and in many locations such as the north side of the Nave, watermarks are visible on the

walling beneath. Some of this water will inevitably run into the wallhead below as no flashings were visible beneath. One coping has slipped slightly out of alignment on the southeast corner of the Nave.

3. The rear faces of parapet upstands are of brick finished with cement render. Much of this coating is loose, cracked or missing, exposing the weathered red brickwork behind. This allows water to run down behind roof flashings in places.
4. Octagonal turrets at the northeast and northwest corners terminate in flat concrete tops. Squat turrets elsewhere with blind traceried stone panels between, above stone string courses.

### **3.05 Walling**

1. All exposed masonry is a honey-coloured buff sandstone, comprising stugged squared blocks laid non-coursed with relatively small, and consistently sized quoins and buttresses, ashlar plinth, door and window dressings. Much of the original lime pointing is intact and masonry is generally in good condition.
2. There is some localised erosion of individual stones and two large areas on the south side of the Nave below the two rainwater outlets. Here the surface of the stone and much of the pointing has been lost, indicating that the masonry has been soaked over a long period of time. There is also localised erosion of stones above and to the west of the Priest Door on the South Transept /Nave junction, below window cills on the south elevation and at low level on the west elevation where the door surround is weathered and some of the mortar is eroded to a depth of 40mm in places.
3. Window surrounds are deteriorating especially on the south side, where lower sections of mullion and tracery are delaminating and disintegrating in places. Mullions and tracery have cracked in many places. There is localised erosion on the North Transept and west window tracery, minor cracking of mullion and erosion of tracery on east gable window. There is severe cracking and disintegration of mullions and tracery on the 3No. small paired Vestry and Choir Room windows at the east end of the south elevation which are in a poor condition, and upper surface erosion of the wide cills to the east side of the Undercroft.
4. Narthex masonry recently de-scaled and repainted using lime mortar. Gaps to door frames pointed in burnt sand mastic. This has fallen out at head above south door.

### **3.06 Timber porches, doors and canopies**

1. Three pairs of arched, double swing oak doors at the west end of the church lead into the Narthex, with a Priest Door mid way down the south elevation, and a corresponding fire escape mid-way down the north elevation. The three pairs of external doors have been designed to swing both inwards and outwards and being arched, have large gaps at the head to provide clearance.
2. South Narthex doors are in a poor condition with weathered finish, loose cover moulds, gaps at the heads and cill which are allowing water ingress, sagging leaves, missing pull plate and worn push bars which do not engage adequately. A chain has been added internally to make more secure. Water is running in below the door causing erosion of the stone flags behind.
3. West Narthex doors are in a reasonable condition with replaced push bar and no pull plates externally. A chain has been added internally to make secure.

4. North Narthex doors are in a reasonable condition with key operated security lock, chrome letter plate, push bars and original pull plates.
5. Priest door is in a poor condition with weathered finish, expanded and distorted planks and rotten rail and lower stiles. Yale lock and finger latch provide emergency exit. Water runs in below door causing erosion of stone step and flags behind. Also frame is loose and leaning inwards at head.
6. Fire escape door is in reasonable condition; set back 700mm from external face, and has a planted draught mould on frame which coincides with a groove on the leaf. Iron thumb-latch corroded externally. Union lock with thumb-turn internally.

### **3.07 Windows**

1. Mullioned and traceried windows have leaded lights which are mainly in good condition. Condensation channels and drainage holes generally clear. Many eroded stone cills have cement fillet applied internally to re-form condensation channels. This has broken in many places and has exacerbated the erosion of the cills. Internal iron saddle bars are also beginning to damage the stone mullions where embedded metal is corroding.
2. One stained glass memorial window of 1952-3 on east face of South Transept by Miss D. Marion Grant; remainder in rectangular clear glass with pale coloured buff stippled glass margins.
3. Iron opening lights in Vestry, Choir Room, Flower Room and Undercroft are corroded and are without latches in many cases.
4. Polycarbonate protection to Narthex west windows, otherwise there is no external protection.
5. Broken and distorted leaded lights in Choir Room have severely eroded masonry with daylight visible at jambs of east light and saddle bar.
6. Several cracked and repaired margin panes on Nave north side eastern windows.

## **4. Internal Elements**

### **4.03 Roof and ceiling voids**

1. Small roof voids above lath and plaster finish; groined vault ceilings to Crossing, and Entrance Lobby, otherwise all roofs are exposed on the underside.
2. No access above Crossing. Plaster soffits appear in good condition.
3. Small hatches above Meeting Room & Office give access to crawl space. 150 x 50mm softwood ceiling joists act as a collar ties to 100 x 50mm rafters with sarking boards to soffits. All appear from hatch to be dry and in good condition except for isolated water staining. No insulation present above lath and plaster. Extensive cracking of lath and plaster, peeling paint in centre and water staining to south.
4. Flower Room ceiling east side is damaged by water ingress below blocked hopper.
5. Vestry ceiling east side is damaged by water ingress below blocked hopper.

### **4.04 Roof structures and ceilings**

1. Nave roof at approximately 28° pitch, and comprises 4No. principal trusses with cranked lower ties, kingpost and crooked lower braces onto stone corbels together with 2No. non-crooked intermediate trusses above arcade arches. These support 2No. pairs of purlins, wide flat pine rafters at close centres and pine soffit boards. Pine roof ventilators in 2<sup>nd</sup> and 6<sup>th</sup> bay are now redundant and slated over. Underside of roof appears in good condition with no obvious staining of soffits.
2. Chancel roof is identical to that on Nave except shorter with only 2No. crook braced principal trusses, and it appears in good condition.
3. Transept roofs at approx. 28° pitch on pairs of purlins with pine rafters and pine soffit boards to match Nave, and appear in good condition.
4. Organ roof is identical to Transept roofs though it is a shorter span. Appears in good condition (though largely obscured by organ).
5. Undercroft ceilings are plastered with lower half of steel beams exposed on underside.

### **4.05 Internal structures, arcades, upper floors, balconies and access stairways.**

1. Narrow newel stair upto roof is entered from Flower Room; good condition with concrete treads. Access restricted by padlock for maintenance of roof (east end) only.
2. Winding concrete stair at east end down to Undercroft is in good condition, with oak handrail.
3. Small keyboard gallery for organist on north side of Chancel entered up staircase in Organ Chamber. Mainly hidden by red velvet drapes. Stair carpeted, with handrail; low headroom owing to pipe boxing, otherwise in good condition. Access is restricted to this area.

**4.06 Partitions, screens, panelling, doors and ironmongery; emergency escapes.**

1. External Narthex doors each have pairs of panelled internal Lobby doors in oak with 4-pane bevelled glass viewing panels. Sagging south door does not close. West doors intended to open both ways, but now have restricted inward movement. All lobby doors are draughty with poor fit to frames, otherwise in reasonable condition.
2. Central narrow pair of grained pine panelled doors at west end of Nave have 10-pane bevelled glass viewing panels, double-swing hinges, push bar, cabin hook and overhead closer with fixed leaded light over. In reasonable condition though with a restrictor to prevent internal opening and rattles in use. Generally kept open.
3. North and south doors at west end of Nave are grained pine with 12-pane bevelled glass viewing panels, double swing hinges, but are kept bolted church side. These enter Nave through wood panelled lobbies, with red velvet drapes, and are used for storage.
4. Priest door lobby has grained pine panelled door with 4-pane diamond bevelled glass viewing panel, Suffolk latch, internal bolt and red velvet drape. Appears in good condition though draughty with a poor fit to frame.
5. Painted pine panelled doors to passages north and south of Chancel have 4-pane bevelled glass viewing panels and Suffolk latches; all are in good condition.
6. Painted pine panelled doors to ancillary rooms are in good condition.
7. Painted door in Chancel south passage leads to Undercroft. Latch and thumb turn allows egress from ground floor, key action required from staircase.
8. Oak panelled lining and ornately carved oak reredos to Sanctuary are in excellent condition.
9. Glazed oak screen between Chancel and south passage is in good condition.
10. Painted pine panelled screen between Vestry and Choir Room has door and removable sections, and appears in good condition (though not dismantled).
11. Stud partitions to Office and Meeting Room have glazed panels to Entrance Lobby and appear in good order.
12. WC door to Undercroft has a broken closer and damaged faces.

**4.07 Ground floor structure, timber platforms.**

1. Riven sandstone flags in Entrance Lobby are deteriorating where subject to water ingress and have a dirty appearance.
2. Carpets to Meeting Room and Office are in a reasonable condition.
3. Pitch pine wood block flooring to WC has uneven junction to Entrance Lobby though is otherwise in good condition.
4. Pitch pine woodblock flooring to Nave has chipped appearance in circulation areas though otherwise appears to be in reasonable condition.
5. Chancel and South Chapel have smooth sandstone flags and steps with carpet finish to circulation areas, which appear in good condition.

6. Ancillary rooms to north and south of Chancel have pitch pine woodblock flooring which is in good condition except for loose blocks in two locations.
7. There are no pew platforms.
8. Choir stalls have pitch pine parquet and oak plank flooring in good condition.
9. Undercroft has solid concrete floors with vinyl coverings and parquet flooring to main rooms. All in reasonable condition though individual blocks have worn and surface finish is missing on parquet.

#### **4.08 Internal finishes**

1. Walls are plastered between ashlar stone window surrounds, piers and arches, and stone to the Entrance Lobby east wall (which was initially an external wall face).
2. Exposed ashlar stonework is in good condition except on south side of Nave below external hoppers, and west wall of organ loft below spongy gutter (see 3.01.6) where repeated water ingress has caused efflorescence leading to surface damage of the stone. Plaster is generally in good condition though there is staining below several window cills, and water damage south side of Nave.
3. Stone east wall and arch surrounds in Entrance Lobby have a dark, dirty appearance.
4. Plaster to walls on east stair to Undercroft is water damaged.

#### **4.09 Fittings, fixtures, furniture and moveable articles.**

The following fittings appear in excellent condition:

1. Matching ornate carved oak pulpit and lectern on painted stone plinths.
2. Ornate carved oak altar table, bishop chairs, stalls and table.
3. Carved oak reredos has recess housing large brass cross.
4. Panelled oak South Chapel altar table and rail.
5. 2No. loose tables, 2No. oak stalls, and fronts, locked oak desk at west end of Nave.
6. 2No. sidesmen's chairs at west end of Nave.

The following fittings appear in good condition:

7. Carved stone font has oak lid with iron strapping, lead lining and drain plug, with outlet above Boiler Room.(?)
8. Oak pews, though many are loose, including 2No. repositioned oak pew fronts south side.
9. Oak choir stalls with loose north bench and canopy.
10. Oak altar rail with lift-out section; wobbles when leant on.
11. Locked steel donation box on south side of Nave.

The following fittings appear in reasonable condition:

12. Oak bench in Sanctuary which has loose joints
13. 3No. high backed dining chairs and tall flower table in South Chapel, which have loose joints.
14. Mahogany veneer plan chest at west end of Nave.

**4.10 Vestry/WC/Kitchen**

1. WC provision is limited for the numbers of peoples using the building, with single WC at ground floor and Undercroft plus a staff WC off the kitchen in the Undercroft.
2. Disabled access WC at ground floor has old green fittings which are not positioned to comply with current regulations, but is otherwise serviceable. Spray water heater and extract fan on PIR. No handle on inner door. Recently installed baby change mat.
3. Fully accessible disabled WC at entrance to Undercroft.
4. Staff WC off kitchen on Undercroft
5. Flower Room acts as kitchen with base units, wall units and shelving, including sink, fridge and microwave; in good condition.
6. Kitchen in Undercroft is well equipped and in a good condition.
7. Vestry in good condition and well equipped with storage, basin, 2No. steel safes in recess, individual smoke detector. Loose carpet tiles over parquet flooring.

**4.11 Organs and other instruments**

1. Large pipe organ with plaque of Nelson & Co. County Durham, restored by John T. Jackson & Son 1993, currently serviced thrice annually by John and Peter Barnes of Keithley. Reported to be in excellent working order; no signs of woodworm, but west wall is damp and suffering from efflorescence which is falling into the organ pipes (see 3.01.6 & 4.08.2). Tuned twice a year.

**4.12 Monuments, tombs, plaques, etc.**

1. Oak framed hand-written memorial to those who served in World War I on south wall of South Chapel in excellent condition.
2. Large ornate oak angel-adorned memorial to World War I on east wall of South Chapel in excellent condition.
3. Oak memorial to World War II in South Transept in good condition though bleached by sunlight and water staining.
4. Incumbent list in Entrance Lobby requires updating.



## 5.0 Services

### 5.01 Service installations generally

Visual inspection only.

### 5.02 Heating installation

1. Heating is by means of 3No. *Hamworthy* gas boilers in Boiler Room on lower ground floor which feed large bore cast iron pipes and wall-mounted cast iron radiators in Nave, Transept and Vestry, and floor-standing cast iron radiators in Chancel and Entrance Lobby. Choir Room, Meeting Room and WC are warmed by large bore cast iron pipes only. Electric convector heater supplements the Choir Room, Office and Flower Room.
2. Boilers serviced annually.

### 5.03 Gas installation

1. Gas is reported to run underground from north into cupboard in wall adjacent Boiler Room.
2. Flue termination through galvanised duct north side of Boiler Room with inlet for combustion below.
3. Exposed gas pipe rises in south corridor and runs over door frames to a gas fire in the Vestry. Said to be redundant.

### 5.04 Electrical installation

1. Electric supply runs underground from north into meters at ground level behind a padlocked timber panel at northeast corner of Undercroft.
2. Surface-mounted sub-mains to distribution boards at southwest corner of Nave and northwest corner of Chancel.
3. Electrical wiring (c1992) is surface-mounted *Pyro* cable to metal boxes except for concealed cables and flush boxes in Office and Meeting Room.
4. Last full inspection 2012.
5. Original large brass and frosted glass lanterns have recently been upgraded using low energy fittings.
6. High level projector recently installed in Nave, with remotely operated roll-down screen in Chancel.

### 5.05 Water installation

1. Recent blue alkathene water main installed with stopcock behind WC at west end
2. Supply pipes to elsewhere not established.

### 5.07 Sound System

1. Sound system (2011), is reported to function well after recent rebalancing.
2. Hearing loop installed.

### 5.08 Lightning conductor

1. Copper conductor is visible above North Transept gable, with tape running down west face of North Transept, with protection at ground level.
2. Last test not known.

**5.09 Fire precautions**

1. 2No. 3L water extinguishers in Entrance Lobby.
2. 3L water extinguishers in North and South Passages.
3. 2kg CO<sub>2</sub> extinguisher in Office.
4. 2kg CO<sub>2</sub> powder next to Boiler Room.
5. 3L water to Undercroft south side.
6. Extinguishers replaced 09/18
7. Extinguisher to Organ (normally CO<sub>2</sub>) not visible
8. Fire Safety Audit (2017) gave rise to in installation of escape lighting.

**5.10 Asbestos**

1. Asbestos board was visible on the inside face of the Boiler Room door. This had many holes formed in it to provide ventilation with loose fibres visible in an area used by children.

**5.11 Security**

1. Intruder alarm system with keypads at north Entrance Lobby, north entry to Undercroft, and at top and bottom of stairs to Undercroft upgraded (2016).

## **6.0 Curtilage**

### **6.01 Churchyard**

1. Areas around the church are neat and tidy with grass to south and east, paving to west and southeast, and a large recently re-surfaced macadam car park to the north. Grass is kept short and neatly trimmed.

### **6.03 Monuments, tombs and vaults**

1. There are no ruins, the city's cemetery is nearby to the west.

### **6.04 Boundary walls, lychgates, gates, fencing and hedges.**

1. Softwood palisade fence between 125 x 125mm posts to west, south and east has 2No. matching gates to south and gate to southeast, which are kept padlocked. Fence is in reasonable condition has been repaired where posts have rotted through at base on west, south southeast and east.
2. Original green-painted iron railings and pair of gates on northwest corner, leading to car park, are heavily corroded. Matching short length of railings between South Transept and road boundary.

### **6.05 Trees and shrubs**

1. Ornamental trees and large shrubs to south are well maintained, though 2No. should be cut back further to gain access to rainwater gullies on south side of Nave.

### **6.06 Hardstanding areas**

1. Concrete and concrete flag paving to west falls to adopted footpath, and has settled in several places.
2. Concrete flag paving to southeast is uneven, with settlement in several places.
3. Macadam surfaces to north are in excellent condition.
4. Concrete flags to south and east have many weeds growing in joints.
5. Short macadam path to south entrance is in poor condition.

### **6.07 Buildings within the curtilage**

1. The Church Hall to the north was not inspected

### **6.08 Notice Boards**

1. Main board is external behind the fence on southeast boundary and in reasonable condition, though the mild steel lower frame corners are heavily corroded.
2. Secondary board adjacent south entrance is in good condition.

**6.09 Disabled Access**

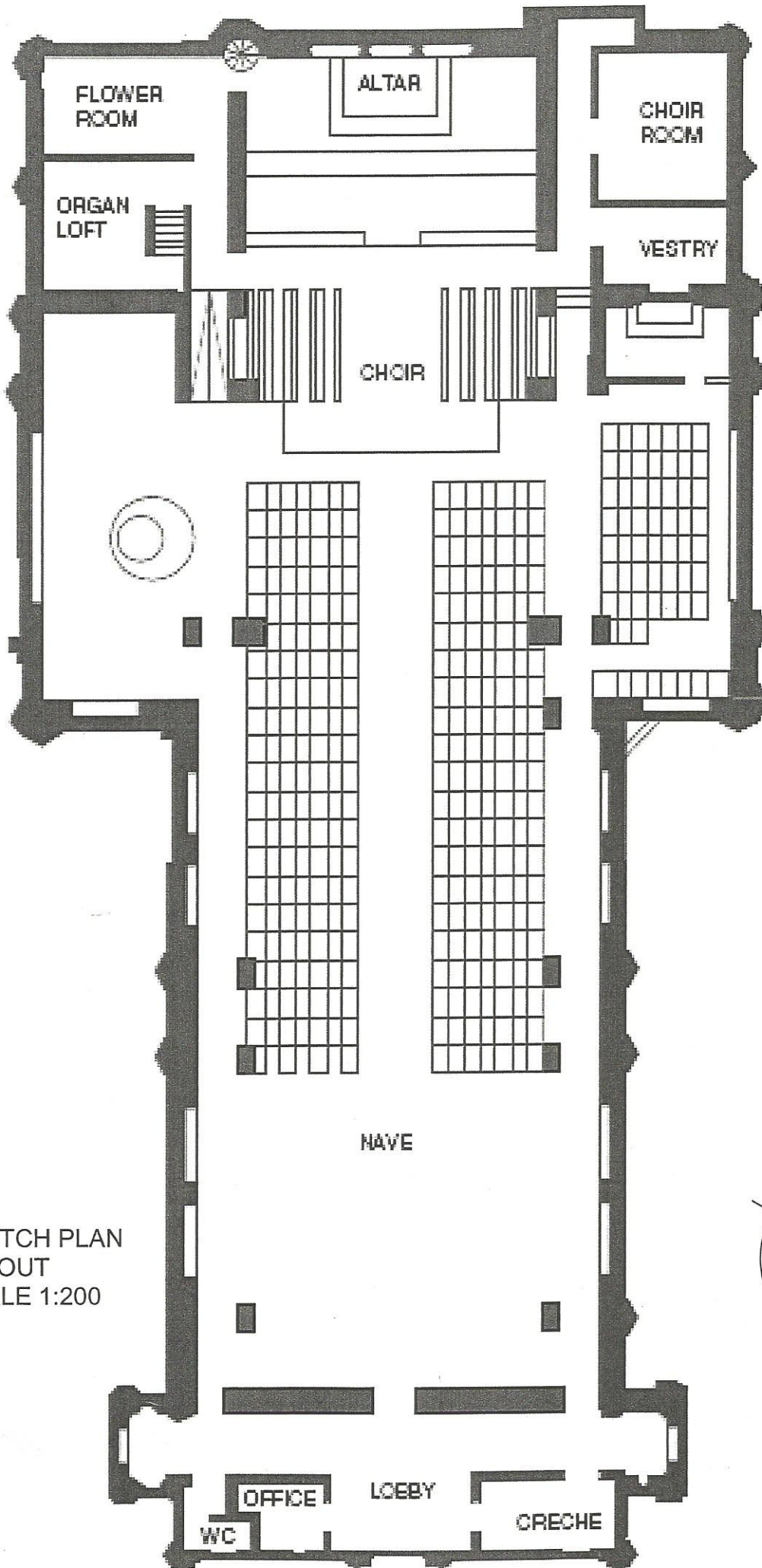
1. Beyond a 40mm step at west Narthex doors, level access is provided through West Entrance Lobby doors into Office, Meeting Room, WC, Nave, North Transept and South Transept, with a short steep ramp at approximately 1 in 8 from North Transept up to Chancel and Flower Room.
- 2.
3. There is ramped access externally into Undercroft with safety handrail, thereafter all accommodation has level access.
4. The narrow winding staircase connects Undercroft to south passage at ground floor level is not suitable for the installation of a chair lift.

## Appendix A : Explanatory Notes for PCCs – April 2004:

- a) The need for a faculty  
The inclusion of an item of work in a Quinquennial Report does not remove the need for a faculty before it is carried out. A faculty will normally be required (with the exception of some minor maintenance items).
- b) General Limitations of the Quinquennial Report  
The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church wardens  
Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 1991 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities are contained in the publication 'How To Look After Your Church' published for the Council for the Care of Churches by Church House Publishing. Guidance on routine inspections and house keeping is contained in 'The Churchwardens' Year' and guidance on cleaning is given in 'Handle with Prayer' also published by Church House Publishing.
- d) Rainwater gutters and downpipes  
One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year
- e) Insurance cover  
The PCC are 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.
- f) Electrical installation  
Any electrical equipment should be tested at least once every quinquennium by a registered NICEIC electrician or other suitably qualified consultant, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.
- g) Lightening conductor  
Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- h) Heating installation  
A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins.
- j) Fire extinguishers  
A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer 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 insurers. A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one for every 250 square metres)
Organ	CO <sub>2</sub>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity supply cannot easily be isolated)

APPENDIX B - PLAN



SKETCH PLAN  
LAYOUT  
SCALE 1:200

**APPENDIX C – PHOTOGRAPHS.** Photo 1: Cover – View from southwest



Photo 2:  
Slipped slate over organ



Photo 3:  
Slipped and broken slates south side of  
Nave at Transept abutment



Photo 4:  
Slipped Nave south side



Photo 5:  
Seagull debris has blocked outlet on  
west side of North Transept



Photo 6:  
Spongy gutter and seagull debris on  
west side of North Transept



Photo 7:  
Blocked outlet and loose flashing on  
east side of South Transept



Photo 8:  
Blocked hopper head and outlet on  
east side of Chancel



Photo 11:  
Absent flashing on southwest corner of  
South Transept allows water to run  
down behind felt roof



Photo 9:  
Debris and vegetation on north side of  
Nave



Photo 12:  
Many slipped, missing and broken  
slates over Narthex



Photo 10:  
Open joints between wall head copings



Photo13:  
Slipped and broken slates on east side  
of Narthex





Photo 14:  
Patched lead gutter and mortar pointing  
over Narthex



Photo 17:  
Blocked gully north side of Undercroft



Photo 15:  
Cracked felt roof over Narthex



Photo 18:  
Flower Room RWP misses gully



Photo 16:  
Blocked gully north side of Nave



Photo 19:  
Discharge on south side runs to ground  
between macadam and gully



Photo 20:  
Discharge on south side runs to ground between concrete and gully



Photo 23:  
Loose RWP fixings



Photo 21:  
Blocked gully on south side of Nave



Photo 24:  
Leaking overflow south side



Photo 22:  
Blocked gully behind bush on south side of Nave



Photo 25:  
Leaking overflow east side



Photo 26:  
Interior looking east



Photo 27:  
Water damage on Vestry ceiling



Photo 28:  
Water damage on Flower Room  
ceiling