



Care of Churches and Ecclesiastical Jurisdiction Measure 1991 – Quinquennial Inspection
THE CHURCH OF ST COLUMBA, DARLINGTON

Diocese: Durham
Archdeaconry: Auckland
Church Code: 613 229

Date of Inspection: 28th April 2023
Inspection undertaken by: Jamie Holden BA (Hons) RIBA RIAS
Previously Inspection: 2014 by Malcolm Cundick

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COCO**

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1.00 INTRODUCTION

General

- 1.01** This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure. The report must not be used as a specification of work to be carried out and the PCC is required to obtain a Faculty before any work is undertaken with the exception of some minor maintenance items. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access for the inspection was provided on the day of the inspection by Helen Cowen and Brian Degnan.

1.02 Priorities

Priorities indicated in the margin of the main body of the report are as follows:-

- 1 Urgent, requiring immediate attention
- 2 Requires attention within 12 months.
- 3 Requires attention within the next 12-24 months
- 4 Requires attention within quinquennial period
- 5 A desirable improvement with no timescale
- M Routine items of maintenance.
- O Keep under observation and report any changes to the Architect

1.03 Limitations Of The Report

This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure.

The inspection of the Church is made from ground level and using binoculars, parts of the structure which were inaccessible, enclosed or covered have not been inspected, therefore, it is not possible to report that any such part of the structure is free from defect.

1.04 Schedule of Accommodation

- Entrance Lobby
- Offices
- Entrance Lounge & Coffee Bar
- Store
- Meeting Room
- Kitchen
- WCs
- Church Hall
- Nave
- Lady Chapel
- Vestry
- Stores
- Multi-purpose Hall
- Store/ Plant Room

1.05 General Description

The church is located within its own grounds at the junction of Clifton Road and Park Crescent with Clifton Avenue. The site is raised slightly above the sloping frontage onto Clifton Avenue.

The church was subject to a major redevelopment which was completed in December 2002. This involved extending the existing structure which is understood to have been built in the early 1950s using a 'Reema' system i.e. a structural pre-cast concrete panelled building system.

The redevelopment created a combined 'Church and Community Centre' facility, managed in partnership between the Parochial Church Council and the Clifton Centre Community Association.

The extension elongated the original floor plan of the church in a westerly direction creating new community facilities and entrance in the south elevation with foyer which provides a shared access to both the church and community hall.

The church has hall/ ante room with folding partition that allows the space to connect with and extend the main worship space, a lady chapel to the south, a vestry and stores. The lady chapel was created by enlargement of the former entrance porch to the church.

The community facility incorporates a multi-purpose hall accommodating 100 plus people, a meeting room, coffee bar, a large catering-grade kitchen, 2 offices, WCs and storage/ plant room.

1.06 List Description

The church is not listed.

1.07 Work carried out previously and since the last inspection

- 2014, New perimeter fence
- 2015, Smoke alarms installed throughout the complex
- 2015, CCTV installed around the complex
- 2016, new carpeting fitted in worship area
- 2016, LED bulbs fitted throughout the complex
- 2016, Church entrance doors fitted with Welcome Etched Glass panels
- 2017, Community hall side door replaced with new door set
- 2018, CCTV hard drive replaced
- 2019, 5year Electrical checks throughout the complex
- 2020, CCTV hard drive replaced
- 2021, Trees in grounds pruned
- 2021, Outside security lights up-dated
- 2022, Guttering cleaned out and some repairs
- 2022, 2 radiators replaced in toilets
- 2023, Complete kitchen refurbished with Stainless Steel units, floor covering and electrics
- 2023, Sound system installed in worship area, Amplifier and 4 speakers

1.08 Maintenance

Although the Measure requires the church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the churchwardens should make, or cause to be made, a careful inspection of the fabric at least once a year and arrange for immediate attentions to such minor matters as displaced slates and leaking pipes. Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.

Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.

It is recommended that the PCC enter into an annual contract with a local builder for carrying out the required maintenance work.

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church>.

1.09 Fire Precautions

Fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. Under the Fire Regulatory Reform Act the PCC are required to appoint a 'responsible person' to carry out a Fire Risk Assessment, (which includes details for evacuation and the safe removal of valuables and so on).

At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO² type where the heating apparatus is oil-fired. (There are three main types and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the Local Authority Fire Prevention Officer).

All fire extinguishers should be checked and inspected annually by a suitably qualified person to ensure they are in good working order. Inspection records/certificates are to be kept in the church log book and on the individual extinguishers.

It is understood that the premises are well covered by an intruder detection system with control panel located in the entrance lobby and by fire protection installations including extinguishers, break glass units and sounders.

It is noted that the extinguishers were last serviced in Nov 2022 by HE Woolley. Annual service arrangements are in place.

1.10 Electrical Installation

Any electrical installation should be tested every five years (except as may be recommended in this report or by the Church insurance provider) by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits.

In addition, any portable electrical items should be PAT tested annually by a registered electrical engineer. Alternatively, prepare and conduct a schedule of testing and inspections applicable to the specific appliances present in the building in order to determine an appropriate frequency for testing for each. This assessment must be carried out by a competent person in accordance with the relevant guidance provided by the IEE and HSE.

This report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

The electrical supply to the church is via a underground supply to the meter and consumer unit located in the plant room. It is understood that the whole premises were

completely rewired as part of the 2002 remodelling and extension works, with new lighting, power, security and fire protection installations

The electrical installation was last inspected in 2019 by Mr Raine, 215 Park Lane, Darlington, DL1 5AQ, therefore, the next inspection is due in 2024.

1.11 Heating Installation

A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins and the report kept with the church log book.

Central heating and domestic hot water for the church and community facilities are provided via a gas fired boiler located in the main hall store with zonal distribution feeding panel radiators with thermostatic control. The boiler is understood to have been installed circa 2002. It is noted that the boiler was tested in April 2023.

1.12 Lightning Conductor and Protection System

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with current British Standards by a competent electrical engineer and the record of the test results and conditions should be kept with the church log book.

Currently the Church is not protected by a lightning conductor system and it is unlikely to be necessary given the size scale and location of the church. The insurance providers should be made aware of this situation.

1.13 Bells

There are no bells at the church.

1.14 Organ

Where appropriate an organ specialist should undertake an annual maintenance contract. A technical report should be commissioned if the instrument is of historical or musical interest.

It is understood that the instrument was last tested in July 2022 by Rob Dalkin.

1.15 Accessibility

The Equality Act 2010 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation. **2**

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

Accessibility into and within the church appears to be very good. The PCC is advised to familiarise itself with the Equality Act and carry out an Access Audit.

1.16 Sustainability

A Quinquennial Inspection is a good opportunity for the PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase energy efficiency and considering other environmental issues. Further information is available on the Church Care website. 1

www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix or use the following link:-

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches>

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

The energy footprint tool can be accessed by using the link below:-

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Sustainability Countdown to 2030: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.

1.17 Health & Safety

Overall responsibility for the health & safety of the church and churchyard lies with the incumbent and the PCC even when a local authority or other organisation might have a maintenance obligation for some or all of the exterior spaces and features. This report may identify areas of risk as part of the inspection but does not equate to a thorough and complete risk assessment by the PCC.

1.18 Asbestos

The Control of Asbestos at Work Regulations 2012 requires that those responsible for public buildings, including churches, have an Asbestos Survey carried out and maintain an Asbestos Register to identify the type and location of Asbestos when present which should be available for any Contractors working on the building.

Further information is included on the HSEs website:

<https://www.hse.gov.uk/asbestos/intro.htm>

When any construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out by an accredited specialist company.

The PCC has been advised by Wharton Construction in 2003 that there is no asbestos within the building. Written confirmation of this should be kept in the church log book

1.19 Insurance

It is of crucial importance that all church buildings be adequately covered by insurance. It is understood that the buildings insurance is provided by Ecclesiastical.

The PCC is strongly recommended to consult their insurance company or broker for full details and information on any variations to the type of cover provided and any special factors requiring consideration when construction works are being planned.

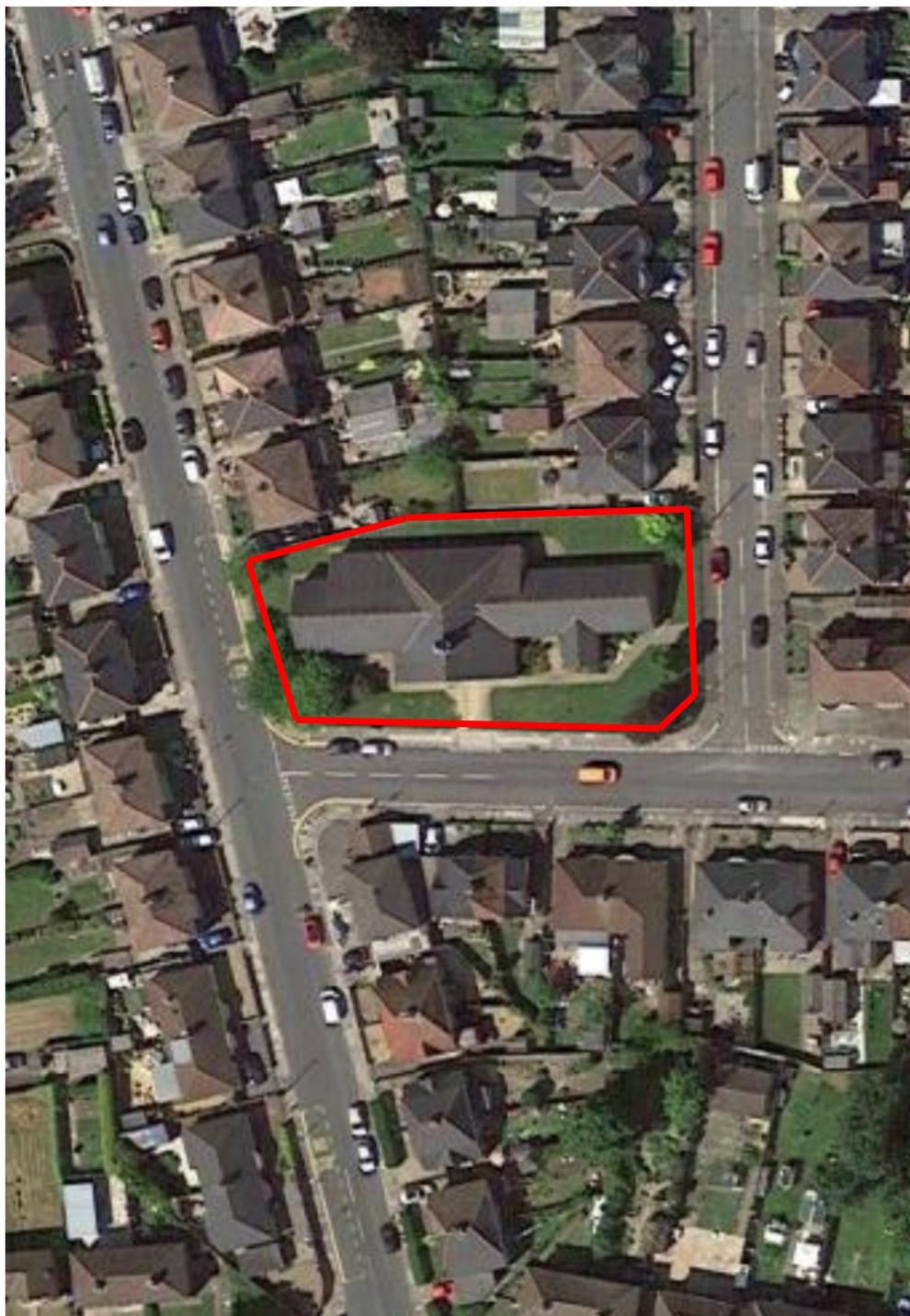
1.20 Weather Conditions On The Day Of The Inspection

Overcast, light showers.

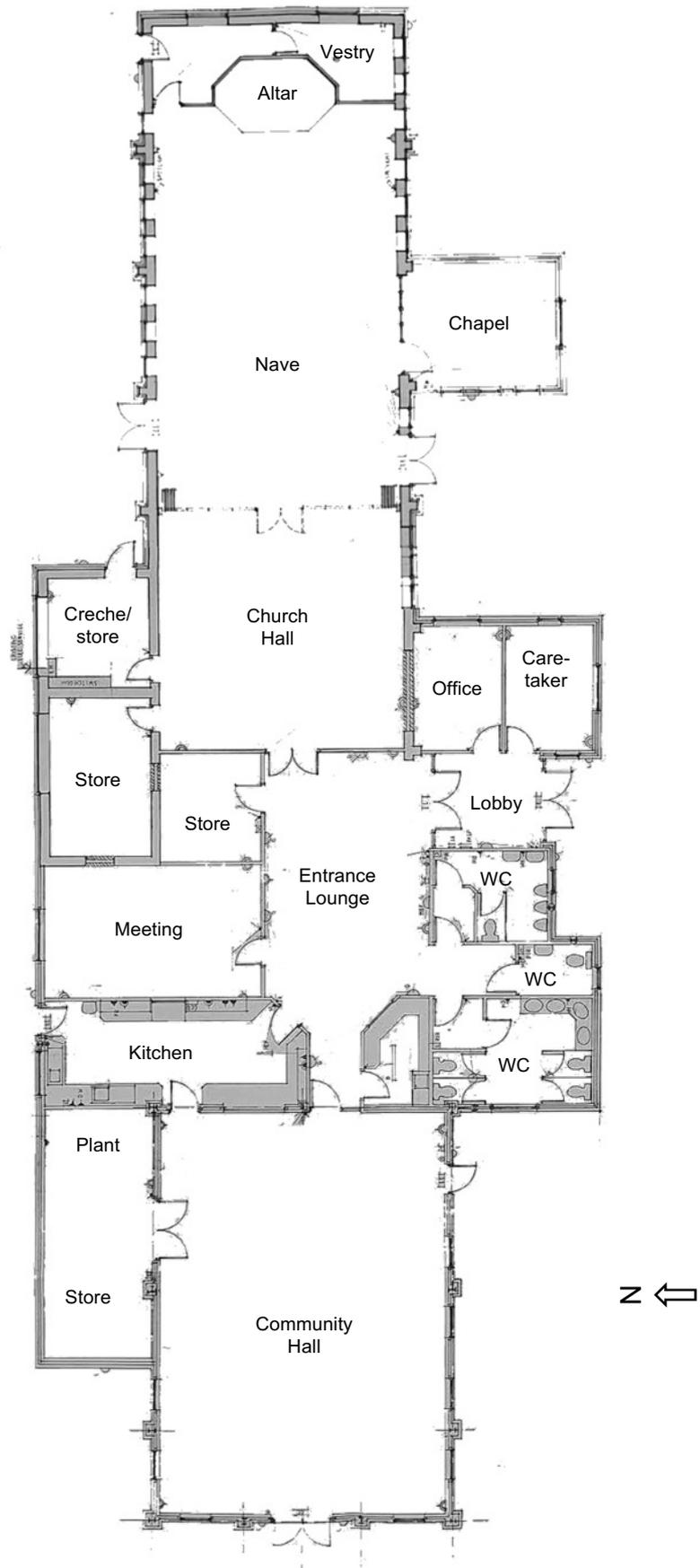
1.21 Date of Next Inspection before:

April 2028

1.21 Aerial View of Churchyard



1.22 Plan Layout



2.0 ROOFS

2.1 THE CHURCH & COMMUNITY HALL

- 2.1.1 The church and community hall are covered by an irregular geometry of intersecting pitched roofs featuring gable ends and hipped corners. The angle of slope can vary from one section of roof to the other. As a result, there are a number of valley gutters and abutment flashings where roof planes intersect.
- 2.1.2 The use of Eternit slate and clay plain and crested ridge tiles with finials throughout helps to unify the varied and irregular roof geometry.
- 2.1.3 The 1950s church featured a timber framed barrel-vaulted roof which was retained as part of the 2002 redevelopment. This was achieved by the installation of a lightweight aluminium framework pinned to the barrel-vaulted structure. The new framework forms the slate covered pitched roof above.
- 2.1.4 It is understood that the main roof structure over the community hall is formed by a steel portal frame supporting timber rafters in a warm roof construction. The central section of the building is predominately timber trusses with insitu rafters supported by steel purlins.
- 2.1.5 Verges are capped with aluminium trim and boxed eaves are formed in stained softwood. All are in good order.
- 2.1.6 All roof elements, including lead valleys and abutments are in good condition except for one broken slate directly above the guttering on the east slope of the lady chapel. Ideally, the slate would be replaced but it is unlikely that this defect will allow any moisture ingress. This item should be monitored and rectified as a matter of general maintenance when convenient. O
- 2.1.7 There is a notable build-up of moss growth on the north slopes in comparison to those which face southwards. This is not uncommon due north facing roofs being shaded from the sun and, as a result, remaining relatively damp for long periods creating conditions conducive for moss and lichen.
- 2.1.8 Excessive moss growth with the associated moisture retention can be damaging for some roof finishes, therefore, the moss ought to be carefully removed. However, this is not a matter that requires urgent attention. The PCC is advised to consider how the moss growth can be controlled as part of the general maintenance regime for the building with the aim of action being taken at some point during this quinquennium. 4
- 2.1.9 There is a square based GRP cupola/spire mounted on the roof to the entrance foyer. Each face of the base has louvred panels. This appears to be a decorative feature with no internal access. All appears in good order.
- 2.1.10 Rainwater goods are colour coated aluminium discharging into floor gullies. All appear to be secure and performing adequately.

2.1.11



a) West slope of the entrance foyer



b) Valley gutter and abutment flashing

2.1.12



a) east slope of entrance foyer



b) Capped verge and guttering

2.1.13



a) East slope of Lady Chapek



b) Cracked slate directly above the guttering

2.1.14



a) Moss growth on the north slopes needs to be monitored and controlled.



b) Moss growth on north slope of the community hall.

3.0 EXTERNAL WALLS

3.1 GENERAL

- 3.1.1 All the walls have a brick outer face with an insulated cavity and blockwork inner leaf. Where the precast concrete panelled system of the 1950s church has been retained the outer leaf of brickwork has been used to wrap and encapsulate the existing structure. It is understood that the brickwork is secured with wall ties shot fired to the concrete panels creating a cavity which has been fully insulated. As a result the existing structure is entirely concealed when viewed externally.
- 3.1.2 The external walls use a combination of buff multi-rustic facing bricks with smooth buff brick specials which provide detailing to door and window surrounds, eaves and verges, string courses as well as to articulate the cross featured on the east gable of the chancel/ vestry. A reconstituted stone product 'artstone' is used at the eaves to form kneelers.
- 3.1.3 A double course of cant bricks with the smooth buff finish are used to form the cills to all window openings. Many of the cant bricks have what appears to be a very fine fracture in the surface. Any fracture in the surface of the masonry could allow moisture to penetrate with potential to damage the brick. At present there is no evidence of the brickwork suffering any adverse effects but this issue should be monitored. Overall, the masonry is in very good condition. ○
- 3.1.4 The main 'general entrance' to the building is set within a tall gable that projects from the south elevation. The entrance doors are set within a tall glazed screen which infills a double height structural opening. The doors and frames are all powder coated aluminium. The frames are coloured reddish-brown, the doors are in a contrasting green.
- 3.1.5 There is another 'feature window' in the south gable of the lady chapel which incorporates a stained-glass design, however, all of the other windows are of a more standard design and size. All windows are double glazed and constructed with powder coated aluminium frames. Their condition is very good.
- 3.1.6 The doors on the north side of the building from the church hall, vestry and crèche/ store are solid core with steel face for security purposes and set within painted softwood frames. There is a set of double doors in the west elevation of the community hall which are aluminium framed and full glazed. All are in good order.
- 3.1.7 The church has its own entrance doors in the south elevation at the west end of the nave. The doors are oak with a stained veneer over the meeting stiles and transom which form a cross when the doors are closed. The oak is weathering to a silvery grey which is a characteristic of the material.

3.1.8



a) South elevation



b) General entrance

3.1.9



a) Church entrance



b) Oak doors with veneer forming the cross

3.1.10



a) Decorative glazing in south window of the lady chapel



b) Brick 'specials' to form crucifix in the east elevation of the nave/ vestry.

3.1.11



a) Artstone kneeler

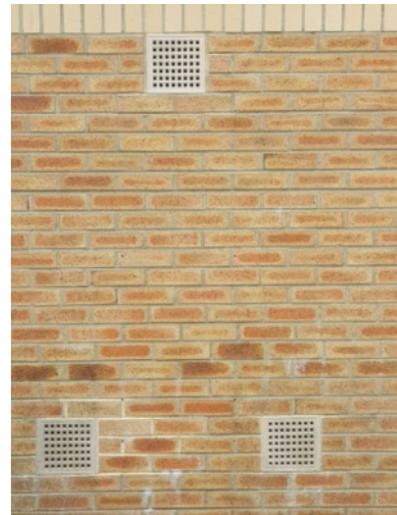


b) Typical window detail

3.1.12



a) North elevation



b) Air-bricks to plant room.

3.1.13

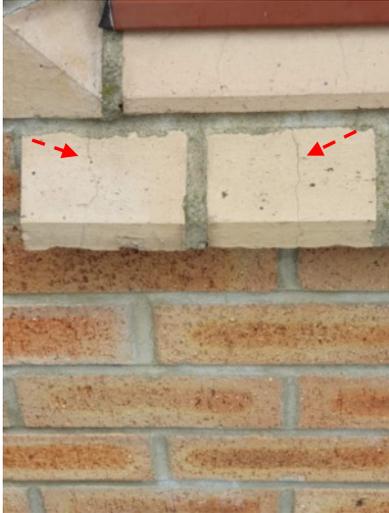


a) Abutment flashing where roofs of differing pitch intersect



b) West elevation of the community hall.

3.1.14



a) *Micro-fractures in the cant bricks forming cills*



b) *Micro-fractures in the cant bricks forming cills*

4.0 INTERIOR

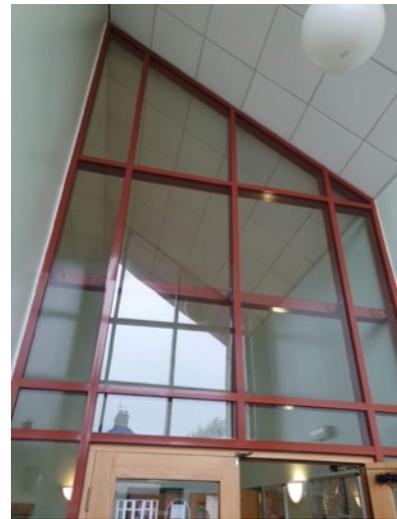
4.1 ENTRANCE LOBBY & OFFICES

- 4.1.1 The entrance lobby is a double height space under a sloping ceiling with suspended panels and pendant lighting. Walls are plastered and painted with timber painted skirtings. The whole area is carpeted.
- 4.1.2 A pair of double doors are set within a fully glazed aluminium framed screen separates the lobby from the entrance foyer/ lounge. The external glazing described elsewhere in this report incorporates a chain suspended canopy above the external doors.
- 4.1.3 Two small offices are accessed directly from the lobby. One is a general office, the other is the caretaker's office. Walls and ceilings are plastered and painted. Both spaces are carpeted and provided with typical office furniture. All in good order.

4.1.4



a) Internal double height screen



b) A suspended ceiling follows the slope of the roof structure.

4.1.5



a) canopy above the entrance door



b) Office accommodation accessed off the lobby

4.2 ENTRANCE LOUNGE

4.2.1 The entrance lounge acts as a foyer for the church and community facilities. It is a double-height space with suspended ceilings following the slope of the roof structure. The space is lit with wall lights with a cluster of three central pendants.

4.2.2 Walls are plastered and painted with painted skirtings and architraves to all door openings. The entire space is carpeted and all is in good order.

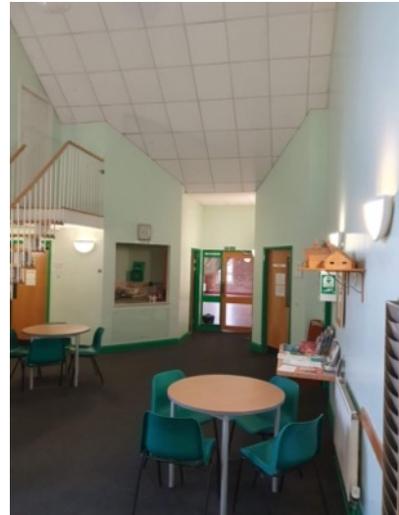
4.2.3 From the entrance lounge, there is access to a couple of meeting rooms, the kitchen, WC's and the 'coffee bar'. The coffee bar is a simple kitchenette with a servery hatch that opens into the area.

4.2.4 There is a metal staircase within the foyer that provides access to a storage loft where a header tank is also located. The stair is quite steep and feels a little bit flimsy. It is understood that members of the public are prohibited from using the stair. It is advised that anybody with permission to access the store does so with caution especially when carrying storage items. **2**

4.2.5



a) Looking east towards the church



b) Looking west towards the community hall.

4.2.6



a) Coffee bar servery hatch

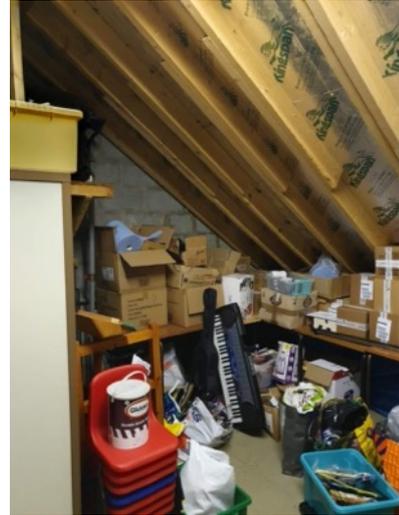


b) Coffee bar/ kitchenette

4.2.7



a) Stair access to storage loft



b) Storage loft

4.3 CHURCH HALL & STORES/ CRECHE

- 4.3.1 The church hall is formed within the existing 1950s church. The post and panel system forming the walls and the barrel vaultage ceiling, which are concealed externally by the new building envelope, are a distinctive feature of the interior space.
- 4.3.2 Decoration to the walls and ceiling is a simple painted finish.
- 4.3.3 A fixing to one of the ceiling panels on the south side appears to have worked loose. There does not appear to be any danger of the panel falling, however, this item should remain under observation and action taken if it worsens. ○
- 4.3.4 The space is lit by six strip fittings surface mounted to the ceiling.
- 4.3.5 The floor has a parquet finish which is all in good order.
- 4.3.6 A full height oak veneered partition separates the hall from the main worship space. The partition includes a system of folding doors which allows the worship space to be extended when required. The central doors and panels above are fully glazed. The doors have decorative etching which depict images of St Hilda and St Columba, the glazed panel above features a cross. All appears in good order.
- 4.3.7 There are two doors in the north wall of the hall. They are signed 'flower room' and 'crèche', however, at present they are both used for general storage purposes. The creche is part of a fire escape route and it is important that a clear passage is not inhibited by storage items.
- 4.3.8 On the day of the inspection loose seating and foldable tables were informally arranged.

4.3.9



a) Entrance from the lounge/ foyer to the church hall.



b) Oak veneered screen separates the hall from the nave/ worship space.

4.3.10



a) Folding/ sliding doors enable the hall and nave to be used as a single space.



b) Cross mounted centrally in the upper section of the screen.

4.3.11



a) Loose ceiling panel to be monitored



b) The post and panel structural system of the 1950s church is a visible part of the interior.

4.3.12



a) Store & creche accessed from the hall.



b) Entrance from the foyer.

4.4 NAVE

- 4.4.1 As per the adjoining 'church hall', the nave/ main worship space is within the existing 1950s church building with its post and panel wall system and barrel-vaulted ceiling. Walls and ceilings are simply decorated with a painted finish as per the adjoining hall.
- 4.4.2 Two rows of pendant fittings provide adequate lighting to the space.
- 4.4.3 To the North Wall there are seven regular size windows with opening vents and a double door set to provide emergency escape. There is a similar pattern of windows to the south except the full array is interrupted by a glazed screen to the lady chapel. The entrance doors are located at the far east-end of the south wall.
- 4.4.4 A recess in the east wall forms the sanctuary which is raised above floor level of the nave with the altar placed centrally and the cross mounted on the wall behind. In contrast to all the other walls the east wall, behind the altar, is painted sky blue.
- 4.4.5 The sanctuary is raised by a single step, however, it is quite a large step and is reported to be causing difficulty for some people to negotiate. There is insufficient space for a ramp to be incorporated, however, on the day of the inspection options for introducing an additional step to 'split the difference' in height of the platform were discussed.
- 4.4.6 Associated with the liturgy, as well as the wooden alter table, there is a lectern, carved priest's chair, a pair of Glastonbury chairs against the south wall and an octagonal wooden font with lid.
- 4.4.7 Seating for the congregation is provided by loose chairs with blue upholstery. The chairs are arranged either side of the central walkway.
- 4.4.8 There is a statue wall mounted to the south side of the altar and stations of the cross feature on the north and south walls.
- 4.4.9 A free-standing Viscount manual electric organ is positioned to the side of the altar against the north wall.
- 4.4.10 The floor has the same parquet block finish as the church hall but also features a carpeted central aisle which links to the lady chapel. The raised sanctuary platform is also carpeted. All floor finishes are in good order.

4.4.11



a) View towards the altar



b) North wall

4.4.12



a) Screen with sliding folding doors at the west-end



b) South wall with glazed screen to separate the lady chapel

4.4.13



a) Large step to the sanctuary is causing access issues for some.



b) Marked from where an altar rail was once fixed.

4.4.14



a) Electric organ against the north wall.



b) Glastonbury chairs

4.5 LADY CHAPEL

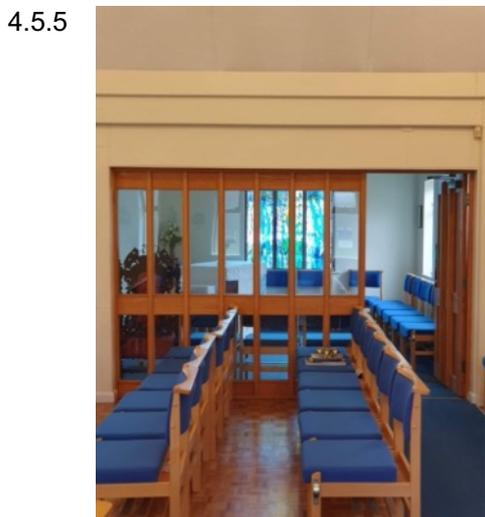
4.5.1 In the south wall a glazed screen separates the lady chapel from the nave. The lady chapel is a small space with a vaulted ceiling that follows the slope of the roof structure. The walls and ceilings are plastered and decorated simply with a painted finish.

4.5.2 There is a tall window in the south wall featuring a stained glass design with three regular-sized windows in the west wall.

4.5.2 To the left-hand side of the decorative window and around the cill of the left-hand window in the west wall the plasterwork is cracked. There is no evidence of any corresponding external defects. The cracks may be the result of some thermal expansion in the building materials or possibly minor settlement. This is not a concern at present but the cracks should be monitored and if any significant changes are noted it should be reported. ○

4.5.3 The space is fitted with the same carpet as used in the nave.

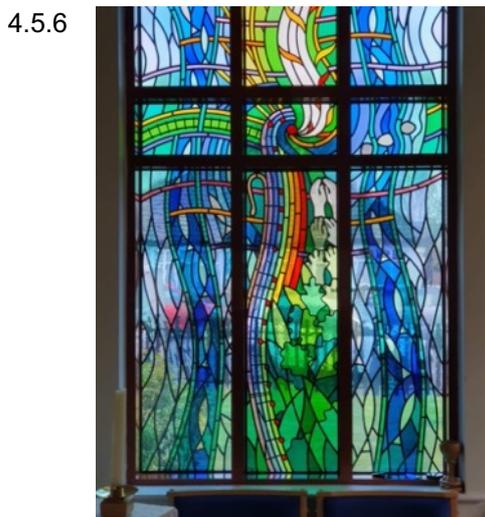
4.5.4 There is an altar table in the SW corner with loose chairs, matching those in the nave, arranged against the walls. There is also a carved priest's chair in the NW corner.



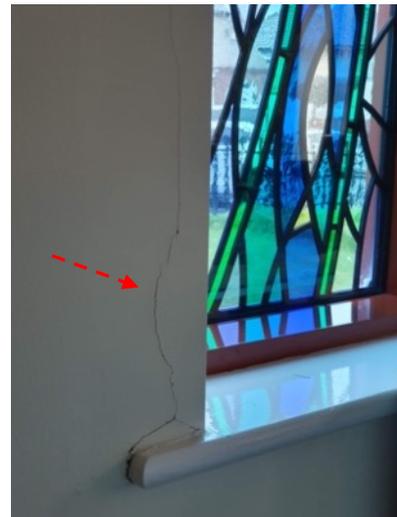
a) Glazed screen and entrance to the lady chapel.



b) South window

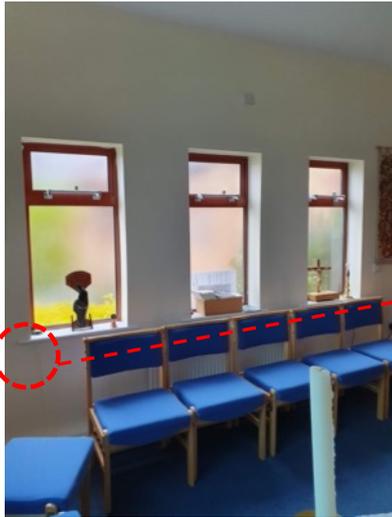


a) Decorative glass detail



b) Cracked plaster to the left-hand side of the cill

4.5.7



a) West wall



b) Plaster cracks to be monitored

4.5.8



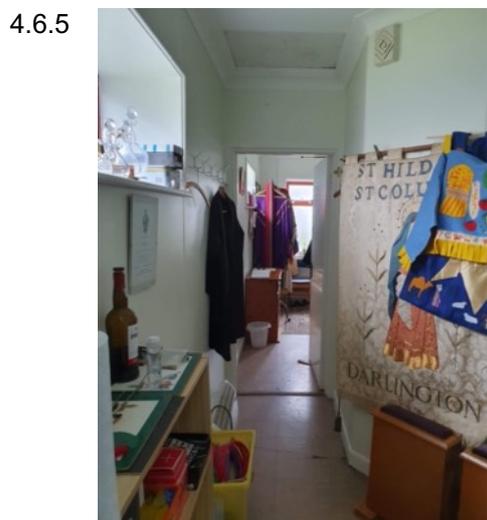
a) West wall



b) Looking towards the nave

4.6 VESTRY

- 4.6.1 The vestry is a narrow space directly behind the Sanctuary and is accessed via a lobby which in turn is accessed from the northeast corner of the nave. The lobby is part of a fire escape route and there is an emergency escape door in the north wall. There is a high-level window in the east wall and a doorway to the south leading into the vestry itself which has two windows in the south wall. The walls are boarded and painted with skirting boards and cornice detail.
- 4.6.2 The ceilings are papered. Each space, the lobby and the vestry, has a simple surface-mounted light fitting. All in reasonable condition.
- 4.6.3 The floor is covered with vinyl tiles adhered to the substrate. The tiles are well worn but entirely serviceable.
- 4.6.4 There are various pieces of furniture to provide general storage.



a) Looking towards the vestry from the lobby



b) Vestry



a) Vinyl flooring is worn but serviceable



b) Escape door in north wall of the lobby

4.7 MEETING ROOM 1 & 2

4.7.1 Accessed directly from the foyer area, the meeting room walls and ceilings are plastered, there is a single window in the north wall and the floor is carpeted. All is in good order.

4.7.2 There are four surface-mounted light fittings. The bulb needs replacing in one of them.

4.7.3 There are a dozen or so chairs and small tables/ desks which can be arranged in various layouts.

4.7.4 Meeting room 2 is used for storage purposes. Surface finishes and their general condition as per meeting room 1, although walls are largely concealed by shelving and cannot be properly inspected.

4.7.5



a) Window in north wall.



b) General view

4.7.6



a) Meeting room 2 is used for storage and is accessed from the entrance foyer



b) Walls largely concealed by shelving

4.8 WCs

4.8.1 There is a unisex 'accessible' WC and separate male and female WC's all conveniently accessed from the main foyer area.

4.8.2 Walls and ceilings are plastered and painted with tiled splashbacks around sinks and vanity units. The male and female facilities both have high-pressure laminated cubicle enclosures, which along with all the associated sanitaryware and fittings, are in very good order.

4.8.3 Floors are fitted with a vinyl covering throughout. Well maintained and in good order.

4.8.4



a) Male WCs

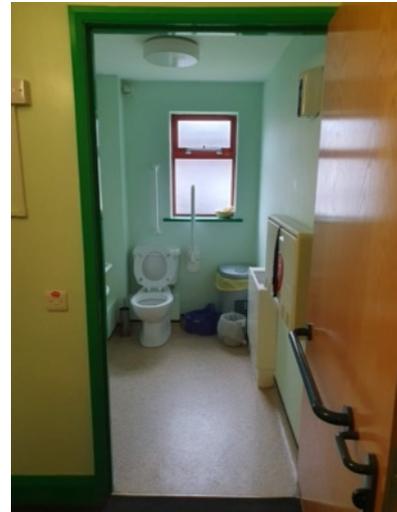


b) Female WCs

4.8.5



a) Female WCs



b) Unisex accessible WC

4.9 KITCHEN

4.9.1 The kitchen is understood to have been fully refurbished earlier this year, 2023, and now benefits from stainless steel worktops and units throughout and is fully fitted with sinks and appliances. Walls are fully lined with stainless steel panels. The floor is covered with a suitable non-slip vinyl sheet with coved skirtings. All is in excellent condition.

4.9.2 The kitchen is accessed from the main foyer and community hall. There is an emergency escape door in the exterior wall to the north.

4.9.3 There is a servery hatch between the kitchen and community hall which is fitted with a timber-slatted roller shutter. The shutter appears to be manually operated. Roller shutters such as this are normally required to provide at least 30 minutes resistance and be connected to the fire alarm in such a way that it will close automatically when the alarm is triggered. The PCC/ those responsible for managing the kitchen and community facilities are advised to contact the local fire officer and seek confirmation that the current arrangement is in accordance with the required fire safety regulations. **1**



a) Kitchen fully refurbished in 2023



b) Kitchen fully refurbished in 2023



a) Does the roller shutter provide sufficient fire resistance?



b) Kitchen fully refurbished in 2023

4.10 COMMUNITY HALL

- 4.10.1 The same fair-faced brickwork and detailing used for the exterior has been adopted for the interior wall finish.
- 4.10.2 There are windows and escape doors in the north, west and south walls. All windows have opening vents and are fitted with roller blinds. Doors in the north wall provide access to a store and plant room.
- 4.10.3 It is understood that the suspended ceiling which follows the slope of the roof structure is fitted with eco-form acoustic panelling. An array of light fittings are inset within the panelling grid.
- 4.10.4 The hall is fitted with Canadian maplewood strip flooring. All in good order.

4.10.5



a) Entrance from the foyer



b) Looking towards the west end

4.10.6



a) Looking towards the east-end and kitchen servery



b) Facing brick internal finish with typical window detail

4.11 STORE & PLANT ROOM

4.11.1 The store room is divided by a wire partition with a security gate that encloses the boiler, gas meter and other electrical apparatus.

4.11.2 The fair-face blockwork walls and boarded ceiling are all painted and in good condition **2** except for a large vertical crack in the external north wall directly behind the boiler. There is no distortion in the alignment of the blockwork and no corresponding crack in the external brickwork. It is recommended that the crack is placed under observation by installing a 'monitoring gauge' or by simply drawing a horizontal line across the crack recording its width and the date monitoring commenced.

4.11.3 The store and plant room have a vinyl floor covering. All in good order.



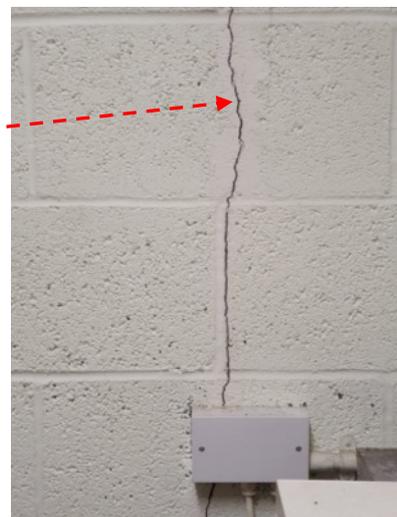
a) Store



b) secured plant room



a) Boiler. Note the long vertical crack in the wall behind and to the left of the boiler



b) Crack to be monitored.

5.0 CHURCHYARD

- 5.1.1 The west south and east boundaries of the site have a low-level, painted steel fencing with gates at the south entrance. There is a 1.8 m high wooden close boarded fence along the north boundary that separates the churchyard from the neighbouring residential properties. All boundaries are in good condition.
- 5.1.2 There are no burials on site. The churchyard is predominantly grassed with an attractive planted area around the south entrance to the church and adjacent to the lady chapel.
- 5.1.3 There are three or four semi-mature trees to the west end of the site and another three along the east boundary. The trees have all been pruned in recent years and overall the churchyard is very well maintained providing an attractive setting for the building.

5.1.4



a) View from the SW



b) Grassed area to the south of the building

5.1.5



a) North boundary



b) View from the NW

6.00 EXECUTIVE SUMMARY

The key issues for the PCC to consider and action arising from this inspection include:-

Servery Hatch - The PCC is advised to check that the servery hatch is fully compliant with current fire safety regulations.

Porch Vestibule - The building structure is in excellent condition generally, however, the long vertical crack in the inner leaf of blockwork to the external wall in the boiler room ought to be monitored.

Sustainability - The PCC must prepare to take all practical measures to reduce the carbon footprint of the church in response to the Church of England's stated commitment to achieving net zero carbon by 2030.

It is testament to the good design work carried out when the church was refurbished in 2002 along with a diligent and well-organized management structure now in place that the building (the church and the community facilities) is in excellent condition with very few defects to report.

Ref: Below is a summary of work items resulting from the Quinquennial Inspection and ordered by priority. Each item is given a 'consent reference' as follows:-

A = List A Matter (No Faculty needed)

B = List B Matter (No Faculty needed but Archdeacon's approval)

F = Faculty is required.

Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -

Item	<u>1- Urgent, Requiring Immediate Attention</u>	Consent	£
1.16	Take measure to understand how to reduce the carbon footprint of your Church	A	£ 0
4.9.3	Check the servery hatch is compliant with fire safety regulation.	A	£ 0
	<u>Sub-total</u>		<u>£ 0</u>
Item	<u>2 - Requires Attention Within 12 Months.</u>	Consent	£
1.15	Review the Equality Act and prepare an access audit if one does not already exist.	A	£ 0
4.2.4	Ensure anybody accessing the 'storage loft' is a 'responsible person' and carries out their own risk assessment.	A	£ 0
4.11.2	Implement monitoring for the crack to masonry wall in the boiler room.	A	£ 0
	<u>Sub-total</u>		<u>£ 0</u>
Item	<u>3 - Requires attention within 12-24 months</u>	Consent	£
	No items reported	n/a	£ 0
	<u>Sub-total</u>		<u>£ 0</u>
Item	<u>4 - Requires attention within quinquennial period</u>	Consent	£
2.1.8	Consider how moss growth can be removed/ controlled on north facing slopes	A	£ 500
	<u>Sub-total</u>		<u>£500</u>
Item	<u>5 - A desirable improvement with no timescale</u>	Consent	£
	No items reported	n/a	£ 0
	<u>Sub-total</u>		<u>£ 0</u>
Item	<u>M – Routine items of maintenance</u>	Consent	£
	No items reported	n/a	£ 0
	<u>Sub-total</u>		<u>£ 0</u>
Item	<u>OBS - Keep under observation and report any changes to architect</u>		£
2.1.6	Broken slate on east slope of the Lady Chapel.	n/a	£ 0
3.1.3	Micro-fractures in cill bricks	n/a	£ 0

4.3.3	Missing fixing from ceiling panel in the 'church hall'.	n/a	£ 0
4.5.2	Monitor cracks in the lady chapel.	n/a	£ 0
		<u>Sub-total</u>	<u>£ 0</u>
		<u>Total Estimated Cost</u>	<u>£ 500</u>



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