

Diocese of Durham

## St Aidan, Hartlepool

*Ecclesiastical Jurisdiction and Care of Churches Measure 2018*

### Quinquennial Report

On the architect's inspection of

**7<sup>th</sup> November 2023**

Archdeaconry of Aukland  
Deanery of Hartlepool  
Grade II listed – Blaydon Conservation Area

Incumbent – Interregnum



Report prepared by

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## REVISION A

Dates of inspection – 07.11.23

Weather – Partially overcast and dry, 9°C

Date of report – December 2023

Date of previous inspection – September 2015

## PART ONE

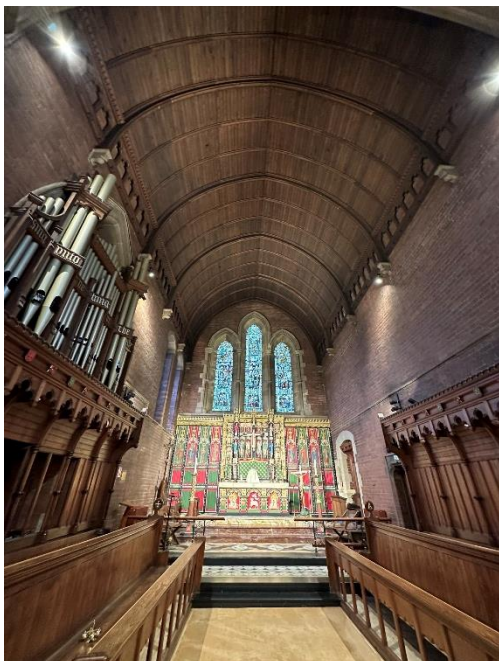
### 1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground, tower, and roof valley levels. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20<sup>th</sup> century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.
- 1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

### 2. Brief description

*Dr Neil Moat writes.*

*'There are not many churches by architect Joseph Hall Morton (1849-1923) left in existence - most dated from shortly after he established his South Shields practice, but both St. Aidan's (C-of-E) and Ocean Road Congregational (latterly URC) in South Shields have been demolished in recent years. St. Aidan's, Hartlepool, is therefore in all probability his most impressive extant church building'.*



*Internal View of Chancel*



*Internal view of Nave*

## 2.1 Listing Description

NZ 53 SW 4/85

HARTLEPOOL OXFORD STREET (south side) Church of St Aidan including walls, railings and gates

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Church 1891, by J.H. Morton (Sunderland), tower 1911. Brick with stone dressings and Welsh slate roofs having crested ridge tiles. Clerestoried and aisled nave, lower chancel with south aisle, north organ chamber, and northwest tower over porch. three-stage tower has octagonal vice at southwest angle, rising to top of second stage. Niche to north face with figure of St. Aidan, over doorway of three orders. Plate-traceried window to west face of lower stage, under continuous hoodmould. Two lancets with sill bands, to north, east and west faces of second stage, below lozenge-shaped open-work clock faces. Upper stage has tall five-bay arcade to each face, of alternate narrow and wider pointed openings with heavily moulded heads and slim shafts; narrow arches blank, wide arches open with louvres. Straight dentilled parapet with moulded coping and square pyramidal lantern at south-west angle. Set-back buttresses at all angles of church.

Nave and aisles of five bays defined by buttresses and pilaster strips, flanking pointed plate-traceried windows under continuous hoodmoulds. Tripartite pointed west window with geometrical tracery to middle opening. Three lancets to east gable end. Pointed nave arcades have round piers and alternate round and octagonal moulded capitals. Timber wall-posts rise from corbels above clerestorey sill bands, to barrel roof. Chancel arch of two orders springs from moulded capitals of compound responds set on corbels. Blind, trefoil-headed timber arcading applied to wall tops below chancel eaves.

Good late C19 and early/mid C20 stained glass to east window and south aisle, including work by D. Marion Grant, E.L. Armitage and Messrs L. and D. 1940/41. Heavily carved, painted and gilded oak altar has figures of angels and lamb within arcaded antependium. Similar reredos, with figures of saints, angels and Resurrected Christ, has four-panelled sections to either side painted with figures of saints. Octagonal stone font drum and pedestal with four marble shafts and relief ornamentation to panelled sides of bowl and pedestal. Dwarf brick area wall with chamfered stone copings, iron railings and gates, to west, north and east sides of church.

Listing NGR: NZ5072531426

## 3. Previous Inspections

This is the author's first inspection; however, the previous 2016 report has been obtained and was conducted by Mr David Beaumont RIBA AABC, who was consulted and assisted with information for continuity.

## 4. Recent recorded works

The logbook was available at the time of inspection, the logbook was clear and contained all the necessary information. Alongside general routine maintenance tasks the following works were reported:

Works completed since the last inspection		
Date:	Description:	By whom:
2015	-Repair to ridge tiles & roof from falling tiles	Ravenwood roofing
2016	Replacement of lights in nave	Lightfoot
	Removal of bushes from south side of building	All weather Landscape
	Repairs to boiler	TW Steam & Heating
	Removal of oil tank	W O Silmon Ltd
	Seal and re-paint wall to ringing chamber	Mark Wilding

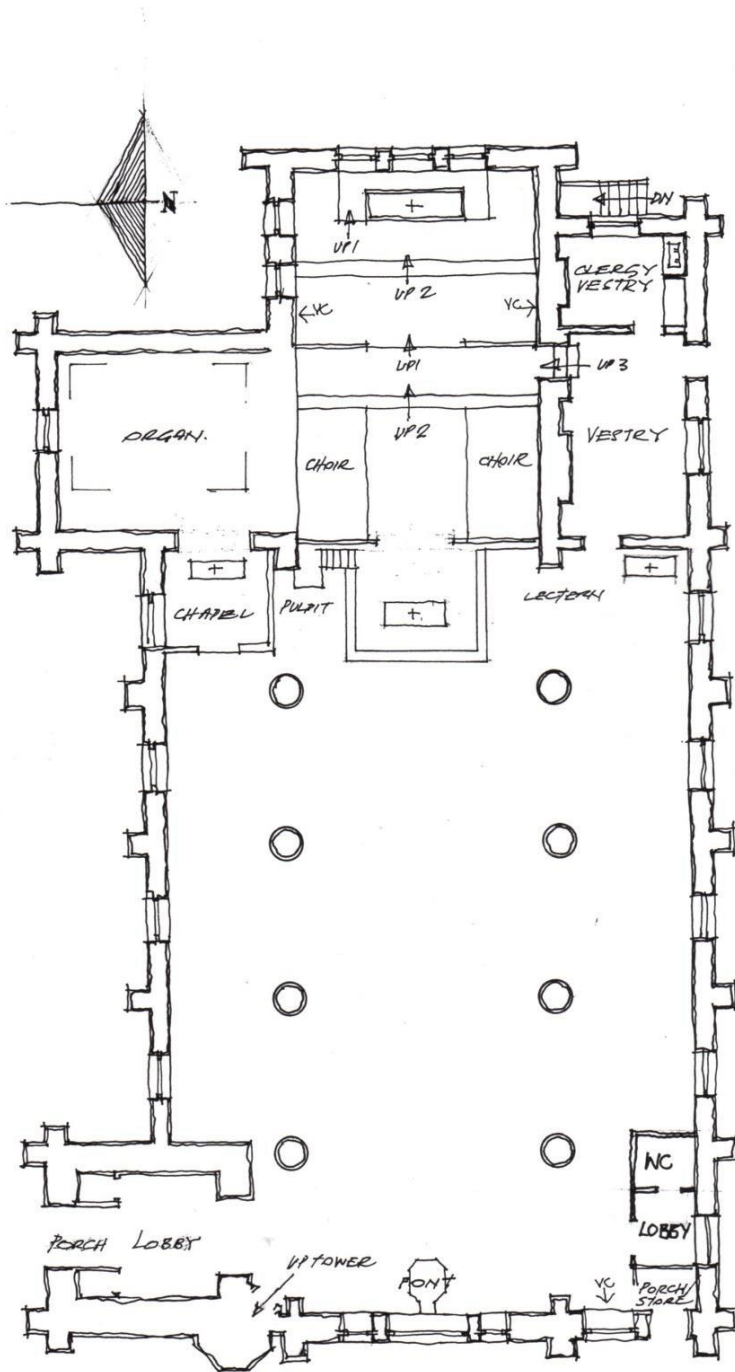
	Installation of new stained-glass window to N Aisle	Barley Studios York
2017	Repairs and repointing of tower roof	David Furgeson
	Repair to window in tower. Re-seal other windows	S Bell Glazing
	Removal of asbestos to blower box	Tees Insulation
	Replacement of stolen lead flashing to S Aisle	David Furgeson
2018	New lighting	Lightfoot
	Repair to church wall due to car damage	Dryden Masonry
	Removal of flagpole from tower	Taylor Hastwell
	Removal of pews from S Aisle, installation of kitchen and addition of tables and chairs	Tom Willoughby Ltd
2019	Install louvred steel door to boiler house	Fester Laws Co
	Work carried out to improve electricals to pass inspection	Lightfoot
	Removal of pews to N Aisle	

Further to the above, at the time of inspection the church administrator noted that the old boiler was decommissioned and a complete new system was installed in 2022.

## 5. Summary of condition

- 5.1 The church is very elegant inside and has greatly improved its facilities through the recent re-ordering of the south aisle.
- 5.2 The external areas have been much improved to the south with a fence now built adjacent to the neighbouring property alongside a gravelled path.
- 5.3 Internally there has been a significant amount of work to replace the full heating system and install a kitchen and Improved WC facilities, these have made a significant overall improvement to the churches usability.
- 5.4 There are a number of cracks, specifically to the chancel and tower parapets that, as this is my first inspection, will need to be monitored over a period of time to be sure that the building has no current structural movement. Therefore, many of the action items relate to monitoring existing cracks and movement or some areas of further investigation.

Plan of the church (Courtesy of HLB Architects, included within the previous QI report, kitchen not shown)



ST. AIDANS CHURCH HARTLEPOOL  
PLAN - NOT TO SCALE

VC: VERTICAL CRACK.

Dch 229



June 1995  
June 2000  
March 2006



**6. ROOF COVERINGS** - Renewed in new welsh slates between 1995 & 1997. The condition remains good with only minor repairs needed. And they should be held back until there's enough to warrant getting onto the roofs as doing so will crack good slates.

6.1 **The tower:** Flag pole now removed. Lead work to roof is generally ok. The lead has seen various repairs in the past, but currently appears sound. Flashing to the north parapet has also been repaired. The lead gutters are moss covered but have no defects, there are a number of patched areas which will need monitoring.

6.1.1 The southwest and southeast corners of the parapet had cracking at the corner stones reported at the last inspection. The issue is also visible on the northeast corner and it is unknown if this is a progressive issue. There are some open joints to the coping, these should be pointed to allow for closer monitoring. The previous QI also reports the east and north walls have a slight curved line. The step in the parapet stones to the SW corner current measures 15mm.



Figure 1 - NE corner



Figure 2 - Step in E side from above

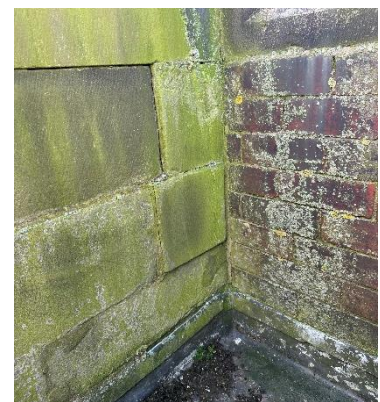


Figure 3 - SW corner

6.1.2 The lantern to the SW corner is held secure by a central rod. Three of the shafts are missing and there are several open joints which require re-pointing. Minor erosion to the face of the stone.

6.1.3 The access door decoration is breaking down and the door itself is catching badly in the frame. Very difficult to open and currently a safety concern if closed whilst on the roof.



Figure 4 - tower lead gutter



Figure 5 - Tower roof and hatch

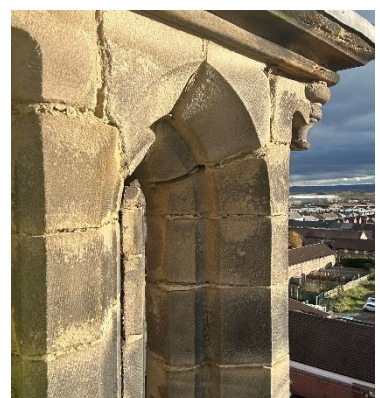


Figure 6 - lantern to SW corner

6.2 **Chancel:** Steeply pitched in Welsh slate, lead apron and cover flashings at nave wall, coping stones to the east with lead flashings. Blackened terracotta decorative ridge tiles.

6.2.1 **Chancel north elevation**

- Ridges are ok, as are the abutment lead flashings. Water tables look sound.

### 6.2.2 Chancel south elevation

- Viewed from a distance with binoculars only. Ridge looks ok, as does the slating. East abutment looks ok. There is a large chimney within the roof that has back gutters in lead, they seem ok from what can be seen – as does the chimney itself. It is unknown if this chimney is capped.



Figure 7- Roof from tower

6.3 **Nave** As chancel, steeply pitched slate with hidden valley to the north adjacent to the tower. Ridge tiles as per the Chancel

#### 6.3.1 Nave north elevation

- ridges are ok, as are the lead water table abutments. Both chancel and nave slating looks good. Unable to see much of the base of the area adjacent to the tower due to proximity, but some algae on slates.

#### 6.3.2 Nave south elevation

- Terracotta ridge cresting looks ok. The west abutment in lead is ok and the water tabling pointing looks ok. The east abutment in lead with water tabling looks ok, this has the lightning conductor tape running parallel. The slating is sound apart from one slate, which is in position, though it is raised.



Figure 8 – Staining to N Aisle

6.4 **North Aisle** replacement lead flashing to the ridge and felt to the tower. The slating to the aisle has some algae growth but generally sound.

6.5 **South Aisle** – Limited view. Abutment flashing at ridge no longer in lead, but in alternative that looks sound. The west abutment is in lead and looks ok, as does the water table jointing. Abutment beyond the chancel cannot be viewed. The slating is generally sound.

6.6 **Organ** – appears ok from limited view, some replacement slates to the west don't match. Some vegetation growth to the gutters as seen from tower.

## 7. Rainwater Goods – Renewed approximately 30 years ago. Modern timber fascias probably boxed in exposed rafter ends to reduce maintenance. The decoration requires some attention.



Figure 9 – Channels on N Aisle roof

7.1 Chancel - Plants still grow in the eastern end of the gutter. Fascia requires decoration. Downpipes look ok, these lead to salt glazed gullies which are generally ok with minor blockages. The south side brackets appear rusted.

7.2 Nave - Loss of decoration to the cast iron gutters and round downpipes. They discharge into troughs on the south aisle roof and these are rusty and misaligned.

7.3 Aisle - The aisle gutters and downpipes and fascias are similarly losing their decoration. The gutter brackets particularly. They lead down to gullies which are ok, there is a plastic sheet covering one of these. The Nave downpipes discharge into channels on the aisle roof, these are rusted and out of alignment.



7.4 Organ - This has one downpipe on the east in copper, this was blocked at the last inspection, and it is unknown if this is a recurrent issue. The downpipe has lost its decoration. Vegetation to the north abutment to the parapet is visible from the tower, this area should be cleared of vegetation and checked at a closer proximity.

7.5 Tower – there is a spout through the east parapet, and this appears to be the only drainage system. Hence there is excessive algae staining on the facades below as per the following section.

## 8. External Walls & Buttresses – Red engineering brick, with buttresses and sandstone details. Windows have hoodmoulds and dressed stone to reveals.



Figure 10 - erosion to mullions

### 8.1 South Elevation (limited view)

8.1.1 **Nave** - The mortar joints are eroded, though appear similar to the last inspection. Stonework to the three light clerestory has been repaired in the past, repairs are good, though there is now some erosion to the bottom of the mullions, one is particularly eroded. Erosion to the pointing perhaps at the buttresses more than anywhere else but looks ok for the moment.

8.1.2 **Aisle incl. Vestry** - Minor erosion to the mortar joints but currently ok. Slight open joints at the buttress stonework and around the window reveals. One mullion is eroded at its base, the cill to the east is cracked. The western buttress looks to have been repaired in cement that looks to be cracking the stonework. There is loss of the string course to the west end. To the east end there is a bulge to the base of the wall which suggests past lateral movement on the DPC joint, this is believed to be historic but will be monitored at the next inspection. Minor patch of paint staining to wall where gate used to be.

8.1.3 **Chancel** - Some loss of pointing mainly to buttress and cracked bricks to the base, but no action required. There is some minor vegetation growing in joints. This elevation extends to be sub-terranean where moss and damp staining to the brick rises from the base.

### 8.2 West Elevation

8.2.1 **Nave** - some erosion to the water table stones, particularly at the top, and there has been some repairs here in the past appears similar to the last inspection, therefore no action currently required. The stonework is quite polluted, most likely due to traffic. Some erosion to the window hood moulds at the outer edges, previously repaired in cement. The cills have also been repaired and there are a couple of open joints. The brickwork appears in good condition. There is some slight erosion to the tops of the buttresses but not of concern yet.

8.2.2 **South aisle** – The brickwork across this elevation is good. Some erosion to the water tables, particularly the mid bonding stone where this looks to have been repaired in mortar. There is also a cement repair to the hood mould of the window and is beginning to break up significantly at the top left-hand side. Some erosion to the cill. The doorway is ok, though there is some delamination of the stone to the head.

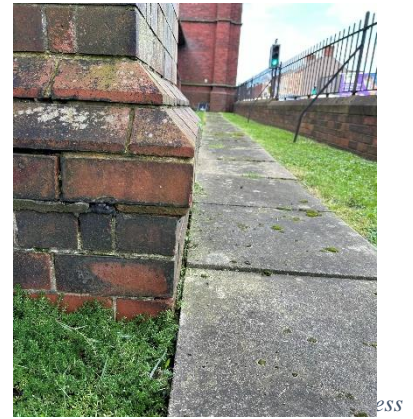
### 8.3 North Elevation

8.3.1 **Chancel** – Generally in good condition but some areas of cement infill at fixings to downpipe.



### 8.3.2 Organ chamber

- East elevation – parapet looks ok. Erosion to the corbels. Pollution and damp proof course bitumen is exuding through the joint. Corner buttress has numerous open joints, particularly to its return onto the north elevation.
- North elevation – parapet appears ok and erosion as on the east to the corbels. The walling is generally sound, though it is breaking down at the joint of the damp proof course, this is projecting by 28.5mm and should be monitored. The west buttress has a larger area of mortar in the upper stage and some vegetation growing on this corner.
- West elevation – it is in fair condition.



8.3.3 **Nave:** Good condition, repairs to all windows look to be beginning to blend in nicely. There is some bird mess at the rainwater downspouts.

8.3.4 **Aisle:** the church was built with a damp proof course and this bitumen is now squeezing out under compression. Brickwork is ok. The aisle windows tracery has some open joints at the head. There are some minor losses to the string course.

### 8.4 East Elevation

8.4.1 **Vestry:** There are open joints to the right hand side, also to the mid stone and the water table at the apex. The pointing and brickwork are ok though it has some splashes of paint by the handrail to the boiler room. Boiler room lintel is heavily eroded. Window is has some minor erosion to the cill and cracked brickwork to the bottom left hand side of the cill.



Figure 12 - crack to E Vestry window

8.4.2 **Chancel:**

- Open joints to the water tabling remain, the previous inspection noted they suspected this was just to the overhanging edges- not to the width of the stone covering the wall. The cross appears sound though could not be inspected closely. The brickwork is generally ok, though polluted and there is an area of joint erosion on the north and south sides below the string course.
- The string course is beginning to break on the south side. The buttresses seem ok. The windows have seen cement repair to the ashlar stone in the past and this will only deteriorate in future, though holding up currently. The apex window has a short piece of boarding which is eroding.



Figure 13 – E gable open joints

**9. Tower Bells, Frames & Clock** - The tower has 4 stages and was reportedly last re-pointed in 1986.

**9.1 EXTERNAL TOWER :** *Numbered stages are from the top downwards.*

**9.1.1 East Elevation:**

- Stage 4 – the shafts to the belfry windows have been clipped back in copper straps. The louvres have some lamination and this should be monitored. The lightning conductor tape comes down on this side.
- Stage 3 – heavy algae growth on the brickwork as water runs out of the spout from the tower. This stage has two lancets within it which seem ok, though there is some slight erosion to the northern, at the arch. There is also a small lancet to the south of the clock which appears ok. The reconditioned clock faces look ok.
- Stage 2 – ok though there is a loss of the string course at the return at the buttress to both the top and bottom of this stage.
- Stage 1 – ok.

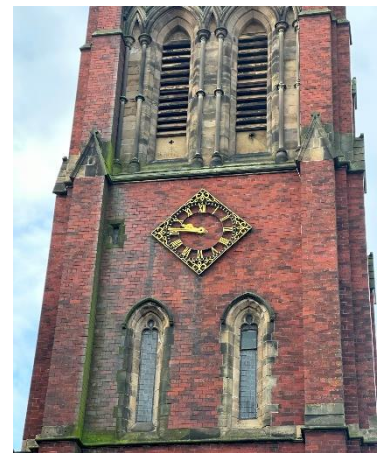


Figure 14 - east tower and clock & louvres

**9.1.2 North Elevation:**

- Stage 4 – diagonal crack in parapet that was reported in the last inspection is barely visible from ground level. The belfry window stonework is generally ok though there is some erosion to the eastern side halfway up, old cement appears to be delaminating here, to a lesser extent to the west. The louvres look ok. Slight open joint at the sill and erosion of stringcourse below. Caps to the buttresses look ok.
- Stage 3 – the lancets have been repaired here in cement, some of which is coming away. The east lancet cill is eroding slightly.
- Stage 2 – statue within the niche above the doorway is heavily polluted. Some holes to area above this suggest previous fixings here.
- Stage 1 – the arch has been heavily restored in the past with black mortar which is a little unsightly. There is some erosion to the stonework at lower level, only showing a marginal progression from the last inspection report.



Figure 15 – north tower

**9.1.3 West Elevation:**

- Stage 4 – Belfry windows ok. The shafts are held back with copper bands as the east. Some light cement repair to the base of them. There is some general erosion and delamination of the reveals. Suggestion of open joint to the buttress tops.
- Stage 3 – north buttress has open joint as does the tower string course walling. Some mortar repairs happened to the small slot window, now delaminating. The lancet windows have had repair in cement to them, particularly the northern one where there seems to be some deep erosion to it, this is the worst of the tower facades. Discoloration of brick beneath the clock.
- Stage 2 – a few open joints at the buttress, similar erosion on the stair tower lancets as the stage above.
- Stage 1 – some fracturing to the string course, not yet loose but needs monitoring, tower lancets here are less eroded.

**9.1.4 South Elevation:**

- Not able to be seen well from the ground. The general condition noted above is the same on this elevation, some erosion to the lancets as above, mainly to the areas where there are copper fixings. The wall area visible from the tower access door is ok.
- Parapet coping stonework looks ok from the ground level (see roof for more information and closer inspection). Some slight erosion to the corbels. One shaft repaired in the past was reportedly beginning to crack at its capital again in the previous report.

## 10. INTERNAL TOWER



Figure 16 - internal louvres

### 10.1 Belfry:

10.1.1 Upper level – Rust remains on the upper steel stair guarding, which is a health and safety concern, a long vertical ladder with some guarding gives access onto an upper platform at the roof access hatch (see section 6.1 for details of the condition). The roof structure appears dry and clean. The louvres have sandstone slats and there is some lamination to them, their condition should therefore be monitored closely and regularly given their exposed position and pedestrianized area below. These are backed with wire mesh which is rusting but presently sound. The brickwork is generally sound but there are some open joints in the brickwork on the east elevation and to the corners.

10.1.2 Bells: Eight No. in steel frame. Some rust to the headstocks and the frame. These are rang twice a month.

10.1.3 The belfry has a mid-level steel gantry. At the head of the first rise of stairs there is still a lot of sand built up on top of the ceiling to the chamber.

### 10.2 Clock Chamber:

10.2.1 Bottom of the belfry – this contains the new automated, electric clock mechanism. There is some erosion to the brickwork at the window openings but just needs dusting down. The timber upper stair enclosure is ok, with standard wear and tear. The ceiling has damp markings on it most likely due to damp particles blown in from open louvres above. The floor is sound. Bell rope collars are a little worn in places but still serviceable. The loose lumber and old ropes remain which would be best removed. The door hinges need oiling. The clock is uncased and operates three clock faces by elaborate rods and gearing, therefore careful clearance of sandstone dust to the floor and cills would be beneficial.

### 10.3 Stair tower

10.3.1 The brickwork is in good condition, though there is efflorescence to the west. The stone surrounding the windows is also eroding, though not in poor enough condition to action yet. The stairs are in good condition.

10.3.2 Lower tower stairs – same condition as above. At the foot of the stairs there is some lumber which could present a trip hazard and would benefit from being stored elsewhere.

### 10.4 Ringing Chamber:

10.4.1 The ceiling timbers are ok, minor staining to the beams. The walls are also in good condition with minor efflorescence showing on painted brick. The glazing is dirty in some places, there are cracked panes to the north and east sides and the ventilators no longer operate.

10.4.2 The floor is sound, carpeted. The hinges of the main door need oiling.

10.4.3 There is a door giving access to the roof area between the nave and the tower. The door needs decoration. The lintel is also cracked, as this was not noted on the last inspection this should be monitored closely.



Figure 17 - crack to lintel (10.4.3)

10.5 Tower east link roof area – this is felted with minor debris on it. This area looks onto the north aisle roof window that seems ok. The felt roof is patched but appears to be holding up.

10.6 Wall face of the east of the tower – there looks to be some loss of masonry to the belfry window tops and the string course. Some erosion to the joints of the brickwork which is done in a hard cement.



## 11. External Windows & Doors

- 11.1 Entrance door is a pair of large double timber doors with cast iron hinges. Painted and in servicable condition, handles beginning to rust.
- 11.2 Vestry southeast door – A steel plated timber door, weatherbound to the base, decoration is very poor.
- 11.3 West porch – softwood framed ledged and braced doors, pleasant but no decoration.
- 11.4 S Aisle windows are guarded by a mesh, padlocked and hinged and the window stonework. Guarding bending to the mid window and the padlocks are rusted.
- 11.5 The polycarbonate to the glazing has yellowed now and is very dusty.
- 11.6 Vestry no mesh to the polycarbonate glazing here but there is on the aisle.
- 11.7 E gable - The guarding to the windows is rusting.



Figure 18 – west doors



Figure 19 – vestry door as 11.2

## 12. Boiler room



Figure 20 – boiler room

- 12.1 Below the Clergy Vestry. Concrete roof, some cracking in it but not defective and appears as though condition has not changed since the last report.
- 12.2 Walls are brickwork, they have been lime-washed in the past and painted black though most of it is missing now. There is a lot of salting to the walls, mostly at the north side and the west.
- 12.3 The floor is concrete and has some water ingress but surprisingly dry following heavy periods of rain. This reportedly occurs at the eastern end (the former coal chute) and leaks through the wall and possibly comes up through the floor in heavy rains. It finds its way diagonally across the floor to the gully. This should be kept in mind with any future use of the room.
- 12.4 The gas supply comes in from the east through the coal hole location. The former boiler has been completely removed, all that remains is an expansion vessel for the new central heating system. All pipework looks to have been renewed and is well insulated. The room is clear but has no other purpose.
- 12.5 The door is louvred and adequate. There is a small amount of debris at the bottom of the stairs. The church administrator noted that a homeless chap recently had to be discouraged from using this area to sleep.
- 12.6 The steps are ok, but the handrail is rusted. The retaining wall is just about ok, though it has some open joints in it. The area at the top of the steps is made from concrete which is broken and moss covered.

## INTERNAL FABRIC

- 13. Nave** – barrel vaulted ceiling with dark stained timber boarding., high clerestory windows to both sides and an arcade to the north and south aisles, exposed brick to the full interior with the exception of sandstone columns and window reveals.

13.1 Minor water staining to the boarding of the nave, worst to the west. There is staining throughout the building, though this has been reported as historical.

### 13.2 Walls:

- 13.2.1 West – some salting at the springing point and at the ashlar stonework, also cracking reported just above the timber reredos at the last inspection.
- 13.2.2 North – high level salting at clerestory. Clerestory lights remain dirty in some places. One has a ventilator but is not openable. Below the string course the arcade brickwork is ok. The ashlar arches are chamfered. They have marks at the apex of former cabling and a slight crack to the penultimate arch to the east, minor settlement of the eastern arch. There is some minor damp to the western most column at the base.
- 13.2.3 East – chancel arch brickwork ok.
- 13.2.4 South Arcade – same as the north arcade but no cracking to the arch, salting at high level.
- 13.2.5 The floor throughout is herringbone wood block and its decoration is beginning to wear. The church has pews with no pew platform. Pews aren't very ergonomic.
- 13.2.6 At the eastern end a dais has been created of a timber platform with carpet to house the low altar. Carpet is spotted with candle grease and burn marks.

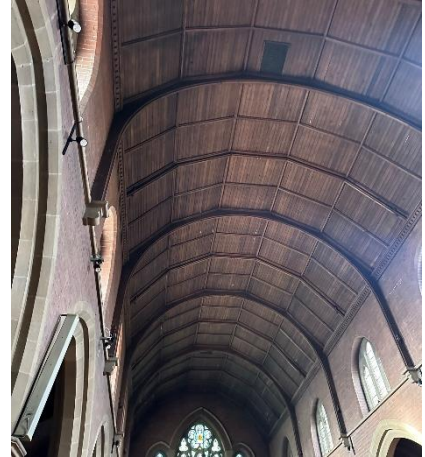


Figure 21 – North ceiling



Figure 22- arcade as item 13.2.2

## 14. North aisle:



Figure 23 – crack to LHS of E



Figure 24 – unfinished edging



Figure 25 – purlin and crack to lady chapel

- 14.1.1 Historical staining to the boarded roof. Walls look a little sooty and there is some loss to the dirty face of the mortar that makes the joints white, which could be confused for efflorescence. Slight crack above the second window. Window ashlar is sound, though there are some open joints, and cracking tot her LHS of the easternmost opening. At the eastern end there is a crack at the Lady Chapel approximately 2mm, unchanged since the last inspection, potentially heave. At the lower part of the walls the the new stainless steel heating pipes run to the side of the raised platform. The platform now has an unfinished edge which would benefit from an edging to match the front.

- 14.1.2 East wall above the Lady Chapel – the purlin seating remains open. It is unknown if the previous recommendation in the last QI was carried out to check for the presence of rot, if this has not been completed it should be done now. The arch below has an open joint, which remains approx. 8mm therefore doesn't look to have moved. Repointing would assist with monitoring any future movement.
- 14.1.3 At the west end of the arcade is the entrance porch, the adjoining wall is ok with minor staining.

## 15. Entrance porch:



Figure 26 – crack to apex

- 15.1.1 Salting at high level within the arcade. The crack at the apex of the arch on the nave side remains approx. 2mm. The ceiling has some historic water staining, this is the floor of the ringing chamber. There is a pleasant timber partition forming a draught lobby, though its decoration is beginning to look aged and the doors do not close effectively.
- 15.1.2 North wall at high level appears ok.
- 15.1.3 East wall has some salting at high level.
- 15.1.4 South wall contains the arch, crack also visible on this side which wasn't reported at the last inspection and should therefore be monitored.
- 15.1.5 West wall ok, features a large window that has some cobwebs to it, otherwise ok.

## 16. Draught lobby:

- 16.1.1 The main entrance door still catches on carpet slightly, as the floor is a little uneven with some erosion at the threshold. The timberwork itself enclosing the space is ok. To the east is a small secondary draught lobby now full of lumber and unopenable, matched on the other side with a marginally less cluttered cleaning store.
- 16.1.2 The entrance double door is twisted and allowing draughts through the gap to the base.



Figure 27 – entrance screen

## 17. South aisle:



Figure 28 – floor WC lobby

- 17.1.1 Mirror of the north aisle, however it contains a timber partition containing the WC, its lobby, and a store/porch to the west. The timber partition is in good condition. The door to the porch is catching and doesn't close fully which allows draughts from the outside.
- 17.1.2 Disabled WC – the baby change takes up the transfer space for a wheelchair. It would also benefit from a PIR sensor operated light.
- 17.1.3 WC lobby – some slight open joints to the right-hand lancet top and the glass is dirty, some erosion of the cill but not of concern. Peculiar positioning of two cabinets on cill – are these fixed? Vinyl flooring cut short and parquet beneath requires some finishing, a number of blocks are missing, this floor needs to be made safe and accessible.
- 17.1.4 A kitchen has recently been fitted into this aisle, all in good condition. Some loose furniture sits in a newly re-finished parquet floor.



- 17.1.5 The West wall has a crack emanating from the top of the lancet to eight courses above. There looks to have been many repairs to this area in the past, judging by black mortar to the stonework. A corresponding crack is present at the bottom LHS of the cill, the brickwork below is quite shattered. These should all be re-pointed and monitored for any further action, the previous QI reports that this may be a response to the compression loading of the tower. Still no movement visible externally here. Behind the radiator, salts are drawn from the wall behind through the mortar, this could be brushed off. There is quite a lot of damp in the flower vestry which could do with ventilating.
- 17.1.6 Arcade – western arch has a 1mm crack in the keystone. The middle arch has a 1mm crack on the eastern side of the arch, as does its neighbour no. 4, all as per the last inspection report.
- 17.1.7 East wall contains a timber engraved screen– brickwork ok, some salts showing through mortar at high level.
- 17.1.8 South wall – Some historic water staining to the fascia. Brickwork pointing still appears a little patchy, but this is partially due to salts leaching through the mortar, this is particularly evident at low level near the new radiators. The faces of the bricks are also breaking away here. Three windows, all ok, a small minor crack above the apex brick to the westernmost, looks historic.

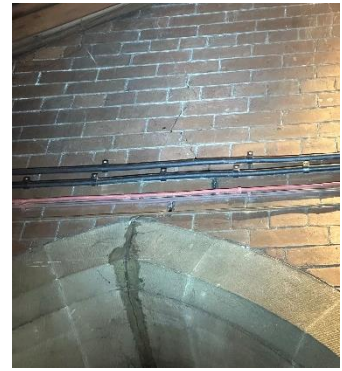


Figure 29 – crack above w lancet



Figure 30– bottom LHS of above

## 18. Chancel

- 18.1 Barrel ceiling with boarding. A couple of water marks at the junction of the ribs, no change since the last inspection.
- 18.2 Chancel arch – crack reported at the last inspection still visible, this appears to run from the south side of the keystone to just above the midpoint. Still appears to be around 2mm.
- 18.3 North wall – the organ occupies the majority of an arch to the west end. To the east there are two lancets, the easternmost has a crack above which has been reported previously and is currently around 4-5mm. To the base of the westernmost lancet emanates a large crack, also reported at the last inspection. A tell-tale may be useful here to rule out any progressive movement. Possible explanations include the east end settling slightly or ground heave, which could also be associated with the marble issues discussed below. The photograph in the last report isn't clear enough to see any progression.
- 18.4 East wall – three light lancet window. High level brickwork has salts coming through the mortar joints otherwise looks ok. The sandstone reveals are a little eroded. The lower brickwork is completely concealed by a very intricate reredos.
- 18.5 South wall – two openings, one arched containing seating and a linteled opening to the vestry, both are ok. As per the North wall, there is a crack between the two openings, from ground level all the way up to and past the string course. Again, a tell-tale may be useful to determine whether any movement is currently happening, though it look similar to the photo from the last report.
- 18.6 Flooring – carpeted at the low level and marble steps up to tiled area then marble steps to marble inlay. The two highest red marble steps have seen significant cracking, which the previous report suggests could be due to heave, but the cracking doesn't follow a significant



Figure 31 – cracking to N



Figure 32 – cracking to S

pattern to draw conclusive findings. At the far east end are floor grilles containing redundant heating pipes.

18.7 The choir pews are on timber platforms, which are in good condition as is the organ chamber.

18.8 The metal railings separating the chancel are a little loose.

## 19. Vestry



Figure 33 – cracking to E lancet



Figure 34 – below cill E wall

19.1 Ceiling – Boarded with exposed supports. Some historical water staining.

19.2 North wall – adjoins the chancel, brickwork is cracking at the eastern end which matches that on the opposite side as discussed at item 18.5.

19.3 East wall – brick with some efflorescence, mainly to the south where the roofline falls. A two light lancet with a significant crack to the head and to the left-hand side. Appears as though it has been re-pointed in a dark mortar in the past, though this has now fallen out leaving an open joint. There is also cracking to the brickwork to the bottom right-hand side of the cill. The brick faces are spalling to the left-hand side and more efflorescence at low level.

19.4 South wall – external brick wall with an arched doorway and arch-headed window. some cracking to the lintel above the door, at the apex and the right hand side, all noted in the previous report, monitor. Some salts beginning to show through mortar.

19.5 Floor – solid and recently carpeted to the most part. The floor near the entrance is herringbone with a recessed entrance mat which has been worn away over time. There are blocks missing here and undulation which need to be replaced as it presents a trip hazard at this frequently used entrance.

19.6 The room was reportedly opened out to provide a more usable space, as can be seen from the plans included at the end of section 5 of this report.

19.7 The door closer to the sanctuary is broken. A cupboard to the NW corner has doors that have a sizable gap when closed, this contains the vestments. There is no handle on the southern side of the cupboard to the SE corner, this contains cleaning materials and a small sink. The new boiler sits to the west of this.

19.8 All other doors are ok but require some general decoration as there is general wear and tear.

## 20. Monuments, Brasses, Furnishings, Organ & Clock



Figure 35 – Reredos screen

20.1 Reredos screen – painted gold, red and green, very intricate carvings. One of the column bases has broken away and some of the decoration to the base adjacent to the walls is degrading.

20.2 Stone font to the rear of the church, with a carved oak top, all ok.

20.3 Pews within the nave and north aisle are all the same style in pitch pine, rather plain. At the rear of the nave are a pair of pews one of which is an older pattern.

20.4 Organ: 3 manual, pipe organ, tuned twice a year by Whitwell and Green. Recent repairs to keys and pipes. The test due this year has reportedly not been completed due to illness of inspector.

20.5 Clock: Converted to electric by Smiths of Derby in 2012 and maintained by Local Authority. Metal dial with gold numerals on 3 elevations, all except the south.

## 21. Heating

- 21.1 The former Ideal 'De Dietrich' boiler (installed around 1995) was decommissioned and removed in 2022. New Valliant boiler situated in vestry runs full heating and hot water systems. New radiators and stainless steel pipework throughout the church.
- 21.2 No test reports of heating system following installation, installation paperwork not available for inspection, new test certificates should be kept in logbook.
- 21.3 Gas meter: on outside of Vestry on south elevation, within green enclosure.

## 22. Electrical

- 22.1 Tested in 2019 by Lightfoot's. Unsatisfactory certificate in logbook, no satisfactory report available, but the logbook does record the works undertaken to resolve the previous unsatisfactory report Main service is at the NW corner of nave next to tower stair. The wiring is in pyro. Secondary DB at Vestry.
- 22.2 Lighting: -the lighting was tested at the same time as the electrical system in 2019. The lighting has been fully replaced with energy efficient fittings during the 2018 re-ordering and subsequent works.
- 22.3 Sound system: upgraded in 2014 to include amplifier and microphones. New speakers required in time.
- 22.4 PAT: tested May 2023. Inc sound system. Reinforcement and radio mics-3 and 1 fixed.

## 23. Lightning Conductor – repaired and tested in 2021 after theft– no test certificate available at inspection but invoice available.

- 23.1 Terminals on the tower are connected to the conductor tape, which runs down the east side of the tower and then to the North side of the nave and the chancel to ground in the SE corner. There is also a terminal midway along the north aisle down to the ground.

## 24. Water & Sanitary Facilities



Figure 36 – new kitchen area

- 24.1 Greatly improved by south aisle re-ordering. Good hot and cold supply to kitchen sink with instant boiling water heater mounted on wall. Good accessible WC with sink.
- 24.2 Foul drainage: No details provided but assumed to connect to the highway or possibly to the former Vicarage system.
- 24.3 Surface water drainage: reported to be collected round the church and connected to the highway drainage system. No reported issues.

## 25. Fire Precautions -Good two-way escape. Extinguishers all serviced March 2022 as follows:

Fire matters: The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers previously noted:

Organ – 2kg CO<sup>2</sup>.

Vestry – 9 litre water.

N Aisle -9 litre water & 2kg CO<sup>2</sup>.

Kitchen – Fire Blanket (not mounted on wall)



## 26. Security provisions – unknown

**27. Access** – The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

27.1 **Wheelchair access:** there is level access from the roadside entrance up to the chancel step, none of the chancel is accessible.

## 28. Churchyard, boundaries, signs, paths, trees

28.1 The north, west and south boundary walls are grade II Listed by association with the church. The church is surrounded on three sides by a low brick wall with stone coping which is generally ok though the stonework at the south aisle on the west elevation entrance is breaking down. The railings at the west near the vestry entrance are newer. The remaining railings are Grade II Listed. All are rusting to the top and bottom.

28.2 There is no churchyard. The west wall encloses a narrow partially concreted area, which has a marginally higher ground level, that might be higher than the damp course and so may bring rising damp into the west wall. The west wall also has several cracks in the sandstone capping.

28.3 At the west former vicarage wall, the spike top railing whilst no doubt efficient, are rather foreboding but appear necessary.

28.4 The area to the south that abuts the former vicarage has a new fence and gravel pathway, both a great improvement. However, gravel looks to have been put on top of concrete and slightly bridges damp proof course and should therefore be raked away from the building.

28.5 On the north side, the area in front of the aisle has been relandscaped in grass and gravel and this has much improved the drainage at the base of the walls.



*Figure 37 – cracking to W wall*



*Figure 38 – new fence and gravel*



*Figure 39 – raised areas*

## PART THREE

### Summary of repairs in order of priority

	Comment	Item ref	Budget
<b>Category 1 - Urgent, requiring immediate attention.</b>			
1	Finish floor to WC lobby and vestry entrance	17.1.3, 19.5	£0
1	Gas safe/ heating test certs to be kept in log book	21.1	£1,999
1	Revised electrical test cert to be kept in log book	22.1	
<b>Category 2- Requires attention within 12 months.</b>			
2	Re-point lantern to tower	6.1.2	£0
2	Repair access hatch to tower	6.1.3	£1,999
2	Check if chimney is capped	6.2.2	
2	Clear organ roof gutters and inspect closer	6.6, 7.4	
2	Remove vegetation at NW buttress of organ chamber	8.3.2	
3	Re-point and inspect E gable water table	8.4.2	
2	Monitor tower louvers internally bi-annually for delamination or any deterioration of stone condition	10.1.1	
2	Monitor tower door lintel crack- speak to architect with any changes from photo	10.4.3	
2	Check purlin end for rot a N aisle if not already carried out – PCC to report back to Architect if this was done following last report.	14.1.2	
2	Remove lumber to base of stairs	10.3.2	
<b>Category 3- Requires attention within the next 12-24 months.</b>			
3	Re-decorate gutters and fascias	7	£0
3	Make new edge for lady chapel platform	14.1.1	£1,999
3	Decorate and ensure doors to porch close adequately	15.1.1	
<b>Category 4- Requires attention within the quinquennial period.</b>			
4	Monitor parapet movement to tower	6.1.1	£0
4	Monitor mullions and replace if lose more than 1/3 eroded	8.1.1	£1,999
4	Monitor movement at DPC	8.1.2, 8.2.2	
4	Decorate and repair entrance doors, decorate all external doors	11, 15.1.1, 16, 17.1	
4	Put tell tales on chancel crack if chance of progressive movement	18.3, 18.5	
4	Re-decorate railings and monitor boundary walls	28.1	
4	Remove rust from bell frames	10.1.2	
4	Repair reredos base	20.1	
<b>Category 5- A desirable improvement with no timescale.</b>			
5	Monitor for any damp to the base of the wall at W end	28.2	£0
5	Fix doors to vestry to close more closely	19.7	£1,999
5	Clean up the statue of St Aidan if funds allowed.	9.1.2	
<b>Advice &amp; routine maintenance.</b> This can mostly be done without professional advice or a faculty.			
	Clear all gutters and gulleys on a routine basis		
	Brush off salts from internal walls		

### AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Rear of tanks and pipes where inaccessible





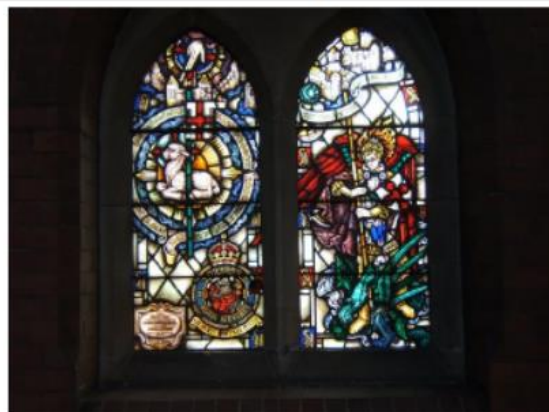
Record of glass supplied by Dr Neil Moat



South aisle – Messrs. C.E. Kempe (Tower) & Co. (London)



South aisle – Messrs. C.E. Kempe (Tower) & Co. (London)



South aisle second from east – ‘Designed And Executed by D[orothy]. Marion Grant [1912-88] / Assisted By / E[dward]. L[iddall]. Armitage [1887-1967] / And Messrs. L[owndes]. & D[rury] [i.e. The GLASS HOUSE, FULHAM, where Armitage was a business partner of Victor Drury].’ – memorial to airman

Henry Albert Bolton d. 31 Aug. 1940 aged 21. A striking asymmetrical design depicting St. Michael killing the Serpent, the Apocalyptic Lamb of God and the new Jerusalem coming down from Heaven.



South aisle first from east – John D. Hayward (1929-2007)



North aisle first from east – John D. Hayward (1929-2007)



North aisle westernmost – Messrs. Bacon Bros. (London)



South aisle westernmost – Messrs. Bacon Bros. (London)



West windows – Messrs. C.E. Kempe & Co. (London)



East windows – Messrs. Bacon Bros. (London)



## Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.
- **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>  
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3 and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility>.

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>