

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

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

**PW:a**  
ARCHITECTS



Church of St Paul  
Waterhouses

Diocese of Durham  
Quinquennial Inspection Report 2020  
St Pauls, Waterhouses  
Esh Winning

Inspection of Churches Measure 1955  
(Current version)  
Architects Report inspected August 2021

Archdeaconry of Durham  
Incumbent: Rev. Carl Peters

Inspection Architect  
J M White BA(Hons) PG Dip RIBA

This Report has been prepared on the basis of 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 1955 (As Amended 1995) Index

### Index

- 1.0 Background and General
- 2.0 Scope of Report
- 3.0 Works Carried out Since Previous Report
- 4.0 General Condition of Church

### External inspection

- 5.0 Roof Coverings
- 6.0 External Walls
- 7.0 Church Interior
- 8.0 Church Yard
- 9.0 Specialist Areas
- 10.0 Church Hall
- 11.0 Summary
- 12.0 Previous Reports
- 13.0 Acknowledgement

### Recommendations

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

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

## **1.0 Background and General Description of the Church**

- 1.1 The Church is located to the north of the unclassified road between Waterhouses and the small settlement of Hamilton Row, at the western end of Waterhouses Village. The Church is set in a Churchyard with open fields to the west and north with a stream and private garden to the east. The road and its footpath forms the southern boundary. The Church is situated at the western end of the Churchyard and there is a Church Hall within the Churchyard to the east of the Church.
- 1.2 The Nave and Chancel were constructed in 1868. The west end, porch and sacristy were constructed in 1883, the choir Vestry in 1894 and the north aisle (now Lady Chapel) between 1895 and 1915. The Church is built in local colliery fireclay bricks produced at the Pease Colliery brickworks in this part of Durham. The main roof is steeply pitched and clad in Welsh slate.
- 1.3 The Church Hall is a framed structure with a corrugated asbestos cement sheet roof and corrugated steel cladding. This is now disused, locked up and mains services disconnected. However, the safety of the structure should be monitored.

## **2.0 Scope of Report**

- 2.1 A visual inspection of the Church has been carried out such as could be undertaken from ground level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were in accessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- 2.2 The inspection does not comprise of a structural survey of the Church. Where in the opinion of the inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- 2.3 The following inaccessible parts were not included in this inspection
1. Any hidden floor spaces.
  2. The undersides of roofs were examined from floor level only through binoculars.
- 2.4 No manhole covers were lifted or drains checked.
- 2.5 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repair costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than

'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.

2.6 The Church is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.

2.7 One copy of this report should be kept with the Church Log Book and records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

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

3.1 The Church Log Book confirms that the following works have been undertaken since the last Quinquennial Inspection.

- 3.2
- Installation of new boiler in back Vestry 18/02/13 Darfield Plumbing and Heating - £4885.46.
  - Painting of back Vestry, front Vestry, stairs to gallery, Church wall below dado February 2013, Youth Offender Scheme.
  - Replacement of sink in Vestry following break-in, February 2014 – J Sturdy.
  - Boiler service 21/03/14 Darfield Plumbing and Heating - £75.00.
  - Electrical installation 26/11/14 NJ Electrix - £725.00.
  - Replacement of Electrical lamp Sanctuary south side 22/09/16 J Sturdy.
  - Installation of new toilet in back Vestry, partitioning off of boiler 02/03/17 Ladycraft - £10,344.68 (Church Building Panel Grant £900).
  - Cleaning of high side Alter curtains.
  - Replacement of halogen floodlight with LED light ATS Electrical Services - £84.00.
  - Replacement of naked flame candles with electrical: Alter shelf window cills etc 15/07/18 D Appleby.
  - Carpet for Baptistry area 2018 Sunderland Carpet & Flooring - £250.00.
  - Halogen floodlights ATS Electrical Services - £84.00.
  - Raking out, repointing and refixing brickwork, lower course and buttresses in north east wall of Lady Chapel 01/08/21 G Penfold - £442.00.

### **4.0 General Condition**

4.01 The Church generally is in good condition. However, as noted in the report there are a number of items that require attention in order to protect the fabric of the Church. Furthermore the electrical and

heating services within the Church require regular servicing by specialist contractors to ensure their functionality and safety.

**5.0 Structural Condition – Church Exterior:** The Church was inspected and the following conditions were noted:

**5.1 Roof Coverings**

The Church is roofed with steeply pitched roofs clad in blue-black Welsh slate, the ridge runs centrally on the axis of the Nave and Chancel. It is surmounted by a belfry clad in upvc and timber louvers with a 'fleche' roof in cut Welsh slates.

**5.2 Nave and Chancel Roof – South Elevation:** The roof is clad in Blue Welsh Slates; it is in good condition with the following minor defects noted:

- 1 no. broken slate, 6 courses down from the ridge, 4 slates in from left hand verge. 2
- 1 no. broken slate in centre of roof, 11 courses down from the ridge (both noted at the previous inspection). 2
- A number of slates appear discoloured which may be the result of pyrites contamination, which will eventually weaken the slates and cause failure of individual slates. These should be monitored.

**5.3 Nave and Chancel Roof – North Side:** This roof is of similar description and condition to the previous one with few defects visible as follows:

- a) There are broken slates as follows: 1no. at the east end, 19 courses down from the ridge and 4 slates in from the right hand verge. 2
- b) The short ogee pattern aluminium gutter to the main roof has lost its decorative finish at both ends and requires redecoration. 3

**5.4 Roof over North Aisle (Lady Chapel):** This is similar to the two previous roofs but of a lower pitch. Although the pitch appears rather low for cladding in slate there is no evidence of water penetration. There were few defects noted as follows:

- a) There are broken slates as follows: 1no. over the Vestry in the centre, one course above the eaves (noted at the previous inspections) and 1no. in the course above the last. 2
- b) The finish on the gutter at the west end of the Nave roof is breaking down and requires redecoration. 3
- c) There is a small crack in the rendered abutment between the Vestry roof and the aisle roof.

**5.5 The Belfry paintwork** shows erosion particularly in the vicinity of the louvred panels and the roll capping above the weather boarded base. This was listed at previous inspections and continues to deteriorate. 2

5.6 There are a small number of missing and/or broken slates on the north slope of the Belfry roof adjacent to the north west hip. 2

## 6.0 External Walls:

6.1 The external walls although constructed at different periods are all in off-white fireclay colliery bricks which have weathered to a pleasant light grey buff colour. They are buttressed at intervals by piers in the same brick, with sandstone kneeler copings. The base of the wall is wider than the main wall in the form of a plinth which is capped in a course of special 'plinth stretcher' bricks.

6.2 The south wall contains three pairs of lancet windows (W2 to W7 inclusive) with sandstone keystones and flush cills. These are located in the centre of the bays between 4no. masonry buttresses, there is a door in an opening with a pointed arch head in the western bay. The entrance doors are in an opening with a concrete lintol at the east end of the wall. Opening casement frames are steel and show signs of corrosion. The remainder of each window consists of a fixed leaded light glazed directly into the masonry jambs. These are protected by wire bird mesh.

Window condition is as follows:

- a) W1 - 4 no. broken panes. 3
- b) W2 - 4 no. cracked panes; the opening light has been replaced. 3
- c) W3 - The leaded light to this opening is buckling. 3
- d) W4 - Is glazed with a decorative leaded light, the upper pane is protected externally by a polycarbonate sheet.
- e) W5 - Is as W4 above, but the lower pane of this window is protected by a polycarbonate sheet.
- f) W6 - 1no. broken pane and the frame of the opening light is badly corroded. 3
- g) W7 - Sound.

6.3 The remainder of the wall is generally sound with the following points noted:

- A pyracantha plant is growing close to D1 and W1. this should be cut back from the openings. 2
- There is some minor erosion of mortar joints, particularly at the base of the wall and the centre buttresses and to the kneeler stones on the buttresses. 3
- There are 2 no. spalling bricks at low level. 3
- The west buttress is partially obscured by shrubs at low level.
- There is horizontal cracking in the lintel over the entrance door; and visible deflection.
- There are brackets for hanging baskets either side of this door.

- The rainwater goods are ogee pattern cast iron with powder coated aluminium rainwater pipes. The fixings are loose on the first rainwater pipe. 3
- The underfloor vents at low level in the wall are clear.

- 6.4 West Wall: This is a gable wall in similar brick construction to the south wall but containing a rose window (W8) above two rows of three Lancet windows (W9 to W14). The windows have brick reveals with stone keystones and cills as before. The wall is in generally good condition, the only defect noted being a minor crack running vertically upwards through the centre of the wall from the base to the cill of the lower centre window (W11/W12). The crack has been pointed with mortar at the level of the upper cill and the signs of movement since the previous inspection are miniscule. The stone cill to the right hand window (W9) is showing signs of erosion. There is also some minor erosion of pointing in the pier to the north side of the centre window. Glazing consists of leaded lights glazed directly into the brick reveals. The rose window has a timber sub-frame which shows signs of shrinkage cracking and the paint has now disappeared. There is also some corrosion to the horizontal metal bar across the centre of this window and buckling of the leaded light. This wall also houses a flue which served the old boiler which was in a cellar below this end of the Church. Consideration should be given to the weather proofing and ventilation of the disused flue. Access to this room is gained by a flight of stairs which descend from an opening in this wall. The wall also supports a new lightning conductor. There is a crack in the cill and subcill to W13 which appears active, but no other related movement. The windows are unprotected but are sound. 2 3
- 6.5 West Wall of Vestry One: This wall takes the form of a mono-pitch or lean-to against the main north wall of the Church and contains a single Lancet window (W15) which is glazed in a diamond reinforced polycarbonate material. The joint between the wall to the Vestry and the main Church is soundly pointed. However, there open mortar joints above W15, and erosion of the mortar to the brickwork in the plinth course. 3
- 6.6 North Elevation: The materials of this elevation are similar to those described previously although the gutters are black upvc deep flow pattern and the rainwater pipes are a mixture of upvc and aluminium circular section pipes. The wall appears generally sound with the following defects noted. At lower level the buttresses have been recently repointed using NHL/sand mortar. The main elevation contains similar paired lancet windows (W18 to W23) to those on the south elevation; the centre and western pairs have been reglazed in a similar manner to the window in 3.12 above and are in good order. The eastern pair W22 and W23 are glazed in the original manner similar to those on the south elevation, they are protected by bird mesh and the opening light is corroding. The windows on the east wall of the aisle W24 and 25 have been re-glazed in diamond reinforced polycarbonate material like windows W18 to W21. The mortar pointing to the kneeler stones on the eastern pier is eroding. 3



The mortar pointing at the base of the wall is eroded in places particularly at the western end of the wall, although the underfloor vents are all clear.

- 6.7 The north elevation of the north Vestry at the east end contains a pair of lancet windows W26, W27, these are of a similar pattern to all of the previous paired windows and are in the original metal framed leaded lights. There are eight cracked broken or missing panes in W27 and the metal framework is corroded. There is evidence of some minor erosion of mortar joints at the east end of this wall and the stone cills to the windows show signs of erosion. This wall also contains a door opening, the timber door and frame appear sound as do the brick steps which lead up to this door. It is noted however that there is no guard rail to these steps although the total rise is in excess of 0.75m. The rainwater goods in this area are powder coated aluminium. 3 6
- 6.8 East Wall: This is a gable wall of similar construction to the earlier walls containing 3 lancet windows (W28, W29, W30) under a relieving arch. The windows are stained glass and have wire mesh guards. There are three piers below the windows, and a string course of brick headers below the window cills. The entire wall appears sound except some minor movement around the springing at the south side of the relieving arch which was pointed following the inspection in 2002 this now shows further movement and should be repointed using NHL/sand mortar. There are two air bricks at the base of the wall which were both clear at the time of the inspection. There is minor erosion of mortar joints at the base of centre and right hand buttresses. There is a lightning conductor at the left hand side of this wall which appears sound. The mesh window guards on this elevation are loose/misaligned and therefore require re-fixing. 3 2
- 6.9 East Wall to the Organ Vestibule: This mono-pitch elevation is in similar construction to the other walls containing two lancet windows (W24 and W25) which are glazed in polycarbonate material. The stone cills of this window are eroded. Mortar pointing is in fair condition although there is some erosion below the plinth course and there is a diagonal crack at the base of the wall at its northern end, probably related to root action from a nearby oak tree. There is a lightning conductor at the left hand side of this wall which runs up to the bell cope on the main roof; this is broken and requires repair by specialist. 1

## **Interior Inspection**

### **7.0 Church Interior:**

- 7.1 Entrance Lobby: This area has a ceramic tiled floor with timber framed and boarded partitions to the nave to the east and Vestry 2 to the north. To the west a timber stair leads up to a gallery above the west end of the Nave. The ceramic floor of the lobby is in good condition. There is a framed scroll on the panelled wall to the staircase giving a

list of former incumbents of the Parish of Waterhouses and a column radiator on the east wall. The main electrical equipment and meters are located on the south wall of the entrance lobby above the main door. The wiring and equipment is modern and was installed prior to the inspection in 2007. Next to the electrical equipment there is a rechargeable torch and a new Firepoint 2kg carbon dioxide fire extinguisher which was last tested in April 2021. The lobby also contains a small table. The paint is flaking badly on the stone jambs and cills of the windows at the foot of the stairs and also on the wall below the windows. At the foot of the stairs are shelves containing books of common prayer, a first aid kit and a fire extinguisher. The fire extinguisher is a Firepoint 6.0 litre AFF extinguisher last tested in April 2021. There is a store under the rising flight of the stairs which is enclosed by timber panelling and which contains cleaning materials and a tank at high level. The tank brackets are slightly rusty. The pipework to the tank is insulated. The floor in this area is concrete which was partially obscured by stored materials but the visible areas appear sound. There is a timber panel over the door to this store. The underside of the staircase is sound although partially obscured by stored materials. The room has a slight smell of dampness.

- 7.2 Nave: The Nave is formed by a masonry load –bearing wall to the south and on the north side of the Nave is an arcade of four shallow three ring brick arches to the Aisle (now Lady Chapel) and Organ Vestibule. The arches are supported on painted cast iron Etruscan columns and the arches support a masonry wall parallel to the south wall. The roof is supported on four equally spaced timber scissor trusses with iron ties. The ceiling is lined between the trusses and the purlins, which are also visible, in plasterboard which has been treated with a textured finish; all of the principal structure appears sound. The floor of the Nave is primarily in softwood boarding with concrete circulation areas with tiled margins. The concrete is generally sound but does show some evidence of cracking, as do the tiles. The main aisle is carpeted. The softwood boarding is generally sound although it is unfinished and is worn in places. The area around the font is also carpeted. The walls are in fairfaced brickwork which has been emulsion painted and are in generally good order. The boarded and panelled partition at the west end of the Nave is also in very good order, it is clear finished pine containing framed rolls of honour listing those parishioners who served and/or fell in the Great War. On the south wall there are three pairs of windows, the centre pair are stained glass donated by John and Catherine Pallister. The Nave contains pews and kneeling rails in clear finished pine and a polished brass lectern. There are large diameter, low pressure hot water heating pipes at low level, painted metallic grey which show no signs of leakage or deterioration. At the rear of the Nave is a sandstone font with a saw tooth decoration at the rim and a carved hardwood cover with a wrought iron handle at the centre. Also, there are three tall brass candle holders, 2no. 1.0m high and 1no. 1.35m high, and a brass ewer. Lighting is by 6 no. 500W floodlights at high level 2no. have been replaced with LED fittings. The Nave and aisle now have framed drawings representing the Stations of the Cross at intervals

along the north and south walls. There appears to be slight movement between the ceiling and the brickwork over the chancel arch. The panelled wall to the sacristy contains an embroidered picture of the Last Supper, there is also a bell fixed to this wall. The carpet runner in the main aisle has frayed and become loose from grip rod and should be re-fixed. 2

7.3 Chancel: The Chancel is of similar construction to the Nave with the north wall being a load-bearing masonry wall. The floor is a raised timber floor which is finished in carpet, except around the choir stalls. The boards creak in places in front of the altar. The carpet is in good to fair condition and is secured to the chancel steps by brass rods. There is no sign of movement in the Chancel arch but there is some slight movement between the wall and ceiling (see above). The Belfry supports are also carried on this wall and the bell rope travels down the wall to a lower level. The paintwork of this wall, although sound, has been marked by the bell rope. The bell rope and pulleys appear to be in good condition although the bell was not swung. The altar rail, although fundamentally sound, shows a little movement. The heating pipework is in similar condition to that noted in the nave. There is a wall safe built into the north wall and a small cast iron radiator in the south east corner. The east wall is curtained; the curtains are in good condition and are supported on a curtain track mounted on an unpainted curtain batten. The brickwork behind the curtain no longer shows signs of the mould growth noted at the last inspection. There is some minor cracking between the ceiling and the east wall but this does not appear significant. The windows on the east wall are glazed in stained glass which is sound and clean. All paintwork on the Chancel area is in good condition with the exception of the wall-plates at high level where it appears to have crazed and on the north wall where it is flaking in a small area. There are cobwebs and dust accumulating in the apex of the roof. The north wall of the Chancel has a sanctuary lamp. There is also a brass plaque in memory of J. W. and E. Henery. The timber pulpit has a 'scumbled', or wood grained finish. At the south side of the Chancel arch is a brass plaque which is a memorial to parishioners who fell in the 1939/45 War. To the north of the Chancel is a bronze and brass plaque which stands as a memorial to parishioners who fell in the 1914/18 War and a flagstaff donated by the British Legion, Esh Winning Branch. The area in the vicinity of the organ is extremely confined and detailed inspection was rendered impossible.

7.4 North Vestry: This room has fairfaced brick walls with a softwood boarded floor and an undecorated plywood boarded ceiling. The mortar joints of the brickwork to the external walls have eroded, particularly over the doorway and the beam fill around the supports for the high-level storage platform requires making good. The glazing to the windows on the north wall is dirty and there are eight cracked or broken panes in the eastern light (W27). The plywood ceiling contains no access to the void above. The boarding to the floor is dry. There is a plywood patch in the centre of the floor. There is a platform store at high level and some signs of damp on the brickwork. The 3 3

paintwork to the left hand side of the external door is breaking down. The pointed arch to the aisle has been panelled in timber and beyond this is the vestibule for the organ. The recess formed by the panelled opening has been fitted with shelving.

- 7.5 North Aisle/Lady Chapel: The aisle is of similar construction to the Nave and Chancel with a roof supported by four principal rafters supporting a central purlin, the rafters span between the wall over the arcade to the Nave and the north wall which is a load-bearing masonry wall containing pairs of windows in stone surrounds. The ceiling between the purlin and principal rafters is finished in the same way as the Nave and Chancel. The organ which is situated at the east end of the aisle adjacent to the north Vestry bears the name of the maker H.S. Vincent of Sunderland; the author of this report is not an expert on organs and P.C.C. is advised to seek expert advice on the condition of this instrument. Finishes in this area are exactly similar to the Nave and in comparable condition. The paint on the stone window cills is flaking particularly on the western opening. The windows are glazed in the synthetic glazing material noted previously. The concrete or granolithic margin to the south side of the floor is cracked in places, whilst the softwood boarding beneath the pews is in good condition although it slopes downwards towards the north wall. The west wall to the aisle is in brickwork and contains a door opening with a pointed arch, this opening has two diagonal cracks above it, there is a crack between the wall and the former buttress to the north wall which is 2mm wide or more and a lesser crack from the apex of the arch. These cracks do not appear to have deteriorated since the last inspection but should continue to be monitored regularly. The door and frame in the opening is softwood and have the 'scumbled' finish as that noted to the pulpit. The arches to the nave appear sound. There is a small cast iron radiator in the eastern arch which is in good condition. The paintwork on the columns between the aisle and the Nave is breaking down in places. The north wall has a statue of The Virgin Mary and the Infant Jesus mounted on a hardwood bracket and there is a brass plaque on a hardwood plinth in memory of Michael John Wilkinson, a former incumbent of the Church, who died in 1987.
- 7.6 The staircase is in softwood with pine hand rails and turned balusters. The fairfaced brickwork appears structurally sound, the paintwork is flaking badly. There are signs of dampness at the abutment of the staircase with the west wall. 2
- 7.7 The Gallery at the west end of the Nave has a softwood boarded floor and fairfaced brick walls. At the west end there are 3 lancet windows surmounted by a rose window. The stairwell is protected by a softwood balustrade with square spindles and a moulded rail. The ceiling plaster boards are finished in a textured surface; there are some cobwebs on the junctions with the ridge and gable wall. Lighting is by two fluorescent fittings, one at each side. The boarded floor is a little worn but generally sound. There is a stepped, raised section under 3 rows of pews at the north west side. There are signs 2

of minor movement in the brickwork to the south of the rose window, and the paintwork is flaking and damp on the west wall with efflorescence showing. Decoration at the base of the window requires replacement, the deterioration of these finishes is due to dampness in the wall and the migration of sulphates from the flue which is contained in this wall. The paintwork on the north and south walls is also affected by mould growth in line with the earlier comments on the west wall. There are also signs of minor movement between the ceiling and the gable wall.

- 7.8 Sacristy: This room is accessed from entrance lobby and is separated from it and the Nave by softwood panelled partitions; the other walls are fairfaced brick, painted. The floor has carpet on linoleum on softwood tongue and groove boards. The ceiling comprises softwood boarding with exposed joists supported on a wall plate, resting on brick corbels. There is a fireplace set diagonally in the north west corner with a floor mounted safe standing in front of it. The west wall carries a bracket and a wall plate which supports the gallery above. All structural elements appear sound and in good order. There is a wash hand basin in the south west corner to which the pipework is insulated. This has a small electric water heater. The central heating radiator is sound. The room is illuminated by a fluorescent light. An original window opening in the north wall has been enlarged to form a door opening to the wc. Paint is flaking and eroded over the WHB under the window cill and at low level and shows signs of dampness and effervesces. 2
- 7.9 WC: All the walls to this room are fairfaced brickwork painted except wall to boiler store. The ceiling has a textured finish on plasterboard fixed directly under the rafters following the roof slope. The floor is non slip vinyl in good condition. There are signs of movement in the wall over the window and also cracks in the brickwork over the pointed arched door opening to the Lady Chapel reflecting that on the other side of this wall. The room is fitted with a DOC M pack wc, basin and grab rails. The door between the sacristy and this room is a panelled door with a boarded fanlight above.
- 7.10 The Boiler Room: Previously formed part of the choir Vestry now WC and is of matching construction. The floor is untreated softwood boards all in generally fair condition however, there is an area of flaking paint on the north wall below windows.
- 7.11 The stair to the boiler is in the brick walled enclosure which is open to the elements at the top. The stair and enclosure appear sound but mortar joints are eroding and the underside of the floor deck to the sacristy above is uninsulated.
- 7.12 The External Store: This is in fair condition with brick walls and timber roof.
- 7.13 Basement Boiler Room: This room is situated below the sacristy entrance lobby and staircase at the west end of the church. It

comprises a brick vaulted cellar with access from a stone staircase which rises to an external opening in the west wall. The walls and shallow barrel vaulted ceiling are constructed in similar brickwork to the remainder of the church. All of the brickwork appears sound except in the north west corner where there are clear signs of water ingress. This may be related to the former "coal-hole" or the dividing wall between the cellar and the staircase. The floor is concreted with falls to the drain, which should be monitored and maintained. The old boiler has now been removed. However, there is significant quantity of redundant tanks, fittings and masonry remaining which should be removed and the room cleaned out. Such that a detailed inspection can be made of the floor and walls can be undertaken. Insulated pipework makes its way into the remainder of the building via a duct in the south east corner of the room. 3

## **8.0 The Churchyard**

8.1 The West Side: This side of the Churchyard has a fireclay brick boundary wall reinforced with brick piers to a recently constructed housing development. The wall is weathered but in fair condition and has an irregular vertical crack at the south end. The southern part of this wall is about 1100mm high and has a sand cement capping, the northern part being 1400mm high with a brick on edge coping terminating in a section of stone coping. There is a substantial hawthorn bush now established at this end of the wall and a rampant clump of dog rose. The area between the wall and the west end of the Church is paved in precast concrete paving slabs with a slightly exposed aggregate surface. These are generally sound although slightly irregular with weed growing through the joints and four cracked slabs were noted. An extension of the pavings beyond the north wall of the Church leads to a new oil tank.

8.2 North Side: The northern boundary of the Churchyard is formed by a post and rail fence what has become a large domestic garden and the boundary has been reinforced by a new close boarded fence on the neighbour's side of the existing post and rail fence. The original fence has deteriorated badly since the last inspection with broken or dilapidated top and bottom rails and hawthorn nettles and other weeds growing between this fence and the boarded fence referred to above, the stained finish has now completely disappeared. The hawthorn and dog rose bushes at the at the north west corner, referred to in 8.01 above, completely obscure the cast iron gate which was previously noted in this corner. There is now a new GRP self bunded oil tank situated on a brick and concrete plinth. The tank and plinth are now surrounded by a wrought iron fence with a gate, which is padlocked. The Churchyard between the north wall of the Church and the boundary is occupied by mown grass. At a point about halfway along the length of the Church a culvert, carrying a small stream, outfalls into an open ditch running eastwards between 1.0m and 1.5m deep. This stream appears to be running freely although slightly overgrown by grass and vegetation in parts. Three pipes which appear to be carrying surface water from the Church roof drainage emerge from the stream bank at intervals. One of these is

upvc and appears sound but two are of steel or cast iron and are very badly corroded. There is also a pollarded oak tree in this area which is probably a self-seeded specimen from a larger tree to the north side of the boundary and is covered in ivy. There are some signs of erosion to the northern bank of the stream. In one place the base of a fencepost has been exposed. Further to the east the depth of the ditch in which the stream runs, becomes much deeper and is overgrown with hawthorn, holly and other indigenous shrubs. The fence along this section of the boundary is in poor condition and is supplemented by hawthorn bushes on its north side.

- 8.3 East Side: To the east of the Church is the Church hall (see below). The Churchyard between the east end of the Church and the Church hall consists of grass divided by footpaths formed from pavings similar to those described at the west end of the Church. The grass is neatly mown and contains three manhole covers, two of which are cast iron or steel and one which is a pre-cast concrete flag. There are also two stumps of Black Poplar trees. The flagged paths are generally sound although there are some uneven areas near the Church Hall; irregular corners and small areas have been made up in insitu concrete and there is a minor amount of weed infiltrating the joints in the paving.
- 8.4 North East Area: To the east of the Church Hall the grass has been allowed to become wild. This area is also well wooded with mature examples of Sycamore, Ash, Beech, Conifers (probably Yew), Holly and Rhododendrons. There were also saplings of oak, a good number of self-seeded trees and a pollarded tree. The ground below the trees is overgrown by long grass, bramble and elder preventing close inspection. The fencing defining the eastern edge of the Churchyard runs on the western bank of the stream, which has turned through 90 degrees southwards and is here running roughly north-south, to a point where it enters a culvert under the adjacent road. Beyond the stream is a private garden belonging to the former vicarage. The fencing is in part dilapidated estate fencing and in part galvanised wire mesh on posts in only fair condition, some of the posts being slightly loose. Towards the northern boundary the stream has been culverted, backfilled and the surface grassed. To the north of the stream is an iron railed section of fence defining the northern boundary of this part of the Churchyard and beyond this fence lies a landscaped garden with a large pond which has an outfall into the stream. There is also an Oak tree immediately outside the boundary with a height in excess of 25.0m.
- 8.5 South Side: To the south of the Church the boundary is defined by a fireclay brick wall with precast concrete copings along the back of the public footpath, the wall returns to meet the buttress at the east end of the south wall of the Church. The top of the wall is approximately 750mm above pavement level and is stepped to follow the slope. The wall is neatly built and has now weathered to a good match for the Church walls, the wall is sound with the exception of a small number of spalled bricks and some erosion of mortar joints in the higher courses, probably a result of the absence of a damp proof course

under the pre-cast concrete coping. There is a raised flower bed along the eastern return of the wall, and between the boundary and the south wall of the Church is an area of neatly mown grass; close to the main entrance a black stained diagonally boarded fence divides the grass from an area of concrete block paving in herringbone pattern between the public footpath and the Church door. The paving is protected by bollards, one of which is removable. This paving consists of concrete block pavings which have now lost their original red pigment and are mid grey in colour, they are in good condition with the exception of some slight settlement around a water stop cock cover. This area also contains a well painted signboard which is fixed to the south wall of the Church to the east of the main entrance doors. The boundary wall stops level with the east end of the Church and beyond this point the Churchyard is open to the footpath along the road, first as a mown grassed area and then as the wooded area described in 8.04 above.

## **9.0 Specialist Areas**

- |     |   |   |
|-----|---|---|
| 9.1 | Rainwater Disposal: The rainwater disposal system is in a variety of materials from upvc to ogee profile powder coated aluminium gutters with circular section rainwater pipes and is generally in good order, although now requires decoration in some parts.                  | 3 |
| 9.2 | Heating System: The boiler has been replaced since the last QI inspection and it is understood that all is working well. The visible pipework and radiators in the Church building show no signs of leakage or corrosion.   | 2 |
| 9.3 | Electrical System: The electrical system is also operational and appears in good order but since over five years has elapsed since the previous inspection, I recommend that an NICEIC registered electrician should inspect and test the installation and report to the P.C.C. | 1 |
| 9.4 | Organ: The organ was not included in this survey. The author has no expertise in this field and recommends the P.C.C. has the organ checked by an expert.   | 3 |
| 9.5 | Lighting Conductor: A visual inspection indicates that the lighting conductor installation appears in good condition with the exception of point 6.9. However, it would be advisable to have an electrical engineer carry out electrical tests to verify this.                  | 2 |
| 9.6 | Glazing: Defects in general glazing have been noted where appropriate in the body of the report. The stained glass in the Church is generally sound.  |   |

## **10.0 The Church Hall**

- |      |  |
|------|--|
| 10.1 | Is now redundant, locked up and services disconnected. |
|------|--|



10.2 General: The building is a light timber framed structure on a brick base, clad externally in corrugated iron sheeting with timber windows and doors. The roof is a dual pitched roof clad in corrugated asbestos cement sheeting. The majority of the building is over 100 years old. Consideration should therefore be given to its safety and structural stability. 3

### **11.0 Summary**

11.1 The Church and grounds are generally in very good order but some items of maintenance and repair are required and these are listed below.

11.2 Some cracks were noted on the structure at the west end, around the door between the Lady Chapel and Choir Vestry, adjacent to the door in the north wall and near window openings in the east wall. Some of these appear to be still active. I would recommend that the cracks should be pointed or "tell tales" fixed across them and then a visual check be made on a six monthly basis and further action considered if continuing change is observed.

### **12.0 Previous Quinquennial Reports**

12.1 Chris Padgett – Christopher Padgett: architects Ltd – June 2012

### **13.0 Acknowledgement Notes and Limitations of this Report.**

13.1 Much of the background information used in this report has been obtained from "St. Pauls Church, Waterhouses – A Short History and Guide" published by the church and compiled by Mr. N. Emery and the author would like to record his appreciation for this.

13.2 The surveys upon which this report is based was carried out in August 2021.

13.3 The weather was overcast. Temperatures were normal for the time of year. The exterior was surveyed entirely from ground level, with the aid of binoculars for those parts of the building at eaves level and above. The interior was also surveyed from floor level.

13.4 This report is a summary report only and is not a specification for the execution of work and should not be used as such.

13.5 It should be noted that the survey does not include woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. It must also be stressed that no investigations, chemical or otherwise, have been carried out to determine whether High Alumina Cement was used in construction of the building and it

is therefore not possible to comment on the freedom of risk in this respect.

- 13.6 The parish should note that if and when significant alterations to the buildings are envisaged, particularly if involving excavation or demolition, the advice of the County Archaeologist and/or the Diocesan Archaeological Adviser should be sought.
- 13.7 The parish should also note that the provisions of the Equality Act 2010 and make reasonable adjustments where necessary.

## **RECOMMENDATIONS**

### **URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category 1**

- i) East Wall to the Organ Vestibule: There is a lightning conductor at the left hand side of this wall which runs up to the bell cope on the main roof; this is broken and requires repair by specialist. 6.9
- ii) Electrical System: The electrical system is also operational and appears in good order but since over five years has elapsed since the previous inspection, I recommend that an NICEIC registered electrician should inspect and test the installation and report to the P.C.C. 9.3

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

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

- iii) Nave and Chancel Roof – South Elevation: Broken Slates to be repaired / replaced. 5.2
- 1 no. broken slate, 6 courses down from the ridge, 4 slates in from left hand verge.
  - 1 no. broken slate in centre of roof, 11 courses down from the ridge (both noted at the previous inspection).
- iv) Nave and Chancel Roof – North Side: Broken Slates to be repaired / replaced. 5.3
- There are broken slates as follows: 1no. at the east end, 19 courses down from the ridge and 4 slates in from the right hand verge.
- v) Roof over North Aisle (Lady Chapel): Broken Slates to be repaired / replaced. 5.4

- There are broken slates as follows: 1no. over the vestry in the centre, one course above the eaves (noted at the previous inspections) and 1no. in the course above the last.
- vi) The Belfry paintwork shows erosion particularly in the vicinity of the louvred panels and the roll capping above the weather boarded base. Redecoration is required in order to prevent further degradation. 5.5
- vii) There are a small number of missing and/or broken slates on the north slope of the belfry roof adjacent to the north west hip; which require replacement. 5.6
- viii) A Pyracantha plant is growing close to D1 and W1. this should be cut back from the openings. 6.3
- ix) West Wall: The rose window has a timber sub-frame which shows signs of shrinkage cracking and the paint has now disappeared. Redecoration is required in order to prevent further degradation. 6.4
- x) East Wall: The mesh window guards on this elevation are loose/misaligned and therefore require re-fixing. 6.8
- xi) Nave: The carpet runner in the main aisle has frayed and become loose from grip rod and should be re-fixed. 7.2
- xii) The fair faced brickwork appears structurally sound, the paintwork is flaking badly. There are signs of dampness at the abutment of the staircase with the west wall. Further investigation should be undertaken and consideration given to repointing the West Wall externally. 7.6
- xiii) The Gallery: There are signs of minor movement in the brickwork to the south of the rose window, and the paintwork is flaking and damp on the west wall with efflorescence showing. Decoration at the base of the window requires replacement, the deterioration of these finishes is due to dampness in the wall and the migration of sulphates from the flue which is contained in this wall. The paintwork on the north and south walls is also affected by mould growth in line with the earlier comments on the west wall. Further investigation should be undertaken and consideration given to repointing the West Wall externally. 7.7
- xiv) Sacristy: Paint is flaking and eroded over the WHB under the window cill and at low level and shows signs of dampness and effervesces. Further investigation should be undertaken and consideration given to repointing the West Wall externally. 7.8
- xv) Heating System: The boiler has been replaced since the last QI inspection and it is understood that all is working well. The visible pipework and radiators in the Church building show no signs of leakage or corrosion. This should be service annually. 9.2

- xvi) Lighting Conductor: A visual inspection indicates that the lighting conductor installation appears in good condition with the exception of point 6.9. However, it would be advisable to have an electrical engineer carry out electrical tests annually to verify this. 9.5

**Indicative cost for the works in Category 2 would be £ 7,500 excluding VAT and fees.**

**WORKS RECOMMENDED TO BE CARRIED OUT DURING THE NEXT 5 YEARS: Category 3**

- xvii) Nave and Chancel Roof – North Side: 5.3  
The short ogee pattern aluminium gutter to the main roof has lost its decorative finish at both ends and requires redecoration.
- xviii) Roof over North Aisle (Lady Chapel): The finish on the gutter at the west end of the nave roof is breaking down and requires redecoration. 5.4
- xix) The south wall contains three pairs of lancet windows (W2 to W7 inclusive) which require repair as follows:- 6.2
- W1 - 4 no. broken panes.
  - W2 - 4 no. cracked panes; the opening light has been replaced.
  - W3 - The leaded light to this opening is buckling
  - W6 - 1no. broken pane and the frame of the opening light is badly corroded.
- xx) 6.3
- There is some minor erosion of mortar joints, particularly at the base of the wall and the centre buttresses and to the kneeler stones on the buttresses; which require repointing
  - There are 2 no. spalling bricks at low level; which require replacing.
  - The rainwater goods are ogee pattern cast iron with powder coated aluminium rainwater pipes. The fixings are loose on the first rainwater pipe; which require re-fixing.
- xxi) Consideration should be given to the weather proofing and ventilation of the disused flue. 6.4
- xxii) West Wall of Vestry One: However, there open mortar joints above W15, and erosion of the mortar to the brickwork in the plinth course; which should be repointed. 6.5
- xxiii) North Elevation: The mortar pointing to the kneeler stones on the eastern pier is eroding. The mortar pointing at the base of the wall is eroded in places particularly at the western end of the wall, 6.6

xxiv)	The north elevation of the north Vestry: There are eight cracked broken or missing panes in W27 and the metal framework is corroded; which should be repaired and redecorated.	6.7
xxv)	East Wall: The entire wall appears sound except some minor movement around the springing at the south side of the relieving arch which was pointed following the inspection in 2002 this now shows further movement and should be repointed using NHL/sand mortar.	6.8
xxvi)	North Vestry: The mortar joints of the brickwork to the external walls have eroded, particularly over the doorway and the beam fill around the supports for the high-level storage platform requires making good. The glazing to the windows on the north wall is dirty and there are eight cracked or broken panes in the eastern light (W27); which should be repaired.	7.4
xxvii)	Basement Boiler Room: However, there is significant quantity of redundant tanks, fittings and masonry remaining which should be removed and the room cleaned out. Such that a detailed inspection can be made of the floor and walls can be undertaken.	7.13
xxviii)	Rainwater Disposal: The rainwater disposal system is in a variety of materials from upvc to ogee profile powder coated aluminium gutters with circular section rainwater pipes and is generally in good order, although now requires decoration in some parts.	9.1
xxix)	Organ: The organ was not included in this survey. The author has no expertise in this field and recommends the P.C.C. has the organ checked by an expert within the quinquennium.	9.4
xxx)	Church Hall: Consideration should be given to the safety and structural stability; within the quinquennium.	10.2

**Indicative cost for the works in Category 3 would be £10,000 excluding VAT and fees.**

**WORK REQUIRED TO IMPROVE ACCESSIBILITY: Category 6**

xxxi)	It is noted however that there is no guard rail to these steps although the total rise is in excess of 0.75m. Installation of a guard / handrail should be considered to improve safety of use.	6.7
-------	---	-----

a) General

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

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

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being

wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

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

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

b) Priorities

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

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

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

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

d) Cleaning of Gutters etc.

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

e) Pointing and Masonry

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

f) Heating Installation

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

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

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

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

g) Electrical Installation

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

h) Lightning Conductors

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

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

i) Maintenance Between Inspections

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

j) Fire Insurance

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

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