ST AIDAN, GRANGETOWN

DIOCESE OF DURHAM

QUINQUENNIAL INSPECTION
2017

Tony Barnes B’Arch RIBA
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SECTION 1  GENERAL DESCRIPTION

1.1  Location and site

The church is situated in an area of rising ground some 2 miles to the south of Sunderland City Centre, fronting Ryhope Road on the east side and opposite Grangetown cemetery. Access is from Ryhope Road and shared with the Church Hall. A flight of steps leads to the north door. A ramped access path leads to a door on the south elevation.

There is no car park within the grounds.

Ordnance Survey map reference NZ 407 545

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site are not of archaeological importance.

1.2  General description of the church

- Constructed in two phases 1910 and 1931 by Messrs J and T Parker to designs by Charles Hodgson Fowler

- A large

- The original phase provided a nave of 4½ bays and north aisle, with the east end of the Nave being used as a temporary chancel

- The Chancel of 1931 is continuous with the Nave without a Chancel Arch.

- The walls are of a smooth red brick laid in English bond. All brick buttressing, sandstone water tabling and detail with three dual pitched gables. The inner skin is finished with plaster with dado boarding. The octagonal sandstone columns and aisle arches are exposed internally. Windows are arched and of sandstone with tracery in the perpendicular style. Clear/ stippled glass in the large windows makes for a very light church.

- The main roofs are of braced timber constructions beneath a covering of plain clay tile. The flat timber roof to the Sacristy and Choir Vestry, a continuation of the north aisle has a membrane covering.

- There are single paired dormers either side of the nave ridge, at the entrance to the chancel.
- A rectangular timber Bellcote straddles the nave ridge at the west end, the base and spirelet have Westmorland slate coverings with timber louvres to the bell chamber.

- The floors are of solid construction with maple blocks laid in herringbone pattern to nave and aisle walkways. Pew platforms are pine boards. The Sanctuary floor is solid with a marbled lino tile finish.

- Solid Granolithic floor beneath Organ Gallery, 'Granwood blocks in Sacristy.

- Suspended timber boarded floor in choir vestry with vinyl tile covering

- Concrete floor to basement Boiler Room

- Artificial light and power by mains electricity

- There is mains water

- Two gas-fired boilers in the basement boiler room supply hot water to a system of radiators generally and ducted under-floor heating within the nave aisle

- Domestic hot water in the sacristy is from electric unit heater

- There is a mains drainage system for foul water and surface water, discharging to a back lane on the north east corner. A connection from the adjacent Vicarage is present on the South west corner. The basement boiler room drainage is connected to mains drainage.

**Accommodation comprises**

- North porch
- North aisle,
- Nave
- Chancel
- South aisle inc Lady Chapel
- Organ Gallery
- Sacristy
- Basement boiler room

**1.3 General Condition**

The church is very well cared-for and appears in good structural condition – some excellent work has been done.
The report is intended to help direct efforts towards an orderly programme of work needed in the foreseeable future.

1.4 Work carried out since last inspection report

Details of work from Log

2017
- Frontage boundary wall repairs
- New metal entrance gates
- Boiler Service
- Sound system overhaul
- PAT testing

2016
- Boiler Service
- Lighting/ emergency lighting work
- Storm Damage Roof Repairs: Nave/Chancel

2013
- Altar and Sanctuary lamps installation
- West window repointing
- Organ Tune, Blower overhaul and repairs:
  David Tindle Organ Builder
- New handrails, Choir vestry

2012
- Roof repairs inc Bellcote
- Lead Flashing to Sacristy roof
## SECTION 2  SURVEY NOTES

<table>
<thead>
<tr>
<th>Date of survey</th>
<th>25 October 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town</td>
<td>Grangetown, Sunderland</td>
</tr>
<tr>
<td>Street</td>
<td>Ryhope Road</td>
</tr>
<tr>
<td>Type of premises</td>
<td>Church</td>
</tr>
<tr>
<td>Date built</td>
<td>1910 +1931. Grade II listed</td>
</tr>
<tr>
<td>Main structure</td>
<td>Single storey load-bearing brickwork with sandstone dressings</td>
</tr>
<tr>
<td>Main roofs</td>
<td>Church, North Aisle and South Aisle Each dual pitched, structural timber with tile Coverings and valley gutters</td>
</tr>
<tr>
<td></td>
<td>Choir vestry, Sacristy: Flat roof, single ply covering</td>
</tr>
<tr>
<td>Location</td>
<td>Urban setting</td>
</tr>
<tr>
<td></td>
<td>Detached, elevated site, gentle slope north to south. Shared with Church Hall (original Mission Church)</td>
</tr>
<tr>
<td></td>
<td>Walled gardens with trees, railings/stone Fenced /walled boundaries</td>
</tr>
<tr>
<td></td>
<td>Low brick wall with piers and gated entrance to Ryhope Road elevation</td>
</tr>
<tr>
<td></td>
<td>. No car park.</td>
</tr>
<tr>
<td>Telephone</td>
<td>0191 447 9047 Andrew Brown Churchwarden</td>
</tr>
<tr>
<td></td>
<td>0191 514 3485 Father David Raine</td>
</tr>
<tr>
<td>Sketch plans</td>
<td>Attached</td>
</tr>
</tbody>
</table>
2.0 INDEX

2.1 Exterior

<table>
<thead>
<tr>
<th>General description</th>
<th>2.1.1 North elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.1.2 East elevation</td>
</tr>
<tr>
<td></td>
<td>2.1.3 South elevation</td>
</tr>
<tr>
<td></td>
<td>2.1.4 West elevation</td>
</tr>
<tr>
<td></td>
<td>2.1.5 Bellcote</td>
</tr>
</tbody>
</table>

2.2 Interior

<table>
<thead>
<tr>
<th>General description</th>
<th>2.2.1 North porch</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.2.2 Nave, North, South Aisles</td>
</tr>
<tr>
<td></td>
<td>2.2.3 Lady Chapel</td>
</tr>
<tr>
<td></td>
<td>2.2.4 Chancel</td>
</tr>
<tr>
<td></td>
<td>2.2.5 Organ Gallery</td>
</tr>
<tr>
<td></td>
<td>2.2.6 Sacristy</td>
</tr>
<tr>
<td></td>
<td>2.2.7 Choir Vestry</td>
</tr>
<tr>
<td></td>
<td>2.2.8 Boiler Room</td>
</tr>
</tbody>
</table>

2.3 Heating installation

2.4 Electrical installation

2.5 Site and external surrounds

2.6 Specialist reports
2.1 EXTERIOR

GENERAL DESCRIPTION

Roofs
- Dual pitched, raised collar, timber braced trusses with Struts, ridge brace to Nave, Chancel and Aisles.
- Iron tie rods to Nave trusses
- Flat pitch, timber to Sacristy and Choir Vestry

Coverings
- Plain Rosemary tiles with clay ridge tiles and stone water tabling
- Tiled coverings to Dormers with composite covering to cheeks
- Single ply membrane to Sacristy and Choir Vestry

Bellecote
- Square, braced timbers, slate coverings

Flashings
- Lead/ composite

Gutters, hoppers, rainwater pipes
- Cast iron, moulded profile, rectangular fall pipes
- Single ply membrane coverings to stepped valleys (orig lead)

Eaves
- Exposed rafter with scalloped ends and gutter board to Nave, Chancel and Aisles.
- Plain fascia board to Sacristy and Choir Vestry

External walls
- Smooth red brickwork, corbelled kneelers
  English bond
- Plinth brick, brick string coursing
- Pink Sandstone water tables, Kneelers and details

Buttresses
- Brick with brick cappings let into face work

Lintels and arches/reveals
- Brick, depressed with hood moulds
  Cills in pink sandstone.
- Plain lintels, some with incised decoration to doors
- Round sand stone to North door

Pointing
- Flush including coarse stuff. Some hard cement pointing

Window openings
- 3, 5 and 6 light, with tracery heads in pink sandstone
- 2, 3 and 4 light plain rectangular sandstone
openings to Sacristy and Choir Vestry

Glazing
- Stippled/clear glass with lead cames
- Chancel 5 light stained / painted glass
- Lady Chapel 3 light stained/ painted glass
- Sheet protection to Chancel and Lady Chapel glass
- External vertical iron security? bars to Nave and North Aisle windows

External doors
- Vertical boarded with raised cover moulds
  - with. plain strapping to north door
  - Choir Vestry and Boiler room plain boarded

Frames
- Rebated brickwork.
- Stone to North door

Threshold
- Stone/hardwood:

Lightning conductor
- On west elevation of bellcote

DPC
- Of stone?

Gates
- Wrought iron gates c 1994 at North Porch, by Brian Russell, Little Newsham Forge.

Steps/ Ramps
- 6 no. Stone to North Porch (btm step of concrete) with handrails, and 1 no South porch
- Ramped path to South transept door: paved
- Concrete over brick to Vestry, with handrails
### 2.1.1 North Elevation

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof structure</td>
<td>f (fair)</td>
<td>Recheck for any friable stone particles and monitor for any water ingress.</td>
<td>2</td>
</tr>
<tr>
<td>Roof coverings</td>
<td>f,</td>
<td>Replace damaged/missing/slipped tiles on north slope of nave and south aisle.</td>
<td>2</td>
</tr>
<tr>
<td>Chimney</td>
<td>f Stone cap to boiler stack cracked, and pointing eroded at vent position.</td>
<td>Closer inspection required.</td>
<td>2</td>
</tr>
<tr>
<td>Gutters</td>
<td>f</td>
<td>Clean out and repair any defective joints; including valleys.</td>
<td>1</td>
</tr>
<tr>
<td>Rainwater pipes</td>
<td>f Ci round/ upvc Vestry fall pipe discharges over flags</td>
<td>Consider connection to main drain via trapped gulley to prevent ice forming on flags</td>
<td>3/4</td>
</tr>
<tr>
<td>Fascias and soffits</td>
<td>f</td>
<td>Replace damaged bricks to minimise water ingress.</td>
<td>2</td>
</tr>
<tr>
<td>External walls</td>
<td>g (good)</td>
<td>Decorate fascia board, gutters and pipes incl internal faces.</td>
<td>2/3</td>
</tr>
<tr>
<td>Stonework</td>
<td>f</td>
<td>Remove any friable stone particles and monitor for any water ingress.</td>
<td>2</td>
</tr>
<tr>
<td>Windows</td>
<td>f</td>
<td>Repair may become necessary.</td>
<td>3</td>
</tr>
<tr>
<td>Glazing</td>
<td>f</td>
<td>Consider replacing cracked glass in W6,7 Choir Vestry.</td>
<td>3</td>
</tr>
<tr>
<td>Air vents (boiler house)</td>
<td>f/ nvd</td>
<td>Decorate Fascia board, gutters and pipes incl internal faces.</td>
<td>2/3</td>
</tr>
<tr>
<td>DPC (Stone/concrete strip?)</td>
<td>f</td>
<td>See separate entry.</td>
<td>2</td>
</tr>
<tr>
<td>Decoration</td>
<td>f</td>
<td>See separate entry.</td>
<td>2</td>
</tr>
</tbody>
</table>

(From the image:)

- **Roof structure**: Condition (f) fair
- **Roof coverings**: Condition (f),  
  - Replace damaged/missing/slipped tiles on north slope of nave and south aisle.
- **Chimney**: Condition (f) stone cap to boiler stack cracked, and pointing eroded at vent position. Possible risk of falling masonry long term.  
  - Closer inspection required.
- **Gutters**: Condition (f) North aisle gutter silted with vegetation at east end, North aisle gutter sits away from verge tiles.  
  - Clean out and repair any defective joints; including valleys.
- **Rainwater pipes**: Condition (f) Ci round/ upvc Vestry fall pipe discharges over flags.  
  - Consider connection to main drain via trapped gulley to prevent ice forming on flags.
- **Fascias and soffits**: Condition (f)  
  - Replace damaged bricks to minimise water ingress.
- **External walls**: Condition (g) (good) damaged brickwork to choir vestry at steps where hand rail removed.  
  - Decorate fascia board, gutters and pipes incl internal faces.
- **Stonework**: Condition (f)  
  - Remove any friable stone particles and monitor for any water ingress.
- **Windows**: Condition (f) Some mortar missing in joints, and some delamination of stone.  
  - Repair may become necessary.
- **Glazing**: Condition (f)  
  - Consider replacing cracked glass in W6,7 Choir Vestry.
- **Air vents (boiler house)**: Condition (f/ nvd)  
  - Decorate fascia board, gutters and pipes incl internal faces.
- **DPC (Stone/concrete strip?)**: Condition (f)  
  - See separate entry.
Steps
Stone /concrete to North door and Choir Vestry

2.1.2 East Elevation

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof structure</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof coverings</td>
<td>f</td>
<td>Uneven finish allows ponding and algae growth. Some patching and extensive rucking of pvc beneath stone coping on west side. Recent lead abutment flashing fitted to North Aisle abutments on north and east sides.</td>
<td></td>
</tr>
<tr>
<td>Sacristy and Choir vestry: Pvc sheet</td>
<td></td>
<td><strong>Remove</strong> algae and <strong>monitor</strong> patching for signs of edge lifting. <strong>Check</strong> rucked pvc for damage, possibly leading to water ingress in Choir Vestry later. (To be carried out by approved contractor) Suggest Stone coping is lifted and pvc membrane positioned correctly over walling and upstand, and coping stones re fixed</td>
<td>2</td>
</tr>
<tr>
<td>Parapet/ water tabling</td>
<td>f</td>
<td><strong>Repoint</strong> water tabling</td>
<td>2</td>
</tr>
<tr>
<td>Flashings/ abutments</td>
<td>f/p</td>
<td><strong>Replace</strong> Gutter lining and flashings in lead, correctly dressed into walling and under tiling</td>
<td>2</td>
</tr>
<tr>
<td>Gutters / hoppers</td>
<td>f</td>
<td><strong>Refix</strong> hopper and piece in missing brickwork</td>
<td>1</td>
</tr>
<tr>
<td>Rainwater pipes</td>
<td>f</td>
<td><strong>Clean out</strong> / check joints for leaks.</td>
<td>1</td>
</tr>
</tbody>
</table>
Fascias: f Paintwork flaking
- Repair any defective joints.
- Monitor rainwater hopper at regularly for blockages

External walls: f
- Brickwork, mortar around hopper and fall pipe at plinth level eroded from hopper overflow
- Check timber condition before redecoration
- Rake out and Repoint brickwork to minimise water ingress. Remove vegetation from mortar bed

Lintels / arches: f

Stonework: F see water tabling
- Rake out and repoint open joints

Windows: F
- Minor erosion of some mortar joints
- Joint in Chancel cill open
- Monitor for water leaks and repoint if reqd
- Repoint open cill joint

Glazing: f
- Chancel and Lady Chapel glass protected by polycarbonate

Ventilation: f
- Ensure chancel / chapel roof void vents are clear.
- Consider Fitting stainless steel insect mesh.

2.1.3 South Elevation

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof structure</td>
<td>f (fair) / nvd (no visible defect)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof coverings</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flashings/ abutments</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parapets/</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water tables</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Monitor over Quinquennial period, checking at</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>annual gutter clearance</td>
<td></td>
</tr>
</tbody>
</table>
**Gutters** f

Clean out gutter and outlets, checking for damage, repair as necessary.

Check gutter backs for corrosion and replace any defective sections.

**Rainwater pipes** f

**External walls** f

Paving level bridges stone dpc in places, but no obvious detrimental effect.

**Lintels / arches** f

**Windows** f

**Glazing** f

**Doors/frames** f

Ease/lubricate outer door hinges on south nave aisle door

**Thresholds** f

**Ventilation** f

Minimal

**Decoration** f

Repaint strap work on south door

**Bellcote** f see separate entry

**Steps / ramp:**
Steps at south door ramped path to door adj Lady chapel

**2.1.4 West Elevation**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof coverings (North Porch) Flashing/</td>
<td>f</td>
<td>Consider implementing level access at south door</td>
<td>3</td>
</tr>
</tbody>
</table>
abutments
Parapets
Water tables

- Some delamination of water table stone on north Aisle, south face
- Some open joints

Remove any loose /flaking stone at risk of falling.
Repoint water tables

Gutters / Fall pipes/ hoppers

- Hoppers poorly secured with wire or nails.

Clean out porch gutter.
Repair joints and reposition gutter to adequately collect water.
Refix Main roof Hoppers with the correct fixings
Clear valley gutters of all silt/vegetation,
Repair lead / composite linings / flashings at outlets and
ensure rain water runs freely into hopper

External walls

- Some eroded faces to brickwork and eroded mortar joints around south aisle hopper.

Consider minimal intervention to face work, but
Repair any seriously eroded mortar joints to minimise water ingress.

Windows
Glazing
Ventilation
Decoration

Redecorate rainwater gutters and fall pipes

2.1.5 Bell cote

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof coverings</td>
<td>slate with mitred corners, lead cap and iron cross</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flashing/abutments</td>
<td>lead cill flashing, unable to determine condition from gutter viewpoint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Louvres</td>
<td>Oak frame and louvres, with lead covered cill.</td>
<td>Repair / replace displaced louvres</td>
<td>2</td>
</tr>
<tr>
<td>Note access to bell chamber in</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
centre panel on
east side. Some louvres displaced / poorly repaired and one missing on north side.
? Wire mesh / bird guard broken/ failed?
Access panel material? Later poor/ crude replacement

Base f . Appear secure
Slate hangings
Decoration f/p
Additional note See also Inspection Report from Taylor Haswell Steeple jacks dated September 2017 following a snapped bell rope, detailing repairs to bell hangings and overhaul of bell

2.1.6 Roof: Chancel, Nave internal faces of Aisles

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof structure</td>
<td>nvd</td>
<td>Inspect and repair valley tile coverings, at annual gutter clearing</td>
<td>2</td>
</tr>
<tr>
<td>Roof coverings: Plain rosemary tiles, clay tile ridges</td>
<td>f</td>
<td>Rebed and point up ridge tiles above Nave to west of bellcote.</td>
<td>2</td>
</tr>
<tr>
<td>Flashing/abutments: Lead, pvc</td>
<td>F/p</td>
<td>Replace out fall and abutment flashing</td>
<td>1</td>
</tr>
<tr>
<td>Parapets: Stone water tables with mixture of cement haunching and lead flashings at tile / parapet junction</td>
<td>f</td>
<td>Repoint open joints in stones , See also East and West elevations Note</td>
<td>2</td>
</tr>
<tr>
<td>Gutters: Pvc membrane</td>
<td>f</td>
<td>Reform Haunching</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Remove debris to ensure good water flow initially on 6 monthly cycle to monitor rate of</td>
<td>1</td>
</tr>
</tbody>
</table>
to Valleys

substantial in south valley east end

build up (Initial clear done at inspection)

Lead outfall flashings lifting at west end

Re-dress lead neatly

Spare tiles stored in plastic basket sitting in gutter

Place basket on timber bearers to avoid debris build up and allow water flow.

Monitor any deterioration at gutter clearance and advise

Wood work

f exposed rafter ends support fascia board above dormer cheeks. Appear sound

Monitor for any deterioration or loss of corner and advise.

Dormers:

f Cracked corner stone north valley rh dormer... old.

Pvc coated metal flashings lifting at discharge point into valley

Redress flashings

Note

Wensley Roofing present at inspection
2.1 INTERIOR

GENERAL DESCRIPTION

Ceilings
- Painted board infill between trusses and ribs to Nave, Chancel and Aisles.
- Painted bosses to rib intersections. Decorated shields to truss feet
- Painted board ceilings to sacristy and choir vestry, latter papered
- Dual pitched roof to porch with tied rafters, board infill

Walls
- 4 +1 arcades separating nave and aisles, crenellated capitals to octagonal stone columns
- Narrower arches and compound piers (clustered columns -attached)
- Painted plaster walls generally, stained boarded panelling to aisles and chancel
- Painted plaster/plasterboard elsewhere
- Exposed stonework dressings
- Exposed brickwork to porch

Floor
- Pine pew platforms in nave and aisles on suspended timber floor with Maple herringbone to the passageways and west end over concrete. Iron gratings over heating pipes to central passageway
- Concrete to porch
- Linoleum tiles in diamond pattern to Chancel
- Linoleum over concrete in Choir Vestry
- Granwood over concrete to Sacristy

Window openings
- Pointed shallow arched with geometrical tracery heads in pink sandstone
- Plain stone with stone mullions in Sacristy and Choir Vestry

Glazing
- Stippled /clear glass within lead cames,
- Stained / painted glass in East chancel (5 light- Christ and 4 Saints 1931 memorial) and East Lady chapel(3 light-Mary, Cuthbert and Oswald, 1933 memorial)
- Frames set directly into stonework, iron saddle bar supports.

Doors
- Varnished/ stained 6 panel oak framed with 2/2 leaded lights to north/ south door lobbies set in panelling with leaded glass over panels
- Pointed arch heads in 3 panels with muntins to Sacristy and Choir Vestry, framed, boarded and painted on reverse
- Panelled between Sacristy and Vestry, matching adjacent panelling Church side.
Seating
- Plain lime washed Oak pews in Nave and Aisles, from St Michael, Bishopwearmouth c 1980
- Loose chairs to Lady Chapel
- Oak choir stalls

Electrical
- Main incoming service underground with distribution board, in south door lobby
- Halogen/tungsten spotlights in nave chancel and aisles
- Plain fluorescent surface mounted fittings elsewhere
- Illuminated exit signs

Heating/ Hot Water
- Gas meter and 2 gas fired boilers in basement beneath vestry, panel radiators generally. Boiler flue within existing brick chimney
- Electric water heating in Sacristy

Sound system
- Sound reinforcement by way of speakers and induction loop system

San fittings
- Whb in Sacristy

Fire protection
- Gen purpose class A powder in old vestry next organ console/electrical switchgear
- CO2 in boiler house
- 9l foam in nave west
- 9l water/hydro spray adj north and south aisle lobbies

Ventilation
- Window vents in north aisle/single window hopper south aisle/Lady Chapel. None in chancel
- Hopper vent in Sacristy.
- Fixed wall vent for boiler room

Roof windows/ Dormers
- Paired roof dormers above nave at chancel steps

Stairs/steps
- 2 chancel step, 3 sanctuary step
- 2 steps to Lady Chapel and to space beneath Organ gallery from Nave/Aisles
- Simple steel and timber stair to Organ Gallery

Balustrades
- Original Oak altar rail with some tracery decoration
- Elegant Modern oak communion’ rail’ at nave altar
- Lady Chapel. Oak rail on turned balusters

Storage cupboards
- Painted timber board to Vestry and Sacristy

Altar
- Nave altar plain oak, simple, modern 1978
- High altar and Gradine in oak,
- Gradine: painted and gilded carved wooden with pierced fretwork frieze. brass cross and painted and gilded candlesticks, all finest quality
- Triptych reredos, exquisite, painted, to Lady Chapel gifted 1983, from Holy Trinity, South Shields. Attr C E Kempe.
- St Columba Altar in North Aisle 1971.6 panel
screen incorporating gilded tracery and the figures of St Columba and St Aidan

Pulpit/lectern
- Simple octagonal panelled oak pulpit c 1936 with raised tracery
- Brass lectern with eagle c 1908 in mem of Evelyn Challoner

Font
- At west end of Nave: Pink limestone with clustered columns 1911 with later oak cover, Gilded and painted scroll detail 1961

Screens
- Oak screens, carved 1933 with some tracery separating original Organ Loft from Chancel, and North Aisle, continues as blind panelling to Chancel
- Chancel screen 1939, low, of carved oak panels, painted linen fold alternate with guided decoration
- Stained panelled timber wainscotting to Aisles and Nave walls
- North and South porch lobbies: Stained timber panelling forming enclosures, with leaded glass panels beneath cornice and across doors.

Stained glass
- Chancel five light: Christ and Four Saints, Aidan, Gabriel, Michael and Chad. 1931. Memorial to Joseph Short, local Shipbuilder
- Lady Chapel three light 1934. St Cuthbert, Mary Magdalene and St Oswald. Memorial to King, Miller and Turnbull families

Organ
- Original pipe organ 1931 at floor level (removed)
- Pipe organ in North Aisle Gallery by Nelson of Durham 1965. Orig. by J W Walker organ builders, Brandon Suffolk. Plain Oak panelled case projects into Chancel
- Organ Blower at ground level by Coleman and Trent of Derby

Monuments/ Artefacts
- Rood cross: suspended in oak with painted and gilded detail c 1980
- Shrine to Our Lady of Walsingham in south aisle
- 14 carved 'Stations of the Cross' 1979
- World War one Roll of Honour in oak with much gilding
- World War Two Roll of Honour
- 2 Prayer desks in Lady Chapel
- Original Nave Thermometer, by J. Grundy Ltd. Htg Engineers. London and Tydesley
- Brass Eagle Lectern c 1908
- Sanctuary lamp

Safes
- Floor safes in Sacristy and beneath Organ Gallery

Bells
- 1 cast bell in timber headstock in external Bellcote
2.2.1 North Porch

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ironmongery</td>
<td>F pulls worn</td>
<td>• Overhaul</td>
<td>3</td>
</tr>
<tr>
<td>Window openings</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glazing</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decorations</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>none</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire protection</td>
<td>none</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ventilation</td>
<td>none</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.2.2 North Aisle/ Nave/ South Aisle

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>f</td>
<td>Some minor cracking at cill level south west</td>
<td>• Monitor for further movement</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodwork</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ironmongery</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortise deadlocks and shoot bolts</td>
<td>f</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Window openings

Water staining of plasterwork beneath west nave. Suggests water ingress through, or possibly condensation.

Glazing

Decorations

Flooring

Seating

Electrical

Flooring

Seating

Electrical

Fire protection

Ventilation

Whilst many hoppers inoperable, plenty of air movement

2.2.3 Lady Chapel

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>f</td>
<td>Monitor for further deterioration and advise</td>
<td>2</td>
</tr>
<tr>
<td>Walls</td>
<td>f</td>
<td>Paintwork flaking suggesting water ingress through window glass / stone junction, east window lhs. Also adjacent truss boss lhs. Also south east corner. Possible redecoration occurred when plaster hadn't fully dried, or was not adequately prepared</td>
<td>Check mortar pointing at glass /stone junction externally, Gutter leaks in vicinity and wall pointing in south east corner, during heavy/ driving rain, and advise.</td>
</tr>
</tbody>
</table>
Woodwork: oak screen  f/g
Doors  f
Ironmongery  f
Glazing  f
Decorations  f  But see walls above
Flooring  f  Some loose floor blocks  Refix loose blocks for safety reasons.  2
Electrical  f  • Check and test circuits  2
Heating  f  
Fire protection  none  
Ventilation  F  Window hopper inoperable, cord missing  Overhaul window hopper  3
Seating: Loose chairs nvd
Steps nvd

2.2.4 Chancel

ITEM  CONDITION  WORK REQUIRED  PRIORITY
Ceilings  f  
Walls  f  East wall appears to have been batten
ded and relined in the past.

Evidence of water ingress East/ south wall junction around truss boss

• See Lady Chapel East Wall  2
Woodwork f/g  
Doors: f/g  
Ironmongery f  
Glazing f
Decorations f  
See Walls above

Flooring f  
Movement crack in granolithic finish beneath linoleum tiles lhs front choir stalls .  
Monitor for further movement and advise 2

Electrical:  
internal floodlights at eaves  
• Check and test circuits 2

Heating: f  
radiators  
Fire protection f  
none

2.2.5 Organ Gallery inc ground floor area below

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings:</td>
<td>f</td>
<td>Check composition of gallery soffit tiles and record for Health and Safety file</td>
<td>2</td>
</tr>
<tr>
<td>Painted boards at gallery level</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bevel edged tiles to gallery soffit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>f</td>
<td>• Check pointing/roof covering damage/brickwork pointing / abutment flashings for tell-tale signs of water ingress</td>
<td>2</td>
</tr>
<tr>
<td>Plaster , painted</td>
<td></td>
<td>• Effect any repairs required, allow plaster/wall to dry before plaster repair and decoration</td>
<td></td>
</tr>
<tr>
<td>evidence of damp plaster/flaking paintwork at high level behind chimney stack</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodwork</td>
<td>f/g</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f</td>
<td>panelled screen to choir vestry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td>f</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Small flush door to organ console.

Ironmongery:
- **Check** external guttering for blockages/damaged joints. Window surround/glass pointing externally
- **Effect** any mortar repairs required, allow stone to dry and
- **Monitor for further ingress and advise.**
- **Repairs to stonework require specialist advice.**

Window openings:
- **Check** iron bars supporting glazing, rusting and stone mullions spalling. Evidence of water staining

Glazing:
- **Check** if frosted

Decorations:
- **Check** if clear
  - But see walls above

Flooring:
- **Consider** emergency lighting in gallery /over stair

Boards at Gallery level
- **Consider** emergency lighting in gallery /over stair

Granolithic at ground level
- **Consider** emergency lighting in gallery /over stair

Electrical:
- nvd

Heating: panel radiators
- nvd not on

Fire protection:
- nvd

9 litre foam and Co2 at Vestry door

Ventilation:
- none
## 2.6 Sacristy

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings: Painted plaster</td>
<td>f Evidence of water ingress at high level on west wall, possibly old.</td>
<td>Check Abutment flashing above, incl pointing. Rainwater outfall pipe discharge from valley at North aisle Chancel roofs</td>
<td>2</td>
</tr>
<tr>
<td>Walls: Painted plasterwork above painted dado boarding</td>
<td>f some cracked plaster at high level in corner, east wall and chancel</td>
<td>See externals</td>
<td>3</td>
</tr>
<tr>
<td>Woodwork: painted dado vertical boarding, scalloped face</td>
<td>f some movement in joints and skirting gap since decoration - south wall. Vent holes in boards south east corner should allow evaporation of any moisture build up behind boarding</td>
<td>Check for soft boards/ further peeling, cracked paint in board face and advise. Suggest all boards are vented as precaution against trapped moisture</td>
<td>2</td>
</tr>
<tr>
<td>Doors: panelled Painted. arched head to church, plain to choir vestry</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ironmongery: Mort ice Deadlocks Window openings: Sand stone</td>
<td>f east facing window. Susceptible to damage from salt air and driving rain</td>
<td>Monitor for water ingress. (Repointing around glass line externally recent)</td>
<td>3</td>
</tr>
<tr>
<td>Glazing: Leaded lights</td>
<td>f 1 cracked pane</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decorations</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring: Granwood, blocks</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical: Fluorescent tubes</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating:</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ITEM</td>
<td>CONDITION</td>
<td>WORK REQUIRED</td>
<td>PRIORITY</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------</td>
<td>---------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Ceilings:</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Painted Woodchip paper over plaster</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls:</td>
<td>f/p</td>
<td>Remove area of damaged plaster to establish possible cause and check that internal wall face is sound, and advise. (Possible settlement outfall sw. drain below or close to this corner)</td>
<td>2</td>
</tr>
<tr>
<td>Painted plaster</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No apparent ingress of water and no apparent movement in external facings, though. Parapet brickwork has been replaced in past.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Some flaking of wall paintwork in door reveal to Church, suggesting damp plasterwork. Corresponds with similar feature in church on same wall</td>
<td></td>
</tr>
<tr>
<td>Woodwork:</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>painted wainscoting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors:</td>
<td>f</td>
<td>Remove vegetation from North Aisle blocked gutter, and scrape off blistered paint, allow wall to dry, before redecoration</td>
<td>1</td>
</tr>
<tr>
<td>painted, panelled</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ironmongery:</td>
<td>f</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Night latch and shoot bolts
Window opening

Decorations
See walls above

Flooring:
Square thermoplastic type tiles on hardboard over solid base
Some damage at door to Church.
Thermoplastic tiles and adhesive may well contain small amounts of white asbestos fibres.

Repair for safety reasons 2
Obtain written guidance from Health and Safety Executive for best practice in dealing with repair.
Consider overlaying whole floor with tiles or sheet flooring not containing asbestos fibres.

Electrical:
Twin fluorescent fittings + illum. emergency exit

Check and test, 1

Heating:
Panel radiators;

nvd not on

Fire protection:

Fire places / Flues:
Vestry Fire place and boiler room flues on south wall
Fire place redundant and blocked up

Cupboards;
Lipped fibreboard, painted

Ventilation:
Window hopper

Overhaul hopper 2

2.2.8 Boiler Room

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings Concrete, supported on steel beam mid</td>
<td>fSome staining of ceiling soffit along east edge above steps down</td>
<td>See externals , east elevation</td>
<td>2</td>
</tr>
</tbody>
</table>
span concrete encased

Walls:  f
  painted brickwork
Woodwork  f

Door:  f
  Painted framed ledged and boarded
Ironmongery  f

Windows:  f

In east wall lighting staircase
Decorations  f/g

Flooring:  f
  Concrete slab with sump
  Evidence of damp in south east corner. Not of concern at present.
  • Monitor for worsening condition and advise.  3

Electrical:  nvd
  Fluorescent and bulkhead on stair

Heating:  nvd
  Twin gas boilers, pressure vessel
  Twin walled flue to existing brick Chimney
  • Consider smoke/ carbon monoxide alarm  3

Fire protection:  nvd
  Co2 extinguisher
  Last checked October 2017

Ventilation:  f

Wall vents
Stairs:  f

Concrete Storage:  f

Metal racking
### 2.3 HEATING/PLUMBING

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>System:</td>
<td>f</td>
<td>• Check and test by Gas safe registered plumber/heating engineer, as part of annual agreement</td>
<td>2</td>
</tr>
<tr>
<td>• gas fired/steel/iron pipes and radiators,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• electronic controls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• meter (gas) at high level in boiler room</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boiler: gas</td>
<td>f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Powermatic serve main church heating</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mains water: incoming service from external stop cock</td>
<td>Not inspected</td>
<td>• Check regularly stop cock valves to ensure easy action in event of emergencies</td>
<td>2</td>
</tr>
</tbody>
</table>
## 2.4 ELECTRICAL

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installation</td>
<td>f</td>
<td>• <strong>Check and test</strong> by NICEIC electrical engineer</td>
<td>1</td>
</tr>
<tr>
<td>· 3 Phase</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Main fuses: at</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>south door lobby</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sub mains at high</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>level in Choir Vestry</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Earthing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Wiring</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Switching</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Light fittings:</td>
<td></td>
<td>Some lamps in Nave and South Aisle not working</td>
<td>1</td>
</tr>
<tr>
<td>Chandeliers,</td>
<td></td>
<td><strong>Check circuits/ lamps</strong></td>
<td></td>
</tr>
<tr>
<td>small flood lights</td>
<td></td>
<td><em><strong>Consider LED lamps for longevity, economy</strong></em></td>
<td>3</td>
</tr>
<tr>
<td>and spot lights.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fluorescent tube fittings and bulkhead.</td>
<td></td>
</tr>
<tr>
<td>· Power circuits</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Special lighting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>· External lighting,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inc detectors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA system</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Induction loop</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lightning conductor:</td>
<td>nvd</td>
<td>• <strong>Provide</strong> report and test certificate</td>
<td>1</td>
</tr>
<tr>
<td>tower west wall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Security Alarm:</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PIR detectors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alarm panel by</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>vestry door and in</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Porch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency lighting:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Illuminated exit</td>
<td>nvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>signs at door positions</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## 2.5 SITE AND EXTERNAL SURROUNDS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONDITION</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>External steps: At north door and Choir Vestry</td>
<td>f</td>
<td>• <strong>Remove</strong> any algae, vegetation from treads on regular basis</td>
<td>3</td>
</tr>
</tbody>
</table>
| Trees: | **None**  
Overhanging branches from Vicarage garden at south east corner.  
Root system may be cause of uneven paving in this area | **Consider** approach to Diocese to have tree inspected and crown reduced to improve shape and maintain reasonable distance from Church fabric  
**Relevel pavings for safety reasons** | 2 |
| Paths/hard standing; | f  
generally in good order  
Some paving uneven | | |
| Paved ramp provides level access to south side transept door | | **See above** | |
| Vegetation growing in Gravel margins against church | | **Remove** Vegetation | 3 |
| Gates: | | • **Ease** and oil; | 2 |
| • Paired metal entrance gates | f | | |
| Boundary walls: | f | | |
| Brick walling with piers to west frontage | | | |
| Railings: 2-bar railings (sq) with fleur-de-lis standards, set in sandstone copings | f | Pending re instatement following renovation of brick walling | |
| Notice board | f | | |
| Grass areas: North east | f | | |
Manholes

Covers not lifted

Foul water drainage:

- Flush out periodically

Not inspected

Combined system drains to sewer in back lane: vent stack at head of drain on south side

Surface water drainage

- Regularly flush out rainwater gullies to remove silt and debris

Fencing:

- Perforated bricks in gullies act as leaf guards,

Fencing:

Boundary fencing on east and south sides

North side brick wall is part of shared site with Church Hall to back lane

See also externals for repairs to fall pipes/hoppers

### 2.6 SPECIALIST REPORTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>WORK REQUIRED</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating/plumbing</td>
<td>Obtain annual service inspection report</td>
<td>2</td>
</tr>
<tr>
<td>Electrical</td>
<td>Obtain inspection report</td>
<td>1</td>
</tr>
<tr>
<td>Lightning conductor</td>
<td>Obtain report</td>
<td>2</td>
</tr>
<tr>
<td>Bells/headstock</td>
<td>Obtain report</td>
<td>2</td>
</tr>
<tr>
<td>Fire Risk Assessment</td>
<td>Check fire extinguishers are suitable, correctly located and regularly serviced and ensure people are trained in its use</td>
<td>2</td>
</tr>
</tbody>
</table>
SECTION 3 APPENDICES

3.1 SCOPE OF THE REPORT

This report is based on the findings of a purely visual inspection such as can be made at ground floor and/or other floor levels, and from other readily accessible positions, or from ladders and any readily accessible roofs, galleries or staging.

Parts of the structure which are inaccessible, closed or covered, such as boarded floors, roof spaces, or hidden timbers at wall heads, or other locations which have not been opened up for inspection are excluded, unless otherwise stated in the report. The inspection may reveal that further or more detailed investigations are necessary.

Such woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report that any such part of the property is free from defect.

Where it is suggested that some parts of the building are kept under observation, this is intended to be for the attention and guidance of the PCC and also for the future inspection of the property.

3.2 FORM OF THE REPORT

i. GENERAL

This report is a Summary Report as required by the Inspection of Churches Measure.

One copy of the report should be kept with the Church Log Book for future reference.

Professional Advice should be obtained in determining appropriate repair work and the preparation of appropriate documentation for implementation. The Architect will be willing to assist the PCC in these matters.

The conservation and repair of churches is a quite specialised field or work: care and skill are necessary to ensure that repairs are technically and aesthetically the best that can be achieved. To this end and to avoid wasting money, a fully detailed specification with appropriate drawn information should be provided, to enable best-informed estimates to be obtained. The work should only be entrusted to suitably-qualified contractors/tradespeople, under guidance from a suitably qualified professional.

Early discussion with the Archdeacon will confirm the correct and up-to-date procedures to be followed with regard to Faculties and Approvals.
II PRIORITIES

Where work has been specified as being necessary in the preceding pages, a code number from 1 – 4 has been inserted indicating the degree of urgency of the relevant works as follows:

1 requires immediate attention
2 should be dealt with within the next 12 months
3 advisable to be completed before the next Quinquennial
4 ultimately desirable, but not at present essential

3.3 ELECTRICAL INSTALLATION

The report on the electrical installation is based upon a visual inspection of the main switchboard and of certain sections of the wiring at random and without the use of instruments.

Any electrical installation should be tested every quinquennium, and IMMEDIATELY if not done within the last 5 years, by a competent and registered NICEIC electrician.

A Resistance and Earth Continuity Test should be obtained on all circuits and the report kept with the Log Book.

The electrical installation should be installed and maintained in accordance with

- the current edition of the IEE Regulations
- The Lighting and Wiring of Churches (a Council for the Care of Churches publication)

3.4 LIGHTNING CONDUCTORS

Any lightning conductor should be tested every 5 years (in addition to any work recommended in this report) in accordance with the current British Standards, and carried out by a reputable firm recommended by the National Federation of Master Steeplejacks and Lightning Conductor Engineers.

3.5 HEATING INSTALLATION

The comments made in this report are based on a visual superficial examination of the system and its general condition.

A full examination and test should be carried out by a reputable qualified heating engineer as part of an Annual Inspection and Maintenance Contract, ideally in the summer months.

Details of the report from such a test should be kept with the Log Book.
3.6 FIRE PRECAUTIONS

The PCC is advised that the Fire Insurance cover should be annually reviewed.

The local Fire Prevention Office/Ecclesiastical Insurance Group should be consulted with regard to the recommended fire precaution measures for the building.

At least 2 general purpose extinguishers should be provided plus additional special extinguishers for
- Organ
- Boiler house

3.7 SECURITY

As thefts from churches are becoming more prevalent, it is important that all artefacts in the premises are recorded, photographed, and if possible security marked.

The local Crime Prevention Officer and Ecclesiastical Insurance Group should be consulted.

All external doors should be fitted with good quality locks.

3.8 REGULAR MAINTENANCE BETWEEN QUINQUENNIALS

Regular inspection and correct maintenance of the church fabric is extremely important to minimise costly repairs and combat vandalism by improving the appearance of the church.

Water ingress prevention and good drainage particularly, are imperative to good housekeeping. The church is advised to enter into an arrangement with a local contractor to clean out gutters, downpipes and drainage gullies at least once, if not twice, a year.

3.9 BELLS AND CLOCKS

Bells, their frames and supports are often not easily accessible but do need to be inspected and maintained by a suitably qualified bell hanger on a regular basis.

Clocks should also be inspected and maintained on a regular basis but preferably by the makers’ appointed engineers.

3.10 ORGAN

The church is advised to enter into an annual contract with a specialist for tuning and maintaining the organ, particularly where the instrument is of historical or musical interest.
3.11 PROTECTION OF BATS


3.12 TREES

The church is responsible for caring for all trees within the churchyard. The church is advised to obtain a report on their condition from a registered arboriculturalist and keep it updated regularly.

Seek consent from the Archdeacon for any work to the trees. Some may have preservation orders placed upon them. Any work to preserved trees or trees within a conservation area must also have the approval of the Local Authority.

3.13 ABESTOS

The church has a responsibility to manage the risk from any asbestos that might be present.

This duty is set out in the Control of Asbestos Regulations.

To meet the duty, you must take reasonable steps to:

- Find out if asbestos is present and assess the risk of anyone being exposed to fibres, making and keeping suitable records.
- prepare a plan that sets out in detail how the risks from these materials will be managed, taking the necessary steps to put the plan into action and reviewing it periodically and
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

More guidance can be found by contacting Ecclesiastical Insurance and the Health and Safety Executive or visit


3.14 EQUALITY ACT 2010

All churches should be compliant with the relevant parts of this Act, although in some listed buildings this may not always be possible.

Churches must have taken all reasonable steps to make the building accessible to all. ‘Reasonable steps’ will vary from church to church, but are judged upon existing facilities and the amount of money it would take to make them inclusive to all users.

To identify what needs action, consider undertaking an Access Audit of the church and its grounds. Examples of access audit formats can be found on the internet.
SECTION 4   SUMMARY OF WORK
To be read in conjunction with Section 2 detail

4.1 North Elevation

1 Clean out and repair gutters

2 Decorate gutters and fascia boards
2 Replace a few damaged and slipped tiles
2 Remove friable stone from windows east end (stone mason)
2 Repair stone cap to brick flue and repoint high level brickwork (stone mason)
2 Rebed / Repoint nave ridge tiles to west of bellcote

3 Consider connecting Vestry rainwater pipe to main drain or drainage channel to discharge water away from pathway

4.2 East Elevation

1 Inspect / repair rucked PVC covering to upstand on Choir Vestry
1 Refix sacristy RW hopper, replace missing brickwork behind fascia, Repoint brickwork
1 Clear gutters, but see below

2 Fit deep flow gutter to Sacristy/ Choir Vestry to improve water run off
2 Check roof void vents to Nave and Aisles for blockages/ fit stainless steel bird mesh
2 Repoint water tables at apex
2 Repoint open cill joint Lady Chapel
2 Realign gutters to North Porch

4.3 South Elevation

2 Clean out, repair guttering and paint
2 Overhaul door ironmongery and decorate strap work
2 Ease window hoppers

3 Consider ramped access to main South door

4.4 West Elevation

1 Replace fixings to rainwater hoppers,
1 Repoint brickwork around hoppers

2 Repoint buttress mortar joints to minimise water ingress
2 Repoint water tables, removing any friable stone facing
2 Realign gutter to North Porch
4.5 South Porch

2 Repair perished plasterwork sw corner when thoroughly dry and redecorate (see gutter repairs)
2 Overhaul door ironmongery

4.6 Bellcote

2 Overhaul louvres and Access hatch door
2 Replace bird mesh
2 Implement repairs from Specialist Report(Taylor Haswell)
2 Decorate Cross

4.7 Tower Vestry

1 Remove all vegetation externally from south wall masonry
2 Repair perished plasterwork at low level in south wall when thoroughly dry
3 Consider removing rusted plaster beads altogether or replacing in stainless steel

4.8 Roofs( internal faces) to Nave, Chancel and Aisles

1 Clear debris from gutters( Cleared at inspection)
1 Replace rainwater outfall gutter from North Aisle/ Chancel roof
2 Repoint ridge tiles
2 Reform flashings to dormers which are lifting
2 Remake mortar haunching roof/ water tables
2 Re position tile storage basket above gutter base

4.9 North Porch

2/3 Overhaul door ironmongery

4.10 North Aisle/ Nave / South Aisle

2 Monitor plaster cracks in south west corner of South Aisle, and advise change
2 Monitor for water ingress to west windows and advise any leakage
2 Rectify faulty lighting circuits in South Aisle
2 Refix loose floor blocks
4.11 Lady Chapel

2 Monitor East Window for water ingress and advise.
2 Refix loose floor blocks

4.12 Chancel

2 Monitor for water ingress around East Window, south side and advise.
2 Monitor movement crack, beneath covering in choir floor, and advise.

4.13 Organ Gallery, inc space below

2 Check composition of gallery floor soffit tiles
2 Check roof condition externally, behind chimney stack, ref flaking paintwork
2 Repoint window stone joints (stone mason)
2 Monitor floor cracks in granolithic finish for further movement, and advise.
3 Decorate window bars

4.14 Sacristy

2 Check all dado boarding for signs of soft timber/ damp
2 Consider ventilation holes to all boarding
2 Monitor stones/ glass junction for further signs of signs of water ingress

4.15 Choir Vestry

2 Investigate cause of cracking in NW corner of room. See Externals
2 Monitor for signs of any further water ingress above door way to Church, before remedial work to finishes
2 Repair floor coverings

4.16 Boiler Room (basement)

2 Monitor damp floor in South east corner for changes, and advise.
3 Consider carbon monoxide / smoke alarm
4.17  Heating and Plumbing

2  Obtain annual service inspection report
2  Check stop valves regularly to ensure easy action in event of emergencies

4.18  Electrical

1  Obtain inspection report
1  Check and test faltering light circuit
1  Obtain test notice on earth protection/lightning conductor as part of inspection

4.19  Site and Externals

2  Ease gate latching
2  Adjust paving in south west corner local to tree in Vicarage Garden
2  Remove vegetation from gravelled areas
2  Flush out manholes and gullies regularly to avoid blockages during heavy rains