

Padgett White: **architects** Ltd.  
The Dovecot  
4 Hunwick Hall Farm  
Church Lane  
Hunwick, Crook  
County Durham  
DL15 0JS

T: 01388 665703  
E: [info@pw-architects.co.uk](mailto:info@pw-architects.co.uk)  
W: [www.pw-architects.co.uk](http://www.pw-architects.co.uk)

**PW:a**  
ARCHITECTS



Diocese of Durham  
Quinquennial Inspection Report 2023  
All Saints Church  
Hurworth  
Co Durham

Diocese of Durham

Inspection of Churches Measure 1955

(current version)

Architects Report no. 2

inspected April 2023

Archdeaconry of Auckland

Deanery of Auckland

Incumbent: Interregnum

Inspection Architect

J M White BA(Hons) PG Dip RIBA

This report has been prepared on the basis of a the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

### Index

- 1.0 Background and general
- 2.0 Scope of report
- 3.0 Works carried out since previous reports
- 4.0 General condition of Church

### External inspection

- 5.0 Roof coverings, Tower and Belfry
- 6.0 Exterior door
- 7.0 Exterior windows
- 8.0 Rainwater goods and drainage
- 9.0 External Walls and Structure

### Internal Inspection

- 10.0 Roof structure and ceilings
- 11.0 Internal walls, doors and panelling
- 12.0 Ground floor structure
- 13.0 Internal finishes
- 14.0 Fittings, fixings and furniture
- 15.0 Vestry and Tower
- 16.0 Heating installation
- 17.0 Electrical installation
- 18.0 Fire precautions
- 19.0 Disabled Provision
- 20.0 Toilet and Kitchen
- 21.0 Bats

## Curtilage

- 22.0 Churchyard and Environs
- 23.0 Log book
- 24.0 Memorials
- 25.0 Previous quinquennial reports

## Recommendations

Where work is recommended a code number is entered in the right hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

## **1.0 Background and General**

- 1.1 All Saint's Church was originally built in the 12<sup>th</sup> century, although there has been a Church on the site since the 12<sup>th</sup> century the present building dated from the 19<sup>th</sup> century.

The current Church was built in 1832 incorporating the base of the Tower and two pillars from the original building. Some carved heads and two prone figures were also saved. In 1872 the Chancel and high roof were added, and the galleries were moved. In 1985, the rear of the Church was altered for use as a Church Hall. This comprised of a large upper room and toilet and lower room with toilet and beverage area. Two rows of pews were removed but no structural changes made so that it can be dismantled, if desired.

- 1.2 The Church is located on Church View in the village of Hurworth on Tees which lies on the northern boundary of the river Tees in the very centre of the village.
- 1.3 Hurworth is a village in the borough of Darlington, within the ceremonial county of County Durham, England.
- 1.4 Ordnance Survey Map NZ308 101.

### General Description of Church

- 1.5 The Church building is a cruciform Church with a four-bay aisled Nave that has a west Tower and a south Porch, Transepts, a Chapel in the Angle of the North Transept, and a three-bay Chancel with two-bay aisle and an un-aisled sanctuary.
- 1.6 The external walls are of close-jointed squared and tooled stone with ashlar dressings.
- 1.7 The roofs are largely covered in graduated Lakeland slates. However, the northern side aisle to the nave is covered in Welsh slate laid in even courses.
- 1.8 Trees, the Churchyard contains several mature trees. The PCC would be well advised to have the trees condition surveyed by a qualified arborist.
- 1.9 The Church is a Grade II Listed Building under the Town and Country Planning Act and lies in a Conservation Area. The Planning Authority is Darlington Borough Council. The listing status is attached to this in the Appendix.
- 1.10 Little remains visible of the Medieval Church; it is clear that some of its fabric survives, but it is difficult to ascertain exactly how much. A plan of 1828 shows the building in what was presumably its Medieval form.

The first of two major 19<sup>th</sup> century reconstruction took place in 1831, carried out and apparently designed by the Darlington builder Thomas Tibbats. A number of drawings associated with the work survive and a series can be viewed in the archive of the Incorporated Church Building Society [www.churchplansonline.org](http://www.churchplansonline.org).

A second major reconstruction took place in 1871 (although the faculty is dated 1869). Despite this documentary evidence, neither the extent of surviving Medieval fabric nor the exact order and extent of each phase of the 19<sup>th</sup> century works are quite clear today.

Under a faculty granted in 1985 additional facilities were built and another grant in 2015 replaced the existing gas boilers with a single Biomass boiler.

- 1.11 The Church and its site are identified as being of significant archaeological importance. Any significant plans for work to the site and premises should then be the subject of consultation with the Diocesan Archaeological Adviser and Darlington Borough Conservation Officer.

## **2.0 Scope of Report**

- 2.1 This report is based principally on observations made from ground level, but also from latter access to Parapet level of roofs to Aisle and Transepts, plus internal ladder access to each of the floor levels within the Tower, plus knowledge of the condition of the Tower roof following recent related remedial works. Unless otherwise stated the inspection has been purely visual and no enclosed spaces, inaccessible parts such as roof spaces, or hidden timbers etc. have been opened up for inspection.

- 2.2 Particular items not inspected or covered by this report are:-

- a) Floor or roof voids.
- b) Full testing of drainage.
- c) Parts hidden by fixed furniture.
- d) Testing of the heating installation.
- e) Testing of the electrical installation including audio system.
- f) Testing of fire alarms and firefighting equipment.
- g) Testing of organ.

- 2.3 Items b), d), e), f) and g) are assumed to be subject to programmed cycles of regular inspection and testing by relevant specialists. Arrangement should be regularly reviewed to match inspection schedules to the age and condition of particular installations.

- 2.4 It should be noted that nothing in the Diocesan scheme modifies the need to apply for archdeacon's certificates or faculties where such authorities are necessary before repair work may be undertaken.

2.5 The repair of Churches in many aspects is a highly specialised subject. There is then a need to obtain specialist advice with the drawing up of a detailed specification for any work to ensure a technically satisfactory and aesthetically acceptable solution. Economy and permanence of repairs are important considerations.

2.6 This report indicates the condition of the buildings at a time of the inspection. It does not purport to be wholly comprehensive or to give definitive solution for remedial work. It is a report only and should not be utilised as a specification for the execution of repairs and must never be used for such purposes, neither should it be used for obtaining quotations from builders. Professional advice should be obtained to avoid inappropriate solutions which may result in the potential aggravation of defects. Repairs should also maintain the architectural character of details, finishes etc.

### **3.0 Works Carried out Since Previous Report**

3.1 10/01/2018 Service £363.54.

3.2 27/03/2018 Repair £105.00.

3.3 23/08/2018 5 year Fixed Electrical Installation inspection £360 inc VAT.

3.4 28/01/2020 PAT testing £186.50 + VAT £223.80 total.

3.5 02/2020 Installation of further brackets to the grab rope in the tower staircase.

3.6 19/10/2020 Inspection of fire extinguishers.

3.7 05/2021 Installation of swift bird boxes in the belfry.

3.8 06/2021 repair and recovering of north side aisle roof, including remodelling to improve drainage £23,495 + VAT.

3.9 06/2021 repointing to selected areas on north side aisle wall £1,500 + VAT.

3.10 24/06/2021 repair of leak to central heating pipe £735.71 ex VAT, £882.85 total.

3.11 22/09/2021 scheduled service £300 incl VAT.

3.12 23/05/2022 unplanned callout to clear blockage in rotary valve £78 incl VAT.

- 3.13 25/05/2022 Fire extinguishers service £45.60.
- 3.14 31/05/2022 scheduled maintenance: service; clean store and hopper, repaired hole in pellet tube £336 incl VAT.
- 3.15 08/06/2022 unplanned shutdown due to temperature sensor connection fault. Cost £172.08.
- 3.16 12/07/2022 Organ service £168.00.
- 3.17 18/07/2022 TR unplanned callout to tighten retaining screw on actuator £78 incl VAT.
- 3.18 05/08/2022 Lightning Protection Inspection & Test £105 + VAT dependant on a 5 year annual test contract.
- 3.19 14/09/2022 PAT testing.
- 3.20 Biomass heating system: all work carried out by Teesdale Renewables.
- 3.21 10/11/2022 blockage cleared £156.

#### **4.0 General Condition of Church**

- 4.1 The Church is generally in a good state of repair; although historically it has obviously suffered from amounts of water ingress which hopefully have been reduced by earlier repair works to roofs and gutters; along with the re-roofing of the north side Aisle in 2021. This should be monitored closely to ensure that the drying out continues and once drying out has completed repair/re-decoration should be considered.

#### **External Inspection**

##### **5.0 Roof Coverings, Tower and Belfry**

- 5.1 North side of Chancel is Lakeland Westmorland slate in good condition with decorative ridge.
- 5.2 North side aisle to Chancel is Lakeland Westmorland slate in good condition.
- 5.3 East side of north Transept roof is concealed by a stone parapet. This was surveyed and repaired as part of the 2021 works.
- 5.4 West side on north Transept and Nave north side aisle as above.
- 5.5 North side of Nave where visible from ground level is Westmorland slate in good condition.

- 5.6 North Side Aisle to the Nave was fully recovered in the 2021 works. This included a full strip of the roof covering, changing the roof geometry to improve weathering, re-formation of parapet gutters to improve detailing and ventilation, installation of lead flashings to rear of parapet walls, repointing and bedding of parapet copings, repointing of adjacent stonework using NHL mortar and re-slating of roofs in reclaimed Welsh slate. This roof is now in excellent condition, however when viewed from the Tower it is clear that the parapet gutter does need cleaning out; this should be done bi-annually to prevent blockage and water ingress. 1
- 5.7 South side of Nave where visible from ground level is Westmorland slate in generally good condition although there are a number of cracked or missing slates which should be repaired. 2
- 5.8 South Side Aisle to Nave has recently been recovered in Westmorland slate in good condition. The lead tapered parapet gutter has also been replaced and is in good condition. However, when viewed from the Tower it is clear that the parapet gutter does need cleaning out; this should be done bi-annually to prevent blockage and water ingress. 1
- 5.9 West side of porch roof Westmorland slate in good condition. East side of porch roof Westmorland slate in good condition; although repairs have been carried out to provide supplementary support to a number of slates one of which has started to slip, this should be re-fixed. The back of the water tabling on both East and West side requires repointing in NHL sand mortar. 2
- 5.10 West side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition when parapet gutters are next cleaned. However, the coverings appear to be in generally good condition when viewed from the tower. 2
- 5.11 East side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition when parapet gutters are next cleaned. 2
- 5.12 South side of Chancel Westmorland slate in good condition decorative wrought iron ridge should be decorated to protect from weather. 3
- 5.13 South side aisle to Chancel Westmorland slate in good condition.
- 5.14 Tower roof: Leadwork to roof, access hatch and flagpole base was apparently an original installation with some localised subsequent remedials. Significant improvements to flashing abutments with Parapet stonework etc. were achieved in association with the Parapet stabilisation works undertaken in 2009. All remain in sound condition 2

with no evidence of distress in the roof timbers as viewed from the Belfry. The leadwork and the timber framing to the access hatch in the north east corner require a small amount of repair to prevent water ingress.

- 5.15 Significant stabilisation works to the corner piers and Parapet balustrading to the Tower roof were completed in October 2009 including the installation of stainless steel tie rods, together with remedial works to lead roof upstand flashings, with a subsequent return by the Contactor to renew related pointing to flashing chases. These remain in apparently sound order.
- 5.16 Lightning Conductor: The installation appears to be in sound/continuous tape order with terminals at Tower roof level renewed with work at this level in 2009.
- 5.17 A programme of cleaning and maintaining the parapet gutter, rainwater hoppers, rainwater downpipes etc. should be established to prevent blockages and potential water ingress. 2

## **6.0 Exterior Doors**

- 6.1 Entrance door is in good condition.
- 6.2 Timber door to Tower is in good condition; replaced since last inspection.
- 6.3 Porch entrance doors timber and metalwork require redecoration. 2
- 6.4 Door to Vestry would benefit from redecoration. 3

## **7.0 Exterior Windows**

- 7.1 Window 12 is protected externally with a mesh grille in good condition.
- 7.2 Window 11 is protected externally with mesh grille in good condition.
- 7.3 Window 10 has been protected with polycarbonate sheet fixed with putty/mastic which is unsympathetic and has the potential to trap moisture and alternative fixing method should be investigated. 3
- 7.4 Window 9 has been protected with polycarbonate sheet with screw fixing into mortar joints.
- 7.5 Window 7 is protected externally by mesh grille in good condition.
- 7.6 Window 6 protected externally with mesh grille in good condition.

- 7.7 Window 5 is protected externally by mesh grille which is generally in good condition. However, the right hand lancet stained glass panels appears to have been damaged following external impact. The grille should be repaired or replaced, and the stained glass repaired. 3
- 7.8 Windows 4 and 3 are protected externally by polycarbonate sheet; consideration should be given to remove for cleaning and re-fixing. 3
- 7.9 Stained glass windows within the spiral stair tower are not protected 2 3  
no. have been damaged and require repair. Consideration should be given to installing protection.
- 7.10 Window 2 is protected externally with mesh grille in good condition.
- 7.11 Window 1 is protected externally with polycarbonate sheet. Consideration should be given to removing for cleaning and re-fixing. 3
- 7.12 Windows 24, 20 and 19 are protected externally with mesh grilles, consideration should be given to removal to enable cleaning.
- 7.13 Window 23 is protected externally by polycarbonate sheet. Consideration should be given to removal for cleaning.
- 7.14 Window 21 is protected externally by polycarbonate sheet. Consideration should be given to removal for cleaning. 3
- 7.15 Window 18 is protected externally by polycarbonate sheet in good condition. Consideration should be given to the removal for cleaning and re-fixing. 3
- 7.16 Window 17 is protected externally by mesh grille in good condition.
- 7.17 Window 16 is partially protected externally by polycarbonate sheet in poor condition, consideration should be given to a replacement complete solution. 3
- 7.18 Window 14 is protected externally by mesh grille in good condition.
- 7.19 Window 13 is protected externally by mesh grille in satisfactory condition although buckled in places.
- 8.0 Rainwater Goods and Drainage**
- 8.1 Rainwater goods 'to open eaves' are cast iron moulded gutters mounted on moulded stonework with cast iron downpipes which all appear to be in good condition, all require full redecoration to prolong their lifespan. 3

- 8.2 There are a number of concealed parapet gutters to the north and south transepts which require additional high level access to enable inspection/cleaning.
- 8.3 However, it should be noted that the hopper and downpipe located between the west wall of the north Transept and the north wall of the north side aisle to the Nave shows significant signs of dampness this is thought to be historic and prior to the works carried out in 2021 but should be monitored.
- 9.0 External Walls and Structure**
- 9.1 North wall of Chancel: Stonework in generally in good condition 2  
although area above and left of window 12 should be carefully repointed. Possible leak from gutter should be investigated.
- 9.2 East wall of north side aisle to Chancel: Stonework in generally good 2  
condition although area from window cill upwards should be carefully repointed. Holes which appear to be redundant fixings from an old downpipe should also be pointed to prevent moisture gaining access to the stone. Upper level of buttress facing north, east and south should also be brushed to remove loose stone and carefully repointed. Leak from gutter should be investigated.
- 9.3 North wall of north side aisle to Chancel: Stonework in generally good 3  
condition. Although eastern panel above spring of window up to the gutter should be raked out and repointed in NHL: sand mortar also upper section of buttress at east end.
- 9.4 East side of north Transept: Stonework generally in good condition 3  
however consideration should be given to the removal of redundant fixings and the re-pointing of the resulting holes to prevent water ingress.
- 9.5 North elevation of north Transept: Stonework generally in good  
condition.
- 9.6 West elevation of north Transept: Stonework generally in good  
condition.
- 9.7 North elevation of extended north side aisle to Nave: Stonework 4  
generally in good condition however stone surround to window 5 shows signs of erosion, which should be monitored and reviewed at next quinquennial inspection.
- 9.8 West elevation of extended north side aisle to Nave: Generally good  
condition following earlier repointing however, buttress at north would benefit from localised repointing.

- 9.9 North elevation of north side aisle to Nave: Stonework generally in good condition; following earlier repointing works.
- 9.10 Walls to spiral stair enclosure to Belfry: Stonework generally in good condition.
- 9.11 North side of Tower: Stonework generally in good condition. Timber 3  
louvres to bell chamber should be inspected and repaired/redecorated.
- 9.12 West side of Tower: Stonework generally in good condition. Although 3  
stonework to either side and surround of clock should be carefully  
repointed. Timber louvres to bell chamber should be inspected and  
repaired/redecorated.
- 9.13 South side of Tower: Stonework generally in good condition. However 3  
eastern corner of parapet to roof has a significant deflection which has  
been restrained by earlier retention structures. Timber louvres chamber  
should be inspected and repaired/redecorated.
- 9.14 West elevation of south side aisle: Stonework requires careful 3  
repointing around moulded niche, parapet wall and wall beneath  
moulded stone down to the apex of the niche.
- 9.15 South wall of south side aisle to Nave: Stonework generally in good 3  
condition. Wall above and to west of porch should be carefully  
repointed. Buttress to east of porch should be carefully repointed. Wall  
to east of porch would benefit from repointing generally.
- 9.16 West side of Porch: Stonework generally in good condition although 3  
signs of water staining from leaking gutters are evident and should be  
investigated. Stonework above window should be repointed.
- 9.17 South elevation of Porch: Stonework generally in good condition but 3  
would benefit from repointing. The stone pilaster to the left of the  
doorway should be replaced when funds are available.
- 9.18 East elevation of porch: Stonework generally good condition.
- 9.19 West side of south Transept: Stonework generally in good condition 3  
although repointing required to parapet and northern end of wall.
- 9.20 South elevation of south Transept: Stonework generally good although 3  
consideration should be given to careful repointing around moulded  
stonework to window 18.

- 9.21 East side of south Transept: Stonework generally in good condition, consideration should be given to pointing up redundant holes left in masonry from previously installed rainwater goods. 3
- 9.22 South side of south side aisle to Chancel: Stonework shows early signs of erosion and would benefit from repointing. Stone adjacent to downpipe has been damaged by fixing of downpipe. Consideration should be given to a localised stonework repair. Now that the basement boiler room is redundant consideration should be given to the corrugated plastic roof over the access which is unsympathetic and in poor condition. 3
- 9.23 East elevation of south side aisle to Chancel: Stonework shows signs of significant erosion possibly as a result of pellet store located adjacent and would benefit from brushing and repointing to fill voids. 3
- 9.24 South elevation of Chancel: Stonework at low level shows signs of significant erosion possibly as a result of pellet store located adjacent and would benefit from brushing and repointing to fill voids. 3
- 9.25 East elevation of Chancel: Stonework generally in good condition although consideration should be given to repointing from cill level upwards to north of window. 3

### **Internal Inspection**

#### **10.0 Roof Structure and Ceilings & Porch**

- 10.1 Chancel consist of 4 no. principal arched timber trusses supported on stone carved kneelers and 3 no. intermediate timber arched trusses supported by a wall plate. The trusses support exposed rafters and purlins and a diagonal timber boarded ceiling. Although the ceiling timbers were dark all appeared in good condition. Consideration could be given to cleaning as and when funds permit. 4
- 10.2 North side aisle to Chancel mono-pitched timber roof with exposed rafters, purlins and diagonal sarking board (as Chancel) in good condition. Consideration could be given to cleaning as and when funds permit. 4
- 10.3 South side aisle (over Vestry and organ) as 10.2 above although plastic sheeting has been installed to the underside of the roof over the organ. If this is due to water ingress the cause should be investigated and repaired; following which the sheet should be removed to allow the timber to dry. Consideration could be given to cleaning as and when funds permit. 2  
4

- 10.4 Nave roof is supported by 4 no. timber trusses and a masonry arch. Rafters and purlins are exposed with plaster and pointed inset ceilings; all appear in good condition.
- 10.5 North Transept is a flat timber beamed ceiling with plaster and painted inset ceilings; all appear in good condition.
- 10.6 North side aisle as 10.5 above although roof is slightly dual pitched.
- 10.7 South Transept as 10.5 above.
- 10.8 South side Aisle has a mono-pitched plaster and painted ceiling with no exposed timber. It appears to be in generally good condition apart from at this east end where it is damaged. This should be investigated and repaired. 3
- 10.9 North side of Church centre has a mono-pitched plaster and painted ceiling with no exposed timber; in good condition.
- 10.10 Church centre has a timber beam supported ceiling which is plastered and painted; in good condition.
- 10.11 Kitchen has a plastered and painted ceiling; in good condition.
- 10.12 Wc and lobby to wc have a suspended tile ceiling which is in good condition. Extractor fans appear to be in poor condition, light fittings in lobby are not working and in wc has no diffuser. 2
- 10.13 South side of Church centre has a mono-pitched ceiling which is plastered and painted; generally, in good condition although minor repair and redecoration is required. 3
- 10.14 Ceiling over stair to first floor is a flat plastered and painted ceiling which shows signs of water ingress to west end; to be investigated. 2
- 10.15 First floor Church centre has a flat plastered and painted ceiling; in good condition.
- 10.16 Lobby and wc have a suspended tile ceiling which is in poor condition. However light fittings have no diffusers and extractors appear to be in poor condition. Ceiling in the lobby and wc have missing tiles which should be replaced. 2
- 10.17 Storeroom has a suspended tile system however it has a number of missing/damaged tiles which should be replaced, furthermore there are signs of water ingress in the north west corner. 2

- 10.18 Porch roof is exposed timber rafters with diagonal timber sparking board all in good condition.
- 11.0 Internal Walls, Doors and Panelling**
- 11.1 First floor store/wc veneered flush doors; good condition.
- 11.2 First floor Church centre 2 no. hardwood 8 panelled doors; good condition.
- 11.3 Ground floor Church centre wc veneered flush door; good condition.
- 11.4 Ground floor Church centre lobby and store doors are hardwood 8 panel doors; good condition.
- 11.5 Ground floor Church centre has hardwood/composite glazed screen and double door to Nave and lobby; good condition.
- 11.6 The Chancel and north/south side aisles are fair faced stone which are generally in good condition, although there are areas of efflorescence and salt migration which should be monitored. This is particularly prevalent in the area adjacent to the non-redundant boiler flue. This should be carefully brushed back and then monitored over the next quinquennium. 3
- 11.7 The reredos screen shows a minor amount of movement which should be monitored. If it proves to be stable, consideration should be given to generally repointing the disturbed area. 3
- 11.8 Window 16 within the Vestry shows signs of movement which should be monitored. If it proves to be stable, consideration should be given to repointing the disturbed area. 3
- 11.9 North Transept has plastered and painted finishes which are generally in good condition however there are signs of earlier moisture ingress on west wall which should now be drying. Consideration should be given to redecoration with lime based paint once dry. 3
- 11.10 North side aisle has plastered and painted finishes with timber dado panelling to pews all appear in generally good condition; although there are signs of earlier moisture ingress to the right of window 05 on north wall, around the memorials on the west and north walls which should now be drying. Consideration should be given to redecoration with lime based paint once dry. 3
- 11.11 South Transept has plastered and painted finishes and timber dado panelling to pews which appear in good condition with the exception of the west and east walls which show significant signs of earlier water 3

- ingress, which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken.
- 11.12 South side Aisle has plastered and painted finishes and timber dado panelling to pews. The plaster finishes show significant signs of water ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 3
- 11.13 Ground floor Church centre has plastered and painted finishes in good condition with the exception of the north east corner which shows signs of earlier moisture ingress which should now be drying. Consideration should be given to redecoration with lime based paint once dry. 3
- 11.14 Kitchen has plastered and painted finishes north wall shows a crack which should be monitored; consideration should be given to filling and redecoration. West wall has been damaged this should be repaired and redecorated. South wall has vertical crack which should be monitored; consideration should be given to filling and redecoration. 3
- 11.15 Lobby has plastered and painted finishes which appear to have been damaged on south wall by moisture ingress which should be investigated; once dry finishes should be repaired and redecorated. 3
- 11.16 Wc has plastered and painted finishes which are generally acceptable, but consideration should be given at redecoration. There is a small amount of disruption caused to the decoration by effervescence adjacent to the hand dryer which should be investigated. 3
- 11.17 Church centre lobby to staircase has plastered and painted finishes. South and west walls show signs of damage caused by moisture ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 3
- 11.18 Church centre first floor has plastered and painted finishes in good condition.
- 11.19 Lobby has plastered and painted finishes in good condition although the south wall does have an amount of flaking paint.
- 11.20 Wc has plastered and painted finishes in good condition.
- 11.21 Store has plastered and painted finishes in good condition.

11.22 Porch walls are exposed stone. North wall shows signs of moisture ingress over internal door which should be investigated. East wall good condition. South wall shows signs of erosion around the door. The doors require improvement in terms of weather seal. West wall good condition. 3

## **12.0 Ground Floor Structure**

12.1 Chancel has a solid floor with tile/carpet finishes; however, the choir stalls have a raised timber boarded floor. The Altar is raised by 2no. steps which is a solid floor with tile/carpet finishes; all are in good condition.

12.2 The Nave, side aisles and transepts have solid floors to the aisles with tile and carpet finishes but the areas under the pews are suspended timber boarded floors with no finish. All appear in generally good condition although a number of the tiles should be repaired and re-fixed. 3

12.3 The Church centre would appear to have a floor construction as noted in 12.02 above although it is covered entirely in carpet tiles which are generally in good condition.

12.4 Kitchen has a vinyl floor covering in good condition.

12.5 WC has new vinyl floor coverings in good condition however, edges are loose which should be fixed/sealed. 3

12.6 Lobby and staircase to first floor as 12.03 above although some tiles need refixing. 2

12.7 First floor Church centre is a suspended timber floor with carpet tile coverings in good condition.

12.8 First floor lobby, wc and store have vinyl coverings in good condition.

12.9 Porch floor is a solid floor with tiled finishes and mat well.

## **13.0 Internal Finishes**

13.1 Walls are a combination of fair faced stone work and plastered finishes with stone reveals to window and door opening and stone quoins to arches. The decorative finish is good except where damp has previously disrupted the finish. These areas should be carefully monitored to ensure drying continues. Once fully dry consideration should be given to re-plastering and redecoration. Specification advice should be sought from the Church Architect.

## **14.0 Fitting, Fixtures and Furniture**

14.1 Furnishing generally remain in a good, well maintained condition. These include:-

- A carved marble and stone pulpit.
- Brass communion rail.
- Brass lectern.
- A stone font with timber lid at the bottom of the south west staircase.
- A carved stone reredos with mosaic infill panels behind the Altar.
- A pipe organ – Peter Conacher & Co, Springwood, Huddersfield.
- Stained timber pews, all of which are in sound order and free from any evidence of rot or beetle infestation.

## **15.0 Vestry and Tower**

15.1 The Vestry: Is located within the south side aisle to the Chancel all finishes including carved screens in well maintained condition.

15.2 Some efflorescence in surface of stonework on south wall adjacent Vestry screen related to now redundant boiler chimney. Needs to be monitored but not a significant issue.

15.3 Tower Bell Chamber:

Underside of roof in apparently fair condition with no significant signs of rainwater ingress. No evidence of recurrence of previous problems related to drainage hopper blockage. The inside of the masonry walls would benefit from a general clean down and then repointing to fill voids. Furthermore, the internal boarding to the louvered openings should be temporarily removed to allow for inspection of the louvres. 3

15.4 Access to the roof is via an intricate combination of vertical steel ladders. Within which there is a timber beam access plank with guard rails, which are generally in good condition.

However, in one area the plank has suffered deterioration as a result of water ingress, from the hatch above. Consideration should be given to its repair. Furthermore, the fixed ladders would benefit from a wire brush, rust abatement treatment and full decoration using a hammerite type of paint to aid their longevity. 2

15.5 Bells apparently in good working order but note again complex triple pulley system for Sanctus bell.

15.6 Tower Ringer Chamber:

Whitewashed walls and carpeted floor remain in good order with foot mats for ringers and tidy storage of pull ropes.

Leaded light windows in fair order, but cracked glass in main pane to west window, plus some need for attention to leadwork.

Clock mechanism in apparently well maintained order.

Access to the bell chamber is via a lightweight aluminium ladder stored in one corner.

15.7 Tower Access Stair:  
Stone spiral and walls in fair order.

## **16.0 Heating Installation**

16.1 During 2015 the heating system has been replaced with a new biomass boiler with associated fuel pellet store located to the south of the Chancel which was all reported to be working well and a significant improvement over the previous system. The basement boiler room and associated flue is now redundant and not inspected at the time of this survey. The new heating system should be maintained in full accordance with the manufacturer's recommendations. However, the timber enclosures for the pellet store and biomass boiler would benefit from localised repair and full re-decoration to aid their longevity. 2

16.2 Extract ventilation to wc's, kitchen and other ancillary spaces would appear to be a multi-vent system as ductwork can be seen through the damaged first floor store ceiling. It is not clear that this system is working and functional. This system should be checked and serviced by a specialist to ensure it is working correctly. 1

## **17.0 Electrical Installation**

17.1 At the time of the previous Quinquennial Report the inspecting Architect noted that; a detailed inspection and report had been commissioned in late 2012 noting areas that required upgrading to comply with appropriate certification/safety requirements. Unfortunately, at present there does not appear to be a copy of this report available; nor any record of what works have been undertaken in response to it. This should be provided and if possible, verified. 1

17.2 The Church Centre distribution board is marked to confirm that it had been inspected April 2018 next inspection due April 2023 this is now due, the Chancel distribution board is marked the same. 1

17.3 Given the issue noted in 17.1 above and the fact that testing and re-certification is now due as noted in 17.2 above. It is recommended that all electrical systems are inspected and tested by an appropriately qualified electrician; to ensure compliance with current certification and safety standards. 1

## **18.0 Fire Precautions**

18.1 The location and type of fire extinguishers apparently match requirements and are subject to annual inspection and testing in March of each year.

- Chancel 9L water inspected May 2022.
- Church centre ground floor 9L water inspected May 2022.
- Church centre first floor Co<sub>2</sub> 2kg inspected May 2022.

## **19.0 Disabled Provision**

19.1 Access to the Church appears to be unrestricted with only a small step at the entrance door which should not present difficulties. Parking space for wheelchairs should be allowed inside the Church without causing an obstruction or making users feel prominent. Users with hearing and visual disabilities now have a hearing loop and sound reinforcement system available. Wheelchair users are given special attention to avoid having to negotiate the Chancel steps.

## **20.0 Toilets and Kitchen**

20.1 Ground Floor Accessible Toilet: Appeared to be in good working order.

20.2 First Floor Toilet: Appeared to be in good working order.

## **21.0 Bats**

21.1 There were no reports of bat roosting in the Church, but if roof timbers are to be treated then bat friendly treatments are required.

## **Curtilage**

### **22.0 Churchyard and Environs**

22.1 The extensive Churchyard continues to be very well maintained in a tidy condition with Borough Council vested with areas of responsibility for maintenance. The yard contains a substantial number of burials; some form its earliest establishment. Some grave stonework and headstones are noted as having been subject to deterioration primarily due to age. These should remain the subject of regular monitoring and rendered safe as appropriate. There are two reductant stone fonts which have been removed from the Church and placed within the Churchyard, one laid on its side on the north elevation adjacent window 5 and the other adjacent to the south porch. The condition, dating and location of these fonts should be carefully reviewed.

22.2 Boundary Wall: The external walls to tall four boundaries are a mixture of stone and brickwork with some areas of cement render. Those on the north boundary are all generally sound but with only minor localised areas of deterioration in pointing. Their condition should be regularly monitored.

22.3 Lych Gates: There are two Lych gates of similar design located at the west and east end of the street frontage. Both are in sound order with no significant signs of distress in the oak framing except for some binding of gate leaves. Roof tiling to both is in fair order but should be regularly monitored with respect to broken or loose tiles.

**23.0 Log Book**

23.1 The log book was unavailable for inspection but a record of work was sent by email. It would be very much appreciated if the Church log book could be brought up to date and then maintained as a comprehensive record of works carried out. 3

**24.0 Memorials**

24.1 There are various memorials attached to internal walls to the perimeter of the Church. Defects identified in two in the previous inspection have been addressed.

**25.0 Previous Quinquennial Reports**

- 25.1 • 24<sup>th</sup> April 2013 Malcolm R Cundick Dip Arch (Oxford) RIBA
- March 2018 J M White, Padgett White Architect Ltd

**Recommendations**

| <b>Urgent Works Requiring Immediate Attention: Category 1</b> |  | <b>Item</b> |
|---|--|-------------|
| i)  | This roof is now in excellent condition, however when viewed from the Tower it is clear that the parapet gutter does need cleaning out; this should be done bi-annually to prevent blockage and water ingress.   | 5.6         |
| ii)   | However, when viewed from the Tower it is clear that the parapet gutter does need cleaning out; this should be done bi-annually to prevent blockage and water ingress.   | 5.8         |
| iii)  | Extract ventilation to wc's, kitchen and other ancillary spaces would appear to be a multi-vent system as ductwork can be seen through the damaged first floor store ceiling. It is not clear that this system is working and functional. This system should be checked and serviced by a specialist to ensure it is working correctly.  | 16.2        |
| iv)   | At the time of the previous Quinquennial Report the inspecting Architect noted that; a detailed inspection and report had been commissioned in late 2012 noting areas that required upgrading to comply with appropriate certification/safety requirements. Unfortunately, at present there does not appear to be a copy of this report available; nor any record of what works have been undertaken in response to it. This should be provided and if possible, verified. | 17.1        |

- v) The Church Centre distribution board is marked to confirm that it had been inspected April 2018 next inspection due April 2023 this is now due, the Chancel distribution board is marked the same. 17.2
- vi) Given the issue noted in 17.1 above and the fact that testing and re-certification is now due as noted in 17.2 above. It is recommended that all electrical systems are inspected and tested by an appropriately qualified electrician; to ensure compliance with current certification and safety standards. 17.3

**Indicative cost for the works in Category 1 would be £ 1,000 - £ 1,500 excluding VAT and fees.**

**Work Recommended to be Carried Out During Next 12 Months: Item Category 2**

- vii) South side of Nave where visible from ground level is Wesmorland slate in generally good condition although there are a number of cracked or missing slates which should be repaired. 5.7
- viii) West side of porch roof Westmorland slate in good condition. East side of porch roof Westmorland slate in good condition; although repairs have been carried out to provide supplementary support to a number of slates one of which has started to slip, this should be re-fixed. The back of the water tabling on both East and West side requires repointing in NHL sand mortar. 5.9
- ix) West side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition when parapet gutters are next cleaned. However, the coverings appear to be in generally good condition when viewed from the tower. 5.10
- x) East side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition when parapet gutters are next cleaned. 5.11
- xi) Tower roof: The leadwork and the timber framing to the access hatch in the north east corner require a small amount of repair to prevent water ingress. 5.14
- xii) A programme of cleaning and maintaining the parapet gutter, rainwater hoppers, rainwater downpipes etc. should be established to prevent blockages and potential water ingress. 5.17
- xiii) Porch entrance doors timber and metalwork require redecoration. 6.3

- xiv) North wall of Chancel: Stonework in generally in good condition 9.1  
 although area above and left of window 12 should be carefully  
 repointed. Possible leak from gutter should be investigated.
- xv) East wall of north side aisle to Chancel: Stonework in generally good 9.2  
 condition although area from window cill upwards should be carefully  
 repointed. Holes which appear to be redundant fixings from an old  
 downpipe should also be pointed to prevent moisture gaining access to  
 the stone. Upper level of buttress facing north, east and south should  
 also be brushed to remove loose stone and carefully repointed. Leak  
 from gutter should be investigated.
- xvi) South side aisle (over Vestry and organ) as 10.2 above although plastic 10.3  
 sheeting has been installed to the underside of the roof over the organ.  
 If this is due to water ingress the cause should be investigated and  
 repaired; following which the sheet should be removed to allow the  
 timber to dry.
- xvii) Wc and lobby to wc have a suspended tile ceiling which is in good 10.12  
 condition. Extractor fans appear to be in poor condition, light fittings in  
 lobby are not working and in wc has no diffuser.

Ceiling over stair to first floor is a flat plastered and painted ceiling which 10.14  
 shows signs of water ingress to west end; to be investigated
- xviii) Lobby and wc have a suspended tile ceiling which is in poor condition. 10.16  
 However light fittings have no diffusers and extractors appear to be in  
 poor condition. Ceiling in the lobby and wc have missing tiles which  
 should be replaced.
- xix) Storeroom has a suspended tile system however it has a number of 10.17  
 missing/damaged tiles which should be replaced, furthermore there are  
 signs of water ingress in the north west corner.
- xx) Lobby and Staircase to first floor as 12.03 above although some tiles 12.6  
 need refixing.
- xxi) However, in one area the plank has suffered deterioration as a result of 15.4  
 water ingress, from the hatch above. Consideration should be given to  
 its repair. Furthermore, the fixed ladders would benefit from a wire  
 brush, rust abatement treatment and full decoration using a hammerite  
 type of paint to aid their longevity.
- xxii) The new heating system should be maintained in full accordance with 16.1  
 the manufacturer's recommendations. However, the timber enclosures  
 for the pellet store and biomass boiler would benefit from localised  
 repair and full re-decoration to aid their longevity.

**Indicative cost for the works in Category 2 would be £ 5,000 - £10,000 excluding VAT and fees.**

| <b>Work Recommended to be Carried Out During Next 5 Years:<br/>Category 3</b> |  | <b>Item</b> |
|---|--|-------------|
| xxiii)  | South side of Chancel Westmorland slate in good condition decorative wrought iron ridge should be decorated to protect from weather.   | 5.12        |
| xxiv)   | Door to Vestry would benefit from redecoration.  | 6.4         |
| xxv)  | Window 10 has been protected with polycarbonate sheet fixed with putty/mastic which is unsympathetic and has the potential to trap moisture and alternative fixing method should be investigated.  | 7.3         |
| xxvi)   | Window 5 is protected externally by mesh grille which is generally in good condition. However, the right hand lancet stained glass panels appears to have been damaged following external impact. The grille should be repaired or replaced, and the stained glass repaired. | 7.7         |
| xxvii)  | Windows 4 and 3 are protected externally by polycarbonate sheet; consideration should be given to remove for cleaning and re-fixing.   | 7.8         |
| xxviii)   | Stained glass windows within the spiral stair tower are not protected 2 no. have been damaged and require repair. Consideration should be given to installing protection.  | 7.9         |
| xxix)   | Window 1 is protected externally with polycarbonate sheet. Consideration should be given to removing for cleaning and re-fixing.   | 7.11        |
| xxx)  | Window 21 is protected externally by polycarbonate sheet. Consideration should be given to removal for cleaning.   | 7.14        |
| xxxi)   | Window 18 is protected externally by polycarbonate sheet in good condition. Consideration should be given to the removal for cleaning and re-fixing.   | 7.15        |
| xxxii)  | Window 16 is partially protected externally by polycarbonate sheet in poor condition, consideration should be given to a replacement complete solution.  | 7.17        |
| xxxiii)   | Rainwater goods 'to open eaves' are cast iron moulded gutters mounted on moulded stonework with cast iron downpipes which all appear to be in good condition, all require full redecoration to prolong their lifespan.   | 8.1         |

- xxxiv) North wall of north side aisle to Chancel: Stonework in generally good condition. Although eastern panel above spring of window up to the gutter should be raked out and repointed in NHL: sand mortar also upper section of buttress at east end. 9.3
- xxxv) East side of north Transept: Stonework generally in good condition however consideration should be given to the removal of redundant fixings and the re-pointing of the resulting holes to prevent water ingress. 9.4
- xxxvi) North side of Tower: Stonework generally in good condition. Timber louvres to bell chamber should be inspected and repaired/redecorated. 9.11
- xxxvii) West side of Tower: Stonework generally in good condition. Although stonework to either side and surround of clock should be carefully repointed. Timber louvres to bell chamber should be inspected and repaired/redecorated. 9.12
- xxxviii) South side of Tower: Stonework generally in good condition. However eastern corner of parapet to roof has a significant deflection which has been restrained by earlier retention structures. Timber louvres chamber should be inspected and repaired/redecorated. 9.13
- xxxix) West elevation of south side aisle: Stonework requires careful repointing around moulded niche, parapet wall and wall beneath moulded stone down to the apex of the niche. 9.14
- xL) South wall of south side aisle to Nave: Stonework generally in good condition. Wall above and to west of porch should be carefully repointed. Buttress to east of porch should be carefully repointed. Wall to east of porch would benefit from repointing generally. 9.15
- xLi) West side of Porch: Stonework generally in good condition although signs of water staining from leaking gutters are evident and should be investigated. Stonework above window should be repointed. 9.16
- xLii) South elevation of Porch: Stonework generally in good condition but would benefit from repointing. The stone pilaster to the left of the doorway should be replaced when funds are available. 9.17
- xLiii) West side of south Transept: Stonework generally in good condition although repointing required to parapet and northern end of wall. 9.19
- xLiv) South elevation of south Transept: Stonework generally good although consideration should be given to careful repointing around moulded stonework to window 18. 9.20

- xLv) East side of south Transept: Stonework generally in good condition, consideration should be given to pointing up redundant holes left in masonry from previously installed rainwater goods. 9.21
- xLvi) South side of south side aisle to Chancel: Stonework shows early signs of erosion and would benefit from repointing. Stone adjacent to downpipe has been damaged by fixing of downpipe. Consideration should be given to a localised stonework repair. Now that the basement boiler room is redundant consideration should be given to the corrugated plastic roof over the access which is unsympathetic and in poor condition. 9.22
- xLvii) East elevation of south side aisle to Chancel: Stonework shows signs of significant erosion possibly as a result of pellet store located adjacent and would benefit from brushing and repointing to fill voids. 9.23
- xLviii) South elevation of Chancel: Stonework at low level shows signs of significant erosion possibly as a result of pellet store located adjacent and would benefit from brushing and repointing to fill voids. 9.24
- xLix) East elevation of Chancel: Stonework generally in good condition although consideration should be given to repointing from cill level upwards to north of window. 9.25
- L) South side Aisle has a mono-pitched plaster and painted ceiling with no exposed timber. It appears to be in generally good condition apart from at this east end where it is damaged. This should be investigated and repaired. 10.8
- Li) South side of Church centre has a mono-pitched ceiling which is plastered and painted; generally, in good condition although minor repair and redecoration is required. 10.13
- Lii) The Chancel and north/south side aisles are fair faced stone which are generally in good condition, although there are areas of efflorescence and salt migration which should be monitored. This is particularly prevalent in the area adjacent to the non-redundant boiler flue. This should be carefully brushed back and then monitored over the next quinquennium. 11.6
- Liii) The reredos screen shows a minor amount of movement which should be monitored. If it proves to be stable, consideration should be given to generally repointing the disturbed area. 11.7
- Liv) Window 16 within the Vestry shows signs of movement which should be monitored. If it proves to be stable, consideration should be given to repointing the disturbed area. 11.8

- Lv) North Transept has plastered and painted finishes which are generally in good condition however there are signs of earlier moisture ingress on west wall which should now be drying. Consideration should be given to redecoration with lime based paint once dry. 11.9
- Lvi) North side aisle has plastered and painted finishes with timber dado panelling to pews all appear in generally good condition; although there are signs of earlier moisture ingress to the right of window 05 on north wall, around the memorials on the west and north walls which should now be drying. Consideration should be given to redecoration with lime based paint once dry. 11.10
- Lvii) South Transept has plastered and painted finishes and timber dado panelling to pews which appear in good condition with the exception of the west and east walls which show significant signs of earlier water ingress, which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 11.11
- Lviii) South side Aisle has plastered and painted finishes and timber dado panelling to pews. The plaster finishes show significant signs of water ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 11.12
- Lix) Ground floor Church centre has plastered and painted finishes in good condition with the exception of the north east corner which shows signs of earlier moisture ingress which should now be drying. Consideration should be given to redecoration with lime based paint once dry. 11.13
- Lx) Kitchen has plastered and painted finishes north wall shows a crack which should be monitored; consideration should be given to filling and redecoration. West wall has been damaged this should be repaired and redecorated. South wall has vertical crack which should be monitored; consideration should be given to filling and redecoration. 11.14
- Lxi) Lobby has plastered and painted finishes which appear to have been damaged on south wall by moisture ingress which should be investigated; once dry finishes should be repaired and redecorated. 11.15
- Lxii) Wc has plastered and painted finishes which are generally acceptable, but consideration should be given at redecoration. There is a small amount of disruption caused to the decoration by effervescence adjacent to the hand dryer which should be investigated. 11.16

|         |   |       |
|---------|---|-------|
| Lxiii)  | Church centre lobby to staircase has plastered and painted finishes. South and west walls show signs of damage caused by moisture ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken.   | 11.17 |
| Lxiv)   | Porch walls are exposed stone. North wall shows signs of moisture ingress over internal door which should be investigated. East wall good condition. South wall shows signs of erosion around the door. The doors require improvement in terms of weather seal. West wall good condition.   | 11.22 |
| Lxv)    | The Nave, side aisles and transepts have solid floors to the aisles with tile and carpet finishes but the areas under the pews are suspended timber boarded floors with no finish. All appear in generally good condition although a number of the tiles should be repaired and re-fixed.   | 12.2  |
| Lxvi)   | WC has new vinyl floor coverings in good condition however, edges are loose which should be fixed/sealed.   | 12.5  |
| Lxvii)  | Underside of roof in apparently fair condition with no significant signs of rainwater ingress. No evidence of recurrence of previous problems related to drainage hopper blockage. The inside of the masonry walls would benefit from a general clean down and then repointing to fill voids. Furthermore, the internal boarding to the louvered openings should be temporarily removed to allow for inspection of the louvres. | 15.3  |
| Lxviii) | The log book was unavailable for inspection but a record of work was sent by email. It would be very much appreciated if the Church log book could be brought up to date and then maintained as a comprehensive record of works carried out.  | 23.1  |

**Indicative cost for the works in Category 3 would be £ 15,000 - £20,000 excluding VAT and fees.**

| <b>Work to be Considered Beyond 5 Years: Category 4</b> |  | <b>Item</b> |
|---|--|-------------|
| Lxix)   | North elevation of extended north side aisle to Nave: Stonework generally in good condition however stone surround to window 5 shows signs of erosion, which should be monitored and reviewed at next quinquennial inspection. | 9.7         |
| Lxx)  | Consideration could be given to cleaning as and when funds permit.   | 10.1        |
| Lxxi)   | Consideration could be given to cleaning as and when funds permit.   | 10.2        |
| Lxxii)  | Consideration could be given to cleaning as and when funds permit.   | 10.3        |

**Works Recommended Improving Energy Efficiency: Category 5** **Item**  
None

**Work Recommended Improving Access: Category 6** **Item**  
None

## Appendix

### a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work on repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

### b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

### c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church

Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the roll of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific

recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sub>2</sub> (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.



