

Diocese of Durham

Christchurch
FELLING

Ch. No.66

Incumbent – Revd. Tom Worsley

Inspection of Churches Measure 1955
ARCHITECT'S REPORT December 2020.

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1.0 PREMISES IDENTIFICATION

| | |
|----------------------------|---|
| Church: | Christchurch |
| Deanery: | Gateshead |
| Diocese: | Durham |
| Date of Inspection: | Interior – 17 th December 2020. Exterior – 31 st December 2020. |
| Weather: | 17 th Dec. – Clear, cool and sunny. 31 st Dec. – Clear, sunny but very cold. |

2.0 PARTICULARS OF SITE (Location, adjacent buildings etc.)

The site, which is rectangular in shape and clearly defined by a natural stone wall boundary on all four sides, lies within a mixed residential and light industrial area which is situated between the old main road and the modern by-pass of the town. A 5 storey block of flats which was on the south side was demolished prior to 2010. Housing which existed to the west of the church has also now been demolished, leaving the former vicarage to the north and immediately opposite on the east side a small light industrial area of workshops and large storage units. There is a single width tarmaced drive/footpath between the only entrance gate to the church yard and the south porch. This access continues to the tarmaced area at the west end which had been provided initially as a young persons play area with fixed basket ball stands, but is now used as a car park for church users. There is also car parking area immediately to the south of the churchyard wall off the adjacent access road.

3.0 PARTICULARS OF PREMISES (General Construction, layout etc.)

The church building stands approximately in the centre of the open grassed churchyard and consists of a high nave with apsidal chancel, north and south lean-to aisles, an organ chamber built at right angles on the south side of the chancel, with an extended lean-to clergy and choir vestries opposite on the north side, with a pitched roof south entrance porch. The composition is finished with a timber fleche at the west end of the nave roof.

The building is constructed throughout of local sandstone with Westmorland slate roofing and has been described by Dr Rory O'Donnell, an English Heritage Inspector, as 'strong, big boned Early English Style' of 1866 by Austin and Johnson, Architects, Newcastle.

4.0 REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION

(Date if known: April 2015)

1. Essential roof covering repairs including completion of replacement of cover flashing to south aisle roof upper abutment.
2. Rebuilding of stone boundary wall to north east corner of church yard and part of former vicarage garden boundary wall.

5.0 SUMMARY OF GENERAL CONDITION OF BUILDINGS

As suggested in the last three quinquennial reports, the building gives the appearance of being in a rather poor state of repair perhaps because most of the roof covering defects are on the approach side and the church yard is rather featureless. However, whilst the roof covering does need attention and there are a number of localised stonework repairs required and the rainwater goods are in need of a comprehensive overhaul, the building, overall, is in reasonable condition considering its age and the fact that most of the external fabric is original. The major underpinning work at the east end of the church, completed in 1995, appears to have successfully arrested the settlement to that part of the building and the structure is in a reasonable condition except possibly for some movement at the west end.

Internally the building is much improved since the 2010 inspection with the previous cluttered condition attended to, the floor re-carpeted and new individual linked chairs provided.

As confirmed in Section 6.13.2 below, the pipe organ which has now been unused for over 20 years remains in the building on the insistence of the Diocesan (church buildings) Advisory Committee because of its historic importance. In its present condition it is however unplayable and will require a full rebuild before it could be used. It is also noted that this instrument when in playing order was considered rather small for the size of the building. Any rebuilding might therefore have to include the introduction of additional stops.

6.0 DETAILED CONDITION OF BUILDINGS

EXTERNAL FABRIC

6.1 General Structure

This is generally sound except for past movement to the east-most parts of the building around the chancel, vestry and organ chamber which were subject to significant settlement understood to be caused by poor foundations and the shrinkage of underlying clay due to a succession of dry summers prior to 1995 and nearby tree growth.

This part of the building has been under-pinned with new concrete foundations to arrest further movement and the settlement of the organ arch has been repaired with steel pins. Some of the filled joints have opened a little (Organ Chamber gable and organ arch) by approximately 4-6mm as noted on the 2005 inspection. These situations do not appear to have worsened since the last inspection.

It should also be noted that it is recorded that the building suffered serious structural damage between 1900 and 1904 due to mining subsidence. The North Aisle and Choir Vestry were added at that time and more recent movement to the west end of the north aisle and the north east corner of the vestry may be linked to these parts being a later phase of the building.

There is also slight movement cracks visible to the inside of the north and south walls close to the west gable above the arcade arches and the heads of the clerestorey windows above and to the arched south door opening.

6.2 External Wall Surfaces

These consist of uncoursed square sandstone which is generally sound except for areas of lean, soft or missing pointing with some surface erosion or lamination of individual stones as listed below:-

6.2.1 North Elevations

Chancel

The pointing to the section to the east of the paired windows is slightly lean. Some recent cement rich pointing following structural repair has cracked above and to east side of left-hand paired windows. This does not appear to have worsened since the last inspection.

There appears to be slight movement of the stonework to the redundant chimney which rises from the chancel gable, which fortunately is not very tall. This does not appear to have worsened since the last inspection.

Vestry

Some open or lean joints with some loose older cement rich pointing. There is also some more recent cement rich pointing where structural movement has taken place and some surface delamination to a few

individual stones.

Clerestory

Small areas of lean or open pointing, particularly to outer corner buttresses, with isolated individual lean joints.

Aisle

Some small areas of eroded or lean pointing to side faces of buttresses. The positions of former heating units vents have been roughly filled with cement rich patches.

6.2.2 **South Elevations**

Clerestory

Some minor physical damage to stonework from previous fixings (most likely rainwater goods) to extreme east and west ends. There are also a number of small drilled holes at the west end which may have been used to provide anchors for access scaffolding.

There are a few isolated lean joints with others having been patch pointed with cement rich mortar.

There is one enlarged open joint to the projecting eaves course above the 2nd from east clerestorey window and slight stepped movement cracks internally under the 2nd from east north and south clerestorey windows which have been repointed.

Aisle

Soft or eroded joints/stonework to left of porch roof. A few isolated open joints including to eaves course and string course elsewhere on elevation.

Porch

Left Side - a few slightly open joints above string course with some cement rich pointing below.

Right Side - cement rich pointing but generally sound. (this is mostly covered with ivy)

Front - some loose joints on right side - open joints to apex stone which is leaning slightly backwards and a general degree of surface erosion including to dressed stonework to doorway arch.

One stone to the right side of the inner arch has split close to the inner edge.

Internally the crack to the east side of the entrance door arch does not appear to have worsened since the last inspection.

Organ Chamber

Some open joints to left hand abutment. Significant open or lean joints to apex section, particularly to outer edges. Open joints to coping stones. Some soft joints and cement rich re-pointed crack to lower section which has opened slightly under the window, (this does not appear to have worsened since the last inspection) with lamination of individual stones particularly the quoins on the west side.

Organ Blower Chamber

This is a small cement rendered brick structure with a concrete roof which is cracked along the upper edge.

This area is partially obscured by shrubbery at the lower level.

Chancel

There are open joints to the dog tooth cornice. The previous settlement cracks close to the centre line of the main wall were repointed following the underpinning and remain sound.

6.2.3 **East Elevations**

Organ Chamber

Some eroded joints to internal corner. Open joints below plinth course. (reported at the 2010 inspection)

and not now readily visible due to growth of shrubbery).

Apse

This has been unevenly patch pointed with additional more recent cement rich pointing following structural repairs. Some lean or open joints particularly at high level, with a few isolated surface eroded individual stones.

Vestry

Areas of lean pointing particularly to upper areas, cement rich pointing of large structural movement crack at transition to later part of building. This does not appear to have moved further since last inspection. The stonework above the doorway had been repaired in a cement rich mortar and this had cracked with open joints and 25mm gap to the coping above which has been repointed with cement mortar which has also cracked and opened slightly above the doorway and to both sides. There is also some surface spalling of individual stones to this area.

6.2.4 **West Elevations**

North Aisle

Lean pointing to section above doorway with a significant open stepped movement joint to centre of door opening which may have worsened since the last inspection with some laminating stonework on left side of door and adjacent face of corner buttress. There is a wide opening to the upper joint of the top coping and also to the coping joint aligning with the stepped joint below.

West Gable

Lean or eroded joints to both side faces of both buttresses with some laminating stonework. Lean or open joints to gable apex section and to both outer corners and near ground level below the plinth course. There are two cement rich patches to old heating units vents above plinth course.

There is a single horizontal metal pipe or scaffold tube wedged across the top of the left-hand windows which does not appear to have a function at present.

South Aisle

Eroded, lean or open joints to buttress and upper levels with some open or loose joints at ground level.

There is a crack through one stone above the string course. This does not appear to have worsened since the last inspection.

Vestry

Previous settlement joints repointed with cement rich mortar. These have not worsened since the last inspection.

General areas of lean or opening mortar joints with individual laminated stones particularly towards the upper area and the outer top corner.

6.3 **Roof Coverings**

These consist of diminishing courses of Westmorland slate with some areas of patching and isolated repairs particularly to the south aisle. The coverings are generally sound, except as listed below.

6.3.1 **North Elevation**

Chancel

Distorted area of slating adjacent to chancel gable due to settlement of building, but otherwise appears

generally sound except for 1 broken slate. The abutment flashing has been extended using a non-lead material. Bedding to ridge is missing in places and to a small area adjacent to the lead covered east finial (missing) base. The cresting to the terracotta ridge tile at the right end is missing.

Vestry

Lower section has a very low pitch but appears to be complete. There is one broken slate to the upper slightly steeper area. Previous lead cover flashings to copings have been removed and the verges cement haunched.

Nave

Covering is complete and appears good. The lead abutment has lifted slightly at the bottom of the left side.

Aisle

Generally complete with a few chipped slates particularly close to the eaves.

One section of the lead top abutment flashing has lifted slightly to right hand end.

One section of this flashing has been replaced with a non-lead material following theft of the original at the east end.

6.3.2 South Elevation

Nave

Covering is generally complete but is patched and uneven particularly towards the gables. There are also signs that the roof has twisted. A few slates have been replaced at eaves level and there are one or two mismatched slates to the slope. One slate has slipped out towards the west end and there are one or two loosened slates close to the eaves.

The roll-top ridge is sound except for small areas of missing or uneven mortar bedding.

The two central sections of east abutment lead cover flashings have started to crack at the centre.

Aisle

Covering to left of porch is in a very poor disturbed condition with loose or damaged and uneven slate with an indication of settlement and twisting of the west gable of the aisle. Covering to right of porch has a number of cracked, loose or disturbed slates, particularly adjacent to east abutment with one missing slate under the eastern clerestorey window.

Most of the upper abutment cover flashing has been renewed with two different types of non-lead material.

Porch

The original lead gable abutment flashing has been removed (stolen?) and replaced with a cement mortar haunching.

Left Side - a few slates are loose, twisted or broken and there are 2 mismatched slates.

Right Side - covering complete except for 1 twisted slate at eaves and twisted slate to top right.

Ridge - bedding has been renewed since the 2010 inspection.

Organ Chamber

Left Side - some unevenness particularly at ridge where adjoining chancel with 1 missing and 1 loose slates and 2 mismatched slates.

Right Side - 1 broken slate at eaves. The bedding of the ridge tiles is a little uneven.

Chancel

Unevenness and open joints adjacent to gable which equates to the structural movement of the chancel otherwise appears generally sound.

Fleche

Appears to be complete except for 1 loose slate to south face.

6.4 Rainwater Disposal System

The rainwater goods are a mixture of cast iron and UPVC are in poor decorative condition with a few missing components as follows:-

1. Porch – gutter outlet displaced to right side of porch
2. South Aisle – bottom section of down pipe to left of porch loose and broken.
3. South Aisle - broken joint to centre down pipe (assumed as not visible due to vegetation)
4. The gutter brackets are mostly rusted particularly to upper nave roof.
5. Ground drainage gullies are mostly covered by vegetation and are not readily accessed particularly on the south side of the building due to growth of shrubbery.
6. Vegetation and weeds growing to lower ends of most gutters, particularly on the north side.

Generally, the eaves gutters need to be cleaned out, joints resealed and gutters redecorated.

The rainwater gullies are covered with vegetation in most situations

The down pipes are set off the wall on timber blocks as the swan neck bends have been omitted when the pipes were renewed.

There are 2” uPVC pipes connected to the foot of the 3” cast iron down pipes on the north side of the nave roof used to direct the rainwater directly over the north aisle roof..

6.5 External Windows & Doors**Windows**

Most are now guarded but others which are not or have only recently been protected have been damaged, particularly to the apse and to the north clerestory.

Some of the older metal guards are corroding, particularly towards the bottom edges. The older polycarbonate over glazing is dirt stained. Glazing to window of organ chamber is in poor condition and ivy is growing up the eastern south aisle window.

There are breakages to eight of the ten clerestorey window panels on the north side which it is assumed was initially caused by vandals with the damage made worse by stormy weather . The consequence of these breakages is currently being controlled by the temporary internal lining of the windows with plastic sheeting.

The metal guard to the east lower vestry window has been loosened to the top left corner.

Doors

Vestry door - Renewed following break-in in 1995 – sound.

South Porch – Oak – sound.

West Door - Unused, blocked on inside where kitchen formed – sound.

6.6 External Metalwork, Woodwork & Paintwork

Rainwater goods – (also see item 6.4.)

These are generally in need of overhaul and redecoration.

Timberwork

The fleche woodwork was renewed or redecorated prior to the last inspection and appears to be reasonably sound although the green painted decoration is beginning to peel a little.

Railings to the former boiler house steps

Some of the railings are missing leaving large gaps which have been covered with steel mesh which has become loose. The steps are however now overgrown and relatively inaccessible

Window Guards

Painted metal grills are rusty particularly at the lower edges on the north side and to the west window. There is a metal pole wedged across the top of the left hand west window opening, the use of which is not obvious.

6.7 Tower, Spire, Bells & Frames

(Date Bell(s) last serviced: Not known)

The fleche is a slated timber framed construction with painted or stained exposed timber framing and louvres which were replaced or redecorated prior to 2015 and remains in a reasonably sound condition. The single bell is used occasionally.

INTERNAL FABRIC

6.8 Roof Structure

Nave

6 main timber frames with purlins and rafters all underdrawn with decorated T & G Boarding. They appear sound except for some minor surface bloom on the boarding at the western bay.

Aisles

Lean-to bearers with purlins and struts to pillars with horizontal T & G boarding which appear to be sound. There is some staining caused by previous water ingress particularly in the south-west corner. This does not appear to have worsened since the last inspection.

Chancel

Arched timber frames underdrawn with decorated T & G boarding purlins and rafters. They appear sound.

6.9.1 Internal Partitions

Limited to modern timber stud partitions (plasterboard one side T & G timber boarding to other) forming crèche, also part glazed, and kitchen/toilet area. Appear to be sound.

6.9.2 Internal Ceilings

Church

Varnished and stencilled decorated (nave and chancel), softwood boarding which appears generally sound except where affected by occasional or previous penetrating rainwater to west end of nave, and west end of south aisle.

New Rooms

Artex finished plasterboard in reasonable condition

Vestries

Exposed painted boarding to lower part, which appears sound but extensively water stained. Lathe and plaster which has been artexed to original vestry and is sound.

6.9.3 Internal Walls

Church & Old Vestry

Exposed stone, generally sound except for previous structural movement. The painted wall decoration behind the altar in good condition.

Vestry Extension

Smooth plaster – sound, but surfaced stained and flaking particularly on the east wall.

New West End Rooms

Papered or painted plasterboard - sound.

6.9.4 Internal Doors

Original

Framed varnished timber - sound.

The door chancel to vestry has a 25mm gap with the frame relating to general past structural movement of the chancel which has been filled with cement mortar.

New Rooms

Hardwood panelled - sound

6.10 Internal Decoration

This is limited to plastered surfaces in new rooms where it is in reasonable condition and the vestries where the exposed stonework has been painted.

There is water staining to the painted timber boarded ceiling of the lower vestry.

6.11 Floors & Balconies

Church

Concrete or tiled to walkways and sanctuary, suspended timber to seating areas now carpeted - which appears generally sound, with some cracking of tiling joints to east side of altar area, and some loose tiling on chancel level at junction with timber flooring.

The nave and aisles have been over-boarded and carpeted. The under floor voids are ventilated to the outside walls.

Vestries

Carpeted, suspended timber – to the upper level. The structure of the lower vestry is unknown, but maybe solid.

Nave Platform

Stained chipboard on timber framework extended to north and south walls prior to 2010.

6.12 **Glazing & Ventilation**

Stained glass to apse and to west window with a number of breakages of the original glass particularly to the chancel which has been covered with plain glass. Other windows are plain leaded glass - generally sound with some temporarily repaired breakages particularly to the north clerestory where there has been more recent storm damage.

There are hopper ventilators but these are not used except for the vestry extension which is much dryer than previously due to the installation of a new heating system. The building due to its large volume appears adequately ventilated. The windows on the north side aisle and to some clerestory windows have been fitted with polythene covers to reduce down draughts.

There does not appear to be any permanent ventilation to the former basement boiler room void which is now sealed up.

6.13 **FIXTURES & FITTINGS**

6.13.1 **Furniture & Fittings**

The sanctuary has been largely cleared of furnishings, except for 2 oak wall mounted pews.

There are linked metal framed chairs in the nave renewed prior to 2015.

There is an oak pulpit and a large oak readers desk on painted stone bases which are used as locations for sound equipment to each side with a small modern timber altar and lectern and brass eagle lectern.

6.13.2 **Organ and/or other musical instruments**

The organ is a Thomas C. Lewis, 2 manual with 12 playing stops. It has not been used for over 20 years is now unplayable and will need to be rebuilt ideally incorporating additional stops, as the existing instrument is considered small for the size of the building, if it is to be re-used.

Music is currently provided either by recordings or from an electronic piano.

6.14 **Monuments and/or peculiar features**

There is a large alabaster and slate memorial together with 2 brass plaques War Memorials on the west wall. The font is a fine classical design in Frosterley Marble which has been re-sited to the south side of the nave platform.

SERVICES

6.15 **Heating System**

(Date of last service: Not Known)

This consists of a series of independent balanced flue direct fired gas Temcana Kestrel 55 wall heaters which are all operational. It is reported that these have been recently serviced.

The kitchen, crèche and toilets are heated by a gas fired combination boiler sited in the kitchen (Ideal Classic).

The vestries are heated by a similar type of gas-fired boiler (Baxi) sited in the lower room which was replaced prior to 2010.

6.16 **Electrical System**
(Date of last service: May 2012)

This appears to be a standard installation protected by miniature circuit breakers with MICC and some PVC/PVC wiring distribution. RCBs have been provided for all electrical musical instruments and where power sockets are close to running water. Lighting is generally either metal halide or fluorescent and appears to be in working order.

The system is reported as being in a satisfactory condition but problems associated with accessing distribution wiring and light fittings at high level may have to be addressed.

6.17 **Lightning Conductor**
(Date of last test: Not Known)

This consists of a single copper and aluminium down tape which is **not connected to the original earth cable**. The section of down tape close to the ground has had to be replaced following theft of a section of copper tape with aluminium tape and this has no security cover.

6.18 **Fire Precautions**
(Date of last test of extinguishers; November 2020)

There are 3 water types, situated at the entrance and the vestry with a CO2 type outside the kitchen and behind the pulpit.

6.19 **Sanitary Facilities**

There are 2 toilets, one generally suitable for disabled persons with a couple of support rails. There is a small kitchen with sink and a utility sink in the vestry.

6.20 **Security Situation**

The building is protected by an electronic intruder alarm. This was renewed prior to 2015.

The south side used to be overlooked by a block of flats, but these were demolished prior to 2010. The former Vicarage lies to the north, but as this is no longer where the Priest in charge lives, close supervision of the building is no longer available. It is however reported that there has been no serious vandalism in recent years.

6.21 **Disabled Persons Facilities**

Access

The building has a partial ramped access to the main south entrance suitable for wheelchair users. Existing entrances have stepped access as follows:-

Main Entrance - External 2 steps (180 high) Internal steep ramp 130 high x 1.5m long with no level area adjacent to the inner doors. (This therefore requires the provision of assistance to disabled building users)

Vestry Entrance - 2 steps, (210 high) and flight of 5 steps internally between the two vestry rooms. The higher vestry and the chancel are two steps above the nave floor.
West Door (unused) Five steps

Toilet Facilities

There is a toilet suitable for use by disabled persons.

Sound and Light

The building has a sound reinforcement system and induction loop facility. The natural and artificial light levels appear to be reasonable but the floodlights do produce some glare.

6.22 **External Areas**

This consists of an open churchyard with a surfaced access/drive to the south entrance, a surfaced play area now used for car parking on the west side and rough grassed areas on the north and east. There is one large willow tree on the east boundary which has been cut back previously in an effort to control root growth which it is believed has caused damage to underground drainage. This tree is subject to a Tree Preservation Order. There is also a multi-stemmed self-seeded ash tree adjacent to the east boundary wall which is not subject to a TPO and may be removed. There are stone boundary walls on all sides, including a relatively high wall on the west and south-west sides adjacent to public footpaths and a now cleared residential area. These walls remain in reasonable condition but are becoming eroded in places and a section of the relatively high wall in the south-west corner which has been severely affected by a couple of self-seeded trees, now removed, on the outside face, is in danger of collapsing. Original metal railings to the top of the lower walls to the south and east sides were removed presumably as part of the Second World War metal salvage scheme.

6.23 **Areas not Inspected**

(This may not be an exhaustive list)

Under floor voids including former boiler room which has been sealed up.

Roof voids and ceilings at close quarters

Organ chamber interior and organ pipework

7.0 **RECOMMENDATIONS**

7.1 **ITEMS REQUIRING ATTENTION IMMEDIATELY**

Electrical Installation

Should be tested for earth continuity and resistance in accordance with the current IEE regulations **within 5 years from the previous test.** A copy of the test certificate should be placed with the Log Book and any recommendations carried out or reported to the church Architect for further advice.

Lightning Protection Installation

To be tested in accordance with the requirements of British Standard 6651. Any defects or sub-standard elements to be repaired or replaced and/or reported to the Inspecting Architect, and a copy of The Test Certificate placed in the Log Book . This will include the re-connection of the down-tape to the earth cable.

External Wall Surfaces

If confirmed to be loose and therefore at risk of becoming detached, remove and re-fix using epoxy resin adhesive, split section of stone to inner arch of entrance porch incorporating stainless steel dowels if required.

External Areas

Re-build loose the leaning section of stone boundary wall to south-west corner. (The cost of this item could be shared or be the sole responsibility of the Local Authority as the damage was caused by the uncontrolled tree growth on their side of the wall) **IMPORTANT NOTE : until such time that this section of wall is rebuilt the adjacent area within the churchyard must be adequately fence off as it is possible that the wall will collapse without warning.**

7.2 ITEMS TO BE ATTENDED TO WITHIN THE NEXT 12 to 24 MONTHS

Roof Coverings

- (i) Replace or re-fix all missing, loose, cracked or disturbed slates listed in section 6.3 SEE also recommendation in Section 7.5 below.
- (ii) Redress lifted lead flashings to east abutment and to clerestory abutment on north side of nave.
- (iii) Repair or underlay cracks to two central sections of lead flashings to east abutment of south side of nave.

Rainwater Disposal

Repair or replace the following items:-

- (i) Broken section of pipe to centre of south aisle
- (ii) Loose and broken bottom section of down pipe to left of porch.
- (iii) Displaced right-hand end of gutter to east side of porch.
- (iv) Clean out and redecorate all eaves gutters, gutter brackets and down-pipes.
- (v) Remove vegetation from all ground gullies and check that they are free draining.

External walls

- (i) Reposition slipped stone copings to west gable of north aisle, incorporating stainless steel anchoring dowels if necessary and repoint open movement cracks to wall below, incorporating stainless steel reinforcement ties.
- (ii) Cut back overgrown shrubbery to south side of building, at least sufficient to permit maintenance of rainwater goods and drainage.

External Metal Grills and Metalwork

- (i) Redecorate rusting metal grills to North West and South elevations.
- (ii) Re-fix loose grill to east vestry window.
- (iii) Remove wedged metal pole from west window.

External Windows

- (i) Repair all broken or damaged leaded lights to north clerestory.
- (ii) Cut back or remove ivy growing over south aisle window.

7.3. ITEMS TO BE ATTENDED TO WITHIN THE NEXT 5 – 10 YEARS

External Wall Surfaces

Undertake comprehensive repair and re-pointing of all defective areas of masonry listed in section 6.2 (this work can be phased if required) using only a suitable lime based mortar to match the original mortar. (**Note** this work may qualify for Grant Aid under any Historic England supported Repair Scheme and other Historic Buildings repair schemes)

Internal Ceiling and Wall Surfaces

Clean and redecorate stained or discoloured ceiling and walls to lower vestry area.

Internal Floor

Refix loose floor tiles to chancel, adjacent to timbered floor.

7.4 ITEMS WHICH ARE DESIRABLE BUT NOT ESSENTIAL

Provide suitable ramp access to the main entrance for persons with disabilities, and wheel chair users.
Provide metal security cover for the bottom section of the lighting conductor down tape

7.5 ITEMS FOR FURTHER INVESTIGATION

Ventilation.

Investigate condition of void of redundant boiler house and provide permanent ventilation if required. It should also be confirmed that no timber has been left in the void, or if it has, this should be removed as it could provide a source for the development of dry rot.

Roof Coverings.

Consider the full stripping and recovering of the south aisle roof slope as an alternative to on-going patch repair.

General Structure.

Maintain a regular routine visual monitoring of all positions of structural movement listed in Section 6.1 above (at least annually) and report any apparent progressive movement to the Inspecting Architect for further advice. **NOTE : The repointing of existing movement cracks with a more flexible lime based mortar will make it easier to monitor any future progressive movement.**

Pipe Organ

Obtain independent expert advice on the proper retention insitu or the alternative safe, remote storage of the existing instrument or seek approval for its permanent removal and for the alternative use of the area currently occupied by the organ.

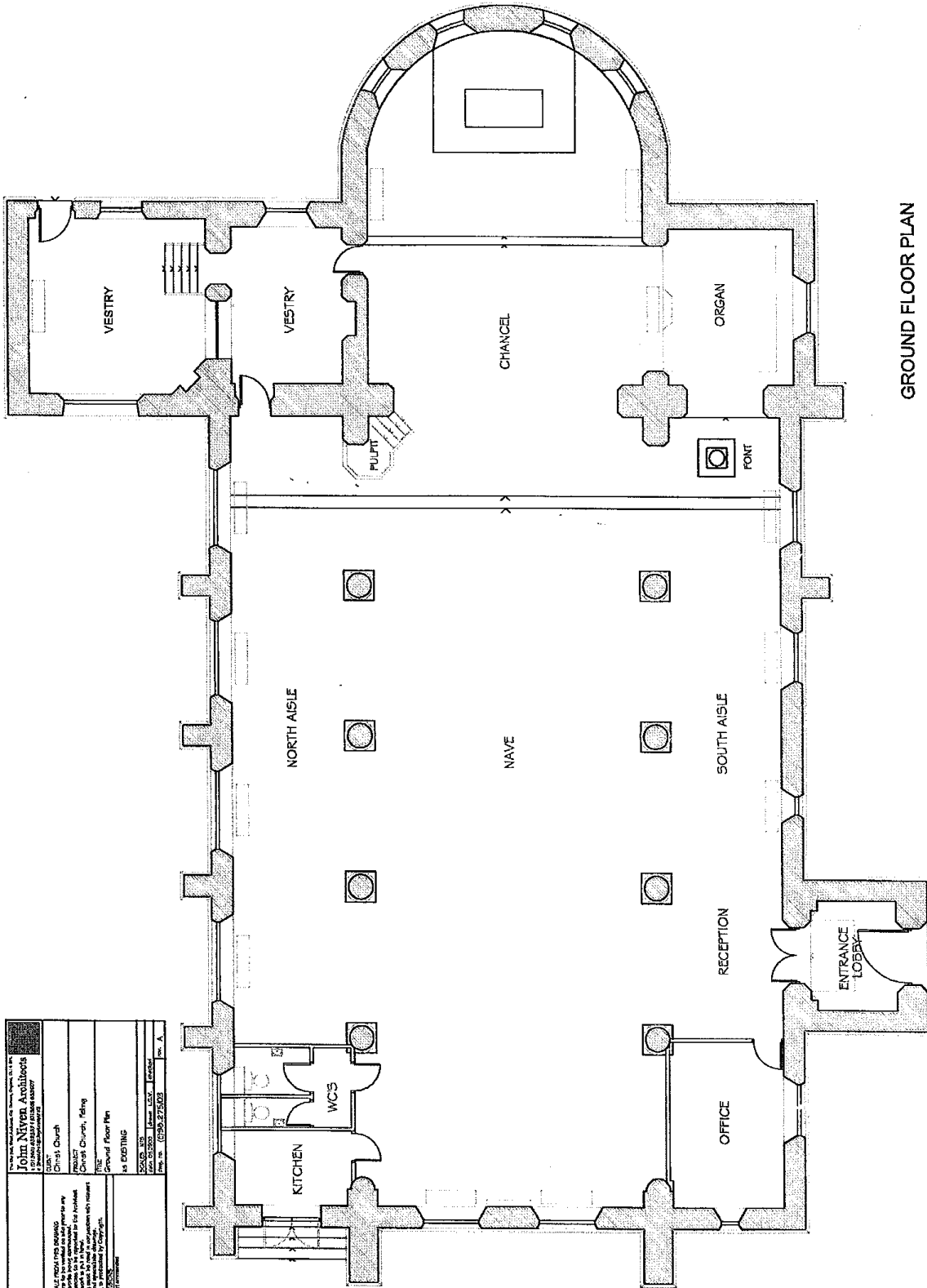
8.0 ESTIMATION OF COST OF REPAIRS AND OTHER WORKS

| | |
|--|---|
| 8.1 Items Requiring Attention Immediately | £1,500.00 - £2,500.00 (ASSUMING a significant contribution from the Local Authority towards the cost of rebuilding the leaning section of boundary wall) |
| 8.2 Items to be Attended to within the next 12 – 24 Months | £10,000.00 - £15,000.00 |
| 8.3 Items to be Attended to within the next 5 - 10 years | £25,000.00 - £35,000.00 |
| 8.4 Items which are desirable but not essential | £1,500.00 |
| 8.5 Items for further investigation (which may require further expenditure depending on the outcome of the investigation) | £1,000.00 - £1,500.00 |

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Date: 31st December 2020

| | |
|---|------------------------------|
| JOHN MIVREAN ARCHITECTS 100 W. 10th Street, Suite 100 Minneapolis, MN 55402 Phone: (612) 338-1111 Fax: (612) 338-1112 | |
| PROJECT Christ Church, Christ Church, Telling | DRAWING Ground Floor Plan |
| DATE 05/17/2005 | SCALE 1/8" = 1'-0" |
| SHEET NO. 01 | TOTAL SHEETS 01 |
| PROJECT NO. 01 | DRAWING NO. 01 |
| CLIENT Christ Church | ARCHITECT John Mivrea |



GROUND FLOOR PLAN