

# Quinquennial Survey of Fabric 2023

Of

St Paul's Parish Church, Newtown,  
Stockton on Tees

for

The Parochial Church Council of  
St Paul's Parish Church, Stockton

Ref: 638167

19 May 2023



Prepared by:

<p>Signed  Mark Watt • BSc(Hons) MRICS MCABE For and on behalf of Savills (UK) Ltd</p>	<p>Dated 19<sup>th</sup> May 2023</p>
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This Report has been prepared on the basis of updating previous reports, originally prepared by HLB Architects, which was based on the 'Model 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 & Surveyors Association "EASA".

INSPECTION OF CHURCHES MEASURE 1995 (AS AMENDED 1991)

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## A. PURPOSE OF REPORT AND GENERAL INFORMATION

- A.1 The Church is on a rectangular site of approximately ½ acre on the north side of Bishopton Road at the east side junction with Patterdale Road. There is a diagonal slope on the site from NW to SE corner. The Church services the Newtown, Grangefield, Newham Grange, and part of Elm Tree districts of Stockton.
- A.2 The Ordnance Survey Map Reference is: NZ 434 197.
- A.3 The Church was constructed in two phases over a period of 45 years. The foundation stone was laid on 23 July 1923, and the Architect is recorded as Mr W J Moscrop. The Church was constructed of stone, and comprised: Sanctuary, Choir, Vestries and Tower with narrow steeple. The Nave arcading had three bays but no permanent aisles or west end. The Sanctuary, Vestry and Spire were covered in Westmoreland slates to a steep pitch but a temporary timber roof to Nave with temporary wall enclosure were installed presumably because of lack of funds.
- A.4 In 1966-67 the timber clad structure of the Nave was demolished, the Sanctuary steep roof and east window were reduced in height and the Nave was given a modern brick enclosure with low pitched felted roofs and broad flat arched windows. A Lady Chapel extension was added to the NE corner during the contract period. The Architects for the later additions were Messrs Ebery and Sharp of Middlesbrough.
- A.5 In 1990 a Parish Meeting Room, Kitchen and Toilets were added to the west end of the Church by D Loughrey of Hartlepool.
- A.6 In 2004, the Nave and defective aisle roofs were replaced with a manufactured slate roof that was suitable for the existing low pitch. The rotten roof fascias were also removed and replaced with overhanging eaves.
- A.7 The Church is not listed.

## GENERAL DESCRIPTION OF CHURCH

- A.8 The Church comprises a Nave with north and south aisle, originally with two blocks of pews, but which have recently been removed to provide more versatile and usable space.

The Chancel accommodates choir pews on each side inward facing and the Sanctuary has a high altar up four steps. The organ with Choir Vestry is on the south side of the Chancel and the small Tower and spire is located at the SW corner of the Vestry with internal access door. The Clergy Vestry with corridor has a separate east end entrance and is located on the south side of the Sanctuary but connected to the Choir Vestry.

The Lady Chapel is located on the north side of the Chancel.

The Chancel, Tower and Vestries with Nave arches are all constructed in stone masonry. The Nave external walls are of cavity brick construction with embedded steel columns to the Aisles. The Nave roof has lightweight steel trusses to 15° pitch with interlocking manufactured slates on battens on insulation quilt. The Chancel and Aisle roofs are of similar construction.

The Baptistry at the west end has a semi-circular window projecting from the gable wall with feature mullions and asphalt roof.

The Choir Vestry still retains its slated roof and the Clergy Vestry has a flat roof with stainless steel sheeting.

Floors are of solid ground bearing construction. Ceilings are fibreboard acoustic tiles to a broad curve in the Nave and Chancel, but flat sloping soffits to the side Aisles.

Heating is from ground source via 10No. 100m boreholes located in the south lawn. The heat pumps associated equipment and buffer tank are located in the basement boiler room. The Nave is heated

by underfloor heating (wet system) and supplemented by prefinished 'modern' column radiators. Column radiators are also installed in the Choir and Clergy vestry and Lady Chapel. Electric heaters are installed in the Church Hall.

Lighting comprises directional spot lighting, with previous chandeliers appearing redundant (all bulbs removed).

The electric supply enters the building underground via the basement and into a cupboard in the Vestry corridor.

## **B. SCOPE OF REPORT**

- B.1 The inspection covers the Church building, Vestries, and the adjoining Church Meeting Room with Toilets and external areas within the boundaries.
- B.2 This report is based on findings of an inspection made on Friday 19<sup>th</sup> May 2023.

## 1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

- Replacement heating system, making use of ground source to supply underfloor heating
- Consolidation and levelling of the floor in the Nave, North and South Aisle's
- Removal of pews and provision of new vinyl floor covering
- Replacement windows to the North and South Aisles (double glazed)
- Removal of the Pews to create open plan versatile space
- Removal of South entrance and internal lobby (replacement with window)
- Provision of new West entrance and internal lobby, including external ramped access
- Paved area and entrance added onto North Aisle
- External fencing partially removed from North boundary
- Tarmac renewed to South side

## 2.0 GENERAL CONDITION OF CHURCH

2.1 The Church continues to be well presented, clean and tidy.

The Church is much improved since the previous inspection with extensive works having been carried out as noted above. The recent works confirmed that issues with the floor were not related to sulphate attack and provision of under floor heating and associated works to the main Church floor have addressed many of the visual defects from previous structural the structural issues. Whilst evidence of subsidence/settlement can still be seen to areas, including within the chancel and also cracking to masonry externally around the East end of the church and the internal stone arches, there does not appear to have been any significant recent movement since at least the previous three inspections (c.15 years) and therefore the structure is considered stable.

There is a need for the usual ongoing maintenance and some minor repairs. External decoration, joinery repairs and masonry repairs are required.

## 3.0 ROOF COVERINGS

### 3.1 NAVE & AISLE ROOFS

Note: Information below is based on historical information, as the roofs are not visible from ground level and outside the reach of surveyors ladder:

The Nave and Aisle roofs are to a low 15° pitch and, following a breakdown of the felt-covered Stramit roofing installed in the 1960s, this was replaced with an interlocking manufactured slate laid on new battens and timber joists with insulation laid between rafters. New powder-coated aluminium overhanging fascias and soffits are installed and claim to be maintenance free. Rainwater gutters and downpipes are in a matching coloured aluminium material. The new roof has a traditional slated appearance and compliments the brown brick walls. There has been some minor water ingress around the abutment flashings at the east end of the south aisle roof historically which has led to some staining of the ceiling tiles, however there were no current issues apparent from our internal inspection.

Previous reports note that there has been theft of high-level lead flashings from the north and south Aisle roof abutments where they meet the high-level Nave walls. These have been replaced with non-lead 'flashband', which has also been tampered with in some instances. The flashband is deteriorating and pointing is loose and missing at the previous lead chase. Ideally the 'flashband' should be replaced with a more permanent solution.

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### 3.2 BAPTISTRY ROOF

Note: Information below is based on historical information, as the roofs are not visible from ground level and outside the reach of surveyors ladder:

The Baptistry, which is circular at ground level (Internally) but half a circle at roof level, understood to have been asphalt covered but has been overlaid with elastomeric felt on insulation to upgrade the construction. There was no evidence of internal water ingress at the time of our inspection, however the roof is anticipated to be beyond typical life span and in view of the condition of the windows it is recommended that the roof deck/covering is replaced at the same time. The Baptistry window mullions' lead cappings have been stolen and are replaced in a non-lead substitute. The bitumen based 'flashband' repair material should only be considered a temporary repair and plans made for replacement in a suitable alternative, accepting the ongoing risks with lead theft. It is noted that plans are in place for replacement of the windows in the near future which would address this point. From our limited inspection it would appear that load bearing is provided by Metal pole reinforcement, clad to form the existing timber mullions, which should be investigated further and considered in the context of the window replacement. 2

### 3.3 VESTRY & ORGAN ROOF

The Vestry and Organ roof have the original Westmoreland slate to a steep pitch in diminishing courses. Following repairs, the slates appear to be intact and there was no leaking. The lightning conductor tape has been repaired following theft and is now protected with a metal channel at low level. Lead flashings to the Vestry roof were repaired following previous theft and were seen to be intact and weatherproof. A number of open joints were identified to the parapets of the vestry roof which are a potential source of water ingress and recommendations are made to undertake repointing. 1

Previous reports note that there has been theft of high-level lead flashings from the north and south Aisle roof abutments where they meet the high-level Nave walls. These have been replaced with non-lead 'flashband', which has also been tampered with in some instances. The flashband is deteriorating and pointing is loose and missing at the previous lead chase. Ideally the 'flashband' should be replaced with a more permanent solution.

### 3.4 SPIRE

The slender spire is covered in Westmoreland slates to diminishing course with lead finial, which appears to be intact. The spire base has a leaded parapet gutter with outlet on the north roof side leading to a cast iron downpipe, which discharges onto the slated Vestry roof. When scaffolding and ladder access was available in 2002, the downpipe was cleared of compacted leaf collection and a new rainwater shoe installed. We would advise that the gutter and downpipe are checked and cleared annually. There is no record of maintenance in the last 20 years! Merlons and copes should be checked at close hand for stability 1

**3.5 CLERGY VESTRY FLAT ROOF**

Note: Information below is based on historical information, as the roofs are not visible from ground level and outside the reach of surveyors ladder:

This Vestry roof at the southeast corner is covered in stainless steel sheet in bays and rolls to match the previous leaded roof that was stolen in 1997. Previous reports noted that the stainless steel sheeting had been tampered with in several places by thieves who had attempted to lift the sheeting but had not removed the coverings. The lifted and disturbed flashings and rolls are understood to have been re-dressed to maintain water tightness.

The previous report recommended the installation of a spiked collar at the top of the downpipe to prevent unauthorised access. This should be reviewed. Ladders were not available to inspect this roof.

It is understood that contracts are in place for routine gutter clearance which is important to ensure the roofs and gutters do not block and overflow.

**3.6 LADY CHAPEL ROOF**

The flat roof was upgraded with an elastomeric felt covering during 2002 re-roofing works. It appears to be performing satisfactorily although some minor water ingress is reported to have occurred during a heavy storm in 2022. The roof covering was not viewed at this inspection due to lack of tall ladder access; however, given the typical lifespan of the roof coverings the need to re-cover within the next five years should be anticipated. In the short term an inspection should be made. The northeast corner downpipe should be checked, as blockages from leaves are a regular risk to roofs/downpipes. 3

The feature splayed window on the north side of the Lady Chapel has a projecting concrete head, the felt covering is life-expired and should be replaced. 2

Minor cracking identified to concrete head and cill of feature splayed window caused by corrosion of reinforcement bar. Treatment of exposed steel and concrete repair would be recommended to prevent further deterioration over time. 3

**3.7 CHURCH HALL ROOF**

This is a pitched roof with concrete interlocking tiles and in sound condition. The plastic gutters appear to be intact and watertight. Displacement of the UPVC soffit on the north side would benefit from securing. 1

**3.8 GENERALLY**

Gutters require clearing out on a regular basis and particularly in the autumn when leaves from the adjacent trees can cause blockages. 1

Downpipes have been coated with anti-climb paint previously but ideally require cleaning, decoration and re-coating, if deemed necessary. 1

**4.0 RAINWATER GOODS AND DISPOSAL**

4.1 The main Church roof and Aisles have an ‘Alumasc’ powder-coated gutter and downpipe system, which will not need decoration as it is a maintenance-free factory-coated system. Access to the high level gutters of the Nave will need careful access to avoid trafficking the tiled roofs.



4.2 The Hall, Lady Chapel and Organ roofs have PVC gutters and downpipes and appear to be functional.

The cast iron downpipes are in need of painting. 1

**5.0 BELOW GROUND DRAINAGE**

5.1 Record drawings indicated a 100mm diameter surface water drainage system collecting water from gulleys around the Church and are routed to the southeast corner of the site. From here the drain connects to the main road via a manhole with interceptor. The drain at the southeast corner was re-laid in 2002. Costs were shared with the adjoining owner, Mr Taylor, who shares the drain where his house drainage joins the manhole at the southeast corner. The drains were found to be functioning correctly at the time of this inspection, however some debris (mortar) was noted in the manhole on the south drive. This is thought to relate to recent works in reinstating the drive following sinking of the boreholes. The debris should be cleared and pointing within the manhole made good. 1

5.2 The soil drains from the Meeting Room toilets were reported to be in working order. There were no reports of blockages and it is assumed that the drains are satisfactory.

5.3 The drainage is a combined system and has an 'air admittance valve' and vent pipe to the soil branch in the toilet which appears to be functioning.

5.4 All manholes should be checked annually to ensure the drains are discharging and free flowing. A number of the rainwater gullies around the property require clearing as standing water was noted. 1

**6.0 WALLS & STRUCTURE**

6.1 Historic Settlement/subsidence at the southeast corner of the Church has been recorded in previous Quinquennial Reports. A large poplar tree in the vicinity was removed along with other trees following advice of a structural engineer in 2006. Further investigations are understood to have been carried out during the recent heating and floorworks and it was concluded that Sulphate attack was not present in the church floor. There was no evidence of any significant recent movement at the time of this inspection. Based on observation over an extended period and key points noted in the structural engineers report, it is considered that cracking is historic and stability has been achieved. It is recommended that all residual cracking is made good to aid ongoing assessment. It will also be important that memorial trees planted in the South garden are carefully maintained.

A number of areas of stonework to the east end of the chapel are heavily weathered and, in some instances, inappropriate cement overpointing has been applied which is leading to accelerated deterioration of the stone. This includes an area of heavy stone decay below the chancel windows. A programme of repointing should be carried out using a traditional lime mortar, and earlier attention given to removing cement pointing where stone decay is occurring and for repointing of cracking, for example below the stained glass window above the Vestry roof. Stone decay is also occurring at the base of the bell tower. This is not sufficient to warrant replacement at this stage however preventative action as described above is advise to limit the rate of decay. 2

**7.0 TOWER**

7.1 The Tower is a small octagonal structure built into the southwest corner of the Vestry and rises up above the Vestry roof. A narrow slated spire rises from the Tower behind a parapet wall and terminates with a copper cockerel weathervane. There is a lightning conductor from the vane to ground level. The upper spire section is clad in lead and appears from ground level (using binocular) to be in sound condition. The lightning conductor is understood to have been tested since the last quinquennial. This should be confirmed with written record and re-tested every five years. 2

- 7.2 The interior of the spire was accessible from the Vestry via a stone spiral stair, which stops halfway and changes to a vertical wooden ladder. The access door is framed and boarded with ring handle in good condition.
- 7.3 It is recommended that the bell moving parts are examined and lubricated annually. 1
- A vertical timber ladder gives access to a hatch above which is a single bell. There is little room to inspect the belfry void as the hatch is immediately below the bell. It is understood that the bell is no longer rung. We were unable to open the timber hatch during this inspection and given lack of inspection or maintenance in the last 15 years it is recommended that efforts are made to open the hatch and inspect accordingly. It will be important to check bell supports particularly for fixings and signs of heavy corrosion. The inner walls of the Tower are plastered and dry but with a crazed finish.
- 7.4 The spire structure has four heavy steel holding-down straps/bolts which have surface corrosion but generally sound – Preventative/protective treatment is recommended. 3
- 8.0 EXTERIOR DOORS**
- 8.1 A new ramped entrance has been formed in the West elevation at the south west corner of the church which replaces the previous entrance which was located in the south elevation. The external doors are powder coated aluminium providing access into new lobby formed of glazed timber with timber double doors. All are in good condition.
- 8.2 The rear east vestry door is little used and kept well bolted for security. The door is boarded, framed and ledged and operational but has distorted vertical boarding that is pulling away from the frame work. The door is also in need of decoration. Plans are in place for replacing the door in conjunction with works to the clergy vestry, in the very near future. 2
- 8.3 The Meeting Room entrance has UPVC doors which are in good order.
- 8.4 There is a fire exit door from the church hall which was found to be operational, although would benefit from decoration.
- 9.0 WINDOWS**
- 9.1 The east window of the Sanctuary comprises three tall lancet head lights being leaded and stained glass. The outer face is protected with secondary sheet glazing and stout galvanised wire grilles. The windows are in fair condition although minor defects were noted including some distortion in the leaded lights and loose lead camming. Close hand inspection was not possible (due to height) to check for secure fixing of the glass. The need for specialist conservation and cleaning should be anticipated and planned for within the next 5-10 years.
- 9.2 The Chancel Clerestory windows are of lancet head style, stained glass and leaded. These appear to be in sound condition but have no external protection and close hand inspection was not possible.
- 9.3 North and south Aisle windows have been replaced since the last Quinquennial inspection and are now timber-framed comprising double glazing, in fixed arched head frames. The windows require further coats of varnish which has started to fail, but otherwise are in good condition as new. 1
- 9.4 The Lady Chapel windows comprise a series of vertical panel openings glazed in mesh-reinforced polyester sheet with timber beads but set obliquely to the wall face. The glazing appears to be installed primarily for security. In due course these could be upgraded to give a better appearance. 3

- 9.5 The Baptistry window, as described previously, has been subject to much glass and timber repair. The mullion feet are boxed out, presumably to repair rot, and the west walls have moved leaving gaps between wall and framing. The dwarf walls require resetting and pointing with the cement haunch re-forming. Rotten timber requires splice repair or ideally complete replacement. It should be noted that principle structural support is thought to be provided by metal poles, which are clad by the timber mullions. Glazing should be toughened/safety glazing. On balance complete replacement of the windows in conjunction with repairs/replacement of the roof deck is recommended. 2
- 9.6 The Meeting Room has UPVC double glazed windows which are free from significant defect.

### **INTERNAL INSPECTION**

#### **10.0 ROOF STRUCTURE, CEILINGS ETC**

- 10.1 The roof structure and ceiling void was examined in 1997 and again in 2002 when the Church was re-roofed. The recommendations of the 1997 report were carried out with a new roof covering replacing the former stramit and felt roof, which was time-expired. The new roof was designed to be within the design load of the lightweight steel trusses which were de-rusted and redecorated when the old roof was removed. No access was possible to the roof or voids and given the length of period since the last inspection it would be prudent for high level access and inspection to be arranged. However there were no indications of immediate issues within the limits of this inspection.
- 10.2 The ceilings in the church hall extension have a textured coating and therefore there is a low risk of the ceiling being an Asbestos Containing Material (“ACM”). An asbestos survey report should be available for the building and therefore should be prepared if not currently in place. 2

#### **11.0 INTERNAL DOORS AND PANELLING**

- 11.1 There is a light oak screen at the Vestry/south Aisle entrance with decorative frieze over. There is a door ball-catch which is defective, however following recent works in the provision of underfloor heating and raising of the floor levels the door is no longer in use. A crack has formed in the oak panelling, which was not noted in previous inspections and may relate to the new heating regime causing drying shrinkage of the timbers. Areas should be monitored for this and the temperature/humidity controlled accordingly.
- 11.2 There is a door in the Choir/Organ screen leading from the Vestry to the Chancel that is catching at the top corner and that requires easing. The door is heavily distorted, but likely not possible to correct. The door has been fitted with an inappropriate door handle and the rim latch removed. Ideally this should be replaced with a more appropriate fitting.
- 11.3 The pair of glazed doors to the choir and clergy vestry’s and the glazed screen are scheduled for removal within the very near future and therefore no further comment is made.

## 12.0 GROUND FLOOR STRUCTURE

- 12.1 The ground floors of the nave and north and south aisles have been raised and levelled since the previous inspection in conjunction with the provision of underfloor heating that was installed in connection with a new heating system via ground source heat pumps. A vinyl floor covering has been laid over and consequently all were found to be in good order. The remaining areas including the Chancel and Alter steps remain cracked as previously and should be subject to repairs/replacement. As part of the above works tests for sulphate attack are understood to have been undertaken and previous test drills had also been carried out confirming that sulphate attack was not present and concluding that movement was not likely to be progressive. For record purposes previous QI comments are noted below: 3

*The ground floor structure in the Church has been examined previously when test drillings were made and a report issued in January 1997. Briefly, the concrete floor from the original construction had settled unevenly and this was overlaid with a levelling concrete in 1966. This had also cracked and will need replacing or re-levelling when all settlement has ceased. The 2006 structural report measures and records the floor levels in the Nave. See the recommendations. The 1997 report was reviewed at this inspection although the 2006 report was not seen. It is unclear whether sulphate attack of the concrete floor was considered and ruled out. Therefore as well as confirming the diagnosed settlement has ceased, it is considered prudent to rule out sulphate attack of the floor slab.*

- 12.2 The church hall annex is of solid floor construction and historically had been subject to movement. A structural report from 2002 noted that tree stumps were still active and recommended removal. Movement had caused a gap between the floor and north wall which was observed in 1997, 2002, 2006 and 2011. The gap has been covered with a PVC trim, but with no evidence of any significant recent movement at this inspection. Consequently the previous movement is considered to have ceased and the property stable. However as recommended previously the situation should continue to be monitored with records kept in the Church Log Book. 3

## 13.0 INTERNAL FINISHES

- 13.1 All internal walls are plastered except for stone features to columns, arch and window reveals. Areas would benefit from redecoration, which is likely to be picked up in the planned works to the Vestry's.

- 13.2 Following the recent heating replacement and associated works, the previously noted damp and salt damaged plaster that was disfiguring the lower wall between the Lady Chapel and Chancel is no longer visible. It was previously speculated that the issue may relate to faulty plumbing. The area should be monitored for any reoccurrence, but hopefully the issue is resolved.

- 13.3 Floor finishes to the Nave and Aisles have been recently replaced with an LVT product in conjunction with the provision of the underfloor heating system and consequently are in very good condition.

Some areas of the old thermoplastic floor tiles remain, for example to the chancel, which are in an aged and deteriorating condition including cracks from the noted settlement of the floor. Plans should be made for replacement when funds allow. 3

- 13.4 The vestry floor finishes are age worn and require replacement, which is noted to be planned within the next quinquennial period. 2

**14. FITTINGS, FIXTURES AND FURNISHINGS**

- 14.1 Sanctuary: contains a large oak altar table with good linen fold carving and in good condition. Altar rails are also in oak in simple style.
- To the right an oak chair with scissor-frame pegged, undated.
- To the left hand side a Bishop's Chair and desk in oak, dated 1947.
- 14.2 Choir: oak choir stalls with good carved details of sturdy construction. Two clergy stalls of similar construction dated 1946/9. The pulpit of oak construction including arched panels and timber base with five steps. The handrail is loose and will require attention. The fitted cupboard door in the Vestry is heavily warped.
- 14.3 Organ: by Norman & Beard dated 1911, A 2 manual instrument. The organ is reported to be in need of repair and maintenance, however in view of potential costs its very limited use and the space that it occupies, consideration is being given to its removal. 4
- 14.4 Lectern: a brass eagle with good detail and solidly made, dated 1906 and in good order.
- 14.5 Lady Chapel: contains a simple softwood stained altar table with cover. Adjacent an oak credence table with mouse signature (Thompson). Also an aumbry built into the wall. Due to stored items at the time of survey the items were not inspected at close hand however the previous report notes that the altar rail has a hinged section at the right hand end which is loose and needs attention. 4
- 14.6 Clergy Vestry: contains 2no. safes – older model by Chatwoods of London, and a newer unnamed smaller model.
- 14.7 Nave: Since the last quinquennial inspection the original pews have been removed to provide more versatile space.
- 14.8 Baptistry: contains a stone font with lead-lined bowl on a column-style base. The font cover is open oak spire design dated 1928.
- 14.9 North Aisle: contains an altar frontal chest in light oak, in sound condition.
- 14.10 Memorials: located on the arcade wall at the rear of the Nave:
- A wooden board with list of previous vicars.
  - A white marble tablet on black background with names of those fallen in 1912-1919 World War.
- 14.11 Hideaway kitchenette unit installed in northwest corner of the Lady Chapel, drainage and water supply included. All in good order.

**15. TOILETS**

- 15.1 Two toilets with wash basins, one for full access and baby change, are in the Meeting Room annex and are in good condition.
- 15.2 The walls are tiled and the fittings in good order following refurbishment in 2009.
- 15.3 The wash facilities in the Clergy Vestry which include a stainless steel bowl and instantaneous water heater are in poor condition/non-operational and are planned for removal in the near future. 1

- 15.4 Kitchen facilities are provided in the Annex and include fitted base and wall units stainless steel sink unit, with separate water boiler and laminate worktops. The units are estimated to be circa 15 years old and whilst showing some signs of wear are in good order and functional. Replacement would be beneficial within the next 5 years and it is noted that plans are in contemplation for replacement and relocation to the North West corner of the South Aisle. 3

## 16. HEATING INSTALLATION

- 16.1 The church benefits from a new ground source heating system, incorporating boreholes located below the lawn on the south side of the church. The associated pumps, controls and buffer tanks are located below the clergy vestry accessed from an external door on the east elevation via a short flight of steps. As the heating system is new it appears to be in good order and is reported to be operating well. Pipe work in the boiler room is well insulated.

All commissioning certification, operation and maintenance information and warranties should be obtained and records maintained on site.

- 16.2 Heating of the church is via a combination of under floor heating, covering the North Aisle, Nave and South Aisle and new column radiators elsewhere. The system does not extend to the church hall/meeting room, which is still heated by separate electrical heaters. It is reported that the heating system is working well and achieving desired temperatures. Some shrinkage cracking was noted to the timber panelling to the West partition of the vestry which is likely to be related to increased average temperatures. The situation should be monitored to avoid any significant damage to important joinery.
- 16.3 Heating of the Meeting Room annex is by separate electrical heaters, which have been checked by an electrician and a new switch fitted in July 2011.

## 17. ELECTRICAL INSTALLATION

- 17.1 The electrical supply enters the building underground and has a main switch intake and distribution panel in the corridor of the Clergy Vestry. From here a sub-mains cable serves the Meeting Room annex, which is routed externally to the annex switch room.
- 17.2 Lighting for the Sanctuary and Choir is by 13 spotlights mounted at high level. The Nave lighting includes 6no. chandelier fittings which appear redundant, the lamps having been removed. If the chandelier fittings are now surplus to requirements it is recommended they be removed.

The side aisles have a suspended track lighting system each containing 6 fittings to match.

Lighting in the Vestries is by fluorescent fittings. Covers replaced on fluorescent lights in Lady Chapel in May 2011.

The Vestry lights were rewired in July 2011 by Maval Electrics following testing.

- 17.3 There is a small power circuit throughout.
- 17.4 The sound system was not tested. A new sound and hearing loop was installed in 2008.

17.5 There is a C-Tec addressable fire alarm panel located in the church hall lobby. The system should be subject to weekly testing and annual servicing and maintenance. There was a fault noted on the system at the time of our inspection, which should be interrogated and resolved. 1

New emergency light fitted in Hall in May 2011. The external emergency light fittings are heavily soiled and should be cleaned or lenses replaced. It is noted that the lens cover to the emergency light above the main church Hall entrance has been installed upside down which ought to be rectified. 1

17.6 No apparent issues with the electrical installation, simply recommend that fixed wiring is tested every five years and therefore it should be ensured that a current periodic electrical test is in place. Installation of distribution equipment and partial rewire in the Nave and boiler house completed on 10/05/2021, copy of certificate received. 1

17.7 There is a lightning conductor installed to the spire.

## 18. FIRE PRECAUTIONS

18.1 We have not had sight of the fire risk assessment for the building and it should be ensured that one is in place and that the system installed provides adequate coverage and cause and effect. Weekly fire alarm test and annual testing/servicing of fire safety equipment. Eg. fire alarm, lighting, fire extinguishers to be undertaken. 1

## 19. DISABLED PROVISION

19.1 Recent works, since the previous quinquennial inspection has included for the provision of a new West entrance with double doors and ramped access. Levelling of the floor has also greatly improved access provision.

19.2 A disabled toilet was installed c.2006.

## 20. SECURITY

20.1 The rear Vestry door is securely bolted and locked and there were no reports of recent attempted break-ins.

20.2 The Vestry flat roof was installed with stainless steel sheet following theft of the former lead sheet. Further theft attempts have taken place of lead flashings although not thought to be recent.

A CCTV system has been installed.

## 21. BATS

21.1 There were no reports of bat sightings or roosting.

## CURTILAGE

### 22. CHURCHYARD AND ENVIRONS

22.1 The metal boundary fencing of the Churchyard is in good order.

22.2 The previous north side fencing which consisted of concrete posts and square mesh with barbed wire top protection, has been partially/largely removed in conjunction with current works to provide access and paved area adjacent the north aisle. This has aided the openness of the church and made it more inviting. Longer term a low key replacement fence would be recommended. 3

- 22.3 The four lime trees planted prior to the last QI inspection will need to be carefully managed in view of the history of structural movement in the church and need for associated movement of previous large trees.
- 22.4 The east boundary shared with a neighbour is a 1.5 metre high wooden close-boarded fence with capping and barbed wire, all in adequate condition.
- 22.5 To the west side of the Church are an ash tree, Scots pine, and two decorative species in the northwest corner.
- 22.6 The tarmac drive on the south side has been renewed in conjunction with the installation of ground source heating and is consequently in good order
- 22.7 Ideally the damaged coping and railings to the basement steps should be reinstated. 3

### **23.0 LOG BOOK**

- 23.1 The Inventory Log Book requires updating.

### **24.0 PREVIOUS QUINQUENNIAL AND OTHER REPORTS**

The following reports are held on file by the church:

- Architect's Report (Third) dated April 1982 by L D Rooker – Architect
- Architect's Report No.5 dated October 1987 by L D Rooker – Architect
- Architect's Investigation of Structural Defects dated April 1997 by J B Kendall, HLB Architect's & J Gregory, Ove, Arup & Partners, Structural Engineer.
- Architect's Report No.6 dated November 1997 by J B Kendall Dipl. Arch RIBA
- Repair Options for St Paul's Church dated July 1997 by J B Kendall Dipl. Arch RIBA
- Architect's Report No.7 dated October 2002 by J B Kendall Dipl. Arch RIBA
- Architect's Report No.8 dated November 2006 by J B Kendall Dipl. Arch RIBA
- Structural Engineer's Report December 2006 by Blackett-Ord Consulting Structural Engineer
- Architect's Report No.9 dated July 2011 by J B Kendall Dipl. Arch RIBA
- Quinquennial Survey of Fabric 2017 ref – DGBU401834 by Savills



JOB:	ST. PAUL'S PARISH CHURCH · STOCKTON		
Drawing:	Q1 PLAN	scale:	NTS
		date:	DEC 1997
		Orig. no.:	97/64 / Dct 267 / 01

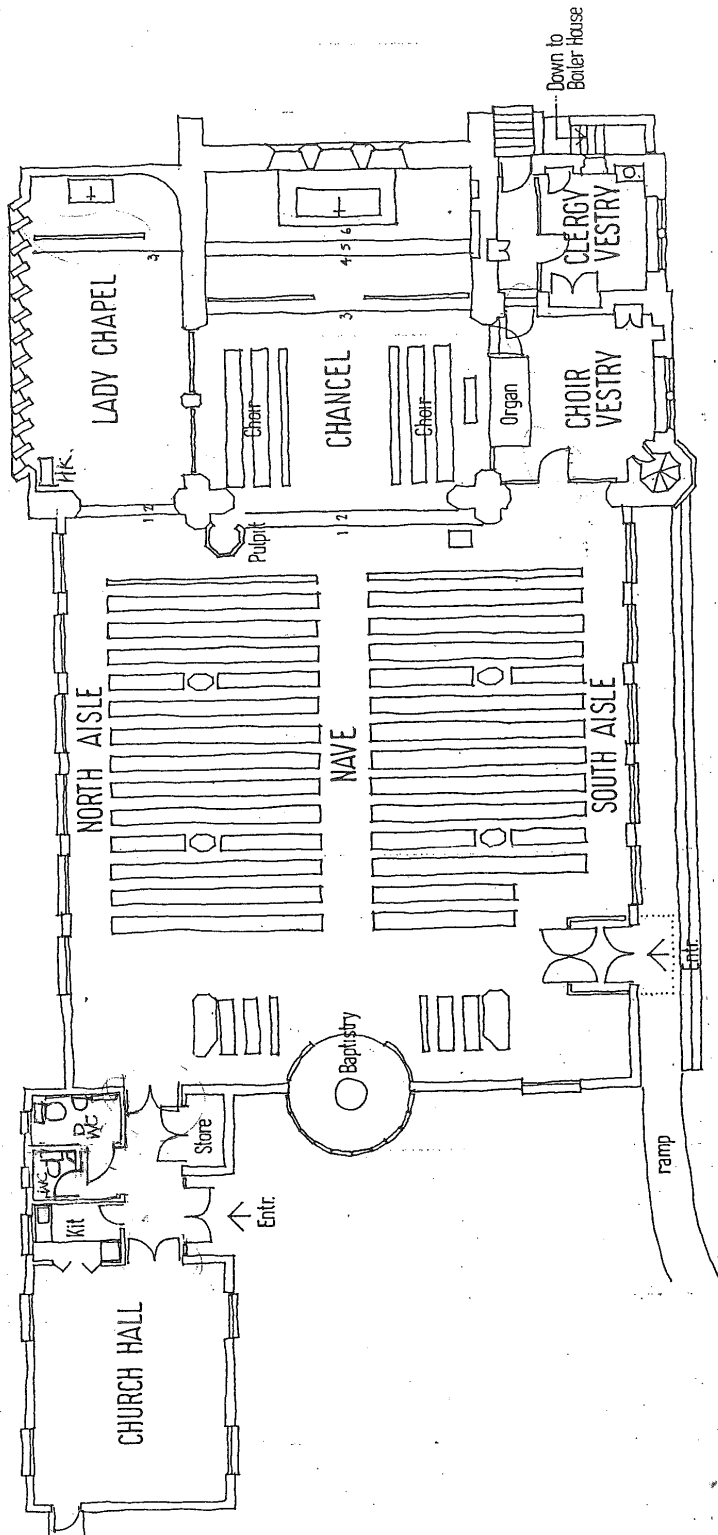
JMS

UPDATED AUG 2001.

CONSULTANT ARCHITECTS  
SURVEYORS INTERIOR DESIGNERS  
PROJECT MANAGERS



Cherwell House  
Sunder Street  
Donner City, ONT. M1B  
Phone: 416 291 2000  
Fax: 416 291 2002



**RECOMMENDATIONS****URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category (1)**

	<u>See Item</u>	<u>Approx Cost</u> £
- Check flashings and attend to any necessary repairs	3.3	
- Check merlons and copes at Tower for stability	3.4	
- Check and clear spire base gutter (seek costs from Steeplejacks:	3.4/7.2	TBC
- Secure displaced uPVC soffit on north side of Church Hall Roof	3.8	150
- Clear out all gutters regularly including to Vestry roof	3.5/3.9	300
- Re-coat downpipes with anti-climb paint	3.9	250
- Paint cast iron downpipes	4.2	400
- Clear debris from inspection chamber on south side and Make good pointing.	5.1	Snagging
- Clear blocked rainwater gullies	5.4	100
- Examine bell moving parts and service/maintain accordingly.	7.3	TBC
- Periodic electrical test is required	17.6	300
- Varnish new South Aisle windows	9.3	Snagging?
- Remove redundant water heater in clergy vestry	15.3	50.00
- Attend to faults on fire alarm system	17.5	
- Repairs and maintenance to emergency lighting	17.5	150.00
- Ensure that Fire Risk Assessment is in place	18.1	

**WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS: Category (2)**

	<u>See Item</u>	<u>Approx Cost</u> £
- Repointing required to open joints in parapets to Vestry roof	3.3	1700
- Felt covering to window concrete head in Lady Chapel requires replacement	3.6	2000
- Carry out programme of repointing to damaged areas of Stonework (2 yrs & beyond)	6.1	8000
- Confirm lightning conductor test has been carried out and Obtain certificate	7.1	TBC
- Downpipes in Tower should be checked and tested annually		
- Replacement windows, frame and Baptistry roof covering.	3.2/9.5	15000
- Planned replacement of rear east vestry door	8.2	950
- Instruct asbestos survey for building if not already done	10.3	650
- Following stabilisation of the Altar steps, undertake repair/levelling of the floor settlement	12.1	5000
- Replace vestry floor finishes	13.4	1000
- Check all fire extinguishers annually	18.2	150
- External stone steps to east door require repointing	22.9	150

**WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS: Category (3)**

	<u>See Item</u>	<u>Approx Cost</u> £
- Replace bitumen-based 'flashband' repairs to nave and Aisle roofs	3.1	4000
- Anticipate need to re-cover Lady Chapel roof	3.6	5000
- Treat exposed steel and repair concrete to head and cill of feature splayed window in Lady Chapel	3.6	300
- Treat steel holding down straps in spire	7.4	300
- Upgrade glazing to Lady Chapel windows	9.4	Seek quote
- Continue monitoring of Gap to edge of church hall floor	12.2	

-	Replace remaining areas of thermoplastic floor tiles	13.2	Inc. with floor repairs
-	Possible replacement and relocation of kitchen	15.4	10000
-	Replace fencing	22.2	6750
-	Reinstate coping and railings to basement steps	22.9	750

**WORK TO BE CONSIDERED BEYOND 5 YEARS: Category (4)**

	<u>See Item</u>	<u>Approx Cost</u>
-	Consideration to be given to future of organ	£
-	Re-fix loose altar rails when floor is repaired	1,000
-	Re-fix handrail to pulpit	Inc
-	Repair alter rail hinged section when rails re-fixed	Inc

**NOTE:**

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, which includes guidance to routine maintenance, and inspection of Church property. "A Guide to Church Inspection and Repair" published by the Council for the Care of Churches can be obtained from SPCK bookshops.

## 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 only as required by the Inspection of Churches Measure 1955.

The Architect/Surveyor 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/Surveyor accordingly, when they will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under their direction.

Costs on much of the work or 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 they can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

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

### b. PRIORITIES

Where work has been specified as being necessary in the preceding pages, a code number in brackets 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 12 months
- (3) Work recommended to be carried out during the Quinquennial period
- (4) Work needing consideration beyond the Quinquennial period
- (5) Work required to improve energy efficiency of the structure and services
- (6) Work required to improve 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 essential 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 21.0 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 the hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

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 contract.

Wherever practicable, subject to finances, it is recommended that the installation be run on 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 decorations.

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 within 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 or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

j. MAINTENANCE BETWEEN INSPECTIONS

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

k. 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 one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sub>2</sub> type where heating apparatus is oil-fired.

**Mark Watt BSc(Hons) MRICS MCABE**  
Director

07540 204144  
MWatt@savills.com