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St Catherine's Church
Crook

Diocese of Durham
Quinquennial Inspection Report May 2024
St Catherine's Church

Inspection of Churches Measure 1955
(Current version)
Architects Report inspected 9th May 2024

Archdeaconry of Auckland
Deanery of Stanhope
Incumbent:
Rev. Linda Lindsay Priest in Charge

Inspection Architect
J M White BA(Hons) PG Dip RIBA

This report has been prepared on the basis of a the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

Index

- 1.0 Background and general
- 2.0 Scope of report
- 3.0 Works carried out since previous report
- 4.0 General condition of Church

External inspection

- 5.0 Roof coverings
- 6.0 Exterior doors
- 7.0 Exterior windows
- 8.0 Rainwater goods and drainage
- 9.0 External Walls and structure

Internal Inspection

- 10.0 Roof structure and ceilings
- 11.0 Internal door and panelling
- 12.0 Ground floor structure
- 13.0 Internal finishes
- 14.0 Fittings, fixings and furniture
- 15.0 Toilets
- 16.0 Heating installation
- 17.0 Electrical installation
- 18.0 Fire precautions
- 19.0 Disabled provision
- 20.0 Security
- 21.0 Bats

Curtilage

- 22.0 Churchyard and environs
- 23.0 Log book
- 24.0 Previous quinquennial reports

Recommendations

Where work is recommended a code number is entered in the right hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

1.0 Background and General

1.1 The Church occupies a prominent open site in the centre of a 'village green' area in this small market town with roads bounding all four sides. The surrounding buildings are mixed commercial, retail and residential, including a Local Authority office and public library services situated nearby.

1.2 The paving of the surrounding public footpaths, including those up to and around the Church were completely replaced over 10 years ago.

1.3 The site slopes gently down from west to east.

1.4 The ordnance survey map reference is NZ 165 356. The postcode is DL15 9ET.

1.5 General Description of the Church

1.6 The Church was originally constructed between 1841-1843 consists of a rectangular Nave, Chancel with organ Chamber at right angles on the north side, and a Vestry (now used as a kitchen) at right angles on the south side. Later additions include a south side Aisle (now used as a meeting/reception room) and a Clergy Vestry/Church office at the west end, the later was constructed in the 1960's. The building is constructed of load bearing sandstone throughout with slate covered pitched roofs.

1.7 The Church was originally surrounded by a graveyard which was enclosed by a small stone wall. This was demolished, the headstones removed and the area landscaped in circa 1960.

1.8 Heating is by means of a gas fired boiler situated in the basement, which serves a mixture of steel pipework and cast iron radiators and pressed steel radiators by means of small bore copper heating pipes.

1.9 Date of inspection: the Church was visited and inspected on the morning of the 9th May 2024.

1.10 Weather: dry and bright.

2.0 Scope of Report

2.1 A visual inspection of the Church has been carried out such as could be undertaken from ground level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were in accessible, enclosed or covered were not opened up or any loose floor coverings lifted.

2.2 The inspection does not comprise of a structural survey of the Church. Where in the opinion of the inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.

2.3 The following inaccessible parts were not included in this inspection

1. Any hidden floor spaces.
 2. The undersides of roofs were examined from floor level only through binoculars.
- 2.4 No manhole covers were lifted or drains checked.
- 2.5 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repair costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- 2.6 The Church is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- 2.7 One copy of this report should be kept with the Church Log Book and records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

3.0 Works Carried out Since Previous Report

- 3.1 The Church Log Book confirms that the following works have been undertaken since the last Quinquennial Inspection.
- 3.1
- August 2019 – outer south west Vestry door removed and repaired – Andrew Guy £120.
 - August 2019 – door from Vestry lobby into Church planed to fit – Graham Addison £150.
 - May 2020 – Organ pipes removed and from pipes covered in preparation for roof repairs – Brian Brighton £200.
 - August 2020 – pipes replaced, and organ tuned – Brian Brighton £600.
 - May 2020 – PAT testing – Mark Ellif £60.
 - June 2020 – Extinguisher serviced and an additional one for the organ area – 999 Fire Services £203.76.
 - May – September 2020 - repair and replacement of part of roof, pointing of stonework, repair of bellcote and servicing of bell. Bell rope reattached – Wensley Roofing £95,768.00.
 - September – October 2020 – boiler motor burned out by flash flood – insurance claim – A J Clacher Ltd £250 (insurance £2,849.24).
 - December 2020 – organ tuned – Brian Brighton £143.
 - April 2021 – replacement of interior light bulbs and 2 exterior light fittings – R Lightfoot Ltd £723.12.

- June 2021 – Nave, Chancel and lobby repainted – S Nicholson & Sons Ltd £9000 (donation).
- June 2021 – fire extinguishers service – 999 Fire Services £41.94.
- September 2021 – replacement of glass in lobby door – WADDS Ltd (donation).
- September 2021 – Gas boiler service, new electric switch – AJ Clacher Ltd £120.
- October 2021 – new heater programmer fitted – R Lightfoots £114.
- November 2021 – organ serviced – Mr B Brighton £150.
- December 2021 – new wilo circulating pump fitted and tested – A J Clacher £992.22.
- January 2022 – decortion of kitchen, side aisle, Vestry and external doors and porch ceiling – S Nicholson (donation).
- June 2020 – fire extinguisher inspection – 999 Fire and Safety £50.21.
- June 2022 – 10L Instanta water boiler for kitchen (donation).
- September 2022 – boiler service annual – AJ Clacher £180.
- September 2022 – repairs to roof from storm damage – Wensley Roofing £250 excess £4017.60 insurance claim.
- December 2022 – organ tuned – B Brighton.
- February 2023 – wooden storage frame for folding tables put into large cupboard inside aisle – Andrew Guy Joiner £285.
- February 2023 – paving slabs outside Vestry entrance levelled cap fitted over sump in south east valley of roof and gutters cleared – JLB Building and roofing Contractor £320.
- March 2023 – repair and reattachment of downspout in nick to right of Vestry door – David Steel £249.
- June 2023 – Organ serviced – B Brighton £162.
- June 2023 – fire extinguishers serviced – 999 Fire Safety £50.21.
- July 2023 – PAT testing – A Stoneley - £106.75.
- July 2023 – drains checked and cleaned downspout on both sides unblocked.
- July 2023 – new lock fitted to external Vestry door with keys – Andrew Guy £102.83.
- July 2023 – electrical inspection 5 yearly – R Lightfoot Ltd £418.80.
- July 2023 – annual boiler inspection – A J Clacher £180.
- November 2023 – organ tuned – B Brighton £162.
- November 2023 – replacement of wireless heating programmer for side Aisle – R Lightfoot Ltd £340.
- November 2023 – advice on water ingress from kitchen valley – Padgett White Architect Ltd £1326.
- February 2024 – replacement of damaged fire door between kitchen and side aisle, new closer bracket – Andrew Guy £380.
- April 2024 – essential repairs to hoppers and downspouts between side aisle and kitchen east end of Church – JLB.

3.2 The Church Log book is a comprehensive record of works carried out during the previous Quinquennium. It is important that the Church wardens continue to maintain a comprehensive record of works/services carried out within the Church log book.

4.0 General Condition of Church

- 4.1 The Church continues to be well maintained in an overall good condition. It is presented well within what is an attractive setting. The hard work of the Church wardens and Church members is to be acknowledged and encouraged greatly. It should be noted that the works undertaken to the Church within the last quinquennium are significant and have improved the condition and appearance of the Church both internally and externally which is a credit to the PCC and Church wardens.
- 4.2 There are issues that should be addressed within the next 12 months as noted in the sections below. Furthermore there are issues that should be addressed within the next quinquennium.
- 4.3 Of course the on-going life of the Church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a maintenance plan that I hope will assist the Church over the course of the next quinquennium.

External Inspection

5.0 Roof Coverings

- 5.1 New Vestry South Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges. The west end of the roof is finished with sand stone water tabling the east end is abutted to the western gable wall of the Nave. The roof coverings are generally in good condition following roof work carried out during the last quinquennium.
- 5.2 Porch West Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The south end of the roof is finished with sand stone water tabling the north end is abutted to the southern wall of the side aisle. The roof coverings are generally in a good condition following roof work carried out during the last quinquennium. However, 1no. slate has cracked and slipped – this should be replaced. **2**
- 5.3 Porch East Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The south end of the roof is finished with sand stone water tabling the north end is abutted to the southern wall of the side aisle. The roof coverings are in good condition following roof work carried out during the last quinquennium.
- 5.4 Side Aisle South Elevation
The roof is dual pitched; clad in welsh slate coverings with blue/black clay angled ridges with a roll top. The west and east ends of the roof are finished with sand stone water tabling. The roof coverings are good condition following roof work carried out during the last quinquennium.

- 5.5 Old Vestry East Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges. The south end of the roof is finished with sand stone water tabling the north end is abutted to the southern wall of the Chancel. The roof coverings are generally in good condition following roof work carried out during the last quinquennium.
- 5.6 Chancel South Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The west and east ends of the roof are finished with sand stone water tabling. The roof coverings are generally in good condition following roof work carried out during the last quinquennium.
- 5.7 Chancel North Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The west and east ends of the roof are finished with sand stone water tabling. The roof coverings are generally in good condition following roof work carried out during the last quinquennium. However, there is 1 no. slipped slate under the ridge at the east end which should be replaced/refixed. **2**
- 5.8 Organ Chamber East Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The north end of the roof is finished with sand stone water tabling. The roof coverings are generally in good condition following roof work carried out during the last quinquennium.
- 5.9 Organ Chamber West Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The north end of the roof is finished with sand stone water tabling. The roof coverings are generally in good condition following roof work carried out during the last quinquennium.
- 5.10 Nave North Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The west and east ends of the roof are finished with sand stone water tabling. The roof coverings are good condition following roof work carried out during the last quinquennium.
- 5.11 New Vestry North Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges. The east end of the roof is finished with sand stone water tabling the west end is abutted to the western gable wall of the Nave. The roof coverings are generally in good condition following roof work carried out during the last quinquennium.
- 5.12 Side Aisle North Elevation (Central Valley)
The roof is dual pitched; clad in welsh slate coverings with blue/black clay angled ridges with a roll top. The west and east ends of the roof are finished with sand stone water tabling. This roof was not inspected but was fully repaired during the last quinquennium.

5.13 Nave South Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The west and east ends of the roof are finished with sand stone water tabling. This roof was not inspected but was fully repaired during the last quinquennium.

5.14 Old Vestry West Elevation
The roof is dual pitched; clad in Welsh slate coverings with blue/black clay angled ridges with a roll top. The south end of the roof is finished with sand stone water tabling the north end abuts the south wall of the Chancel. This roof was not inspected but was fully repaired during the last quinquennium.

6.0 Exterior Doors

6.1 External Entrance Doors to New Vestry Entrance
The door is a single 12 panel timber door in a timber frame, which is in generally good condition.

6.2 External Door to Porch
The door is a single timber framed and diagonally boarded door varnished internally and paint red externally with decorative ironmongery painted black; all in good condition.

6.3 External Door to Old Vestry
The door is a single diagonally boarded timber door in a timber frame, which is in generally good condition.

6.4 External Door to Boiler Room
Is a solid timber door with ventilation holes for the boiler room painted brown; in a satisfactory condition.

7.0 Exterior Windows

7.1 All windows generally consist of leaded lights, some of which are stained glass. Generally they are in good order and are protected by external polycarbonate sheet.

8.0 Rainwater Goods and Drainage

8.1 Generally, rainwater gutters are half round or ogee with round downpipes all in cast iron painted black. These are now thought to be in good condition following roof work and remedial works to gutters and downpipes.

8.2 Particular attention is drawn to the need for regular checking and cleaning of gutters, downpipes, outlets and gulleys round the Church at least twice annually. At the time of inspection there were areas of gutter with plant growth, north elevation of old Vestry above door, Chancel north elevation at west end, Nave north elevation east end and new Vestry north elevation west end, these should be cleared asap. **2**

8.3 Following the gutter and downpipe repair works carried out during the last quinquennium the downpipe and gully adjacent to the boiler room **3**

steps should be monitored. If water doesn't enter the gully due to the location/arrangement of the "shoe" on the downpipe; consideration should be given to enlarging the gully.

9.0 External Walls and Structure

9.1 External walls consist of squared and coursed rock faced sandstone or coursed random rubble with dressed margins generally in sound condition following repointing works carried out during the last quinquennium.

10.0 Roof Structure and Ceilings

10.1 Nave

The main roof is supported on 5no. exposed tied timber trusses and purlins in generally good condition; however, the first truss shows signs of movement in the tie which should be investigated. **3**

The ceiling is generally plaster with a paint finish; in good condition following redecoration in last quinquennium.

10.2 New Vestry Entrance Lobby

The ceiling is a plastered ceiling with paint finish in good condition.

10.3 Accessible WC

The ceiling is a plastered ceiling with paint finish in good condition.

10.4 New Vestry

The ceiling is a plastered ceiling with paint finish in good condition.

10.5 Lobby to South Side Aisle (Meeting Room)

The purlin roof structure is exposed internally and has a painted finish. The ceiling between purlins is plastered with a paint finish; all appear in satisfactory condition.

10.6 South Side Aisle (Meeting Room)

The roof structure consists of 5no. exposed tied timber trusses and purlins in between which is a plastered with painted finish; generally, all appears in good condition following redecoration in las quinquennium.

10.7 Kitchen

The ceiling is plaster with paint finish in generally good condition; apart from where damaged by water ingress from the valley above. This was a result of the gutter overflow, repairs to rainwater goods are now complete. Consideration should therefore be given to the repair and redecoration of the ceiling finishes once fully dried out. **3**

10.8 Lobby to Kitchen/WC/Chancel

The ceiling is plaster with paint finish in generally good condition.

10.9 WC/Store

The ceiling is plaster with paint finish in generally good condition.

10.10 Chancel

The roof is supported on 3no. exposed tied timber trusses, exposed purlins and rafters above which is a timber boarded ceiling all in good condition.

11.0 Internal Doors and Panelling

- 11.1 Internal Entrance Door to Nave
Hardwood clear finished 12 panel door with arched head in a matching hardwood frame; all appear in good condition.
- 11.2 Accessible WC Door
Is a flush faced timber door and simple frame with a painted finish; all appear in good condition.
- 11.3 New Vestry Door
Hardwood clear finished 12 panel door with arched head in a matching hardwood frame; all appear in good condition.
- 11.4 Door between Nave and Lobby to South Side Aisle (Meeting Room)
Frameless glazed door, appears to be in good condition.
- 11.5 Door to Entrance from Lobby to South Side Aisle (Meeting Room)
Hardwood clear finished 12 panel door with arched head in a matching hardwood frame; all appear in good condition.
- 11.6 Door Lobby to South Side Aisle (Meeting Room) and South Side Aisle (Meeting Room)
Frameless glazed door, appears to be in good condition.
- 11.7 Door between South Side Aisle (Meeting Room) and Nave
Frameless glazed door, appears to be in good condition.
- 11.8 Door between South Side Aisle (Meeting Room) and kitchen
Is a new solid flush faced timber door with no finish, all appears to be in good condition. The door should be fully decorated. **3**
Furthermore, to complete the fire door assembly/performance intumescent strips should be fitted to the door or frame. **1**
- 11.9 Door between Kitchen and Lobby
Is a flush faced timber door with painted finish, appears to be in good condition. Also, intumescent strips should be fitted in the door or frame. **1**
- 11.10 Door to WC/Store
Is a flush faced timber door with a painted finish, appears to be in good condition.
- 11.11 Door to Chancel
Is a 6 panel vertically boarded timber door with painted finish, appears to be in good condition.

12.0 Ground Floor Structure

- 12.1 The Nave floor would appear to be a solid structure with vinyl tile coverings which are in good condition. The central aisle has a red carpet

- runner which is in good condition. The pews are situated on a raised timber boarded plinth which is also in good condition.
- 12.2 New Vestry Entrance Lobby floor is a hardwood strip floor in generally satisfactory condition.
- 12.3 Accessible WC floor is a hardwood strip floor however, as part of refurbishment the floor now has a non-slip vinyl floor in good condition.
- 12.4 New Vestry floor is a hardwood strip floor in generally satisfactory condition. However, the floor has been recarpeted during the last quinquennium and is in good condition.
- 12.5 Lobby to South Side Aisle (Meeting Room)
The floor appears to be a solid floor with carpeted finish which is in good condition.
- 12.6 South Side Aisle (Meeting Room)
The floor appears to be a solid floor with blue carpeted finish which is in good condition.
- 12.7 Kitchen
The floor appears to be a suspended timber floor with new vinyl coverings in good condition.
- 12.8 Lobby to Kitchen/WC/Chancel
Floor appears to be solid with vinyl finish and timber clad steps with contrasting nosings, to Chancel all appear in satisfactory condition.
- 12.9 WC/Store
Floor appears to be solid with vinyl finish in satisfactory condition.
- 12.10 Chancel
The floor is raised from the Nave by 2no. marble clad steps. The floor is generally solid with vinyl tiles, the central Aisle has a loose laid red carpet which is in good condition but requires trims to retain the edges and reduce a trip hazard. Choir pews are situated on a raised timber block parquet plinth. The blocks at the south side show significant movements which should be investigated. Beyond the choir pews there are 2no. marble steps to an oak Alter rail, all in good condition. Beyond which is a marble floor and a further single step up to the altar; again all in good condition. **3**
- 13.0 Internal Finishes**
- 13.1 Nave North Wall
The north wall is plaster with painted finish, generally in good condition with 6no. stained glass lancet windows. However, there is some staining at the west end due to a downpipe failure which has now been rectified. This should be monitored and once dry, redecorated. **3**

- 13.2 Nave East Wall
The east wall is centred on a dressed stone Arch to the Chancel which appears in good condition. The Arch is surrounded by a plaster finish decorated in dark red, now in good condition following roof works and redecoration during the last quinquennium.
- 13.3 Nave South Wall
The south wall contains 3no. dressed stone Arches to the south side aisle (Meeting Room) which are infilled with frameless glass screens all appear in good condition. Above the stone Arches is a plaster wall with painted finish. Generally, this is in good condition following roof works and redecoration during the last quinquennium.
- 13.4 Nave West Wall
The west wall contains a large plastered and Arch with painted finish to a recessed plastered wall with painted finish which accommodates the bell rope and memorial wall. The plaster/paint finishes have been affected by moisture ingress in the north and south corners. This could well be as a result, consequence of downpipe defects which have been rectified. This should be monitored and redecorated once dry. **3**
- 13.5 New Vestry Entrance Lobby
The walls are plastered with a paint finish and are generally in good condition following refurbishment during the last quinquennium.
- 13.6 Accessible WC
The walls are plastered with a paint finish and are generally in good condition.
- 13.7 New Vestry
The walls are plastered with a paint/tile finish and are generally in good condition following refurbishment during the last quinquennium.
- 13.8 Lobby to South Side Aisle (Meeting Room)
- i) North Wall – plastered with paint finish over a dressed stone Arch; in good condition following roof work and redecoration during last quinquennium. This wall also contains a frameless glazed door to the keep.
 - ii) East Wall – partition wall which is part solid plastered with paint finish and part frameless glazed screen; all appear in good condition. This wall also contains a frameless glazed door to the south side Aisle (Meeting Room).
 - iii) South Wall – plaster with paint finish all in good condition. This wall contains a twelve panel hardwood door to the main entrance.
 - iv) West Wall – plaster with paint finish all in good condition. This wall also contains 2no. stained glass windows which all appear to be in good condition.

- 13.9 South Side Aisle (Meeting Room)
- i) The north wall contains 3no. dressed stone Arches to the Nave which are infilled with frameless glass screens all appear in good condition.
 - ii) The east wall is generally a plastered wall with painted finish; however, there is also a simply detailed timber screen which contains the door and serving hatch to the kitchen all appear to be in good condition.
 - iii) The south wall is plaster with paint finish all in good condition. This wall also contains 5no. stained glass windows which all appear to be in good condition.
 - iv) The west wall is formed by 3 elements solid wall which is plastered with a paint finish, simply detailed timber storage cupboards and a frameless glazed screen which contains a door to the lobby; all appear to be in good condition.

13.10 Kitchen **3**
Walls at high level are plastered with paint finish in generally good condition, apart from where damaged by water ingress from the valley above. Now that the rainwater downpipes have been repaired this should be monitored and redecorated once dry. The kitchen has been totally refitted during the last quinquennium and is in excellent condition with a mixture of painted and tiled wall finishes.

13.11 Lobby to Kitchen/WC/Chancel
Walls at high level are plastered with paint finish in generally good condition. At low level there is timber panelling to dado height with painted finish, which are in a satisfactory condition.

13.12 WC Store
Walls are plastered with paint finish in generally good condition.

- 13.13 Chancel **3**
- i) The north wall is plastered with oak panelling to dado height at east end. The wall also houses the organ and 2no. stained glass lancet windows.
 - ii) The east wall is plastered with decorative reredos screen in good condition. Previous signs of moisture ingress have now been removed by the roof works and redecorated during the last quinquennium.
 - iii) The south wall is plastered with oak panelling to dado height at east end. The wall also contains a dressed stone surround to the door to the lobby and 1no. stained glass window. The left-hand side of the window arch and the string course above show signs of movement which should be monitored.
 - iv) The west wall is formed by an Arch to the Nave and hardwood screen, all in good condition.

14.0 Fitting, Fixtures and Furniture and Movable Articles

- 14.1 Nave
- The pews are constructed in pitch pine.
 - Circular stone pulpit.

- Brass eagle lectern with claw feet.
- On the western wall there is a carved oak war memorial plaque and a glass case containing a fabric banner of St Catherine.
- Carved octagonal font with polished oak cover.
- One upright piano.

14.2 New Vestry
The new Vestry contains various loose furniture, a photocopier and cupboards for vestments.

14.3 Lobby to South Side Aisle
The south wall has a hardwood polished storage display unit for hymn books etc.

14.4 South Side Aisle

- Loose upholstered chairs.
- Folding tables.
- Notice boards.
- Storage cupboards.

14.5 Kitchen

- Built in base and wall units.
- Sink.
- Safe.
- Range.
- Fridge.
- Microwave.

14.6 Chancel

- Choir screen, stalls, Altar rail, and 3 chairs in carved oak.
- Organ is a two pipe manual instrument and is thought to be in good playing condition.

15.0 Toilets

15.1 There is a fully accessible wc accessed via the lobby between the Nave and Vestry; reconfigured and refurbishment during the last quinquennium now in excellent condition.

15.2 There is a wc/store accessed via the lobby to the kitchen; however, it is not thought to be used as a wc but rather for the storage of various items.

16.0 Heating Installation

16.1 Heating is generally by a gas fired boiler and wall fixed radiators. The boiler is located within a basement boiler room; which was not accessible at the time of inspection.

The system is in a good working condition.

It is recommended that the system be checked annually each summer by a suitable qualified and competent Engineer.

16.2 The gas meter is located in the wc/store.

17.0 Electrical Installation

17.1 The existing electrical metering and distribution equipment is mounted within the kitchen and also within the cupboard in the lobby to the new Vestry.

It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited Electrician. The last inspection was carried out in April 2022; therefore, this should be re-tested by April 2027.

17.2 Lightning Conductor
There is not a lightning protection system installed on the Church.

17.3 Sound Induction Loop
The sound amplification loop is installed in the main body of the Church.

17.4 PAT Testing
Portable appliances should be tested every twelve months; the last recorded test was carried out in July 2023. **2**

18.0 Fire Precautions

18.1 Vestry – 2kg carbon dioxide extinguisher last tested in June 2023.

18.2 Nave – 3L foam extinguisher last tested in June 2023.

18.3 Kitchen – 2L foam extinguisher last tested in June 2023.

18.4 Kitchen also has a fire blanket.

18.5 Chancel 3L foam fire extinguisher adjacent to organ last tested June 2023.

18.6 Fire Extinguishers should be serviced annually. **2**

19.0 Disabled Provision

19.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons in connection with the provision of goods, facilities and services or the management of premises.

The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

Any subsequent compliance requirements arising from this exercise should be programmed and implement over the course of the quinquennium.

20.0 Security

20.1 All external doors appear to be adequately locked.

Windows are generally secure with external polycarbonate protective sheets.

21.0 Bats

21.1 It is not uncommon to find roosting bats in Churches in both rural and urban environments.

There are no known bats presently roosting within the Church and as such it is a low risk category.

All bats within the UK are protected by law because their number have decreased so dramatically. For further advice it is recommended that the Church contact The Bat Conservation Trust (www.bats.org.uk).

Curtilage

22.0 Churchyard and Environs

22.1 The Church is surrounded by paving and grassed areas which are all in good condition and maintained by the County Council.

23.0 Log Book

23.1 The Church inventory and log book was available for examination as part of the quinquennial inspection.

It is in a good condition and records were generally very well kept; this should be maintained during the next quinquennium.

24.0 Previous Quinquennial Reports

- 24.1
- Mr John A G Niven of John Niven Architects July 2014.
 - Mr J White of Padgett White Architects Ltd August 2019.

Recommendations

item

Urgent Works Requiring Immediate Attention: Category 1

- | | | |
|-----|---|------|
| i) | Door between South Side Aisle (Meeting Room) to complete the fire door assembly/performance intumescent strips should be fitted to the door or frame. | 11.8 |
| ii) | Door between Kitchen and Lobby
Intumescent strips should be fitted in the door or frame. | 11.9 |

Indicative cost for the works in Category 1 would be £250 excluding VAT and fees.

Work Recommended to be Carried Out During Next 12 Months: Category 2

- | | | |
|------|---|-----|
| iii) | Porch West Elevation
1no. slate has cracked and slipped – this should be replaced. | 5.2 |
| iv) | Chancel North Elevation
1no. slipped slate under the ridge at the east end which should be replaced/refixed. | 5.7 |

- | | | |
|-------|--|------|
| v) | Particular attention is drawn to the need for regular checking and cleaning of gutters, downpipes, outlets and gulleys round the Church at least twice annually. At the time of inspection there were areas of gutter with plant growth, north elevation of old Vestry above door, Chancel north elevation at west end, Nave north elevation east end and new Vestry north elevation west end, these should be cleared asap. | 8.2 |
| vi) | Heating Installation
It is recommended that the system be checked annually each summer by a suitable qualified and competent Engineer. | 16.1 |
| vii) | PAT Testing
Portable appliances should be tested every twelve months; the last recorded test was carried out in July 2023. | 17.4 |
| viii) | Fire Extinguishers should be serviced annually. | 18.6 |

Indicative cost for the works in Category 2 would be £ 900.00 excluding VAT and fees.

**Work Recommended to be Carried Out During Next 5 Years:
Category 3**

- | | | |
|-------|---|-------|
| ix) | Following the gutter and downpipe repair works carried out during the last quinquennium the downpipe and gully adjacent to the boiler room steps should be monitored. If water doesn't enter the gully due to the location/arrangement of the "shoe" on the downpipe; consideration should be given to enlarging the gully. | 8.3 |
| x) | Nave
The main roof is supported on 5no. exposed tied timber trusses and purlins in generally good condition; however, the first truss shows signs of movement in the tie which should be investigated. | 10.1 |
| xi) | Kitchen
The ceiling is plaster with paint finish in generally good condition, apart from where damaged by water ingress from the valley above. This was a result of the gutter overflow, repairs to rainwater goods are now complete. Consideration should therefore be given to the repair and redecoration of the ceiling finishes once fully dried out. | 10.7 |
| xii) | Door between South Side Aisle (Meeting room) and kitchen
Is a new solid flush faced timber door with no finish, all appears to be in good condition. The door should be fully decorated. | 11.8 |
| xiii) | Chancel
The floor is raised from the Nave by 2no. marble clad steps. The floor is generally solid with vinyl tiles, the central Aisle has a loose laid red carpet which is in good condition but requires trims to retain the edges and reduce a trip hazard. Choir pews are situated on a raised timber block parquet plinth. The blocks at the south side show significant movements | 12.10 |

which should be investigated. Beyond the choir pews there are 2no. marble steps to an oak Alter rail, all in good condition. Beyond which is a marble floor and a further single step up to the altar; again, all in good condition.

- xiv) Nave North Wall 13.1
The north wall is plaster with painted finish, generally in good condition with 6no. stained glass lancet windows. However, there is some staining at the west end due to a downpipe failure which has now been rectified. This should be monitored and once dry, redecorated.
- xv) Nave West Wall 13.4
The west wall contains a large plastered and Arch with painted finish to a recessed plastered wall with painted finish which accommodates the bell rope and memorial wall. The plaster/paint finishes have been affected by moisture ingress in the north and south corners. This could well be as a result, consequence of downpipe defects which have been rectified. This should be monitored and redecorated once dry.
- xvi) Kitchen 13.10
Walls at high level are plastered with paint finish in generally good condition, apart from where damaged by water ingress from the valley above. Now that the rainwater downpipes have been repaired this should be monitored and redecorated once dry. The kitchen has been totally refitted during the last quinquennium and is in excellent condition with a mixture of painted and tiled wall finishes.
- xvii) Chancel 13.13
The south wall is plastered with oak panelling to dado height at east end. The wall also contains a dressed stone surround to the door to the lobby and 1no. stained glass window. The left-hand side of the window arch and the string course above show signs of movement which should be monitored.

Indicative cost for the works in Category 3 would be £1,200 excluding VAT and fees.

Work to be Considered Beyond 5 Years: Category 4

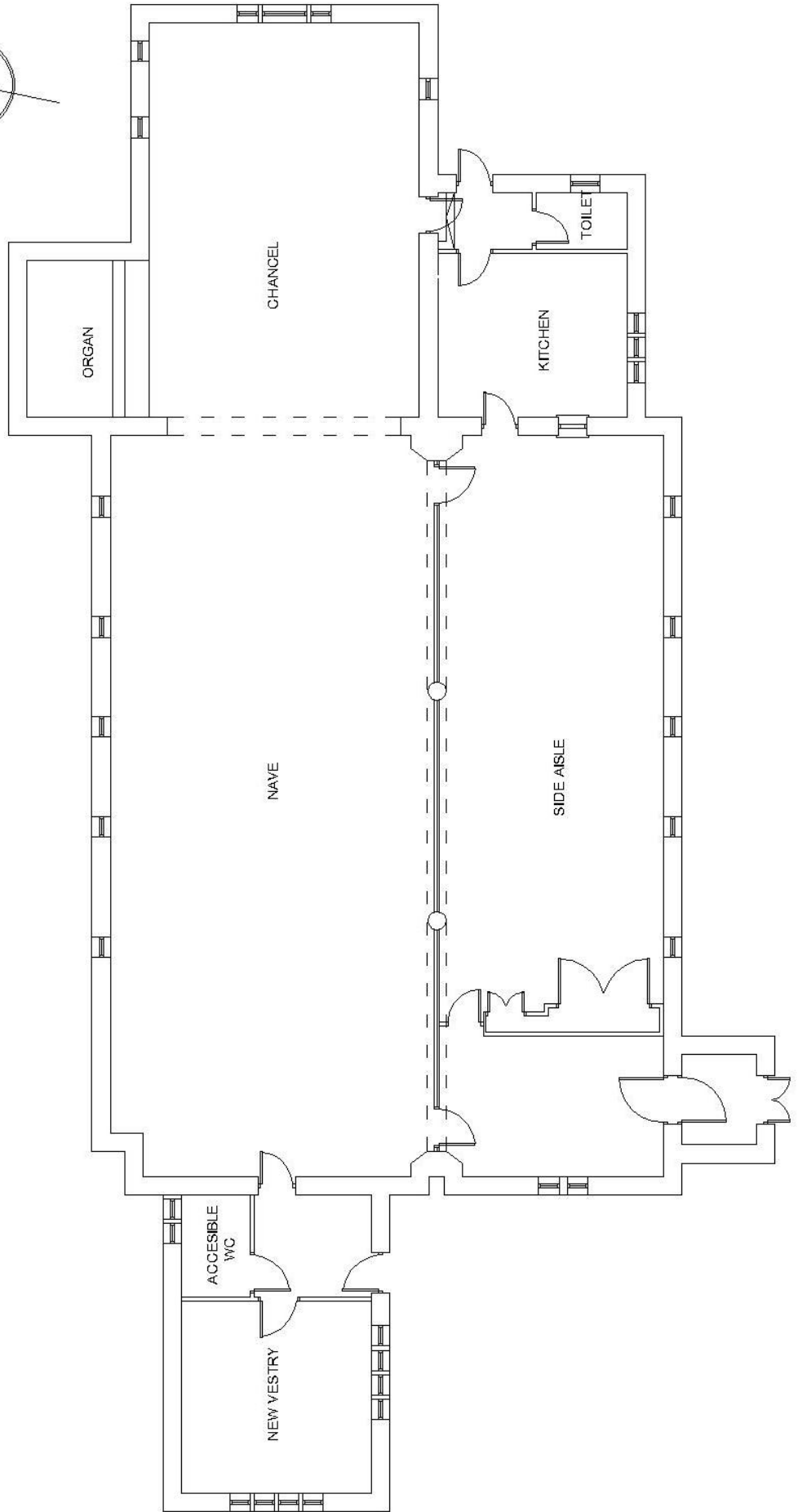
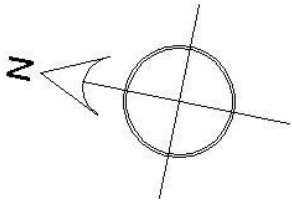
None

Works Recommended Improving Energy Efficiency: Category 5

None

Work Recommended Improving Access: Category 6

None



a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work on repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO₂ (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.