



**QUINQUENNIAL INSPECTION REPORT
OF
ST. JOHN, THE EVANGELIST, BRANDON, COUNTY DURHAM**

**DIOCESE OF DURHAM
ARCHDEACONRY OF DURHAM
DEANERY OF DURHAM**

**INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

QUINQUENNIAL INSPECTION AND REPORT

DATE OCTOBER 2020

David Beaumont BA (Hons) Grad Dip, RIBA, AABC



1.0	INTRODUCTION	4
2.0	LOCATION AND SITE	4
3.0	CHURCH AND LISTING DESCRIPTION.....	4
4.0	PREVIOUS INSPECTIONS.....	6
5.0	SCOPE OF REPORT	6
6.0	REPORT SUMMARY	6
7.0	CONDITION AND RECOMMENDATIONS.....	9
7.1	SERVICES	9
7.2	GENERAL.....	11
7.3	WORK SINCE LAST INSPECTION.....	13
7.4	OUTSIDE	13
7.4.1	ROOFS	13
7.4.2	RAINWATER GOODS	15
7.4.3	WALLS, BUTTRESSES, CHIMNEY	17
7.4.4	FLECHE, BELLS, FRAME, CLOCK.....	19
7.4.5	WINDOWS AND DOOR OPENINGS	20
7.4.6	EXTERNAL IRON AND WOOD, DOORS	23
7.5	INSIDE	24
7.5.1	ROOF TIMBERS.....	24
7.5.2	CEILINGS.....	25
7.5.3	CHANCEL ARCH, ARCADES, MASONRY	26
7.5.4	FLOORS, RAILS	28
7.5.5	PLASTER, DECORATION	29
7.5.6	VENTILATION	29
7.5.7	PARTITIONS, DOORS, PANELLING, SCREENS.....	29
7.5.8	GLAZING	30
7.5.9	REREDOS, MONUMENTS, BRASSES, FURNISHINGS, ORGAN.....	32
7.5.10	INDIVIDUAL ROOM OBSERVATIONS	34

7.6. CHURCHYARD	36
7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES.....	36
7.7 BOILER ROOM.....	38
8.0 PRIORITIES	39
APPENDICES	40
CHURCH PLAN	41
EXPLANATORY NOTES.....	42
A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY.....	44

Beumont Brown Architects LLP, The Old Brewery, Castle Eden, County Durham TS27 4SU
T. 01642 700803 E. enq@beumontbrownarchitects.co.uk www.beumontbrownarchitects.co.uk @dsbbba
Company Registration No. OC366225 | VAT No. 116 3832 28



REPORT ON THE 2020 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION

This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 22nd September 2020. Dry and windy.

Date of report: Sept 2021.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: St. John the Evangelist, John Street south, Meadowfield, County Durham, DH7 8RP

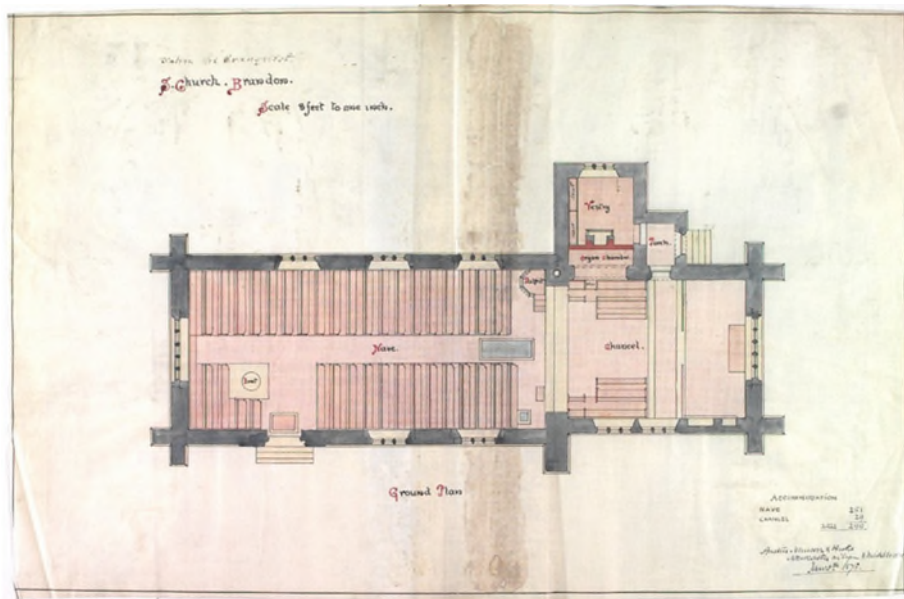
Location:

National Grid Reference: NZ 248 398

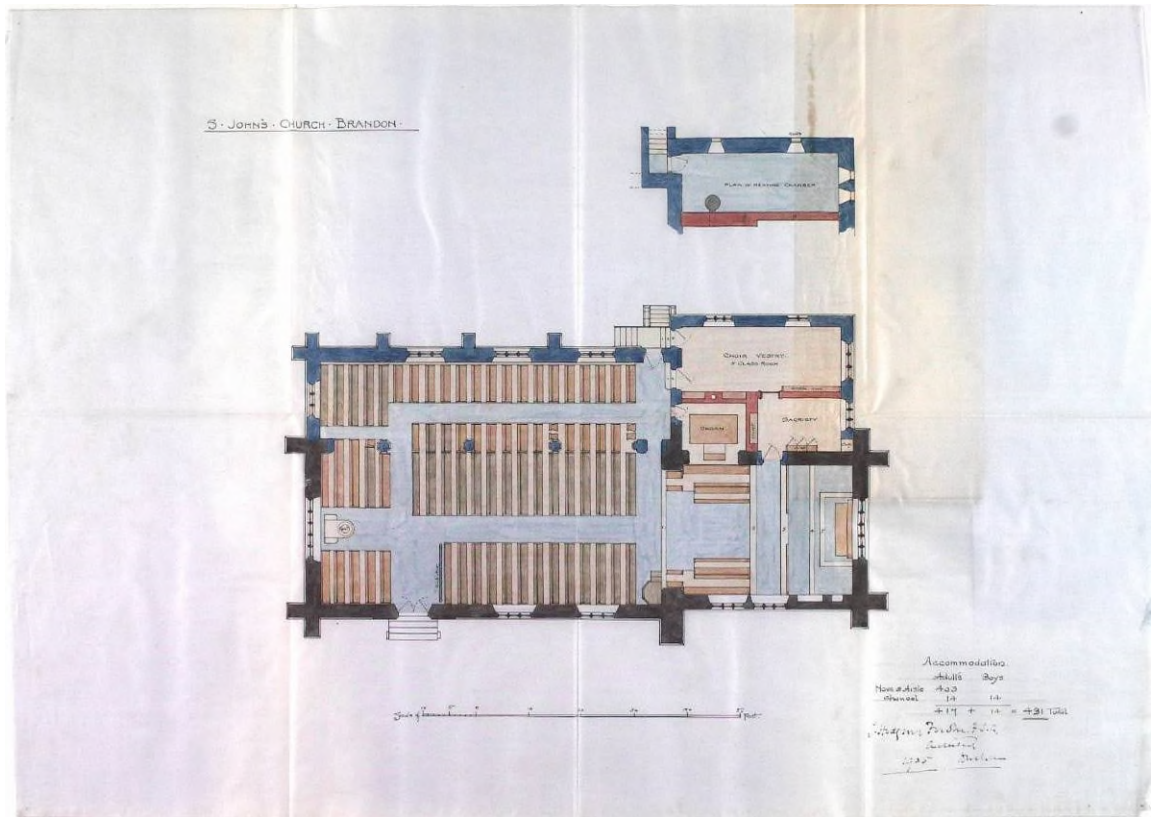
3.0 CHURCH AND LISTING DESCRIPTION

Description:

Built 1875 to the designs of Austin, Johnston & Hicks, and extended in 1906 by Charles Hodgson Fowler.



Plan dated 1876, Church Plans Online



Plan dated 1905, Church Plans Online

Nave, chancel, north aisle (added 1906) with choir and clergy vestries at the east with organ chamber to the north within the chancel. Boiler chamber under the choir vestry no longer used. Coursed stonework and buttresses with dressed stone to quoins, window and door surrounds, plinth and string course.

Steeply pitched ridged roofs in Welsh blue slate with open ceilings. Mineral felt to N aisle. Heavy roof trusses internally. Timber and slate fleche on nave ridge. Bell at porch.



Occupies a rectangular site alongside the Durham Road, near the centre of Brandon. The Parish hall is alongside at the W, this replaces an earlier redundant building. Trees to the S adjoining the recently developed Industrial site. There is no fence to it. It is unlisted

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. The cellar boiler house was also inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure:

The church is in good structural condition, the previously reported cracking in the last QI is unchanged and there are no structural defects to be concerned about. Apart from noting something not picked up on the last QI which is that the N aisle appears to have bowed out and pulled away from the arcade. Highly likely to be differential ground settlement at the time of the extension. It would be worthwhile checking in the memories of recent church wardens to establish whether this has been noticed in the past or if it was it recorded in earlier QI's.

For the record the other cracking is as follows:

N Aisle – External vertical crack on the W elevation running from the plinth to the top of the lancet arch.

Chancel – Cracking to the wall above the organ arch and also to the S side.

Chancel Arch – Continues to have a 3mm tapering crack on the S side which is still seen to a lesser degree on the nave side. All of these are historical.

Roofs:

Steeply pitched roofs in Welsh blue slates and likely to be the originals. Stone water tables are rebated and in good condition in most cases.

The slating is in reasonable condition, there has previously been lead theft to the N aisle and that was replaced in felt (how old is it now?), also the clergy vestry flat roof in a plastic membrane.

As reported last time there is ridge pointing missing, on three areas of the chancel and that there are a couple of chipped and loose slates at the E end of the N elevation. The nave has slipped slates on the S elevation and ridge bedding loose. None of the defects are that bad and more damage can be done attending to them. So wait until there's more to do.

The 2018 steeplejack work included repointing copings.

Fleche:

The 2018 steeplejack repair quotation was for: support column cavity filled with two part epoxy, reinforced with 3mm MS plate (I worry that this will rust, expand and break the repair); rotten timber at the base descaled, splits infilled with preservative and one coat paint protection; bird debris removed and new bird mesh, polysulphide sealed joints.

It has some missing and cracked slates. The mesh is missing to one of the openings, twigs inside from nesting birds.

The worry is that the fleche appears not to have been as well repaired as intended. It needs to be kept under close watch and so a periodic inspection needs to be put into place, every three months and particularly after high winds. An alternative is to send a (local) steeplejack back to be absolutely sure all is well.

Rainwater Goods:

The church is mostly in cast-iron gutters and cast-iron downpipes. The remainder are in plastic. One exception is the W end this has a box gutter over the clergy vestry which discharges into a plastic gutter and downpipe. This arrangement needs checking because it looks like there is water washing down from the box gutter outlet and isn't quite being caught by the gutter which itself should be a hopper.

There are weeds growing in the running outlets on the N aisle and these will be blocking the downpipes, a more organised routine of cleaning the gutters is required.

There are gullies around the building, some have grids, one downpipe doesn't quite connect to its gully and there is suspicions that one is blocked by the vestry entrance.

Grids needs to be replaced where missing.

**Walls:**

The erosion to the walling mostly in the N and W that was previously identified remains, the erosion is not really problematic because there is sufficient thickness to the stone. It has had

various cement repointing in the past and this normally exacerbates the erosion of the stone and it appears to be doing that in this case albeit the erosion is slow. Should there be an opportunity to replace the cement with lime in time then that should be taken.

The three light window at the W apex continues to show signs of breakdown but it is not really accelerating. The chancel E window has some erosion to the head.

The chimney stonework has been inspected by steeplejacks but repairs carried out, if any, are unknown.

The glass in all the windows is clear apart from in the chancel which is coloured patterned glass in a grisaille pattern all in lead comes with internal saddle bars which are rusting. The external ferramenta is behind the polycarbonate and that can't be seen but there doesn't seem to be any rust effecting stonework, however all of the glass needs washing down and there is some minor re-leading repairs and de-rusting of the support bars needed.

It is recommended that the polycarbonate come down and the windows be thoroughly inspected. The opportunity should also be taken to see if the ventilators could be made to work. The church is dark inside and having the glass cleaned would really improve the appearance.

The external doors are in good condition, most of these doors were tried and some of the internal doors require some easing and oiling.

Inside:



The church is very well presented and in good order, there is some plaster cracking that is minor and historic. Cobwebs at high level that need sweeping. The decoration of the roof boarding is fair and will last another five years as will the walls. The church has a good collection of fittings.

The rear rooms of choir and clergy vestry are rather down at heel and it would be good to improve not just the decoration of these rooms, but also the facilities that they provide and better office facilities.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** Underground service. Service is to the basement cellar at the N W corner. There is a separate supply to the W.C. in the S W corner extended from the hall. The church has two separate water supplies.
Recommendation: None.

- **Foul drainage:** W.C. drainage is to the highway.
Recommendation: None.

- **Surface water drainage:** There are gullies around the building and these lead to soakaways of a design that is unknown or their location.
Recommendation: None.

- **Lightning conductor:** One single conductor on the fleche which has tapes running to ground on both the N and S side, last inspected in 2019 and a new ground earth on the N side installed.
Recommendation: Carry out five yearly test (rather than an annual test) and recommendations of the test report.

- **Electricity:** Overhead supply on the W nave gable into the S W meter cupboard. The power supply was increased in 2018 in anticipation of an electrical heating system that didn't transpire. The system was tested then.

Recommendation: Carry out the recommendations of the test report.

- **Lighting:** Last tested in 2018. The lighting fittings were replaced with LED spotlights in 2017, plus two external lights on the N side over the entrance added.

Recommendation: None.

- **Sound system:** Comprises lectern, pulpit, two lapel mics plus microphone with wall mounted speakers. There is a sound loop and all reported to be working satisfactorily.

Recommendation: None.

- **PAT:** Last inspected in 2020.

Recommendation: carry out annual test

- B** **Heating:** The church used to have an oil boiler system in the cellar and this has been replaced by new gas twin boilers, in the clergy vestry, installed in 2018 with new pipework circuit and convection radiators. The church reports that the heating system is working efficiently for them.

The redundant oil tank remains in the cellar and there are suspicions of white powder that could be asbestos.

Recommendation: Establish if asbestos needs to be removed from the cellar.

- **Gas meter:** Situated in vestry and replaced in 2019.

Recommendation: None.

- **Bells:** One external tolling bell, rung from the inside, rope was repaired recently and it has a formal inspection annually by the church wardens and is regularly used.

Recommendation: None.

- **Clock:** none.

- **Organ:** 1882 Harrison and Harrison organ, last service in 2019 and is playing well. Grade II*.

Entry in Pipe Organ register:

Builders

1882 [Harrison & Harrison](#) Durham

"Improved" scheme for organ costing £245 sent 29th Oct.1881 [D/Ha94, pp 270 +279];
opened by Wm Ellis, deputy organist at Durham, later organist of Newcastle Cathedral;
finally and fully paid for in 1883, after threats to pass the matter "to my people in London";

1974(c.) [Harrison & Harrison](#) Durham

Plate noting that organ restored in memory of Vicar (died 1974);

Cases

Position **Chamber to North side of chancel** Type **Pipe Rack**

Pitch pine woodwork to case and console; V'd pipe(x17) array on large cove, no evident support posts; spray-painted grey with gold mouths;

Recommendation: None.

- **Rainwater goods:** The church wardens inspect the goods on an adhoc basis and there is still work to do.

Recommendation: Put in to place a formal inspection by a roofing company used to doing church work.

7.2 GENERAL

Churchyard: None

Recommendation: None.

- B** **Trees:** The trees were surveyed in 2016, one was removed at the W boundary and others were trimmed back. There is a range of sycamores on the N side, shrubs to the E and also shrubby and some trees at the N side- unfenced. At the W is the Parish Hall and one large tree, this is beginning to get close to the W gable and should be cut back.

Recommendation: Look at W tree and trim.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

Recommendation: None.

- **Wheelchair access:** Recent installed ramp to the S provides level access through to the chancel steps.

Recommendation: None.

- **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

Nave west end – 6ltr foam

North aisle east end – 2kg CO²

Clergy vestry exit door – 6ltr foam

Recommendation: None.

- **H & S policy:** Is reviewed annually.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

- B** **Asbestos:** There has been an assessment by Envirotec who looked in the cellar but it is not conclusive to the status if there is asbestos in the church or not.

Recommendation: The PCC should create an Asbestos Register outlining the presence (or not) of any asbestos within the building.

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

2016- Tree survey and one removed, others trimmed.

2018- Upgrade of power. Lighting improvements to fittings.

2018- comprehensive round of high level repairs by Northern Steeplejacks: fleche, ridge tiles, slating, coping pointing, guttering, New heating installation.

7.4 OUTSIDE

7.4.1 ROOFS



D Nave:

S side - Roll top ridge tile, bedding ok. It has got the occasional bedding piece loose. E abutment leadwork to water table looks ok. E abutment to the chancel arch same as the W, though the soakers are showing a little at the slating, but otherwise ok. Generally there is the odd slate missing up at the ridge.

N side – Same as S, in slightly better condition, the downtape comes down on this side.

Recommendation: replace missing slates and ridge bedding



B North Aisle: Mineral felt roof, unable to be inspected from the ground.

Recommendation: have this checked when attending to gutter cleaning

D Choir Vestry:

The ridge has some pointing missing, can hardly see the roof from the ground.

E side – Maybe there is a slate missing.

W side – Gap in the ridge pointing, bit of the bedding is coming away at the chancel abutment. The slating looks ok, though I can only see a third of it, it has flashing to water table in lead, same story as the nave.

Recommendation: replace any missing slates and ridge bedding



B **Clergy Vestry:** plastic membrane roof, unable to be seen.

Recommendation: have this checked when attending to gutter cleaning

D **Organ roof:**

S slope – Roll top ridge with some bedding missing, slating looks ok, can't really see the abutment flashings.

N slope – Ridge bedding missing, abutment flashings to water tables are ok. One cracked and a couple of slipped slates, these could do with attention.

Recommendation: replace any missing slates and ridge bedding

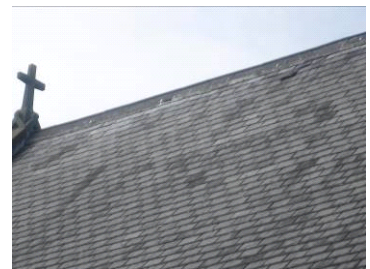
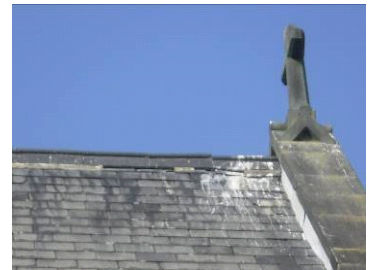


D **Chancel:**

S slope – Same ridge as nave, the bedding is poor towards the E gable, some slating coming away at the apex, flashing to the abutments- can't really see from the ground, I think they are ok, it has a major flashing abutment to the nave that looks good.

N side – Ridge pointing coming out, generally the abutments are ok, slating generally sound.

Recommendation: replace any missing slates and ridge bedding



7.4.2 RAINWATER GOODS

B **General:** Cast-iron half round to circular downpipes generally, going round the building clockwise:

Recommendation: clean out gutter weeds, unblock downpipes, check they discharge over gullies, replace missing gully grids, unblock blocked gullies and check for free running. Replace grey plastic with black cast iron.

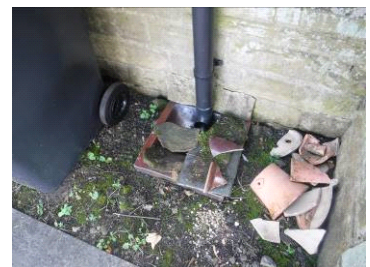
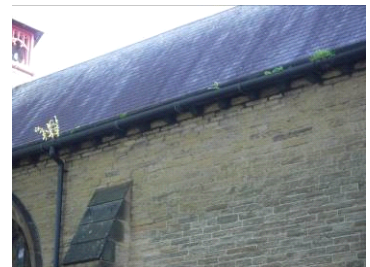
- **Nave:**

S – Weeds growing in the outlets to the downpipes suggesting that these are blocked, E most downpipe is loose and misses the gully, W has the cap into the ramp paving dislodged.

N – unable to see if there is a gutter.



- **North Aisle:** Plastic gutter and two downpipes that are blocked at the outlets and there is grass growing in them, W most gully looks blocked - has standing water in it. W is ok, though it does have pottery to cover the grid to try and keep the leaves off.



- **Choir Vestry:**

Plastic gutters and cast-iron downpipes, gully grid missing and it has got a drink can floating in the water, the gutter looks grey now because it doesn't get painted. There are various waste pipes going into the gully at this point, controversially one's a sink going into the soakaway.



- **Clergy Vestry:**

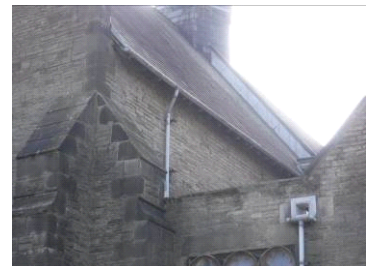


Serviceable but not really a dignified arrangement for a church. A box gutter would be preferable to a gutter and the goods to be in black to match the rest. The downpipe bottom doesn't have a shoe, is short of the gully and the gully is silted.

- **Chancel:**

N side – Grey plastic gutter and downpipe, now with patches of algae on seems to be ok.

S side – Cast-iron gutter a bit missing at the E end. Downpipe is a little high and dry from the gully which has lost its grid and surround.



7.4.3 WALLS, BUTTRESSES, CHIMNEY

C **Nave South:**



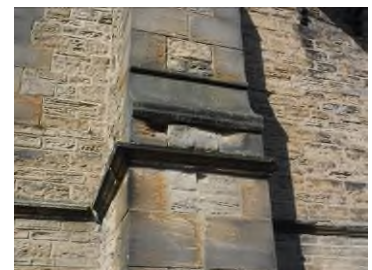
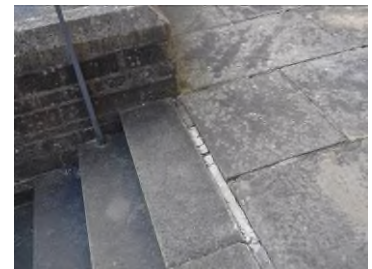
Coursed sandstone walling wearing out a bit at low level and to the E of the entrance doorway, it has had cement pointing as is the story in most places. Below plinth stonework by the ramp is the worst effected and is salting particularly in one area and eroding out one of the plinth stones,

There is also some damp showing in the S W corner by the buttress just above an earth rod point, above this one of the string courses is eroded.

Repair isn't needed yet.

W buttress is ok apart from one stone above the first stage that has eroded out but that could just be pointed up. The E has some water staining because it is a large buttress. It is quite mighty (and original), there is water run off the top surface, looks like there are some open joints to it, be wise to be attended to, there is quite a lot of slug trails to that as well. And some water marking on the E side, generally this is ok.

Recommendation: point buttress open joints



- **Nave:**

W side – Water table looks ok, quite a bit of erosion up at higher level by the N side of the window and to a lesser degree on the S side where the overhead power line comes in, lower level looks

ok. N buttress has some minor erosion at low level and some cement repair at the first stage in the past which is poor but doesn't need any work at the moment, there is no obvious cracking, though some of the pointing is starting to drop away.

N side buttress is ok apart from a couple of stones that are wearing but they are not as bad as the walling stones close to it.

Recommendation: none



- **North Aisle:**

E side – Rebated water table looks ok, slight open joints just below it as it beds on to the top of the wall, suggestion of a crack just above the apex running through the joints and similarly something showing at the bottom not unusual and the walling is generally ok.

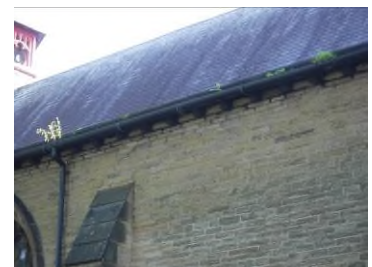
N buttress is ok apart from some open jointing.

N side – This is made up of four bays, going from W to E. Slight wear just by the E buttress but ok. Bay 2, that is ok. Bay 3, ok. Bay 4, this contains a window and a door, is ok.

Overall this wall is cement pointed and it's beginning to come off in areas, the stones themselves don't look to be harmed.

Four buttresses all in good condition, slight open joints here and there but nothing that needs attention.

Recommendation: none



- **Choir Vestry:**

E side – Water table looks good, masonry is ok, corner quoins slight crack to one, some open joints but ok.

N side – Walling is generally sound, has had a bit of repoint in the E corner at high level doesn't match the pointing elsewhere, actually there is a couple of instances of that but it will do.

E side – Water table looks ok, walling is a bit dirty marked from previously water penetration through the now repaired water table, string course ok, masonry generally fine.

Recommendation:



- **Clergy Vestry:** Slight open joint below the hopper outlet, washed out no doubt from previous poor hopper probably the water does run down here.

Recommendation: none

- **Chancel:**

N side – Limited view, some erosion to it, looks just the same as the W nave gable, generally ok. It's got some rusting iron fixings from previous downpipe, could do with coming out in time, it has had some patch point repair, it is bearable, there are some stones starting to honeycomb.

E side – Cross looks ok, water table is alright. The general walling is worn but it will do. The buttresses have got some open joints, they will do.

N side – Walling is generally ok, a little bit worn out below the plinth and just above it

Recommendation: none

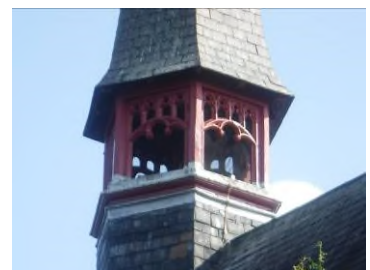
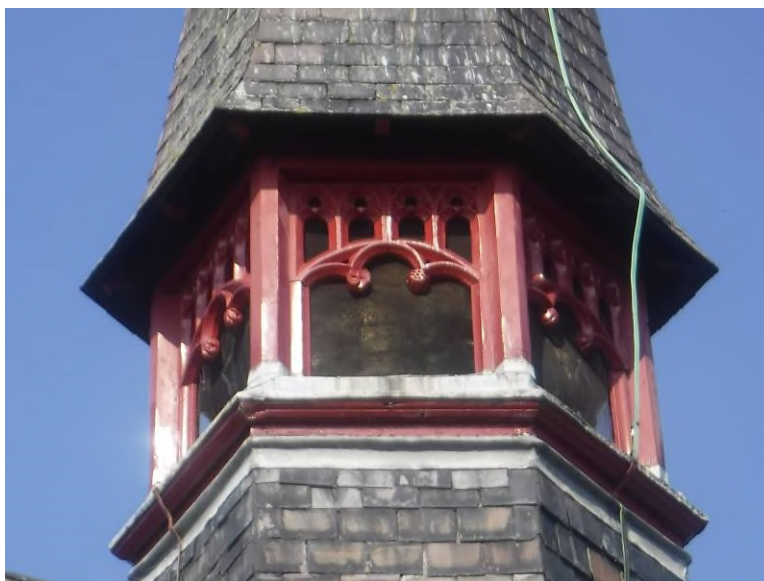


- **Chimney:** Chimney to the choir vestry looks ok.

Recommendation: none

7.4.4 FLECHE, BELLS, FRAME, CLOCK

M **Fleche:**



The lead covering the tip of the spire looks to be slipping down. It may be exposing the roof structure to water ingress. Slating is generally sound to the spire, the slating to the sides is slipping in places and there is a couple of missing. The timber frame had a limited repair in 2018. Its bird mesh is missing on one side, there could well be rook nests inside, it's missing its cross and it's been down for twenty years and it kept in the former boiler room.

Recommendation: kept under close watch and create a periodic inspection, every three months and particularly after high winds. An alternative is to send a (local) steeplejack back to be absolutely sure all is well.

-

Bell:

There is a single bell externally mounted under a sloping roof in a timber box on the N side of the aisle, it is look at by the church warden annually, it is still rung and it is reported to be in working order.

Recommendation: none



7.4.5 WINDOWS AND DOOR OPENINGS

M

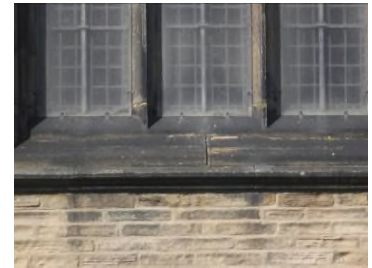
Nave:

N side – A pair of three light tracery windows with polycarbonate, slight wear to the joints, touch of movement to the apex of both of them, but no particular concern, open joint to the cill of the E most.

Pair of twin light blind windows above the porch, surrounds are ok as is the infill which looks to have had some cement shelter coating in the past.

Entrance door surround of two orders in fair condition, slight damp erosion to the stonework at low level but ok.

W side – Triple light window at apex of roof, some erosion to the northern most tracery, the middle one the tracery is cracked as is the glass within it, unprotected.





Five light window with tracery, hoodmould ok as are the jambs, the tracery has some erosion on the N side and there is cracking to the smaller units at the head of the trefoil and mullions are ok.

Recommendation: keep tracery under observation

- **North Aisle:**



W side – Three light with tracery, hoodmould ok, tracery is ok, a slight open joint in the cill, all of those windows have polycarbonate.

N side – Three sets of windows all of the same design, three light with trefoil and they are the same as the N side. E most looks to have cracking to the upper trefoils but it's actually the

construction joints. Hoodmould and jambs are ok as is the transom. All three are ok. Lancet doorway slight wear to the dressing but no problem, door itself is timber painted, not used and in fair condition.

Recommendation: none



D

Choir Vestry:



E side – Lancet door some moulding breaking away on the hoodmould and a crack on the N side of the jamb, the door itself is a different pattern to the aisle door but in fair condition. Iron balustrade here on the steps which is sound enough though the steps could do with some pointing.

N side – Three light and two light windows of the same design with polycarbonate, hard to see through, there is a ventilator here probably not working on the triple, quite dirty. Below them are two timber louvred ventilators undecorated, down to the boiler room and these could be blocked in.

E side – Three light window square head same design as the N, polycarbonate sheeting reasonably clean, you can see rusting and dirt to the diamond diaper glazing behind, below that are two openings to the boiler room now blocked in rather poorly in

ply wood that needs its decoration. To the left at high level and three light quatrefoil window, there is some erosion to the stonework but it is generally ok.

Recommendation: decorate boiler window infill

Chancel:



E side – Triple light apex window, same design as the W end, can't see it. Below that five light window same design as the W, open joint to the hoodmould and there is some water coming down that and is eroding the top of the tracery, there is a bit more erosion also to the N side, the jambs are ok, there is some slight wiggly movement but nothing major and mullions are alright though there is a chip in the base of one.

S side – Pair of three light windows, same design as the nave, there is a chip out of one of the stones by the apex on the W most, there is also an open joint at the cill of this window.

Recommendation: fill open joint



7.4.6 EXTERNAL IRON AND WOOD, DOORS

*See Bell section above for comments on the bell and its shelter.
Door comments contained in the windows section above.*

7.5 INSIDE

7.5.1 ROOF TIMBERS

- **Nave:**



Four principle timber trusses with secondary, the secondary have tie rods and these in turn support purlins. The principle trusses sit on rounded corbels and the chamfers of the principle trusses are picked out in gold, there is also a longitudinal rod passing over the collars and these appear to be in good condition.

Recommendation: none

- **Chancel:**

Almost the same design as the nave, there are four principals no secondary's. The woodwork decoration finish is fading now and it looks like it has been redecorated in the past but only to the mid-height collar. The tie rod isn't a tie rod- is it the remnants of earlier gas lighting system? Both the chancel and nave arches provide some support to the fleche base and this looks ok.

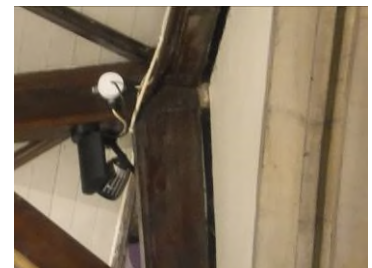
Recommendation: none

M **North Aisle:**

Low pitched four trusses, with simple strut bracing with intermediates of flat beams supporting a middle purlin, these are also on corbels.

Roof is detached by approximately 25mm from the arcade at the apex and that is bowing out in the centre, suggesting that the N aisle N wall is leaning out. Highly likely to be historic but worth monitoring.

Recommendation: monitor



7.5.2 CEILINGS

- **Nave:**

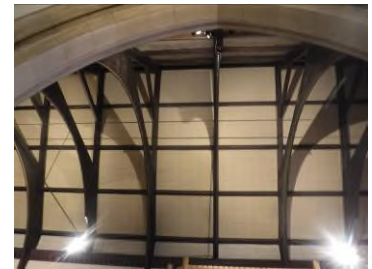
Timber boarded ceiling, the decoration is breaking down a bit now and knots are beginning to show, there are some gaps to it and there is the usual shrinkage up at the gables though it is quite minor. The ceiling comes down and onto an ornamental cornice with quatrefoil and little battlemented top and the decoration is declining.

Recommendation: none

- **Chancel:**

This is boarded exactly the same as the nave and it is a bit cobwebby up at the E end.

Recommendation: none



- **Clergy Vestry:**

Ribbed and boarded flat ceiling, decoration is fair, some gaps showing but its sound enough.

Recommendation: none

- **Clergy Vestry:**

Raking boarded ceiling with flat boarded ceiling at collar of the same design as the Clergy Vestry with ribs and boarding, though there are two large tie rods running through this. Decoration is tired and cobwebby.

Recommendation: none

- **North Aisle:**



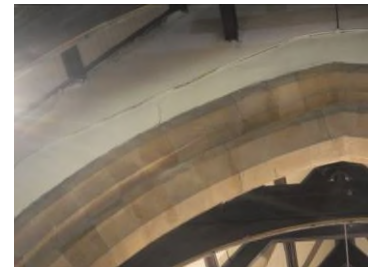
Diagonal ribs with painted bosses in bays which is very attractive with painted boarding. Boarding has some gaps to it but it looks as if its upkeep has been more than the harder to reach nave and chancel. See above about pulling away from the arcade.

Recommendation: none

7.5.3 CHANCEL ARCH, ARCADES, MASONRY

- **Chancel Arch:**

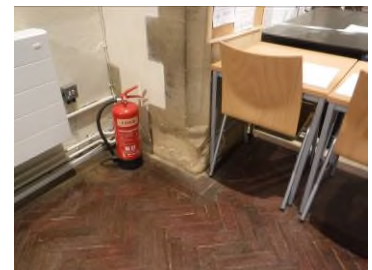
Quite a tall arch in ashlar stonework with chamfered mouldings, there is some cracking to both sides of the apex, though this does look historic, perhaps the greater is on the N side and that is borne out by some of the plaster cracking above it. The base of the arch has some damp and stone erosion but no action needed.



Recommendation: none

- **Arcade:**

The arcade between the nave and N aisle has octagonal shafts and hollow moulded and chamfered lancet arches all structurally in good condition, no real or obvious suggestion of movement and the columns look quite perpendicular but see previous comments about the N aisle pulling away at the head. The bases of all of the columns within the arcade are good, the W end has a little erosion and there is probably a bit more at the E end adjacent to the chancel arch.



Recommendation: none

- **Organ Arch:**

This may have seen some slight movement in the past, just the easings that you would normally get, it all looks sound, there is possibly a two mm gap in one of the joints on the W side just above the pipes and to the right hand side above the arches is a very long cobweb which could be thought of as being a crack. The base of the arch is ok.

Arch from chancel to Clergy Vestry slight dropping of the keystone but this is historic.

Recommendation: none



- **Masonry:**

All of the walls are plastered and painted throughout the building and in generally good condition. Items to note are;

Nave:

N side – horizontal crack at the E most truss corbel which is the change in remedial plaster work, so there has obviously been a damp problem in this corner in the past. Some slight cracking, it looks as if there has been a dado plastering in the past, perhaps a remedial plaster certainly on the N aisle, slight shear crack over the porch doorway.

W side – OK.

Arcade – spandrels are ok.

Chancel arch – Plaster slight cracking to the right-hand side and this is mirrored on the other side.

Chancel: Hard to tell if this has had a remedial lower dado, possibly not.

W side – just cobwebs on the purlin connections, the walls are generally fine. Slight crack at junction to the N wall.

N side – slight hairline crack over the windows but no big deal.

Arch – Has some slight cracking to the N side and there is some very old plaster up here and is also painted in as light blue, different to everywhere else which is magnolia.

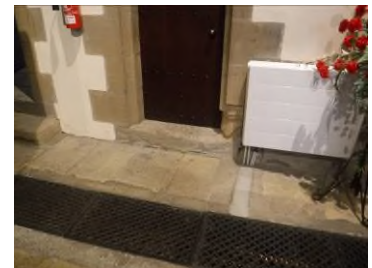
Clergy and Vicar's vestry:

These are decorated out in painted and plaster walls, have some hairline cracking and smoky marks from candles, impressions of

previous crosses and a slight cracking over the entrance doorway on the N side but again that is historic.

Recommendation: none

7.5.4 FLOORS, RAILS



Solid floors throughout the building. Within the nave it comprises flagstones and pewed areas in herringbone woodblock, these don't have a void underneath them, and they are fairly solid.

Some of the slabs are cracking and laminating, they have had the occasional cement patch that has broken up as well but there is little you can do about this other than not use cement next time.

There are some open joints and it undulates slightly at the entrance to the organ loft, the circulation areas are covered in carpet and there are former floor grilles underneath them particularly at the start of the step to the chancel and that does give the chance for a bit of a trip hazard. There are floor grilles at the junction of the nave by the chancel arch.

The chancel has more regular paved slabs, some open joints to the steps up to the sanctuary rail and here these are in diamond pattern in some places, there doesn't appear to be any loose ones, a lot of candle marking and soot and the circulation area is covered in carpet as is the communion rail step to kneel on.

The N aisle is the same as the nave though there is a large carpeted area in front of the Lady Chapel altar.

Original undecorated herringbone block in the organ loft.

Decorated herringbone within the clergy vestry with some holes in it, minor little dips and scratches and this is no doubt the same

material within the clergy vestry which has a central island carpet whose edges are frayed.

Recommendation: none

7.5.5 PLASTER, DECORATION

D **Decoration:**

The church is generally very well presented, the decoration is up-to-date apart from the hard to reach places like the nave and chancel ceilings. The back offices are looking a little down at heel and they could do with being cheered up. Cobwebs to remove

Recommendation: sweep up cobwebs, redecorate vestries

7.5.6 VENTILATION

E There is no ventilation to speak of, there are ventilators to some of the windows but these are none operable and rusted.

Recommendation: make ventilators operable

7.5.7 PARTITIONS, DOORS, PANELLING, SCREENS

- A draught proof lobby has been added to the entrance doorway of a single glazed full height screen with a pair of doors, the doors catch on the floor just slightly and that is probably as a result of grit being walked in, though there are some scratch marks on the floor. All the glass is good.

Below the chancel arch is a fine iron screen on a low stone wall and there has been some damp problems with the step below it, it seems to be generally under control it has had some cement added to it in the past and the gates seem to be permanently in an open position. If they were wanted to be closed they would need to have a keep for the slave leaf put into the step.

The altar rail to the chancel is a little loose but it will do which is the same story on the Lady Chapel.

Recommendation: none

M **Doors:**

Nave entrance – Pair of heavy oak doors in good condition.



N aisle – Panelled and framed oak door all bolted and looking fine, it is not a used door.

Organ Loft – Oak boarded door, the keep is missing so the door can't be latched in its opening.

Clergy Vestry – Nailed boarded door, the door knob doesn't fit very well but the mechanism works, external door same design as elsewhere, it is in fair condition and works ok, and it has got a new lock on the door.

Clergy Vestry – Wide panelled door, painted and latch is ok. Door to chancel just catches slightly and it looks like the door frame is a new one in order to facilitate mortice bolts to it.

Recommendation: oil and ease doors

7.5.8 GLAZING

D **Recommendation:** the glass and protection needs cleaning, then make an assessment of the repair needs.

- **Chancel:**



E – Five light with tracery, grisaille glass pictorial emblems to the four Saints and a pelican in her piety, the glass is cobwebby and dirty. The masonry looks slightly weather worn up on the tracery and that is evident from dampness outside, above that is a two light window, which is heavily cobwebbed and it looks like there has been some water coming through in the past, there is water stains coming down.

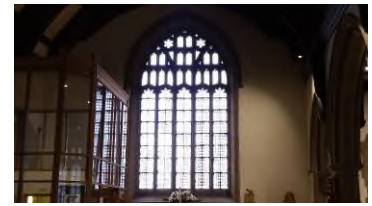
N – E three light with tracery obscure and coloured rectangular glass in lead cames, the glass is dirty and buckling slightly, the saddle bars look ok, but externally the ferramenta which is hidden by the polycarbonate could do with being looked at. The masonry appears sound. W same as E both of these are no longer operating and are very cobwebby.

- **Nave:**

N – E same pattern as the chancel, three light with tracery, and glass is dirty. W same as E.

W – This has two windows, apex window three light same as the chancel, quite grubby from what we can see and also water marking coming through and it is home for flies as well.

W – Not quite the same design but not far off the chancel, this is all plain glazed there must have been some breakages in the past because there is some larger squares amongst the smaller, the plain glazing is a mixture of green and purple and they have green margins, it is very dirty. Masonry is all ok.



- **N Aisle:**



Obscure rectangular glazing as previous, dirty with a lot of markings against the saddle bars, some foreigner pieces of glass in, some clear in fact but don't really need anything doing to. The masonry all ok.

N – Of which there are three.

W – Same pattern as the W window, some of the replacement glass is missing its lead comes and it is very dirty and needs a proper clean down.

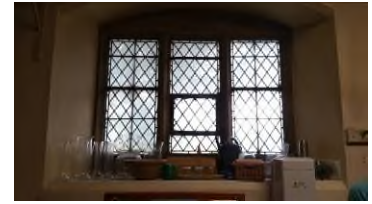
Middle – Very grubby up at the apex and a very poor repair of one large rectangular clear glass though it is now so dirty it is obscure.

E – This has a ventilator and is as grubby as the others.

- **Choir Vestry:**

N – Clear diaper glass heavily cobwebbed ventilator not working, polycarbonate is dirty beyond it. Masonry looks ok.

W – Diaper pattern with some buckling above the ventilator, very dirty at the ferramenta on the outside so the cleaning shouldn't just be inside it needs to be outside as well. Rusted up ventilator, masonry looks ok though a little worn and dirt



- **Clergy Vestry:**

Three light window with trefoil top, mostly in rectangular in pink glazing with clear margins, some glass replaced in obscure and broken pane in pink, temporarily repaired with a piece of glass over it and siliconed on. The saddle bars are very rusty here. The masonry is rather damp and I wonder if that's a consequence of the hopper operation externally.



7.5.9 REREDOS, MONUMENTS, BRASSES, FURNISHINGS, ORGAN

- **Chancel:**



Fine oak panelled reredos with gold decoration. Good oak altar, Bishop's chair and simple oak table, modern Priest's chair, there is also a stone sedilia on the N wall which is a nice feature. Oak altar rails, pitch pine tiered choir stalls. Organ case with painted pipes in plain colour, organ restored possibly 1974 rather choked with lots of pew cushions in one place here, and there is a Glastonbury chair and a Priest's desk in pitch pine.

Recommendation: none

- **Nave:**

Has dark coloured oak pulpit with steps, wobbles slightly. Oak Eagle lectern probably 1939 – 1940. Quite simple pews, they have poppy heads on the ends. Octagonal font with oak cover lead lined with plug and this has a glass bowl within it. There are

station of the cross on the NW and S sides. Plain box altar for the Lady Chapel but with a curtained decorative screen.

Recommendation: none



- **Monuments:**

There is a tablet on the W end of the Nave, to Joseph Lawson in frostily marble surround and on brasses in the N aisle to Richard and Christopher Witty.

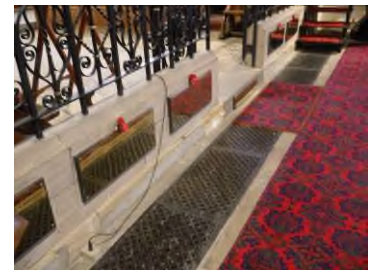
Recommendation: none

- **Brasses:**

Nave: To Harry Hayward.

Six brass memorials at the foot of the chancel ornamental screen in memory of those who gave their lives in the Great War. Curiously they are no longer alphabetical because the last alphabetical brass was moved from the steps of the pulpit, so is this pulpit a foreigner that has come from somewhere else? I think it probably has, it doesn't look in keeping.

Recommendation: none



7.5.10 INDIVIDUAL ROOM OBSERVATIONS

B Choir Vestry –



Fairly rudimentary sink units, tap dripping to the overhead water heater, the room has recently had partitions formed in order to house the boiler, there is also a bit of lumber in the room, there is some modern wardrobes and some built-in original wardrobes which are bursting a bit and could do with latching back better.

Recommendation: check water heater, remove lumber

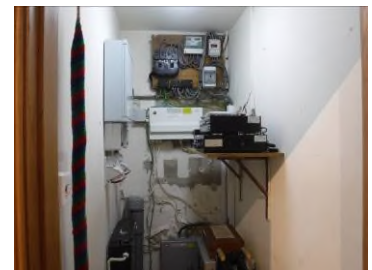
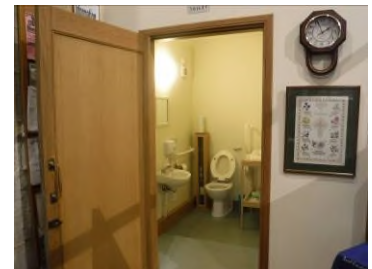
B Clergy Vestry



No latching to the robe cupboard though they used to have keys to them. The room has got one large Chubb safe, and some miscellaneous furniture, not much room for an office function in here, this room could really do with tidying up, there is a few stray kneelers in here as well.

Recommendation: remove lumber

B Disabled W.C. –



It is all reasonably sound, the Triton water heater leaks when operated, behind this is an intake cupboard for the electrics and some book storage which are in oak doors and the door binds on the intake cupboard.

Recommendation: check water heater

7.6. CHURCHYARD

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

Churchyard:



Never had a burial ground.

- **Boundaries:**

E side – Has a low brick wall which has a concrete coping and is in fair condition.

S side – Is a shrub and open boundary, no fence.



W side – Is open onto the land for the Parish Hall.





N side – Is to the highway which is a stone outer and a brick inner, must be like that on the other elevation as well. Open joints to it but it is generally sound.

Recommendation: none

Paths:

Tarmac carpark area which has loose areas. There is a small area for parking to the N Aisle, this is actually just rough grass but there is some tracks made in it and the tree roots are showing up through that.

Around the N and E walls of the church are small planting areas for roses etc. There may well be ashes here? There are memorials under the nave W window.

Ramp built to the S side, slight cracking at the positions of the fixings for the railings at the W end, also the copings are shifting a bit on the ramp and they are looking pretty much as they were reported last time. Remaining areas are to grass.

Recommendation: none

Signs: There is a new church sign.



M

Trees:

N side – Sycamores.

E side – Has been cleared back quite a bit mostly shrubby.

S side – Some tree in it but it is generally ok.

E side – Has one large Sycamore it is getting close to the E end and that should be kept in check.

Recommendation: keep trees in check

7.7 BOILER ROOM

D **Boiler Room – Former Cellar**

It has a shuttered concrete roof and that is all ok.

Walls are a combination of stonework to the outer parts and brickwork to the inner, a bit of damp but generally ok.

Floor is concrete and dry, it does occasionally flood and there is a sump pump that is operating here.

The room formerly contained the oil boiler then a gas boiler and that has now been stripped out but there are some elements of pipework still remaining. It also has the former oil tank as well which is banded in one corner of the room.

There is plenty of bits of lumber about the place, the old cross from the fleche and some various bits of stonework.

There is a question mark as to whether there might be asbestos within this room and the church are looking at their asbestos register to establish this.

Door has lost its decoration, it generally just about functions. It has lost one of its louvres. There is steps down to a landing that has got a gully in it which is covered by a stone and that needs to be a better arrangement, there is water in the bottom of it and there is often quite a lot of leaf build-up, this is all barricaded by a metal sheet door that is losing its decoration.

Recommendation: tidy up room and ensure drainage is working.



8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT - none		
B- WITHIN 1 YEAR		
B	Heating: Establish if asbestos needs to be removed from the cellar.	-
B	Trees: trim W tree	250
B	Asbestos: The PCC should create an Asbestos Register outlining the presence (or not) of any asbestos within the building.	-
B	North Aisle: flat roof, have this checked when attending to gutter cleaning	-
B	Clergy Vestry: plastic membrane roof, have this checked when attending to gutter cleaning	-
B	Rainwater Goods: clean out gutter weeds, unblock downpipes, check they discharge over gullies, replace missing gully grids, unblock blocked gullies and check for free running. Replace grey plastic with black cast iron.	2,500
B	Choir and Clergy Vestry: remove lumber	-
B	Disabled W.C.: check water heater	-

C- WITHIN 2 YEARS

C **Nave South:** point buttress open joints

D- WITHIN 5 YEARS

D **Roofs:** replace any missing slates and ridge bedding **1,000**

D **Choir Vestry:** decorate boiler window infill **200**

D **Decoration:** sweep up cobwebs, redecorate vestries **1,000**

D **Glass:** the glass and protection needs cleaning, then make an assessment of the repair needs. -

D **Boiler Room** tidy up room and ensure drainage is working. -

E- IMPROVEMENT/ NOTE

E **Ventilation:** make ventilators operable **1,000**

M- MAINTENANCE/MONITOR

M **Fleche:** kept under close watch and create a periodic inspection, every three months and particularly after high winds. An alternative is to send a (local) steeplejack back to be absolutely sure all is well. -

M **Nave:** keep E tracery stonework under observation -

M **North Aisle:** monitor roof movement -

M **Doors:** oil and ease doors -

M **Trees:** keep trees in check **500**

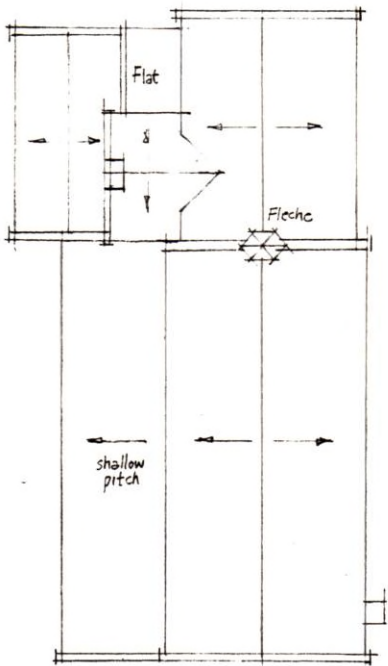
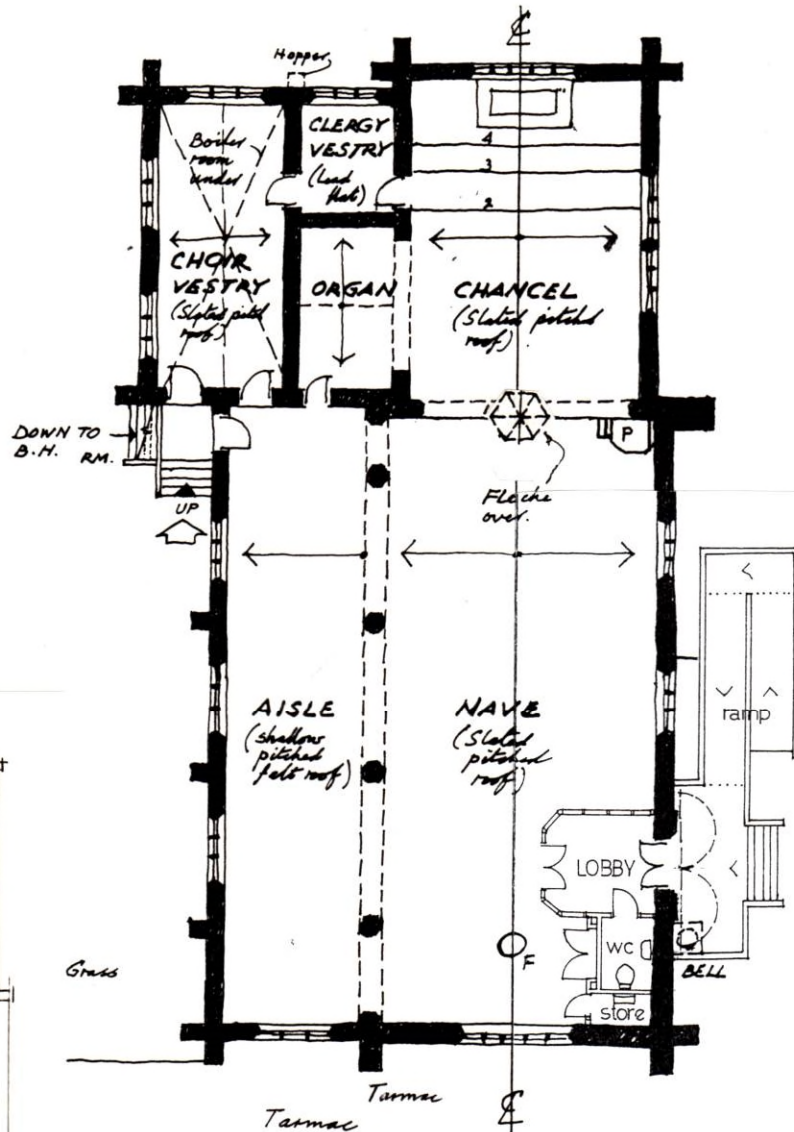
APPENDICES

Church Plan

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



ROOF PLAN

Scale approx 1/6" to 1"

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, 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. 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 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 conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 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)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is 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.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction 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. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

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 housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G 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.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.



A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p>

Autumn	<p>Check gutters, downpipes, gullies, roofs etc. after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc. and repair as necessary.</p>
Winter	<p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p>
Annually	<p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p>
Every 5 years	<p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p>

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.