

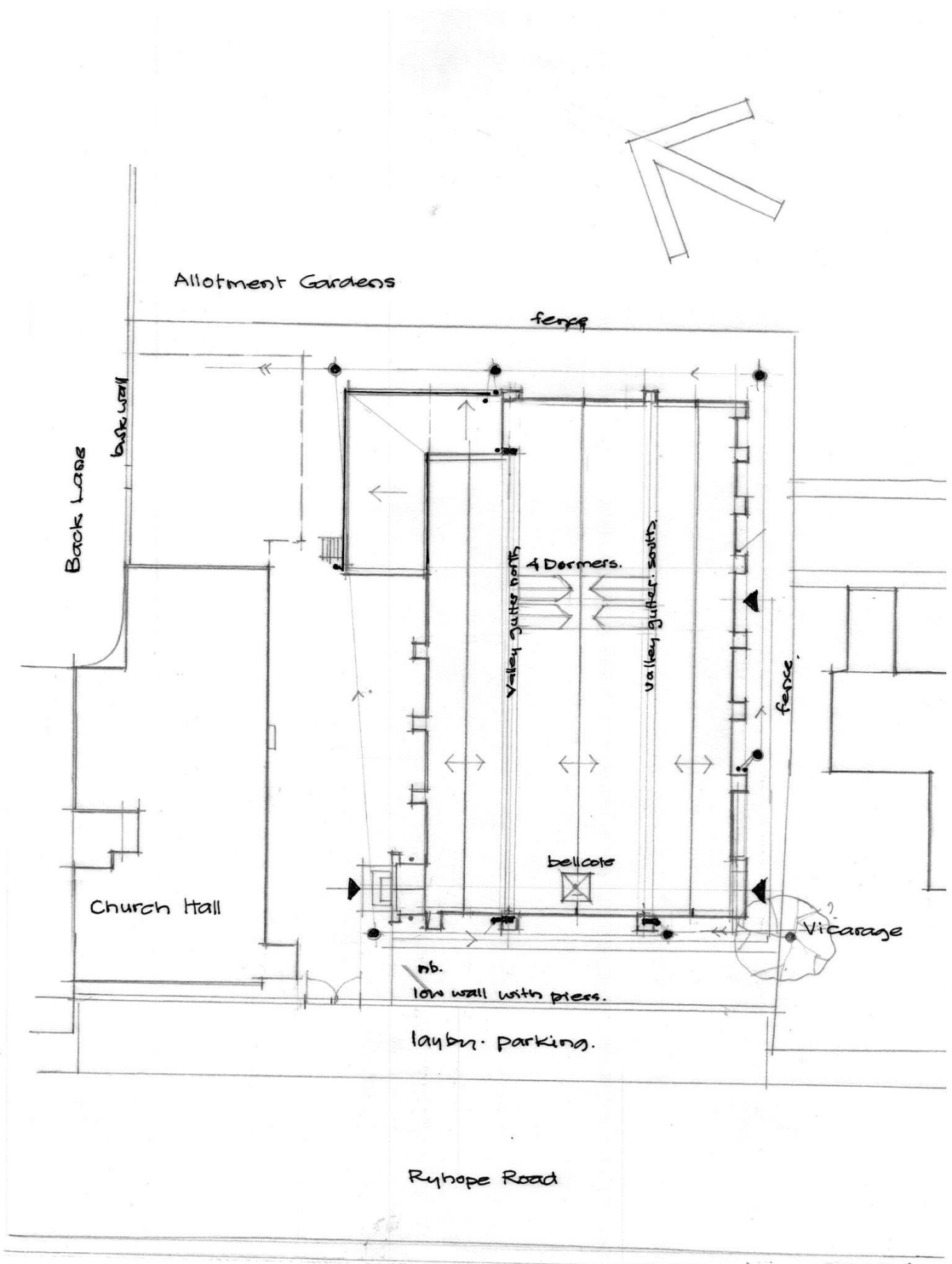


ST AIDAN, GRANGETOWN

DIOCESE OF DURHAM

QUINQUENNIAL INSPECTION 2017

Tony Barnes B'Arch RIBA



St Aidan's Church, Grangetown, Sunderland 1705
 Site Plan E1
 Nts 04.06.2018

B3
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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 4 1/2 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 sand stone 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

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

2.0 INDEX

2.1 Exterior

General description

- 2.1.1 North elevation
- 2.1.2 East elevation
- 2.1.3 South elevation
- 2.1.4 West elevation
- 2.1.5 Bellcote

2.2 Interior

General description

- 2.2.1 North porch
- 2.2.2 Nave, North, South Aisles
- 2.2.3 Lady Chapel
- 2.2.4 Chancel
- 2.2.5 Organ Gallery
- 2.2.6 Sacristy
- 2.2.7 Choir Vestry
- 2.2.8 Boiler Room

2.3 Heating installation

2.4 Electrical installation

2.5 Site and external surrounds

2.6 Specialist reports

2.1 EXTERIOR

GENERAL DESCRIPTION

Roofs	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Square, braced timbers, slate coverings
Flashings	<ul style="list-style-type: none">• Lead/ composite
Gutters, hoppers, rainwater pipes	<ul style="list-style-type: none">• Cast iron, moulded profile, rectangular fall pipes• Single ply membrane coverings to stepped valleys(orig lead)
Eaves	<ul style="list-style-type: none">• Exposed rafter with scalloped ends and gutter board to Nave, Chancel and Aisles.• Plain fascia board to Sacristy and Choir Vestry
External walls	<ul style="list-style-type: none">• Smooth red brickwork , corbelled kneelers English bond• Plinth brick, brick string coursing• Pink Sandstone water tables, Kneelers and details
Buttresses	<ul style="list-style-type: none">• Brick with brick cappings let into face work
Lintels and arches/reveals	<ul style="list-style-type: none">• Brick, depressed with hood moulds Cills in pink sandstone.• Plain lintels, some with incised decoration to doors• Round sand stone to North door
Pointing	<ul style="list-style-type: none">• Flush including coarse stuff. Some hard cement pointing
Window openings	<ul style="list-style-type: none">• 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 comes
- 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
Lightning conductor

- Stone/hardwood:
- 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 1no South porch
- Ramped path to South transept door: paved
- Concrete over brick to Vestry, with handrails

2.1.1 North Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	f (fair)		
Roof coverings	f,	. Replace damaged/missing/slipped tiles on north slope of nave and south aisle Repoint ridge at Nave west end	2
Chimney	f Stone cap to boiler stack cracked. , and pointing eroded at vent position. ? Possible risk of falling masonry long term.	Closer inspection required . Repair cracked stone. Repoint brickwork around vent openings	2
Gutters	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 Check falls of choir vestry North aisle gutter and re align as reqd	1
Rainwater pipes	f Ci round/ upvc Vestry fall pipe discharges over flags	Consider connection to main drain via trapped gulley to prevent ice forming on flags	3/4
Fascias and soffits	f	See decoration	
External walls	g (good) damaged brickwork to choir vestry at steps where hand rail removed	Replace damaged bricks to minimise water ingress.	2
Stonework	f		
Windows	f Some mortar missing in joints, and some delamination of stone	Remove any friable stone particles and monitor for any water ingress. Repair may become necessary	2
Glazing	f	Consider replacing cracked glass in W6,7 Choir Vestry	3
Air vents (boiler house)	f/ nvd		1
DPC (Stone/concrete strip?)	f		
Decoration	f	Decorate fascia board gutters and pipes incl internal faces	2/3
Bell cote	f	See separate entry	2

Steps
Stone /concrete
to North door and
Choir Vestry

f

2.1.2 East Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	f		
Roof coverings Sacristy and Choir vestry: Pvc sheet	f Uneven finish allows ponding and algae growth. Some patching and extensive rucking of pvc beneath stone coping on west side.	Remove algae and monitor patching for signs of edge lifting. Check rucked pvc for damage, possibly leading to water ingress in Choir Vestry later. (To be carried out by approved contractor)	2
	Recent lead abutment flashing fitted to North Aisle abutments on north and east sides.	Suggest Stone coping is lifted and pvc membrane positioned correctly over walling and upstand, and coping stones re fixed	2
Parapet/ water tabling	f Open joints in stones, esp. apex stone with cross to Lady chapel and Chancel	Repoint water tabling	2
Flashings/ abutments	f/p Out fall gutter lining / abutment flashing from Nave /North aisle Gutter above Sacristy poor repairs, patches lifting	Replace Gutter lining and flashings in lead, correctly dressed into walling and under tiling	2
Gutters / hoppers	f hopper to Vestry roof Poorly secured and brick work missing behind. Water ingress likely Gutter to sacristy undersized	Refix hopper and piece in missing brickwork Replace gutter with deep flow to cope with volume.	1
Rainwater pipes	f	Clean out / check joints for leaks.	1

		Repair any defective joints. Monitor rainwater hopper at regularly for blockages	
Fascias	f Paintwork flaking	Check timber condition before redecoration	2
External walls	f Brickwork, mortar around hopper and fall pipe at plinth level eroded from hopper overflow	Rake out and Repoint brickwork to minimise water ingress. Remove vegetation from mortar bed	2
Lintels / arches	f		
Stonework	F see water tabling	Rake out and repoint open joints	2
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	3 2
Glazing	f Chancel and Lady Chapel glass protected by polycarbonate		2
Ventilation	f	Ensure chancel / chapel roof void vents are clear. Consider Fitting stainless steel insect mesh.	3

2.1.3 South Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	f (fair) / nvd (no visible defect)		
Roof coverings	f		
Flashings/ abutments	f		
Parapets/ Water tables	f Some erosion of stone to South aisle west end	Monitor over Quinquennial period, checking at annual gutter clearance	3

Gutters	f	Clean out gutter and outlets, checking for damage, repair as necessary.	2
		Check gutter backs for corrosion and replace any defective sections.	2
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	2
Thresholds	f		
Ventilation	f	Ease opening light in windows	2
	Minimal		
Decoration	f	Repaint strap work on south door	2
Bellcote	f see separate entry		
Steps / ramp: Steps at south door ramped path to door adj Lady chapel	f	Consider implementing level access at south door	3

2.1.4 West Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof coverings (North Porch) Flashing/	f		

abutments Parapets Water tables	f 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	2
Gutters / Fall pipes/ hoppers	f 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	2 1
External walls	f Some eroded faces to brickwork and eroded mortar joints around south aisle hopper.	Clear valley gutters of all silt/vegetation, Repair lead / composite linings / flashings at outlets and ensure rain water runs freely into hopper Consider minimal intervention to face work , but Repair any seriously eroded mortar joints to minimise water ingress.	2
Windows Glazing	f f		3
Ventilation	f		
Decoration	f	Redecorate rainwater gutters and fall pipes	1

2.1.5 Bell cote

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof coverings	f slate with mitred corners, lead cap and iron cross	.	
Flashing/ abutments	Appear secure f lead cill flashing, unable to determine condition from gutter viewpoint		
Louvres	f Oak frame and louvres, with lead covered cill.	Repair / replace displaced louvres	2
Note access to bell chamber in			

centre panel on east side.	Some louvres displaced / poorly repaired and one missing on north side. ? Wire mesh / bird guard broken/ failed?	Replace mesh on inner face in stainless steel.	2
	Access panel material? Later poor/ crude replacement	Consider replacing panel in hardwood	2
Base	f . Appear secure		
Slate hangings			
Decoration	f/p	Decorate iron cross	2
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

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	nvd		
Roof coverings: Plain rosemary tiles, clay tile ridges	f Some build up of moss on tiles Very small no. of broken or slipped tiles Lost pointing in some Ridge tiles	Inspect and repair valley tile coverings, at annual gutter clearing Rebed and point up ridge tiles above Nave to west of bellcote.	2 2
Flashing/ abutments: Lead, pvc Parapets: Stone water tables with mixture of cement haunching and lead flashings at tile / parapet junction	F/p Poor repair at east outfall to north valley f Stones appear sound Some stones have lost pointing, some bed joints pointed with mastic, Haunching 'pulled' away from parapet north valley west end	Replace out fall and abutment flashing Repoint open joints in stones , See also East and West elevations Note Reform Haunching	1 2 2
Gutters:	f Build up of silt lost mortar pointing and plant growth,	Remove debris to ensure good water flow initially on 6 monthly cycle to monitor rate of	1 2
Pvc membrane			

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	2
	Spare tiles stored in plastic basket sitting in gutter	Place basket on timber bearers to avoid debris build up and allow water flow.	2
Wood work	f exposed rafter ends support fascia board above dormer cheeks. Appear sound	Monitor any deterioration at gutter clearance and advise	2
Dormers:	f Cracked corner stone north valley rh dormer... old.	Monitor for any deterioration or loss of corner and advise.	3
	Pvc coated metal flashings lifting at discharge point into valley	Redress flashings	2

Note

Wensley Roofing present at inspection

2.1 INTERIOR

GENERAL DESCRIPTION

Ceilings	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Pointed shallow arched with geometrical tracery heads in pink sandstone• Plain stone with stone mullions in Sacristy and Choir Vestry
Glazing	<ul style="list-style-type: none">• Stippled /clear glass within lead comes,• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none"> • Plain lime washed Oak pews in Nave and Aisles, from St Michael, Bishopwearmouth c 1980 • Loose chairs to Lady Chapel • Oak choir stalls
Electrical	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Sound reinforcement by way of speakers and induction loop system
San fittings Fire protection	<ul style="list-style-type: none"> • Whb in Sacristy • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Paired roof dormers above nave at chancel steps
Stairs/steps	<ul style="list-style-type: none"> • 2 chancel step, 3 sanctuary step • 2 steps to Lady Chapel and to space beneath Organ gallery from Nave/ Aisles
Balustrades	<ul style="list-style-type: none"> • Simple steel and timber stair to Organ Gallery • 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	<ul style="list-style-type: none"> • Painted timber board to Vestry and Sacristy
Altar	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Simple octagonal panelled oak pulpit c 1936 with raised tracery • Brass lectern with eagle c 1908 in mem of Evelyn Challoner
Font	<ul style="list-style-type: none"> • At west end of Nave: Pink limestone with clustered columns 1911 with later oak cover, Gilded and painted scroll detail 1961
Screens	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Floor safes in Sacristy and beneath Organ Gallery
Bells	<ul style="list-style-type: none"> • 1 cast bell in timber headstock in external Bellcote

2.2.1 North Porch

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	f		
Doors	f		
Ironmongery	F pulls worn	• Overhaul	3
Window openings	f		
Glazing	f		
Decorations	f		
Flooring	f		
Electrical	f		
Heating	none		
Fire protection	none		
Ventilation	none		

2.2.2 North Aisle/ Nave/ South Aisle

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	nvd		
Walls	f Some minor cracking at cill level south west	• Monitor for further movement	2
Woodwork	f		
Doors	f		
Ironmongery:	f		
Mortise deadlocks and shoot bolts			

Window openings	f Water staining of plasterwork beneath west nave. Suggests water ingress through, or possibly condensation	Monitor and advise when water staining is fresh	2
Glazing	f		
Decorations	f/g		
Flooring	f		
Seating	f		
Electrical	F some fittings not working	• Check and Test circuits	2
Heating	f/nvd		
Fire protection	nvd		
Ventilation	f Whilst many hoppers inoperable, plenty of air movement	Consider overhauling window hoppers on south side to improve comfort levels during prolonged hot weather.	3

2.2.3 Lady Chapel

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	f 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	Monitor for further deterioration and advise 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.	2

Woodwork: oak screen	f/g		
Doors	f		
Ironmongery	f		
Glazing	f		
Decorations	f		
Flooring	f Some loose floor blocks	But see walls above	Refix loose blocks for safety reasons. 2
Electrical	f	• Check and test circuits	2
Heating	f		
Fire protection Ventilation	none 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 battened 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	f		• Check and test circuits 2
Heating: radiators	f		
Fire protection	f none		

2.2.5 Organ Gallery inc ground floor area below

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings: Painted boards at gallery level Bevel edged tiles to gallery soffit	f	Check composition of gallery soffit tiles and record for Health and Safety file	2
Walls Plaster , painted	f evidence of damp plaster/flaking paintwork at high level behind chimney stack	<ul style="list-style-type: none"> • Check pointing/roof covering damage/brickwork pointing / abutment flashings for tell-tale signs of water ingress • Effect any repairs required, allow plaster/wall to dry before plaster repair and decoration 	2
Woodwork	f/g f panelled screen to choir vestry		
Doors	f		

Small flush door
to organ console.

Ironmongery	f		
Window openings: stone	f iron bars supporting glazing , rusting and stone mullions spalling . Evidence of water staining	Check external guttering for blockages/damaged joints. Window surround /glass pointing externally	2
		<ul style="list-style-type: none"> • Effect any mortar repairs required, allow stone to dry and • Monitor for further ingress and advise. • Repairs to stonework require specialist advice 	
Glazing: Clear /frosted	f		
Decorations	f But see walls above	Remove surface rust from window bars , prepare and decorate	
Flooring: Boards at Gallery level Granolithic at ground level	f some fine cracking along back line of gallery columns, patched where gallery floor columns placed	Monitor for further movement and advise	2
Electrical:	nvd	Consider emergency lighting in gallery /over stair	3
Heating: panel radiators	nvd not on		
Fire protection: 9 litre foam and Co2 at Vestry door	nvd	Arrange for service	2
Ventilation	none		

.2.6 Sacristy

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings: Painted plaster	f Evidence of water ingress at high level on west wall, possibly old. Note roof abutment flashing above is recent replacement	Check Abutment flashing above, incl pointing. Rainwater outfall pipe discharge from valley at North aisle Chancel roofs See externals	2
Walls: Painted plasterwork above painted dado boarding	f some cracked plaster at high level in corner, east wall and chancel	See above. Include in future decoration	3
Woodwork: painted dado vertical boarding, scalloped face	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	Check for soft boards/ further peeling, cracked paint in board face and advise. , Suggest all boards are vented as precaution against trapped moisture	2 2
Doors: panelled Painted. arched head to church , plain to choir vestry	f		
Ironmongery: Mort ice Deadlocks	f		
Window openings: Sand stone	f east facing window .Susceptible to damage from salt air and driving rain	Monitor for water ingress. (Repointing around glass line externally recent)	3
Glazing: Leaded lights	f 1 cracked pane		
Decorations	f		
Flooring: Granwood, blocks	f		
Electrical: Fluorescent tubes	nvd		
Heating;	nvd		

radiator			
Fire protection	none		
Ventilation:	f/p	Overhaul hopper to open	2
Window hopper			
Cupboards:	f		
Painted 6 panel doors			
Floor safe			

2.2.7 Choir Vestry

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings: Painted Woodchip paper over plaster	f		
Walls: Painted plaster	f/p Heavy cracking in plasterwork north west corner around door opening plaster 'pulled' away from wall on west face at ceiling level. No apparent ingress of water and no apparent movement in external facings, though. Parapet brickwork has been replaced in past. Some flaking of wall paintwork in door reveal to Church, suggesting damp plasterwork. Corresponds with similar feature in church on same wall	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) See externals. Remove vegetation from North Aisle blocked gutter, and scrape off blistered paint, allow wall to dry, before redecoration	2 1 1
Woodwork: painted wainscoting	f		
Doors: painted , panelled	f		
Ironmongery:	f		

Night latch and
shoot bolts
Window opening

Decorations	f See walls above		
Flooring: Square thermoplastic type tiles on hardboard over solid base	f Some damage at door to Church. Thermoplastic tiles and adhesive may well contain small amounts of white asbestos fibres.	Repair for safety reasons 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.	2
Electrical: Twin fluorescent fittings + illum. emergency exit Heating: panel radiators; Fire protection:	f nvd not on non	• Check and test,	1
Ventilation: Window hopper	f/p	Overhaul hopper	2
Cupboards; Lipped fibreboard, painted	f		
Fire places / Flues: Vestry Fire place and boiler room flues on south wall	f Fire place redundant and blocked up		

2.2.8 Boiler Room

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings Concrete, supported on steel beam mid	f Some staining of ceiling soffit along east edge above steps down	See externals , east elevation	2

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**

- **Consider** smoke/ carbon
monoxide alarm **3**

Twin gas boilers
, pressure vessel
Twin walled flue
to existing brick
Chimney

Fire protection: **nvd**
Co2
extinguisher
Last checked October
2017
Ventilation: **f**

Wall vents
Stairs: **f**

Concrete
Storage: **f**

Metal racking

2.3 HEATING/PLUMBING

ITEM	CONDITION	WORK REQUIRED	PRIORITY
System: <ul style="list-style-type: none"> • gas fired/steel/iron pipes and radiators, • electronic controls • meter (gas) at high level in boiler room 	f	<ul style="list-style-type: none"> • Check and test by Gas safe registered plumber/heating engineer, as part of annual agreement 	2
Boiler: gas 2 Powermatic serve main church heating	f		
Mains water: incoming service from external stop cock	Not inspected	<ul style="list-style-type: none"> • Check regularly stop cock valves to ensure easy action in event of emergencies 	2

2.4 ELECTRICAL

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Installation	f	<ul style="list-style-type: none"> • Check and test by NICEIC electrical engineer 	1
<ul style="list-style-type: none"> • 3 Phase • Main fuses: at south door lobby • Sub mains at high level in Choir Vestry • Earthing • Wiring • Switching 			
<ul style="list-style-type: none"> • Light fittings: Chandeliers, small flood lights and spot lights. 	Some lamps in Nave and South Aisle not working	Check circuits/ lamps	1
Fluorescent tube fittings and bulkhead.		Consider LED lamps for longevity, economy	3
<ul style="list-style-type: none"> • Power circuits • Special lighting • External lighting, Inc detectors 			
PA system	nvd		
Induction loop	nvd		
Lightning conductor: tower west wall	nvd	<ul style="list-style-type: none"> • Provide report and test certificate 	1
Security Alarm: PIR detectors	nvd		
Alarm panel by vestry door and in South Porch			
Emergency lighting: Illuminated exit signs at door positions	nvd		

2.5 SITE AND EXTERNAL SURROUNDS

ITEM	CONDITION	WORK REQUIRED	PRIORITY
External steps: At north door and Choir Vestry	f	<ul style="list-style-type: none"> • Remove any algae, vegetation from treads on regular basis 	3
Trees:	<p>None</p> <p>Overhanging branches from Vicarage garden at south east corner.</p> <p>Root system may be cause of uneven paving in this area</p>	<p>Consider approach to Diocese to have tree inspected and crown reduced to improve shape and maintain reasonable distance from Church fabric</p> <p>Relevel pavings for safety reasons</p>	2
Paths/hard standing;	f	<ul style="list-style-type: none"> • <p>See above</p>	
Paved ramp provides level access to south side transept door	Vegetation growing in Gravel margins against church	Remove Vegetation	3
Gates:			
<ul style="list-style-type: none"> • Paired metal entrance gates 	f	<ul style="list-style-type: none"> • Ease and oil; 	2
Boundary walls: Brick walling with piers to west frontage	f	<ul style="list-style-type: none"> • 	
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		

corner

Manholes **Covers not lifted** • **Flush out** periodically **2**

Foul water drainage: **Not inspected** •

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

Surface water drainage **f** • **Regularly** flush out rainwater gullies to remove silt and debris **2**
See also externals for repairs to fall pipes/ hoppers

Fencing:

Boundary fencing on east and south sides

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

2.6 SPECIALIST REPORTS

ITEM	WORK REQUIRED	PRIORITY
Heating/plumbing	Obtain annual service inspection report	2
Electrical	Obtain inspection report	1
Lightning conductor	Obtain report	2
Bells/headstock	Obtain report	2
Fire Risk Assessment	Check fire extinguishers are suitable , correctly located and regularly serviced and ensure people are trained in its use	2

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 of 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.

li 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

The **Wildlife and Countryside Act 1981** introduced legislation to protect bats. Inform **English Nature** if bats are discovered in the church.

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

www.hse.gov.uk/asbestos/index.htm.

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