



Care of Churches and Ecclesiastical Jurisdiction Measure 1991 – Quinquennial Inspection  
**ST CHAD'S, ROSEWORTH – Non-Listed**

Diocese: Durham  
Archdeaconry: Aukland  
Church Code: 613 316

Date of Inspection: 07<sup>th</sup> Sept 2023  
Inspection undertaken by: Jamie Holden BA (Hons) RIBA RIAS  
Previously Inspection: May 2018 by Ian Ness

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## 1.00 INTRODUCTION

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### General

- 1.01** This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure. The report must not be used as a specification of work to be carried out and the PCC is required to obtain a Faculty before any work is undertaken with the exception of some minor maintenance items. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access for the inspection was provided on the day of the inspection by Linda Ross

### 1.02 Priorities

Priorities indicated in the margin of the main body of the report are as follows:-

- 1 Urgent, requiring immediate attention
- 2 Requires attention within 12 months.
- 3 Requires attention within the next 12-24 months
- 4 Requires attention within quinquennial period
- 5 A desirable improvement with no timescale
- M Routine items of maintenance.
- O Keep under observation and report any changes to the Architect

### 1.03 Limitations Of The Report

This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure.

The inspection of the Church is made from ground level and using binoculars, parts of the structure which were inaccessible, enclosed or covered have not been inspected, therefore, it is not possible to report that any such part of the structure is free from defect.

### 1.04 Schedule of Accommodation

- South Porch
- Nave & Chancel
- Church Hall/ Pantry
- Servery
- WC
- South Chapel
- Vestry

### 1.05 General Description

A brick and tile church, with a church hall/ parish room attached, built in 1956 by Cordingley and McIntyre, for the new development of Roseworth. It is understood that in 1960 the original 4 bay Nave was extended at the west-end to make 7 bays. Timber roof trusses are supported on clerestory walls which in turn are supported on round concrete columns which form 'narrow passage aisles' within the nave. There is a short chancel and apsidal sanctuary open to the nave.

The main entrance is via the south porch and at the west end of the nave partition walls form the south chapel and a vestry with the organ set between the two. The sides of

the outer Porch were enclosed in 1970 with large softwood glazed screens which in turn have been replaced in upvc on the west side and bricked up on the east.

A small kitchen/ servery and WC are located off the parish room to the north. A flat suspended ceiling fitted in the nave about 1980 with downlighting added in 1997 conceals the roof structure which was originally exposed.

The main roof is covered with interlocking concrete tiles. At the ridge, roughly centred in the nave is a spire which incorporates a bellcote. The aisle and parish rooms have flat roofs covered with mineral felt.

Grounds grassed with hedges and hard surfaces to the main entrances.

## 1.06 List Description

The church is not listed

## 1.07 Work carried out previously and since the last inspection

- 2001 - Reroofed in brown interlocking concrete tiles glazing at E side of Porch removed and bricked up with cupboards inside
- 2005/07 – Flat roofs part refelted
- 2007 – Broken glazed units replaced with 6mm Lexan polycarbonate
- 2007 – South aisle roof attached and lead flashing replaced
- 2011 – Vestry and apse roofs refelted
- 2012 – New sign and notice board
- 2012 – Glazed screen at the west of the porch replaced in upvc
- 2013 – Cedar fin replaced to spire.
- 2013 – Flashing between the sanctuary and nave replaced
- 2016 – Roof repairs
- May 2021 – Cast Iron rainwater goods replaced with PVC
- Nov 2021 – Broken windows replaced
- Nov 2021 – Kitchen refitted, waste pipe replaced
- July 2021- Back door repainted
- Feb 2022 – Insulation installed above ceiling in the nave
- Jun 2023 – CCTV Installed

## 1.08 Maintenance

Although the Measure requires the church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the churchwardens should make, or cause to be made a careful inspection of the fabric at least once a year and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.

Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.

It is recommended that the PCC enter into an annual contract with a local builder for carrying out the required maintenance work.

**The use of cement in historic buildings:** Cement based mortars have been widely used to repair historic buildings in recent times, particularly since the mid 20<sup>th</sup> century.

However, the use of cement with historic stone and brickwork has proved to be severely damaging in many cases. Any reference to mortar repairs, repointing, rendering, plastering in this report must be carried out using suitable materials specified or approved by the Architects and will usually be lime or adobe based. No cementitious material should be used to repair this building without the express approval of the Architect.

Guidance may be had from the pamphlet 'How to Look After Your Church' *Publisher: Church House Publishing; 3rd Revised edition (1 Jan. 1991) ISBN-10: 0715175610 ISBN-13: 978-0715175613.*

[http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church.](http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church)

## **1.09 Fire Precautions**

Fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. Under the Fire Regulatory Reform Act the PCC are required to appoint a 'responsible person' to carry out a Fire Risk Assessment, (which includes details for evacuation and the safe removal of valuables and so on).

At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO<sub>2</sub> type where the heating apparatus is oil-fired. (There are three main types and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the Local Authority Fire Prevention Officer).

All fire extinguishers should be checked and inspected annually by a suitably qualified person to ensure they are in good working order. Inspection records/certificates are to be kept in the church log book and on the individual extinguishers.

It is noted that the extinguishers were last serviced in Aug 2022 by H.E. Woolley.

## **1.10 Electrical Installation**

Any electrical installation should be tested every five years (except as may be recommended in this report or by the Church insurance provider) by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits.

In addition any portable electrical items should be PAT tested annually by a registered electrical engineer. Alternatively, prepare and conduct a schedule of testing and inspections applicable to the specific appliances present in the building in order to determine an appropriate frequency for testing for each. This assessment must be carried out by a competent person in accordance with the relevant guidance provided by the IEEE and HSE.

This report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

Most of the church was rewired in 1997, using concealed pvc cables, transformers and new low voltage downlights in the Nave, four low energy 2D fittings in the Parish Room and reconditioned existing ceiling fittings elsewhere including tungsten lights and surface conduits under the outer lobby concrete roof.

The electrical installation was last inspected and tested in March 2023 by Adept Electrical Solutions, therefore the next inspection is due in March 2028.

### **1.11 Heating Installation**

A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins and the report kept with the church log book.

The boiler, understood to have been installed circa 2010 and located within the WC, is connected to original cast iron column radiators. It is understood the header tank over the choir with an overflow pipe over the Apse roof.

The 2018 QIR states that the boiler is connected down to the existing steel circulation pipes through the basement to shallow brick ducts across and along the church.

The basement boiler room is reached by a galvanised ladder with locked cover grill and no access was available at the time of the inspection. The following extract from the 2013 QIR is reproduced here for reference until the basement can be inspected again:

*“The brick chamber is sound and dry. The stepped concrete floor has a grill over a sump and working electric pump. In the boiler room and floor ducts the pipes are lagged with loose fibre cased in textile sleeves. Parts are missing. In places it spills out of the sleeves. I had the fibres analysed in 1997. They are glass fibres with a little cellulose. Removal of this form of insulation is not controlled in the way asbestos is but it would be prudent to treat it with care both in its loose state in the boiler room and when removing it. The long pipe runs in the ducts have been insulated with tight butted sectional foam and the accessible pipes in the boiler room would be better lagged in the same way.”*

It is noted that the boiler was tested in Feb 2021.

### **1.12 Lightning Conductor and Protection System**

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with current British Standards by a competent electrical engineer and the record of the test results and conditions should be kept with the church log book.

Currently the Church is not protected by a lightning conductor system. The insurance providers should be made aware of this situation and it is advisable that the PCC take advice from a suitable qualified professional to establish whether there is a necessity for lightning protection.

### **1.13 Bells**

It is understood that there is a single bell housed within the bellcote/ spire. The bell is manually operated, the bell rope drops against the north wall of the nave but is tied up and the bell is no longer rung.

### **1.14 Organ**

A Harrison & Harrison pipe organ in a softwood case set within a niche at the west-end of the nave was largely concealed from view on the day of the inspection behind a screen where furniture is stored. There is no recent service history and the instrument is not used. Where appropriate an organ specialist should undertake an annual maintenance contract. A technical report should be commissioned if the instrument is of historical or musical interest.

### **1.15 Sound System**

It is understood that the sound system was installed pre-1994 and last serviced in 2017. The church benefits from a hearing loop.

## 1.16 Accessibility

The Equality Act 2010 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation. 2

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at [www.churchcare.co.uk/legal](http://www.churchcare.co.uk/legal). Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

Accessibility into and within the church appears to be reasonable, although the sliding door to the WC would not be compliant with current regulations. The PCC is advised to familiarise itself with the Equality Act and carry out an Access Audit.

## 1.17 Sustainability

A Quinquennial Inspection is a good opportunity for the 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 energy efficiency and considering other environmental issues. Further information is available on the Church Care website. 1

[www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building](http://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building)

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix or use the following link:-

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches>

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

The energy footprint tool can be accessed by using the link below:-

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

*Sustainability Countdown to 2030:* It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.

### **1.18 Health & Safety**

Overall responsibility for the health & safety of the church and churchyard lies with the incumbent and the PCC even when a local authority or other organisation might have a maintenance obligation for some or all of the exterior spaces and features. This report may identify areas of risk as part of the inspection but does not equate to a thorough and complete risk assessment by the PCC.

### **1.19 Asbestos**

The Control of Asbestos at Work Regulations 2012 requires that those responsible for public buildings, including churches, have an Asbestos Survey carried out and maintain an Asbestos Register to identify the type and location of Asbestos when present which should be available for any Contractors working on the building.

Further information is included on the HSEs website:

<https://www.hse.gov.uk/asbestos/intro.htm>

When any construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out by an accredited specialist company.

There is currently no Asbestos Register.

### **1.20 Insurance**

It is of crucial importance that all church buildings be adequately covered by insurance. It is understood that the buildings insurance is provided by Ecclesiastical.

The PCC is strongly recommended to consult their insurance company or broker for full details and information on any variations to the type of cover provided and any special factors requiring consideration when construction works are being planned.

### **1.21 Weather Conditions On The Day Of The Inspection**

Dry, sunny spells.

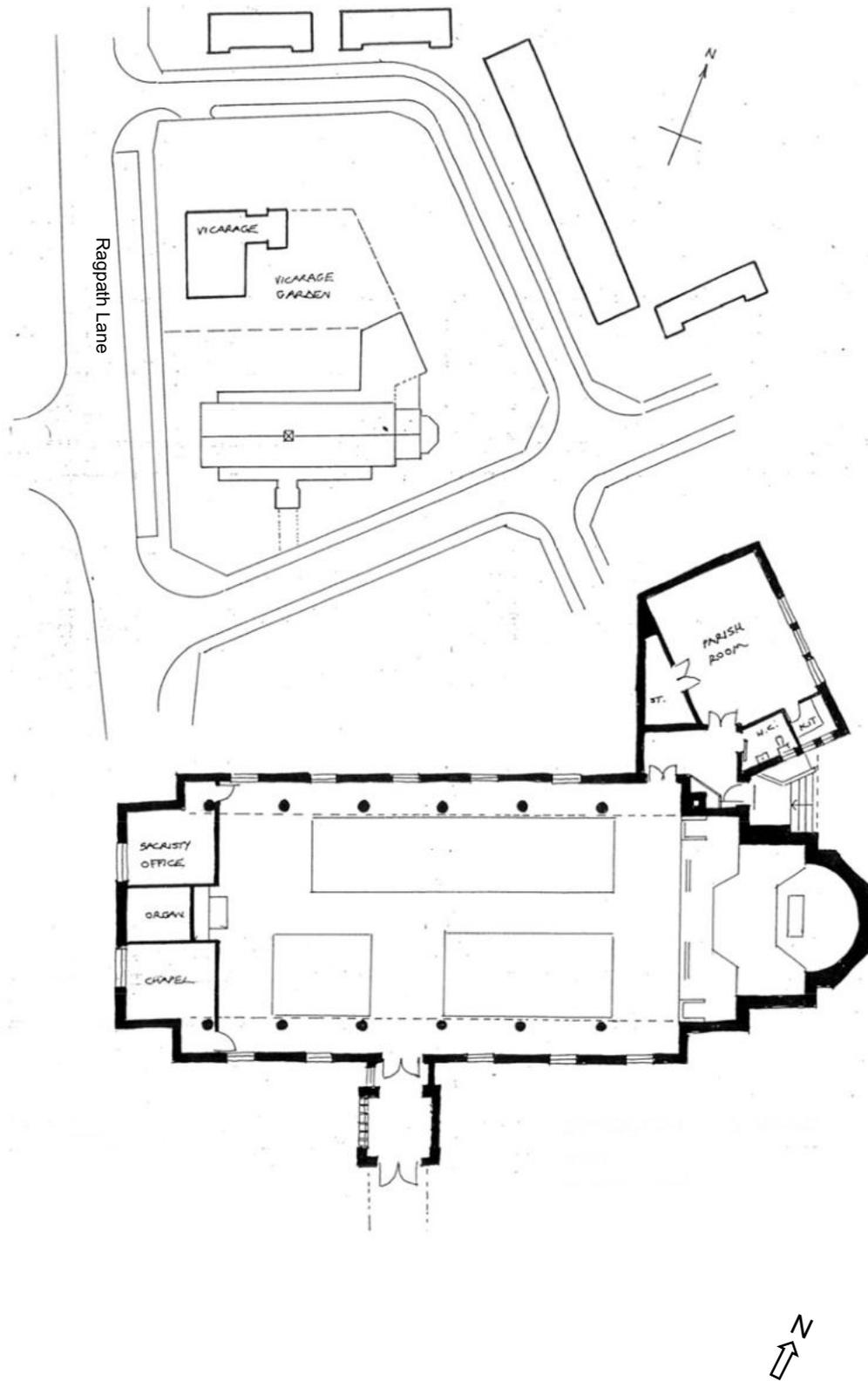
### **1.22 Date of Next Inspection before:**

Sept 2028

1.23 Aerial View of Churchyard



1.24 Building Plan (Indicative layout)



## 2.0 ROOFS

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### 2.1 SOUTH SIDE

- 2.1.1 The main roof over the nave and chancel is covered with interlocking concrete tiles. The mortar pointing to the verge and ridges is all sound and overall the roof is in good condition with the exception of 1no. broken tile in the centre of the south slope directly below the spire. A membrane is installed below the tiles so the roof should remain perfectly weathertight for the time being, however, the tile ought to be repaired/ replaced promptly. **2**
- 2.1.2 The lowest section of the spire, where the bell is housed, is detailed with a timber fin at each of the four corners. The fin to the southeast corner is missing and ought to be replaced. **2**
- 2.1.3 It is understood that the mineral felt covering the flat roofs of the aisle and porch was installed in 2016. All remains in good order.
- 2.1.4 The abutment flashing below the clerestory windows is a mixture of alloy and a flashband-type product. The flashing has been very heavily pointed and the workmanship is crude. The mortar remains intact at present.
- 2.1.5 Gutters and downpipes were all renewed in 2021, replacing cast iron with black uPVC. All in good order.

2.1.6



a) View from the SW.



b) Replace missing timber fin.

2.1.7



a) Broken tile at the base of the spire.



b) Tile to be replaced.

2.1.8



a) Flat roofs re-felted in 2016 all in good order.



b) View looking west

## 2.2 NORTH SIDE

- 2.2.1 The tiling to the north roof slopes is all in good order with the exception of one tile on the chancel roof which has fractured and ought to be replaced. **2**
- 2.2.2 The mineral felt roof covering to the aisle, parish pantry and the apse is all in good order.
- 2.2.3 The SVP ought to have a cowl or mesh cover to prevent it becoming blocked by debris. **2**
- 2.2.4 A metal cross is fixed at the apex of the gable over the sanctuary and it appears to lean forward slightly. Daylight can be seen through its the bracket/ base of the stem. It is not clear whether this has any detriment to the fixing and stability of the cross, however, this should be checked. **M**

2.2.5



a) Flashing between the nave and sanctuary



b) Broken tile to be replaced

2.2.6



a) Install cowl/ mesh protection to SVP



b) North aisle

2.2.7



a) *Crucifix at east end gable*



b) *Check fixing is secure*

2.2.8



a) *Apse roof in good order*



b) *Looking towards the east over the Parish Pantry roof*

## 3.0 EXTERNAL WALLS

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### 3.1 SOUTH ELEVATION

- 3.1.1 The church is built with a yellow/ buff facing brick laid in a Flemish bond using projecting headers as a decorative feature to the apse and around window openings. A red brick is used at the base of the wall up to finished floor level. All the original windows, including the clerestory, are set within cast stone surrounds and those at ground level have decorative panelling below, also in cast stone.
- 3.1.2 The porch was originally an open structure, however, some time ago the openings were in-filled with a pair of timber entrance doors and glazing to the west. The original opening to the east has been bricked on with a dark grey/ black brick. All the masonry, including the cast stone surrounds, is in good condition.
- 3.1.3 With the exception of the new uPVC window which infills the west side of the porch, all other windows are metal framed, single glazed and fitted with hoppers to provide ventilation. The glazing in a number of the windows has been replaced with polycarbonate.
- 3.1.4 The metal frame windows are painted white and all would now benefit from redecoration as the paintwork is starting to flake and expose the raw steelwork. Note that when metal frame windows such as these are decorated it is very important that the opening mechanisms are not painted shut. **4**

3.1.5



a) South elevation viewed from the SW



b) South porch

3.1.6



*a) View from the SE*



*b) The chancel and apse*

3.1.7



*a) Cast stone window surrounds and decorative panels*



*b) Metal framed windows would benefit from re-decoration.*

3.1.8



*a) Clerestory windows*



*b) Crude mortar pointing is unlikely to be prove very durable. Some pieces has broken away but generally intact.*

3.1.9



*a) Open joint in the cast stone cills need to be repointed but with much more care than was taken for the flashings.*

2



*b) The paint finish is starting to breakdown and expose the steelwork below. Redecoration would be beneficial but the opening mechanism of the window must remain functional.*

## 3.2 EAST ELEVATION

- 3.2.1 The building narrows at the east end to form the chancel and the semi-octagonal apse. The apse includes cast stone and projecting brick-headers as a decorative feature. All in good order.
- 3.2.2 Directly adjacent to the chancel on the north side is a short flight of steps with a metal handrail which provides access to the covered entrance to the parish room/ pantry. The door and handrail have recently been painted and are in good order.
- 3.2.3 Immediately adjacent to the steps access to the basement boiler room is secured beneath a metal grille which is closed with a padlock. The basement could not be accessed on the day of the inspection.
- 3.2.4 There are four windows in the south elevation of the parish pantry, one of which has been boarded up. There are several penetrations in the brickwork to this elevation where the plumbing and electrical services enter/ exit the building. The masonry is moisture-stained at the base of the wall around the downpipe. This was noted in the 2018 QIR and is most likely the result of defects in the cast iron rainwater goods which have since been replaced.
- 3.2.5 The main east elevation of the parish pantry has three windows positioned centrally. The windows are metal framed within cast stone surrounds as found elsewhere on the building. It is noted that a couple of the projecting headers surrounding the windows are damaged but apart from that the brickwork is in reasonable order.

3.2.6



a) Apse viewed from the SE

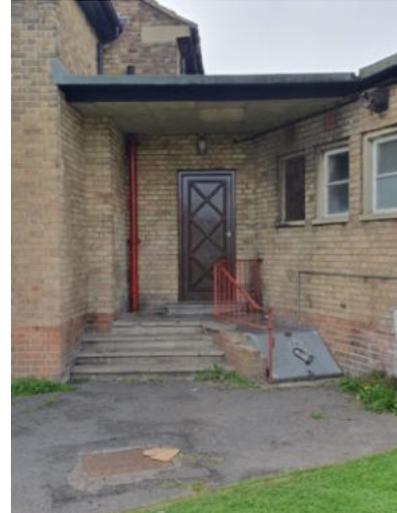


b) East gable to the nave and abutment flashing is all in good order.

3.2.7



a) East elevation



b) Entrance (back door) to the Parish Room/ Pantry

3.2.8



a) Moisture staining is longstanding. Probably the result of defective rainwater goods that have since been replaced.



b) East elevation of the Pantry

3.2.9



a) Typical window and surround



b) Damaged/ eroded headers.

### 3.3 WEST ELEVATION

3.3.1 The west elevation is a simple gable with two large three-light windows on either side of a representation of St Chad in red brickwork. The exposed brickwork is cloaked with lead. The elevation also includes panels of decorative brickwork with projecting headers and stretchers, the headers in contrasting red brick.

3.3.2 The masonry is all in good order, however, there appears to be a slight sag in the brickwork coursing directly above the lefthand window and some minor distortion in the cast-stone surround. This is likely to be a long-standing issue and is of no great concern currently, however, this item should be reviewed at the next QI.

3.3.3 In the top left-hand corner of the window to the left of St Chad, the mortar has fallen out leaving an open joint between the brickwork and cast stone surround. This ought to be carefully repointed to prevent moisture ingress. **2**



a) West elevation



b) Brick relief of St Chad with panels of decorative brickwork on either side.



a) Minor displacement and mortar loss from the joint between the cast stone surround and brickwork



b) Carefully repoint the open joints

### 3.4 NORTH ELEVATION

3.4.1 The north elevation comprises five windows to the nave/ aisle with full 6-bay clerestory above as per the south elevation. The furthest bay to the east is occupied by the parish pantry and its blank west elevation encloses the north side of the churchyard.

3.4.2 There are a couple of minor settlement cracks in the aisle window second from the west and around the abutment flashing at the far west-end of the aisle roof. These defects were alluded to in the 2018 QIR, they do not appear to have changed significantly but should remain under observation. ○

3.4.3



a) North elevation



b) Blank west elevation of the Parish Pantry

3.4.4



a) 2nd<sup>d</sup> window from the west

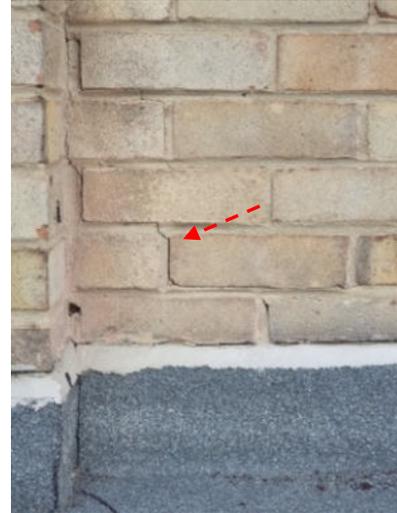


b) Stepped crack. Noted in the 2018 QIR. To be monitored.

3.4.5



*a) Joints appear to have been sealed with mastic. Unattractive but functional.*



*b) Minor cracks in the last bay above the north aisle roof. To be monitored.*

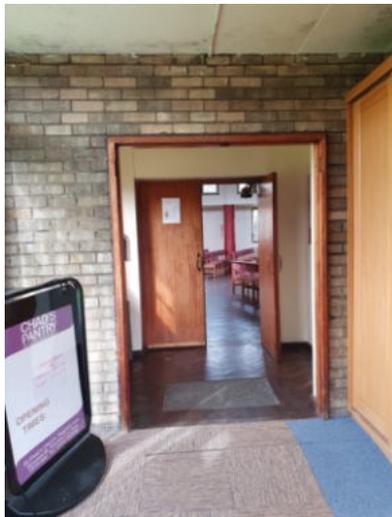
## 4.0 INTERIOR

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### 4.1 PORCH

- 4.1.1 **Floor:** Because the 'open porch' has now been enclosed it has the effect of extending what would have been the original porch or vestibule. The floor of the outer porch ramps up slightly to meet the internal finished floor level and is covered with carpet tiles. The original 'internal porch' has parquet flooring with a recessed matwell.
- 4.1.2 **Walls:** The outer porch has exposed brick walls with built-in storage to the east. Walls to the inner porch are plastered and painted and a notice board is mounted there. All in reasonable order
- 4.1.3 **Ceiling:** In the outer porch the concrete ceiling is painted and due to being an unheated space has become slightly stained as a result of dampness and condensation. Repainting the ceiling would be desirable rather than essential and until the internal temperature can be regulated it is inevitable that some minor mould/ condensation staining will reoccur. 5

4.1.4



a) Stained ceiling would benefit from some decoration

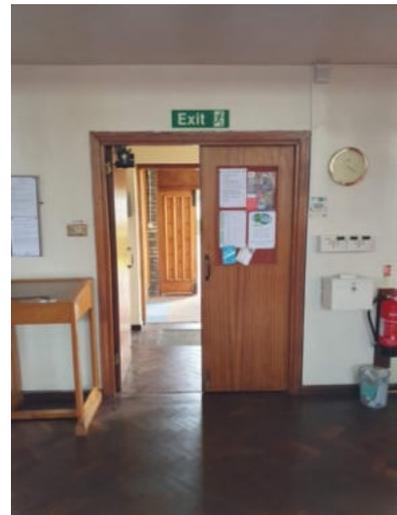


b) The gently ramped floor provides reasonable 'accessibility for mobility impair visitors.

4.1.5



a) Noticeboard



b) Inner porch opens directly into the nave.

## 4.2 NAVE

- 4.2.1 **Walls:** The walls are plastered and painted, the north and south clerestories are supported on cylindrical concrete columns. The columns are red and provide a strong contrast against the white walls.
- 4.2.2 At the east-end there is a distinctive parabolic arch at the back of the chancel which delineates the semi-circular apse featuring a painted mural and niche. A reredos/credence table, floor standing candlesticks and bench seating are arranged against the curved wall.
- 4.2.3 At the first step to the chancel there is an oak altar rail with a pulpit and lectern at either side. There are various other pieces of furniture in the chancel including a Glastonbury chair.
- 4.2.4 At the west end of the nave, a full-height studwork partition wall encloses the south chapel and vestry and forms a niche between the two where the organ is positioned. At present the instrument is concealed behind a screen where furniture and other miscellaneous items are stored.
- 4.2.5 The walls are all in good order with the exception of two areas at the east end of the south aisle and at the centre of the arch. The plaster and paint finishes in these areas have been damaged by moisture ingress understood to be the result of leaking rainwater goods and flashings. As the defective rainwater goods have now been replaced once the walls have been given sufficient time to dry, ideally 12 months or so, they should be rubbed down and redecorated. 5
- 4.2.6 **Ceiling:** There is a coffered ceiling over the chancel. The timber ribs are painted red with the boarding above in a contrasting light green. It is understood that originally the roof structure over the nave was exposed, however, the trusses are now concealed by a suspended ceiling above which insulation was introduced in 2022. The ceiling panels, many of which are stained and discoloured, are fitted with recessed lighting. All serviceable.
- 4.2.7 **Floors:** Parquet flooring is laid throughout the nave over what is thought to be a solid concrete base. The timber creaks in places but on the whole, the blocks are secure and in reasonable condition.
- 4.2.8 The chancel is raised one step above the nave with a further two intermediate steps before the apse. The whole chancel is carpeted with metal nose trims at each change in level.
- 4.2.9 **Furniture & Fittings:** The original pews have been removed and replaced with loose chairs currently arranged in two banks on either side of a central walkway. At the west end of the nave on the south side, the chairs have been re-ordered to form a childrens' play area and on the north side cafe style chairs and tables have been introduced.
- 4.2.10 Having loose furniture could create the opportunity for an extended range of activities to take place within the church, however, it is unfortunate that the chairs do not stack. To a certain extent this limits how flexibly the space might be used.
- 4.2.11 In the centre of the nave there is a stone font brought from St Mary's church, Norton. It is understood to be medieval in origin. The font has been fitted with a modern cover. Being positioned in the centre of the nave allows plenty of space for people to congregate for baptisms, however, its position may also limit the extent to which the church could accommodate 'alternative' activities.

4.2.12



a) View towards the east end



b) South aisle/ passage

4.2.13

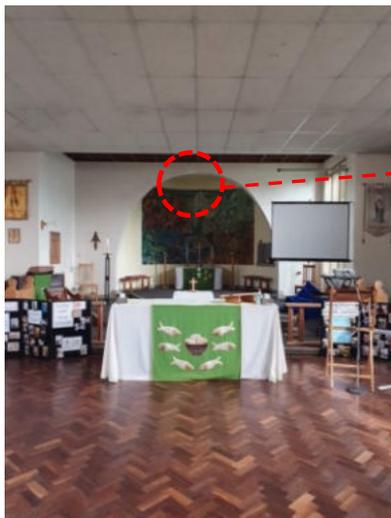


a) North clerestory and bell rope



b) West end with 'alternative' seating arrangements

4.2.14



a) The altar is position outside the chancel at the east end of the nave



b) Defective finishes due to moisture damage

4.2.15



a) Minor defects at the base of the arch.



b) Defective finishes at the east end of the south aisle due to moisture damage

4.2.16



a) Font

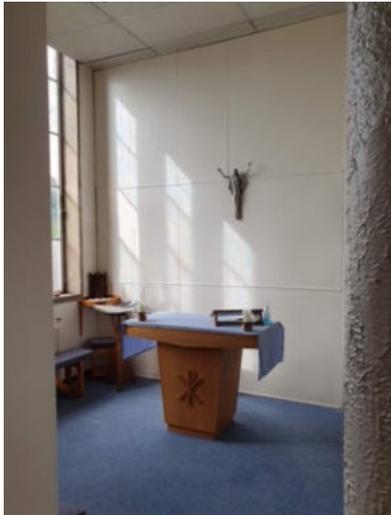


b) View towards the west end.

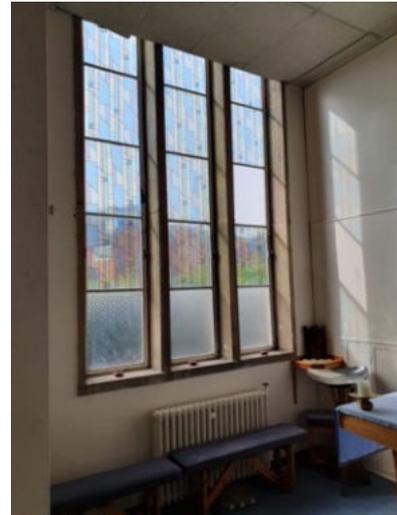
### 4.3 SOUTH CHAPEL

- 4.3.1 **Walls:** Exterior masonry walls and internal stud partitions form the south chapel. There is what appears to be a historic crack in the south wall which has been repaired previously and decorated over. The partition wall that separates the chapel from the vestry is panelled with storage cupboards at low level. All in reasonable order.
- 4.3.2 There is a large 3-light window with decorative glass in the west wall. The bottom three panes of glass and one of the decorative panes have been replaced with clear glass. The window provides good levels of natural daylight but is no doubt responsible for significant heat loss during the winter months.
- 4.3.3 **Floor:** The floor is covered with a light blue carpet which is in good condition.
- 4.3.4 **Ceiling:** A suspended ceiling, the same system as in the nave, has been installed. The ceiling obscures the top portion of the window which is an unfortunate detail.
- 4.3.5 **Furniture:** There is a small modern timber altar table, font and upholstered bench seating which is all in good condition and quite pleasing to the eye. There is an icon mounted on the wall directly behind the altar table.

4.3.6



a) Panelled north wall



b) West window.

4.3.7



a) Modern font



b) Historic settlement crack in the south wall

## 4.4 VESTRY

4.4.1 **Walls:** Plastered and painted external walls with stud work internal partitions. Large window with decorative glass to the west as found in the south chapel. The fact that it is partially obscured by the ceiling installation and built-in furniture is not ideal.

4.4.2 **Floor:** Covered with a patterned carpet except for the area at the entrance to the room where the parquet flooring is left exposed. The carpet is showing its age but remains perfectly serviceable.

4.4.3 **Ceiling:** The same suspended ceiling system as found in the nave has been used in the vestry. However, nearly half the panels are missing or broken and sheets of hardboard appear to have been temporarily laid over the ceiling grid to block off the roof void. The broken and missing pannels ought to be replaced, however, this is an aesthetic concern and does not prevent the vestry being used for its intended purpose. **5**

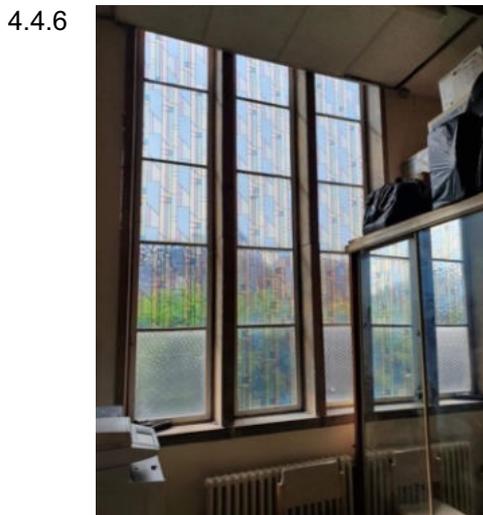
4.4.4 **Furniture:** There is an assortment of furniture in the vestry including built-in cupboards, a mirrored wardrobe and sink unit. There are two safes which are built into the cupboards. The furniture and joinery are well-worn and showing their age, however, they appear to serve the purpose. A full refurbishment of the vestry would be quite justifiable although this would have to be considered a desirable rather than a sensual undertaking.



a) Sink unit at the entrance to the vestry



b) Furniture, well-worn but serviceable.



a) West window



b) Missing and broken tiles ought to be replaced

## 4.5 PANTRY & SERVERY

- 4.5.1 The parish room is on the north side of the building and accessed from the nave. There is a lobby area with external access and is also where the WC can be found. The lobby leads into the parish room now known as the 'pantry' and is used primarily as a food bank. Off the 'pantry' is a small servery, which is provided with a sink and handwash bowl in fitted units where drinks and snacks can be prepared.
- 4.5.2 **Walls:** The walls are all plastered and painted with built-in cupboards in the NW corner. There are three windows in the east wall and the servery has two small windows which face onto the steps and covered area at the back door. Wall are all in reasonable condition.
- 4.5.3 **Floor:** The lobby has carpet tiles in assorted colours with the original parquet flooring exposed in the pantry and kitchen. The carpet tiles are cheery, the timber parquet is a little worn in places but overall all in good order.
- 4.5.4 **Ceiling:** A simple plaster-boarded ceiling with surface-mounted light fittings. All in order.
- 4.5.5 **Furniture:** the Pantry has various pieces of furniture and shelving along with units and work surface all of which are well suited to the current use of the space. In addition to this, a large fridge freezer donated from a local supermarket is in-situ.

4.5.6



a) Lobby

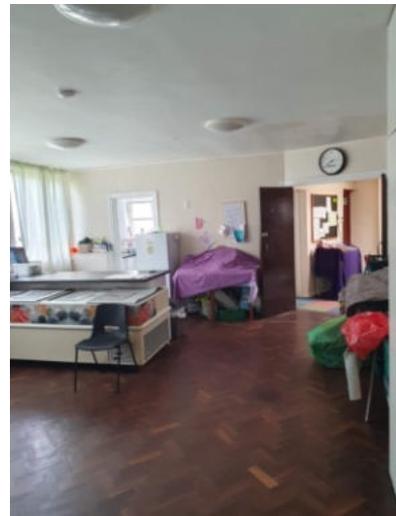


b) The parish room/ 'pantry'

4.5.7



a) Built-in storage



b) Looking towards the lobby

4.6.8



*a) Fridge freezer and worktop, servery beyond*



*b) Servery allows hot drinks and snack to be provided.*

#### 4.6 WC

4.6.1 The WC is quite spacious and probably adequate for most visitors with a range of mobility impairments. However, the facility falls short of being fully compliant with the modern standards for 'accessibility'. The PCC ought to consider this in its access audit.

4.6.2 The boiler is wall-mounted and located in the WC.

4.6.3 All floor wall and ceiling finishes are in good order.

4.6.4



*a) The sliding door and other feature of the WC arrangement fall short of a fully compliant 'accessible' facility*



*b) Boiler*

## 5.0 CHURCHYARD

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5.1.1 The building is centred on an irregular site shared with the former vicarage and its garden.

5.1.2 There is a large tree(s) directly adjacent to the north elevation of the parish room/ parish room. It is not clear whether this tree is the responsibility of the PCC or those who manage the vicarage. It is not ideal to have such a large species growing so close to the building, however, at present there are no obvious detrimental impacts to the structure. To be monitored. **O**

5.1.3 The churchyard is laid to grass throughout except at the main entrance where concrete flags provide access to the south porch and there is a short access way in rough concrete to the parish room/ pantry. The hard surfaces are in adequate condition and the grass area is well kept. The boundary is planted with a neat low-level hedge.

5.1.4



*a) View from the NW*



*b) Low hedge to all boundaries*

5.1.5



*a) Paved access to the main entrance*



*b) The churchyard is mainly laid to grass and well kept. Note the large tree immediately adjacent to the parish room/ pantry needs to be monitored and managed.*

## 6.00 EXECUTIVE SUMMARY

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**The Building Fabric** - The main structural components of the building are all in good order i.e. the walls, roofs and floors. There are a few minor cracks visible in the brickwork, these appear to be long-standing issues probably the result of 'historic settlement'. They should be monitored but are of no great concern at present.

The windows would all benefit from redecoration as the paintwork is starting to crack and flake. If the decoration is allowed to deteriorate for too long the window frames and opening mechanisms will rust and become seized. However, the PCC should be mindful that careless redecoration can be equally damaging if window casements become painted shut. When the PCC decides to redecorate the windows a suitably experienced contractor should be appointed.

In recent years the condition of the rainwater goods had deteriorated causing isolated areas of the building to become saturated which in turn has spoiled some of the interior finishes. However, the rainwater goods have now been replaced throughout and with regular maintenance this issue should be prevented from reoccurring.

There are various cosmetic improvements that could be made to the interior of the church, including redecoration of the areas damaged due to the leaky gutters, replacement of ceiling tiles etc. However, these are desirable rather than essential improvements.

**Sustainability** - The PCC must prepare to take all practical measures to reduce the carbon footprint of the Church in response to the Church of England's stated commitment to become net zero carbon by 2030. The CofE's publication "A practical path to net zero carbon. A checklist for your church" is issued as an appendix to this report in order to assist the PCC address this matter.

**Accessibility** - The PCC is advised to review the Equality Act 2010 to ensure all practical measures are being taken to bring the building into compliance.

Overall the church is in good condition, the interior is clean and inviting and the PCC should be congratulated for its proactive and conscientious approach to the care and maintenance of the building. Continuing on this path should ensure the church can continue to serve the congregation and community well.

**Ref:** Below is a summary of work items resulting from the Quinquennial Inspection and ordered by priority. Each item is given a 'consent reference' as follows:-

A = List A Matter (No Faculty needed)

B = List B Matter (No Faculty needed but Archdeacon's approval)

F = Faculty is required.

Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -

<b>Item</b>	<b><u>1- Urgent, Requiring Immediate Attention</u></b>	<b>Consent</b>	<b>£</b>
1.17	Take measure to understand how to reduce the carbon footprint of your Church	n/a	£ 0
		<u>Sub-total</u>	<u>£ 0</u>

<b>Item</b>	<b><u>2 - Requires Attention Within 12 Months.</u></b>	<b>Consent</b>	<b>£</b>
1.16	Review the Equality Act and carry out an Access Audit	n/a	£ 0
2.1.1	Tile replacement to the nave, south slope	n/a	£ 150
2.1.2	Replace timber fine to spire	A	£ 350
2.2.1	Tile replacement to the nave, north slope	n/a	£ inc.
2.2.3	Protect SVP from debris	n/a	£ 20.
3.1.9	Repointing to clerestory cills	n/a	£ inc. below
3.3.3	Repointing to window frames, west elevation	n/a	£ 250
		<u>Sub-total</u>	<u>£ 770</u>

<b>Item</b>	<b><u>3 - Requires attention within 12-24 months</u></b>	<b>Consent</b>	<b>£</b>
0.0.0	No items reported		£ 0
		<u>Sub-total</u>	<u>£ 0</u>

<b>Item</b>	<b><u>4 - Requires attention within quinquennial period</u></b>	<b>Consent</b>	<b>£</b>
3.1.4	Redecorate metal framed windows	A	£ 2,500
		<u>Sub-total</u>	<u>£ 2,500</u>

<b>Item</b>	<b><u>5 - A desirable improvement with no timescale</u></b>	<b>Consent</b>	<b>£</b>
4.1.3	Redecorate porch ceiling	A	£ 100
4.2.5	Redecorate damaged finishes to south aisle/ chancel arch	A	£ 750
4.4.3	Replace ceiling tiles to the vestry	A	£ 1,000
		<u>Sub-total</u>	<u>£ 1,850</u>

<b>Item</b>	<b><u>M – Routine items of maintenance</u></b>	<b>Consent</b>	<b>£</b>
2.2.4	Check the stability of the cross when roof maintenance is next undertaken		£ inc.
		<u>Sub-total</u>	<u>£ 0</u>

Item	<b><u>OBS - Keep under observation and report any changes to architect</u></b>	£
3.4.2	Minor cracks to north elevation	£ 0
5.1.2	Impact of tree on the parish room/ pantry block	£ 0
	<u>Sub-total</u>	<u>£ 0</u>
	<b><u>Total Estimated Cost</u></b>	<b><u>£ 5,120</u></b>



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