

2023 QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST.ANDREW, BOLAM

(Ref: 2305)

Diocese of Durham
Archdeaconry of Auckland
Deanery of Darlington



Prepared by John A. Barnes B.A B. Arch. RIBA AABC IHBC EASA

JABA Architect Ltd

Church View Cottage

Bongate

Appleby

CA16 6UN

T: 07922112886

E: jabaarchitect@gmail.com

Date of Report: April 2023

Date of Inspection and weather conditions:

15th March 2023 : Dry and overcast.

(Date of previous Report: June 2017 by George Stastny)

1. Executive Summary of General Condition

The church is well maintained and in a good condition except for some degraded pointing, localised cracking and erosion of masonry, minor joinery, glazing and rainwater goods issues.

2. Previous Report.**2.1 Work completed since previous report:**

2022

1. New organ installed.
2. Slate and ridge tile repairs.

2023

1. Remedial work on electrics.

2.2 Work outstanding from the previous report:

1. Repainting of some rainwater goods and replacing bobbins.
2. Repair masonry and repoint.
3. Arrange to inspect roof space.
4. Provide portable wheelchair ramp.

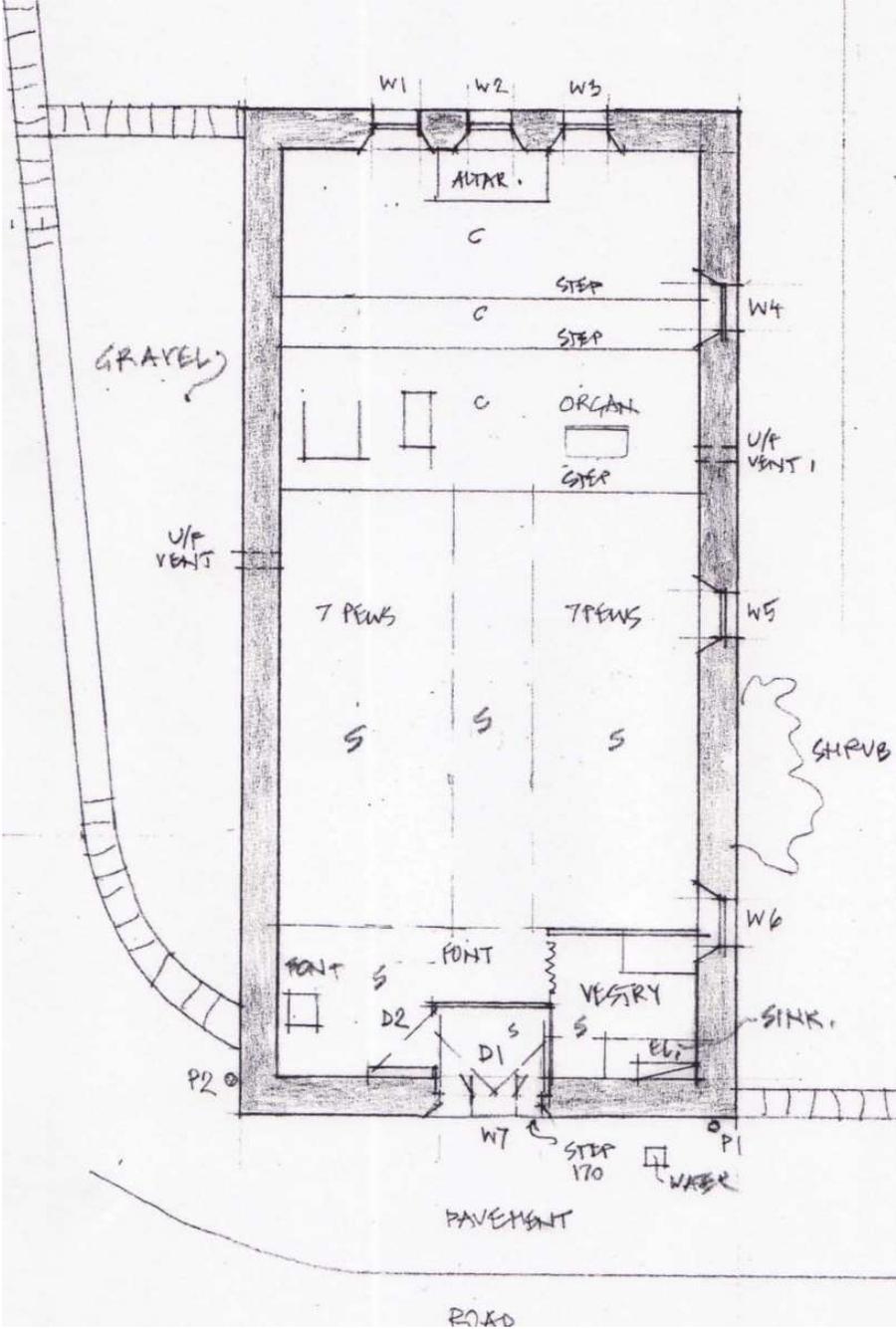
2.3 Log Book was available for inspection**3. Brief Description of the building**

Grade II listed church of 1835 to the neo-gothic design of Anthony Salvin. Continuous nave and chancel with a single west door and a small bellcote. Welsh slate roof with sandstone rubble and ashlar dressings.

The church is located on the northeast edge of the village in a Conservation Area, with south and east walls only accessible from a neighbour's garden. Parking is available on the roadside and on the verge of the lane to the east.

Seating capacity approximately 70.

4. Plan of the church (George Stastny August 2006 from 2017 QI)



5. Statutory Listing

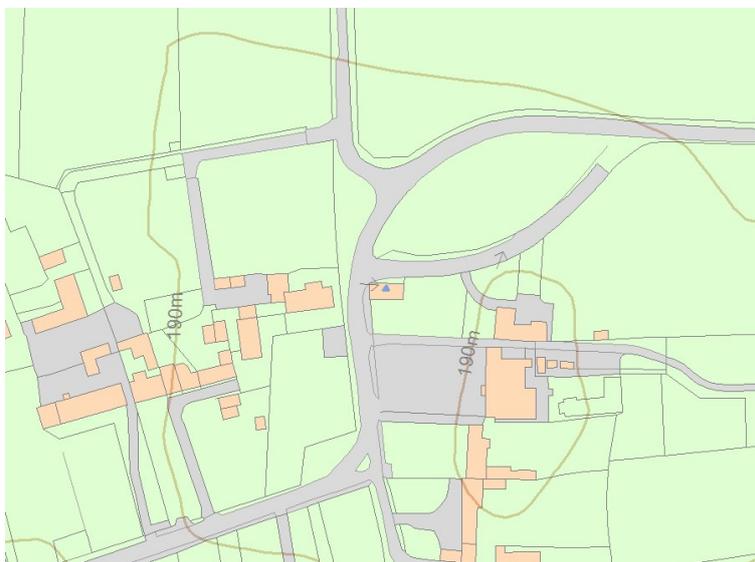
Church listed Grade II and is within a Conservation Area.

CHURCH OF ST ANDREW, BOLAM VILLAGE

Grade:II List Entry Number:1121133

Parish church. 1835. Dressed sandstone, ashlar window and door surrounds; moderately-pitched Welsh slate roof. Nave and continuous chancel. Early English style with single lancets in hollow-chamfered reveals. 3 bays. Chamfered plinth. 3 lancets in south wall; windowless north wall. West end: central door under moulded, pointed arch of 2 orders, small lancet above; gabled bellcote has single opening and projects slightly from wall on a row of 3 corbels. 3 stepped lancets at east end. Low, coped gable parapets with kneelers. Plain, partly-plastered interior.

Listing NGR: NZ1989522621



6. Maintenance Responsibility

There is no graveyard, only a small enclosed gravel area to the north which is maintained by the PCC.

7. Specific Limitations of the Report

For General Limitations see also Appendix 1; 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 at the gutter level, otherwise inspections were made from ground level.

The following parts were inaccessible and excluded from the inspection:

1. Voids beneath the floor.
2. Ceiling void.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 2020. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a 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 and a Specification on which DAC consent, and quotations from suitably qualified contractors can be sought.

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

8. Carbon reduction targets

The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the 'Practical Path to Net Zero Carbon' (PPNZC) to show how this might be achieved. They have created an 'Energy Footprint Tool' which can be used to establish the church's carbon footprint as part of the Online Parish Returns System. By inputting your most recent energy bills you will be able to calculate the amount of carbon produced, and receive helpful tips to reduce carbon omissions.

9. Schedule of Repairs with priority and budget cost.

The following categories denote urgency of work:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within 2 years

D - Requires attention within 5 years

E – Desirable improvement with no timescale

M – Routine maintenance which can be carried out without professional advice or a Faculty.

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.

Reference	Condition	Action	Priority	Cost£	Photograph
9. EXTERNAL ELEMENTS					
9.1 Roofs					
1.	Slates intact, though are beginning to deteriorate on upper surface.	Monitor over quinquennial period.	D(M)	-	
2.	Ridge intact, recently repaired.				
9.2 Rainwater goods and disposal systems					
1.	Drive-in brackets corroding.	Prepare and re-paint.	C	200	
2.	Gutter outlet barely fits into recently fixed north RWP.	Monitor over quinquennial period.	D(M)	-	

Reference	Condition	Action	Priority	Cost£	Photograph
3.	Bobbins missing behind lugs can cause RWPs to move and leak.	Replace missing bobbins.	C(M)	200	

9.3 Parapets, chimneys and verge upstands

1. West bellcote in reasonable condition, single small bell.



2. Southwest kneeler stone cracked, previously repaired.

Monitor over quinquennial period.

D(M)

-



3. Broad gable copings over intact lead flashings.

4. Stout cross finial to east appears in good condition.

Reference	Condition	Action	Priority	Cost£	Photograph
9.4 Walling and pointing					
1.	Eroded and cracked west door jambs.	Monitor over quinquennial period.	D(M)	-	
2.	Eroded west door arch.	Monitor over quinquennial period.	D(M)	-	
3.	Eroded west window, especially key stone.	Monitor over quinquennial period.	D(M)	-	
4.	Eroded quoin and jamb stones to east.	Monitor over quinquennial period.	D(M)	-	

Reference	Condition	Action	Priority	Cost£	Photograph
5.	Cracking and cement mortar on southwest corner caused by slippage of copings.	Secure copings and repoint.	C	1000	
6.	Eroded lime mortar, cement patched.	Begin a programme of removing cement and repointing using a lime mortar.	C	6000	
7.	Open joint north side.	Begin a programme of removing cement and repointing using a lime mortar.	C	Incl.	

9.5 External doors

1.	Weathermould shrunken. Opening gap to recently replaced door.	Clean and re-fix bedded in sealant.	B	60	
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Reference	Condition	Action	Priority	Cost£	Photograph
2.	Un-repaired frame bunged with cloth.	Splice in repair.	B	120	

9.6 Windows

1.	Diamond quarries in reasonable condition except for many hairline fractures and gaps at edges of previous repairs.	Monitor over quinquennial period.	D(M)	-	
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9.7 Drainage

1. All roof water drains to west where concrete gutter channels in footpath discharge into road.

Reference	Condition	Action	Priority	Cost£	Photograph
10. INTERNAL ELEMENTS					
10.1 Tower	None				
10.2 Bells					
1.	Single bell stuck at angle; does not chime well.	Investigate and repair.	B	?	
2.	Single rope through lobby ceiling serviceable.				
10.3 Roof and ceiling voids and ventilation					
1.	Small void above collar ties with hatch west end.	Investigate condition when tower scaffold available.	D(M)	?	
10.4 Bats					
10.4 Bats	None present				
10.5 Roof structures and ceilings					
1.	7No. painted collar trusses support plaster ceiling in good condition except for cracking to southwest.	Investigate more closely when tower scaffold available.	D(M)	?	
10.6 Upper floors, balconies and access stairways -none					

Reference	Condition	Action	Priority	Cost£	Photograph
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10.7 Ground floor and timber platforms

1. Recent riven flags to nave (2014) in good condition.
2. Carpet on raised timber steps with single air brick north and south to chancel in good condition.



10.8 Partitions, screens and internal doors

1. Lobby screen doors and top in painted timber in good condition.
2. Kitchen screen to match lobby in good condition.



Reference	Condition	Action	Priority	Cost£	Photograph
10.9 Internal wall finishes					
	All wall plaster removed, walls cement pointed with artificial stone keyed 'arches' to door and windows.				
10.11 Vestries meeting rooms, WCs and kitchens					
	1. A makeshift tea point with waste water collection below sink, all serviceable.				
10.12 Fittings, fixtures, furniture and moveable articles					
1.	Ancient limed oak pulpit with unfixed brackets after carpeting.	Securely re-fix.	C	60	
2.	Limed oak clergy stall with unfixed brackets after carpeting.	Securely re-fix.	C	200	
3.	Limed octagonal pine lectern with shake and heavy former woodworm infestation.	Monitor over quinquennial period.	D(M)	-	

Reference	Condition	Action	Priority	Cost£	Photograph
	4. Simple, free-standing, dark stained pine pews in reasonable condition.				
10.13	Organ - none				
10.14	Disabled Access				
	1. 160mm step up from pavement.	Provide a lightweight portable ramp for wheelchair users.	B(M)	300	
11.	SERVICES				
11.1	Electrical Installation				
	1. Overhead supply onto bracket down wall to meter in southwest corner.				
	2. Last tested 09/03/2023: satisfactory.				
11.2	Water installation				
	1. New alkathene main and stopcock below kitchen sink to single cold tap.				
11.3	Gas installation - none				
11.4	Oil installation – none.				

Reference	Condition	Action	Priority	Cost£	Photograph
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11.5 Heating installation					
	1.	4No. electric panel heaters and warm air blower over lobby.			
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11.6 Insulation and air leakage.					
	1.	No insulation seen			
	2.	Air leakage low due to lobbied door, 2No. small opening windows and mainly solid floor.			
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11.7 Sound systems - none					
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11.8 Fire precautions					
	1.	9L water at west end, 2kg CO ₂ in kitchen.			
	2.	Last inspection 06.22			
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11.9 Lightning protection					
	1.	None			
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11.10 Asbestos					
	1.	None seen			

Reference	Condition	Action	Priority	Cost£	Photograph
12. CHURCHYARD					
12.1 Buildings within the curtilage - none					
12.2 Ruins maintained by the PCC - none					
12.3 Monuments, tombs and vaults -none					
12.4 Boundary walls, railings, fencing, hedging and gates					
1.	Single low rubble boundary wall encloses small yard to north. Poor condition where undermined and leaning.	Rebuild after partial collapse.	E	2000	
12.5 Hardstanding areas					
1.	Ground level to north yard lowered and covered in grey granite chippings, weed free.				

Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent 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 2018 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 can be found on the Churchcare website.
- 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 either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- 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 in accordance with IEE Regulations, 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) Lightning 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, and the report should be kept in the Church Log Book.

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 preventilatorion 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 per 250m ²)
Organ	CO ₂
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity on)

Further advice is available on the Churchcare website.

k) Asbestos It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is, or is liable to be present. Further advice is available on the Churchcare website.

l) Equality Act The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.

m) Protected species The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website