

**INSPECTION OF CHURCHES MEASURE
DURHAM DIOCESAN CHURCH SCHEME**

ALL SAINTS, BLACKWELL

DARLINGTON

Deanery of Darlington

Archdeaconry of Auckland

QUINQUENNIAL INSPECTION 2017

DATES OF INSPECTION : 20 July 2017

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ALL SAINTS, BLACKWELL, DARLINGTON
QUINQUENNIAL INSPECTION REPORT 2017

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1 INTRODUCTION

- 1.1 At the request of the Parochial Church Council this Inspection Report as per the 2012 Report covers the full All Saints premises ie. the Church, attached Millennium Centre and associated grounds. The Vicarage located in the North East corner of the site is not included.
- 1.2 The premises are located within their own grounds within a relatively prosperous residential area in the South West corner of Darlington with its principal frontage onto Ravensdale Road to the West, with Blackwell Lane marking its Eastern boundary. Rear garden fences to properties on Draycote Crescent and Glenfield Road define its South and North boundaries respectively. The total site area is 0.452 hectares (1.12 acres). The grounds are not consecrated for burials.
- 1.3 The land on which All Saints is sited was sold to the Church of England in the 1930's by Sir Henry Havelock-Allan on the understanding that it be used for the building of a substantial parish church, a church hall and a vicarage, all to serve this steadily developing residential area of the town. A "temporary" timber framed Church was then built in 1937 to serve as the centre for worship until a "permanent" Church could be built. It was intended that it would then become the Hall. Mainly because of the Second World War these developments did not take place, and the new parish was never formed. All Saints continued then as a daughter church of the ancient parish of St Cuthbert. Instead a utilitarian brick Hall was built in 1946 (extended in the 1970's), and the Church itself extended in the 1950's.
- 1.4 In 1995 a Millennium Group of Church members was formed to review the future needs of the parish in the context of the vast amount of excellent work that was being done in the Hall and the urgent need for enhanced accommodation to better serve this all-age community work. A development brief was duly established and my practice Alpha Plus: Architects appointed in January 1996 to advance proposals, including an environmental landscaping scheme for the total site. The approved scheme incorporates a joint entrance Foyer providing a link access direct into the Church element. This necessitated reorientation and refurbishment of the Worship Space with the Chancel element relocated at the South end etc. 50% of the project cost was achieved through a successful funding bid to Millennium Commission, the remainder achieved primarily from members contributions and other fund raising activities. The project was duly completed in late December 1997. Subsequent contract works covered replacement of some external cladding panels and framing to the Church and roof re-slating.
- 1.5 In 1997 a new Vicarage was constructed to the design of Anderson Ellis Partnership, located in the North East corner of the site.
- 1.6 Full parish status for All Saints and Salutation was conferred in November 1998.

- 1.7 Ambitious plans to build a “permanent” Church building were realised through the generosity of its members and fund raising activities culminating in the completion of a replacement Church in December 2008 as a design and build project by Severfield-Reeve, straddling the footprint of the original timber framed structure and attached by the existing link structure to the Foyer of the Millennium Centre.
- 1.8 Completion of the new Church thereby realised the 1930’s ambitions of Sir Henry Havelock-Allan.

2 WORKS COMPLETED SINCE THE 2012 INSPECTION

2.1 From Log book records and Church Property Warden advice the following are the principal items of work carried out since the 2012 Inspection :

- i. Renewal of floors plus carpets and vinyl sheet flooring to Ladies and Gents Toilets plus an area of Foyer to remedy pipe leakage water damage : October 2013
- ii. Refurbishment of the Choir Vestry : February 2014
- iii. Enhanced lighting to the Car Park : October 2015
- iv. Solar panels installed on West facing roof of Millennium Centre Hall : November 2015
- v. Replacement front entrance door to Millennium Centre to match that of new Church building: November 2015.
- vi. Refurbishment of the Clergy Vestry : April 2016
- vii. New sound system speakers to Choir Stalls : August 2016

3 LIMITATIONS OF THE SURVEY AND REPORT

- 3.1 This report is based on observations made from ground level. Unless otherwise stated the inspection has been purely visual and no enclosed spaces, inaccessible parts such as roof spaces, or hidden timbers etc. have been opened up for inspection
- 3.2 Particular items not inspected or covered by this report are:-
- a) Floor or roof voids
 - b) Full testing of drainage
 - c) Parts hidden by fixed furniture
 - d) Testing of the heating installation
 - e) Testing of the electrical installation including audio system
 - f) Testing of fire alarms and fire fighting equipment
 - g) Testing of the organ
- 3.3 Items b, d, e, f and g are assumed to be subject to programmed cycles of regular inspection and testing by relevant specialists. Arrangements should be regularly reviewed to match inspection schedules to the age and condition of particular installations.
- 3.4 It should be noted that nothing in the Diocesan Scheme modifies the need to apply for Archdeacon's certificates or faculties where such authorities are necessary, before repair work may be undertaken.
- 3.5 The repair of churches in many aspects is a highly specialised subject. There is then a need to obtain specialist advice with the drawing up of a detailed specification for any work to ensure a technically satisfactory and aesthetically acceptable solution. Economy and permanence of repairs are important considerations.
- 3.6 This report indicates the condition of the buildings at a time of the inspection. It does not purport to be wholly comprehensive or to give definitive solutions for remedial work. It is a report only and should not be utilised as a specification for the execution of repairs and must never be used for such purposes, neither should it be used for obtaining quotations from builders. Professional advice should be obtained to avoid inappropriate solutions which may result in the potential aggravation of defects. Repairs should also maintain the architectural character of details, finishes etc.
- 3.7 This Report is copyright and no copies can be made of the text or photographs without the written permission of the Architect. Neither should original copies be used by outside agencies (e.g. contractors or other construction professionals) without similar approval from the Architect.

4 INSPECTION CONTEXT

- 4.1 This is the second Quinquennial inspection of the completed premises.
- 4.2 The inspection was completed in two visits.. My initial visit on 20 July 2017 was principally focussed on the interiors due to heavy rainfall constraint of external examinations. I was met by the Church Property Warden and provided with Log Book details of works completed since the previous Inspection I returned in sunny conditions on 14 August 2017 to complete external inspection and to take record photographs.
- 4.3 In Section 8 : Conclusions and Summary defects, where identified, are categorised for action under the following priority headings. These refer back to itemised paragraphs in the Inspection Sections 5, 6 and 7 with related guide budget costings.
- A : Urgent repairs.
 - B : Repairs essential within the next 18 months.
 - C : Repairs essential before the next Quinquennial Inspection.
 - D : Desirable improvements, or items to be regularly maintained.

5 INSPECTION OF THE EXTERNALL BUILDING FABRIC

5.1 Roofs

- 5.1.1 The roofs of all elements are covered in Eternit man made slates with concrete dry ridge tiles (red three hole crested to Millennium Centre and black angular to Church), upvc gable edge trims, code 4 lead valleys and ball finials to gable peaks. All are in sound condition with only very minor defects to slates.
- 5.1.2 A small spired cupola is featured on the roof of the Church replicating the bell cote on the original timber framed building.
- 5.1.3 Gable eaves details are predominantly corbelled brick specials, particularly on the Millennium Centre and main gable to the Church. Elsewhere painted timber fascia boards have been used. All in fair condition.
- 5.1.4 Rainwater goods are colour coated aluminium throughout with profiled deep flow gutters and square section downpipes. All are in a sound and apparently effective working condition but should be subject to annual checking and clearance in the context of the trees within the grounds.
- 5.1.5 Note addition of solar panel to West roof of Millennium Centre Hall

5.2 Walls

- 5.2.1 Both buildings have cavity wall construction with facing brick external skins, the Millennium Centre featuring red multi main facing bricks with smooth red brick specials to eaves and gable corbel details, framing to door and window openings, cappings to the additional brick plinth skin and cross feature detailing to the main entrance façade. There is complimentary but less ornate detailing to the Church element. All brickwork is in sound condition with only minor areas of efflorescence at plinth level which have steadily weathered, but should be carefully monitored. Note historic movement crack on South West corner plinth to Kitchen. Subject to monitoring but no significant deterioration noted since last Inspection.

5.3 Windows

- 5.3.1 All windows and external glazed screens are colour coated aluminium framed with sealed doubled glazed units, incorporating safety glazing where appropriate. All are in sound condition with a number to the Church incorporating stained glass, some salvaged from the original timber framed building such as those in the Nave flank windows and Chancel gable, plus a new feature window to the Choir gable.

5.4 External Doors

- 5.4.1 External doorsets are predominantly colour coated aluminium incorporating safety glazing. The new Church main entrance doorset and the matching replacement entrance door to the Millennium Centre are dark stained timber with slot glazing. External doors to Stores etc. on the Millennium Centre are painted steel security doors. Their red decoration is fading and should be refreshed in due course. All doorsets are fitted with appropriate security and/or emergency escape ironmongery.

6 INSPECTION OF THE INTERIOR

6.1 Nave and Chancel

- 6.1.1 The main Church structure has a four bay steel portal framework with the down stand frames encased in stained pine cladding. The main ceiling panels are emulsion painted skimmed plasterboard. All elements are in excellent condition with no signs of distress.
- 6.1.2 The walls are painted plaster with lacquered pine window cill boards and box skirtings encasing central heating distribution pipework. All are in excellent condition.
- 6.1.3 The floor is predominantly stained pine boarding to pew zones with carpet to the central and side aisles, entrance area and Chancel dais, with pine upstand to the latter. All are in very good condition.
- 6.1.4 Windows are all colour coated aluminium framed, incorporating stained glass panels salvaged from the original timber framed building, particularly that in the Chancel gable and windows on both flanks of the nave. A new feature stained glass window was incorporated into the West gable wall to the Choir/Chancel prior to the 2012 Inspection. All are in excellent condition.
- 6.1.5 The raised Chancel dais has a central raised element as a podium for the altar. A folding ramp facility has also been incorporated to provide wheelchair access when required. Much of the Chancel furniture has been salvaged from the original building having previously been re-ordered in 1978. This includes the altar, reredos panel, lectum and communion rail, the latter being part derived from materials rescued from Salutation Church. Choir pews and frontals are mobile in their design to provide flexibility of layout, together with priest's chairs etc. An ambre set into the Chancel gable wall noted as a new addition in the 2012 Inspection. All are in well maintained condition.
- 6.1.6 Congregation seating is predominantly 8 person pine pews, supplemented by colour coated, fabric upholstered folding chairs. All are in excellent condition.
- 6.1.7 The octagonal marble font sitting on a raised platform in the South East corner was also rescued from the original building. It is in excellent condition. There is additionally a glazed pine cabinet housing a Book of Remembrance.
- 6.1.8 The glazed entrance door from the Foyer link incorporates a sand blasted etched design related to the Palm Sunday scriptures and formed an integral element of the Millennium Centre contract. It remains in a well maintained condition.

- 6.1.9 The side main entrance door to the Nave is stained hardwood with panel glazing and brass ironmongery. The internal door serving the Vestry wing is stained pine. Both are in well maintained condition.
- 6.1.10 Central heating to the Nave /Chancel is provided by Stelrad pressed steel flat fronted panel radiators below window cills on both flank walls with distribution pipework encased in pine box skirtings. All are apparently in efficient working order.
- 6.1.11 Lighting is provided by a combination of pendant dish fittings and focussed spotlights, with an audio installation controlled via a sound/tape deck accommodated in a wheeled cabinet located against the rear wall of the Nave. Both are apparently effective in their operation.
- 6.1.12 Musical accompaniment is provided by a Viscount Prestige 1 electric organ with speakers located above it in the South West corner of the Chancel and above the main entrance screen on the East gable wall. The organ was not tested as part of this inspection but I understand is subject to regular maintenance.
- 6.1.13 The premises are covered by a fire detection system with an alarm panel located adjacent the entrance doors. Appropriate fire extinguishers are also located at key points adjacent the main and Vestry entry points. The latter were tested in January 2017.

6.2 Vestries Entrance Lobby

- 6.2.1 The painted plastered ceiling and walls are in very good condition. There is a roof void access hatch in the ceiling.
- 6.2.2 The floor is carpeted with the protection of a mat to the entrance doors. All are in fair condition.
- 6.2.3 There are kitchen base units with a sink apparently for the preparation of flower displays, together with a cabinet/rack for wine storage.
- 6.2.4 There is a single domed ceiling mounted light fitting , smoke detector and Digitex (ADT) intruder alarm panel adjacent the entrance door.
- 6.2.5 The main entrance door is a 1.5 leaf colour coated aluminium doorset with appropriate security ironmongery. Internal doorsets to the Church, Vestries, Toilet and Boiler Room are all clear stained pine fire doorsets with brass security ironmongery.
- 6.2.6 Central heating is provided by a single panel radiator.

6.3 Choir Vestry

- 6.3.1 Painted plastered walls and ceiling plus carpeted floor all in very good condition.
- 6.3.2 Lighting by inset ceiling downlighters. Lighting is movement sensor activated.
- 6.3.3 Sound relay speaker link to Sanctuary.
- 6.3.4 Tall cupboards for choir vestments in fair condition plus various storage facilities for music scores etc.
- 6.3.5 Two electric keyboards. Not tested or appraised.
- 6.3.6 Colour coated aluminium window and clear stained pine fire door with appropriate brass security ironmongery.

6.4 Vestry

- 6.4.1 Finishes all as Choir Vestry in very good condition.
- 6.4.2 Various drawer units, full height cupboards chests and book shelves all generally loose fittings but in fair condition.
- 6.4.3 1 large floor mounted safe holding Parish documents etc..
- 6.4.4 Toilet cubicle off with painted plastered walls and ceiling, non-slip vinyl sheet flooring with WC and WHB on panelling incorporating plumbing elements. All in very good condition. Light activated extract fan with overrun facility.

6.5 Boiler Room/Cleaners Store

- 6.5.1 Painted plasterboard ceiling and blockwork walls in fair condition as is painted concrete floor.
- 6.5.2 Wall mounted Worcester boiler with insulated distribution pipework apparently operating efficiently.
- 6.5.3 Electricity distribution and relay boards wall mounted with smoke detector ceiling mounted, plus SVP in corner serving adjacent Vestry Toilet.

6.6 Entrance Foyer

- 6.6.1 Clear stained T & G boarded ceiling in fair condition but some patchy degradation of colour/finish apparently historic.
- 6.6.2 Multi buff fair faced brickwork walls with smooth buff cills and string courses all in very good condition.
- 6.6.3 Colour coated aluminium double glazed screen walls incorporating clear stained pine doorsets internally. Clear stained pine entrance lobby. All in very good condition.
- 6.6.4 Entrance matting quality carpet in well maintained condition. Note flood damage to floor in 2013 and related renewal.
- 6.6.5 Softwood framed clear stained flush pine doorsets with colour coated aluminium ironmongery all in good condition.
- 6.6.6 Lighting by feature assembly of pendant globe light fittings plus wall mounted downlighters and some spotlights in apparent effective working order.
- 6.6.7 Carpeted wooden staircase leading to first floor Parish Office all in good order.
- 6.6.8 Fabric wall lining above etched glass entrance doors to Nave all in good condition.
- 6.6.9 Space covered by smoke detectors and fire extinguisher located adjacent entrance Lobby.
- 6.6.10 Various items of clear stained pine loose furniture including shelving, display tables, notice boards and fabric upholstered chairs all in well maintained condition.

6.7 Barbara Bishop Room

- 6.7.1 Painted plastered walls and ceiling plus carpeted floor in fair condition. Some furniture impact damage to wall plaster/decoration.
- 6.7.2 Built in shelving, cupboards and storage units all in sound condition.

6.8 Cleaner's Store

- 6.8.1 Fair faced brickwork and painted blockwork walls, painted plasterboard ceiling and non-slip vinyl sheet flooring all in sound condition.
- 6.8.2 Wall mounted main electrical distribution board, Belfast sink and water heater.
- 6.8.3 Lighting by single diffused fluorescent fitting.

6.9 Accessible Toilet

- 6.9.1 Painted skimmed plasterboard ceiling, full height ceramic wall tiling and non-slip vinyl sheet flooring all in very well maintained condition.
- 6.9.2 Sanitary fittings together with support bars, alarm system etc. all compliant with Part M requirements and in well maintained condition.
- 6.9.3 Wall mounted baby change unit in well maintained condition.

6.10 Male Toilet

- 6.10.1 Painted skimmed plasterboard ceiling, full height ceramic wall tiling and non-slip vinyl sheet flooring all in very well maintained condition.
- 6.10.2 Proprietary toilet cubicles, vanity units and panelling all in well maintained condition as are sanitary fittings.

6.11 Female Toilet

- 6.11.1 All as Male Toilet.

6.12 Parish Office

- 6.12.1 Painted skimmed plasterboard sloping ceiling with encased purlins and painted plaster walls all in well maintained condition as is carpeted floor.
- 6.12.2 Built in base units with worktops and storage facilities all in sound condition.

6.13 Main Hall

- 6.13.1 Clear stained T & G boarded ceiling in fair condition but patchy degradation of finish noted as historic from original contract works.
- 6.13.2 Multi buff facing brick walls with smooth buff brick string courses and

door/window framing all in ground conditions. Sound absorbent notice boards and high level curtaining have been added to walls to assist in addressing the hard surface impact on room acoustics with some degree of apparent benefit.

- 6.13.3 Colour coated aluminium double glazed screens incorporating clear stained pine doorsets all in good condition. All other doors including the roller hatch to the Kitchen servery are stained pine and in good condition though some additional safety catches have been added to some doors as added security for use of the Hall by nursery age children. These still need further review.
- 6.13.4 Clear polyurethane polished hardwood strip flooring with badminton court markings in sound well maintained condition.
- 6.13.5 Lighting is a combination of inset fittings within the ceiling and wall mounted uplighters. Provision is also made for stage lighting with wall mounted lighting bars. The system was not tested as part of this inspection.
- 6.13.6. Heating is provided by panel radiators each being encased in pine boxing. The system apparently operates efficiently.

6.14 Scout Store/Escape Lobby

- 6.14.1 This element was added as an infill extension in 2010 and has painted fair faced blockwork and original fair faced brickwork walls, with painted plasterboard ceiling plus sealed concrete floors. The separating partition is constructed in painted ply facing to softwood stud framing. Natural lighting is provided by rooflights. All are in sound condition.
- 6.14.2 The external doorset is a relocated painted steel security doorset, with a new stained pine doorset link from the Hall.

6.15 Main Hall Store

- 6.15.1 Ply faced stud partitioning with doorsets have been added in association with the construction of the adjacent Scout Store/Escape Lobby to create defined storage spaces for user groups etc. together with adaptation of the steel mesh screen enclosure of the central heating boiler, related controls, electrical switchgear etc. All floor, wall and ceiling finishes together with rack shelving are in fair condition with well disciplined storage regime.

6.16 Play Group Store

- 6.16.1 Originally the main Scout Store this has now been adapted for use by the regular Play Group with the addition of a ply faced stud partition and doorset to create a link corridor from the Main hall to the new external Play Space. Rack shelving has also been added to facilitate well ordered storage of equipment and materials.

All finishes are in sound condition.

- 6.16.12 A ceiling hatch with pull down aluminium ladder/stair provides access to an **Upper Store**. All finishes here are also in sound condition.

6.17 Kitchen

- 6.17.1 Painted skimmed plasterboard ceiling, walls with white ceramic splash back tiling, and non slip vinyl sheet flooring all in well maintained condition, as are base and wall units plus white goods and stainless steel central prep table.
- 6.17.2 Space protected by smoke detector plus extinguisher and fire blanket, plus extract fan in external wall.
- 6.17.3 Hand operated stained pine hatch roller shutter in fair operational condition.
- 6.17.4 Doorsets in well maintained condition but with the addition of basic safety hooks to prevent child entry. Some defects in the latter still need review.

6.18 Link Corridor

- 6.18.1 Boarded ceiling, aluminium framed glazed canopy and screens, facing brick walls and carpeted floor all in well maintained condition.
- 6.18.2 Lighting by pendant globe fittings and wall mounted uplighters. Central heating radiators encased in painted louvered boxing. All elements in well maintained condition, as are doorsets and ironmongery, but noting child security chains in need of review as noted generally with respect to the Hall space..

6.19 Garden Rooms

- 6.19.1 Painted skimmed plasterboard ceiling and plastered walls all in well maintained condition as is carpet tiled floor.
- 6.19.2 Clear stained pine built in cupboards set against internal wall for use by different user groups all in well maintained condition.
- 6.19.3 Pine faced aluminium framed acoustic folding partition in well maintained condition.
- 6.19.4 Colour coated aluminium framed double glazed windows and external doorsets providing access to patio and enclosed play space all in well maintained condition.
- 6.19.5 Square louvered aluminium framed fluorescent light fittings and encased

radiators all in fair condition.

7. INSPECTION OF THE EXTERNAL WORKS

- 7.1 Significant hard and soft landscaping works were undertaken as an integral part of the Millennium Centre contract works, with some minor modifications to accommodate the subsequent construction of the Church. All elements are subject to ongoing responsible maintenance with particular input from members of the congregation.
- 7.2 The main Ravensdale Road frontage is defined by a mature hedge with a vehicular entrance at the West end and an oak framed/slatted roof lynch gate at the East end as the main pedestrian access. The latter formed part of the Millennium Centre contract. There is some evidence of movement/shrinkage cracks in the oak framing but these do not significantly detract from the well maintained condition of the structure.
- 7.3 The main frontage forecourt combines the use of brick pavements with brick upstand kerbing to define pedestrian walkways etc., macadam surfacing to the vehicular access drive and parking bays, shrub and tree planting, grassed areas and elements of planted margins abutting the Church element. All as noted are lovingly maintained.
- 7.4 The rear area incorporates a remodelled brick block paved hard landscaped patio area fed from the glazed link corridor to the Millennium Centre and accessible from the Garden Rooms and Vestry entrance to the Church. It incorporates a stone walled raised planter bed plus a number of stained timber benches. All are in fair condition.
- 7.5 The main vehicular drive serves parking bays via a painted steel security gate. Both elements are in sound condition.
- 7.6 A beech hedge with supporting timber framed steel mesh fence encloses a soft safe play surfaced play area accessed from one of the elements of the Garden Rooms. The surfacing was renewed prior to the 2012 Inspection following the development of defects in the original installation. The renewed surface is in a well maintained condition as is the beech hedge, fencing and related gates.
- 7.7 The principal element of the rear grounds is a large area of grass raised via a slight embankment above the abutting level of the rear of the Millennium Centre. This incorporates some tree planting. All elements are well maintained.
- 7.8 A new stained timber fenced enclosed play area has been added to serve the requirements of the Play Group in particular. This incorporates hard and soft

surfacing plus a play house and store shed. All elements are again in well maintained condition.

- 7.9 Margins to the Millennium Centre are marked by texture surfaced concrete pavements with localised ramp elements to provide level access to all external doors. All are in fair condition.
- 7.10 The Blackwell Lane frontage is defined by a mature hedge, with fencing and hedges marking the flanking boundaries to the rear gardens on neighbouring properties. These appear to be appropriately monitored.

8 CONCLUSIONS AND SUMMARY

8.1 It is evident that the premises continue to be the subject of responsible care and maintenance. I am also aware of current consideration by the congregation of potential further enhancement of the premises and related facilities armed with appraisal of the findings of this Report. No items have identified as matters for urgent concern or attention. Items listed below then are identified as desirable improvements or the subject of regular monitoring.

- a) Monitor and address any localised defects in roof slating per item 5.1.1 (B) (£150)
- b) Maintain annual check and clearance of all rainwater goods per item 5.1.4 (D) (£200)
- c) Redecorate painted steel external security doors per item 5.4.1 (B) (£150)
- d) Prepare and redecorate stained boarded ceilings to Foyer and Main Hall per items 6.6.1 and 6.13.1 (D) (£1200)
- e) Review safety catch installations related to children's activities in Main Hall etc. per items 6.13.3, 6.17.4 and 6.18.2 (B) (£400)
- f) Continue to monitor any deterioration of movement crack to external plinth brickwork to South west corner of Kitchen per item 5.2.1 (D) (£100)

DRAWINGS AND PHOTOGRAPHS :

Site Location Plan

Floor Plan of Millennium Centre

Floor Plan of Church

1. Oak framed Lych Gate
2. Millennium Centre main Entrance gable
3. Entrances to Millennium Centre and Church elements from front garden
4. North flank wall to Church to Church
5. North Elevation from Ravensdale Road
6. North West corner of Church
7. West gable to Chancel and Vestries.
8. South gable to Vestries
9. Patio area looking West to Vestries and South flank wall to Nave
10. Glazed screen to West elevation of Millennium Centre. Note solar panels.
11. West gable to Garden Rooms with hedge/fence enclosed play area.
12. Historic movement crack in brickwork to South West corner of Kitchen
13. Link to Church from Millennium Centre Foyer with etched glass entrance screen
14. Nave looking West
15. Chancel detail
16. Nave entrance door
17. South East corner of Nave with Font dais
18. Nave from Chancel

19. Altar dais with stained glass North window
20. Detail of North Transept/Chancel window
21. Vestry Corridor looking East
22. Vestry Corridor looking West to Boiler/switchgear cupboard
23. Clergy Vestry with vestment cupboards
24. Clergy Vestry with documents safe
25. Choir Vestry looking South
26. Choir Vestry looking North
27. Church boiler/switchgear cupboard
28. Barbara Bishop Room
29. Barbara Bishop Room
30. Foyer from Office access staircase
31. Office looking North
32. Office looking South
33. Accessible Toilet
34. Male Toilet
35. Female Toilet
36. Millennium Centre Cleaner's Store with switchgear
37. Main Hall looking South to Kitchen with Pation access glazed screen
38. Main Hall from Foyer access door
39. Main Hall looking North from Kitchen
40. Glazed link corridor fro Foyer to Garden Rooms and Kitchen
41. Garden Rooms looking South with storage cupboards

42. Gardens Rooms looking South. Note dividing screen
43. Kitchen from South East corner
44. Kitchen from South Wes corner
45. Play Group Store link to external play space



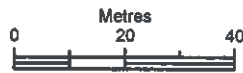
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