

Diocese of Durham

All Saints Church, Wheatley Hill

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

14th July 2023

Archdeaconry of Durham
Deanery of Easington
Not listed – not within a conservation area

Incumbent – Rev. Canon Jane Grieve



Report prepared by

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REVISION A

Dates of inspection - 15.07.2023
Weather - Overcast but dry, 16°C

Date of report - July 2023
Date of previous report - May 2016

PART ONE

1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and its surroundings. The inspection was such as could readily be made from ground level. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

2. Brief description

- 2.1 The church was built in 1873 and the chancel erected in 1899 by J. Carrey of West Hartlepool. Plans for a new church were unable to proceed due to World War II: the church was extended by Cordingley and McIntyre (Durham) in 1952 to provide a sanctuary, north porch, south aisle and choir vestry. It is unknown if the Chancel was also remodeled at this time.
- 2.2 It is constructed of brick work beneath a slate roof. The extension contains a meeting room that doubles up as a vestry, kitchen, boiler room, disabled WC and entrance porch. The core holds the nave, chancel, sanctuary and a south aisle with lady chapel. A bell cote features at the west end. The organ is to the north side of the chancel with a separate blower house on the northwest corner. The main access to the church is from the north porch but also via the meeting room. Heating is via gas fired boilers with radiators throughout the building. Surface water drainage on previous reports advise it to be an underground drainage system.
- 2.3 It's a light and airy building whose principal features are the Harry Harvey stained glass windows at the east end and the Madonna artwork in the lady chapel.



Figure 1 - Northern Façade



Figure 2 - Nave internally



Figure 3 - Southern Façade

3. Previous Inspections

This is the author's first inspection; however, the previous report has been obtained from the previous inspector. The last two reports were produced by David Beaumont.

4. Recent recorded works

The log book was available at the time of inspection, it was thorough and contained a good summary of works undertaken. Routine maintenance and periodic inspections were noted alongside the repair works below:

Works completed since the last inspection		
Date:	Description:	By whom:
Nov 2017	Gutters & drains cleaned and repaired Repaired crack on lady chapel exterior window posts	J Halliwell
March 2018	Emergency roof repairs	S & S Builders
May 2018	Application of smart water as requested by EC insurance	E Bean, S&S
December 2018	Repair to bell and tile repair	S & S Builders
Nov & Dec 2021	Roof repair	S & S Builders
March 2022	All downpipes cleared of major blockages	Churchwardens
June 2023	Gaps to tiles/ gutter to NE chancel covered with membrane	
July 2023	Temporary repair to meeting room door	

Some of the recommendations from the last report have been actioned.

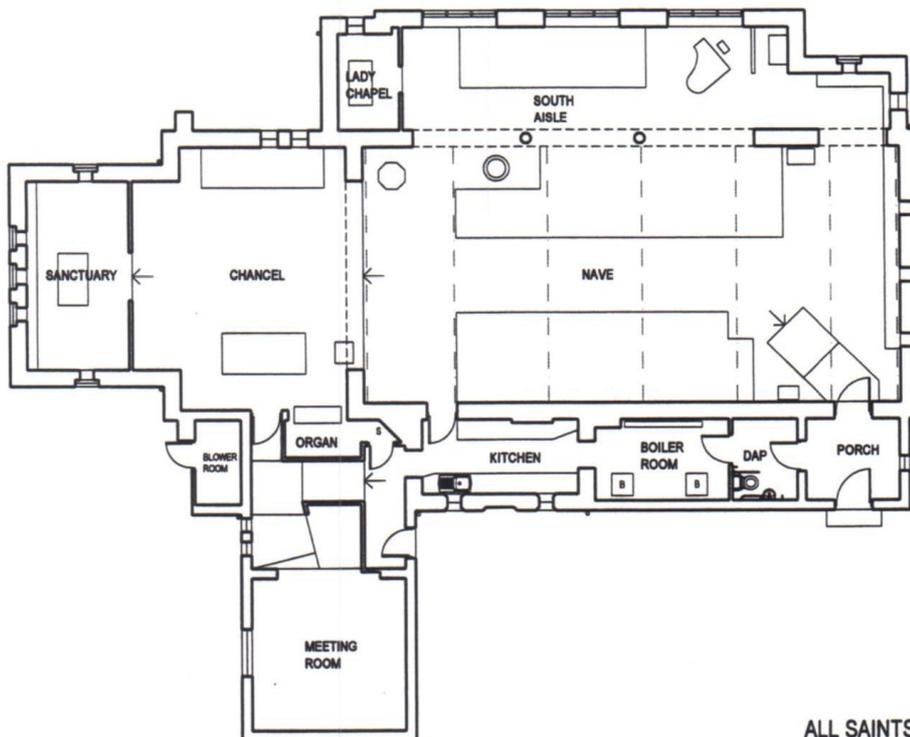
5. Summary of condition

- 5.1 **Structure:** Despite the building's numerous extensions and alterations over the years it is in good structural condition. There are minor easing's and cracking's to the building, but none to cause concern. Following the removal of the sycamores noted in the last report there has been no significant changes to the condition.
- 5.2 **Roof Coverings:** These look to be the original coverings and there is evidence of nail failure and excessive patching. The roof has seen more patch repairs since the last inspection, some are very poor. The issue will only worsen, and a full roof replacement should now be planned, and funds raised.
- 5.3 **Walls:** There is a variety of pointing of different ages across the building with the eastern and northern areas having recently been cut out and re-pointed in a cementitious mix. The southern façade has had a hard mortar applied over a soft original lime mortar and as such the lime mortar is eroding rapidly, making the cement fall away, this will need re-pointing. As per the last inspection the west elevation being restricted by the boundary means that a good visual inspection is not possible and from the ground, we can see that there is erosion to some areas that have been patched, there are also some bricks that are eroding and as this structure supports the bell cote, it would be wise to investigate this further. The bell cote itself looks ok.
- 5.4 **Interior:** The church is in good condition internally, all spaces are used and well maintained which is testament to the churchwardens, vicar and an active community, key to keeping churches busy. The damp to the chancel walls has been investigated and it appears that a possible solution has been implemented, which will need monitoring.

Plan of the church (Provided by David Beaumont - NTS)



ROOF PLAN



CHURCH PLAN

ALL SAINTS CHURCH
WHEATLEY HILL
CO. DURHAM

6. Roof Coverings – These look to be the original slates and there is evidence of nail failure and much patching. During storm repairs the roofers reported to the churchwarden that no major nail fatigue was found. However due to the patching and additional slates slipping, replacement should still be scheduled.

6.1 North – One large roof over the sanctuary, chancel and nave. A grey terracotta ridge for the most, with some red coloured inserts which have badly weathered. There is an area to the east which has been filled with very small pieces and looks to have gaps. The slating is showing its age. There are some large areas of slate replacements that don't match, one has slipped and there is a loose slate in the meeting room valley. The roof also looks to be dipping slightly at the changes of structure from the chancel. There are 4/5 areas of loose or broken slating across this pitch.

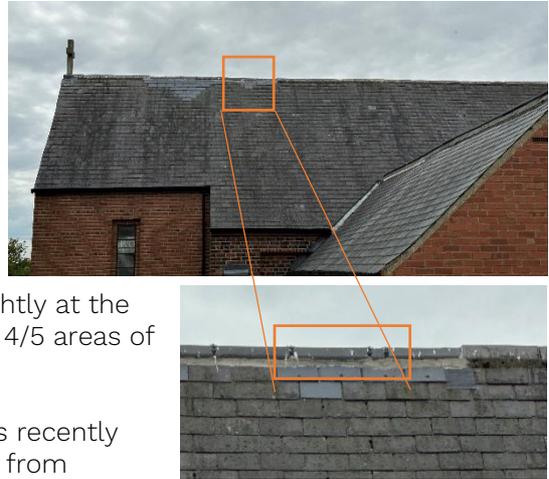


Figure 4- North ridge tiles

6.1.1 West and east ends are verges, the east has recently been re-pointed, the west is difficult to see from ground level, area viewed from flat roof has a number of cracks to the verge pointing.

6.1.2 Valleys to the meeting room and porch are lead flashings. To the east of the porch there is some valley pointing which has fallen out and sits in the valley. Some areas have been silicone pointed in the past.

6.1.3 North Aisle roof is a continuation of the nave, with a different pitch. At the change in pitch there is a lead flashing that has a patch towards the east. Internally there is a corresponding area of damp noted at item 13.6.1. The roof has many patched repairs which are just about holding up, one in particular near the meeting room entrance is poor.



Figure 5- Porch NE valley



Figure 6- North area of patching

6.1.4 W porch abutment is in flash band against original brickwork, patching is ok for now but not a long-term solution. The western abutment to the bell cote also looks to be in flash band and appears ok from the ground but as above should be replaced for a permanent solution.

6.2 Meeting Room –ridge is roll top terracotta tile in grey onto bedding which is satisfactory, if patchy. To the north gable, there is cracking at the foot to both sides. Slating is generally ok, some undulation to the west and a large area of patched slates. A couple of tiles have broken corners and some of the slates to the foot at the NW are cracked.

6.3 Blower Room & Buttress to the NE has a lean to roof of slating that appears ok. It forms a little box gutter against the side of the buttress in lead, the pointing has come loose here and a large loose part was removed at the inspection to avoid it falling. Verge pointing ok. Stepped lead flashing to chancel ok. One cracked slate to buttress.



Figure 7- Blower room roof

6.4 **South Chancel** has recently has the tiles at the foot removed as the tiles and roofing membrane fell short of the gutter and water was sitting on the wall causing damp inside, an additional membrane was reportedly added to extend the reach. As item 13.7.1 internally.

6.5 **South** – ridge in grey terracotta as per north, six tiles are laminating from this side. There is an area of bedding which is slightly raised near the bellcote. Slate roof with large areas of past replacement. The area over the Chancel is recognisably different from elsewhere. The slate is slightly greyer, rather than the blue/purple elsewhere. There are a few areas which are loose at this junction. There is a slate cracked over the Chancel at low level and a very badly fixed patch at midpoint above the south aisle.



Figure 8- Poor tile replacement

6.6 **South Aisle** – this is a mineral felt flat roof, it has signs of aging but does not look to have any open joints currently. Joints are slightly raised in some areas but appear to still maintain a good seal.

6.7 **Chancel** – continuation of the slate roof over the nave. There is staining inside close to the chancel arch, this side may suffer from the same issue as the north at item 6.4. The buttress slate covering's bottom edge has dropped out and the flashing is lifted.

7. Rainwater Goods – Generally ogee plastic gutters and downpipes to all elevations, leading to gullies of different ages and conditions.

7.1 **Sanctuary and chancel** – plastic ogee guttering and square section downpipe on plastic brackets onto plastic fascia which is reportedly over-cladding the original timber fascia. The chancel running outlet and downpipe is still missing. The gutters to the sanctuary were reportedly not taking the water as the tiling fell short of the new guttering, this has been repaired as per item 6.4 and is reportedly now working as required, damp internally as item 11.1 should be monitored.

7.2 **North aisle** – ogee guttering and circular downpipes to gulleys. Appear in good condition, one gutter joint reportedly leaking to the left of the downpipe at last inspection but dry at time of inspection so unknown if this is still an issue. The downpipes and gulleys were recently cleared as the churchwarden reports they had been completely blocked, leading to overflowing gutters.

7.3 Meeting room

- 7.3.1 East elevation gutter leads to a downpipe that goes down to the gully but misses it and the running shoe outlet is still broken. This needs extending to discharge to the gully.
- 7.3.2 On the west side, the running outlet needs a rainwater pipe with directional shoe as no gutter is fixed to the outlet. This takes the water from the entire west meeting room roof.
- 7.3.3 The gullys on this elevation are a mixture of salt glazed and modern plastic which are satisfactory.
- 7.3.4 There is no gutter to the eaves of the boiler room, this may have led to the damp at the base of the door as per item 9.7.

7.4 West elevation

- 7.4.1 **Porch** – ogee gutter and plastic downpipe and gully to the porch appears ok.
- 7.4.2 **South aisle** – ogee gutters and circular downpipe. Gully has a piece of DPC behind, assume this is to direct flow, this should be done with a swan neck into the gully.



Figure 9 – DPC behind gully



Figure 10 – Pooling in gutter above south aisle

7.5 **South elevation**

7.5.1 **Nave** – old plastic half round guttering with downpipes discharging onto the flat roof. One area of pooling shows that the fall to the outlet in this location is inadequate. The fascia is timber and needs decorating.

7.5.2 **Chancel** – ogee gutter with round downpipe leading to the south aisle east gutter.

7.5.3 **Sanctuary** – plastic guttering, as per the north elevation - unclear if this side suffers from the same issue as item 6.4. The joint of the gutter to the downpipe doesn't look square but may be ok, check when in use.

8. External Walls – Red brick external walls throughout. Differing ages, nave and chancel have original brickwork, now partly enclosed by the north and south aisles and the sanctuary.

8.1 NORTH ELEVATION



Figure 11- Floor vents to N elevation



Figure 12- meeting room brickwork

8.1.1 **Sanctuary:** re-pointed at time of last inspection, all ok.

8.1.2 **Chancel:** Partially re-pointed in cement, some over-pointing but generally ok.

8.1.3 **Blower room:** as chancel.

8.1.4 **Meeting room:** East side – repointed as chancel, crack reported to northernmost end not visible at this inspection. One perpendicular joint open at ground level.

- North – this is the gable elevation which is all in good order. Air vents to floor are too low and may let water in as the ground generally slopes down to this level. Floor void may be damp and should be checked.

- West – brickwork above N. Aisle is patchy but ok. One air vent is too low to external ground level.

8.1.5 **North aisle:** ok, some saining below flue vents.

8.1.6 **Nave:** small area of original brickwork above the porch: ok.

8.2 **WEST ELEVATION**– Due to the proximity of the boundary fencing it is not possible to adequately inspect the nave elevation.

There are open joints, a crack to the central window cill, and the keystone above is eroding. It is heavily cement pointed and the pointing to the south side appears poor as seen from roof level.



Figure 13- South Elevation



Figure 14- S.Aisle brickwork



Figure 15- Chancel Brickwork

8.3 SOUTH ELEVATION –

- 8.3.1 **Nave:** a strip of brickwork under the gutter not able to be inspected due to the south aisle, abutment to S.Aisle looks ok.
- 8.3.2 **Aisle:** The damp proof course is beginning to bleed, open joints and heavy cement over pointing on the surface now has significant erosion to the softer pointing behind. One brick broken to the west corner. Open joints prevail at window reveals.
- 8.3.3 **Chancel:** original lime pointing wearing away to the extent that re-pointing is now required. Erosion particularly at lower level and brickwork is spalling. Some efflorescence at low level. The buttress has spalling brickwork and fewer open joints, with a small crack to the top. Keep crack and spalling under review.
- 8.3.4 **Sanctuary:** Some of the original lime pointing is wearing away and the previous remedial pointing is failing, revealing the honey coloured original material. Several spawling bricks.



Figure 16 – East elevation

8.4 **EAST ELEVATION-** Recently re-pointed in Portland cement. At the apex, the cross has reportedly been replaced and has new lead flashings.

9. External Windows & Doors – Windows a mixture of steel and timber frames and some lead lights. Windows to the newer meeting room uPVC and not in keeping.

9.1 **EAST ELEVATION –** Sanctuary frames have polycarbonate protective glazing but screwed onto the brick recessed face causing a dirt trap.

9.2 SOUTH ELEVATION –

- 9.2.1 **Sanctuary:** rust showing to the horizontal bars and also beginning to show on the frame.
- 9.2.2 **Chancel:** some slight rusting to the fixings of the polycarbonate which is covering the diamond pattern. Some fixings have lost their seating, and some have silicone over. There is dirt trapped behind these.
- 9.2.3 **South aisle:** this features the metal windows whose putty pointing is continuing to shrink and the decoration continues to break down on the putty side. The decoration to the windows has deteriorated. The three large windows in the aisle have concrete frames which have been partially repaired in the past. These frames have been decorated with a rough finish. Little change is evident from the last report. A plant grows from the eastern most cill.



Figure 17 – South aisle windows



Figure 18 – south aisle as 9.3.1

9.3 WEST ELEVATION

- 9.3.1 South aisle: the timber is eroding at the sill where the polycarbonate has been screwed directly to the face. This looks to have been painted since the last inspection, screws look to have been replaced with stainless steel torx head. Still catches dirt.
- 9.3.2 Nave: three light windows with polycarbonate glazing and this is trapping a lot of dust. It would benefit from a more modern clear polycarbonate.
- 9.3.3 Porch: metal window which has a broken cill, rusting lintel and it is losing its decoration.



Figure 19 – Porch rusting lintel

9.4 NORTH ELEVATION

- 9.4.1 **Meeting room:** UPVC in frosted glass on the east elevation not really in keeping with the building but ok.
- 9.4.2 **Sanctuary:** decoration to this window is ok.



Figure 20 – blower room door



Figure 21 – main porch door

- 9.5 **Main porch doors** – Arched head timber painted door in good condition, lever handle.
- 9.6 **Meeting Room** – timber door with arched head, not to the same quality as the main porch doors, poorly repaired as per item 14.3.
- 9.7 **Blower room** door is rotten at the bottom edge and needs replacing.

10. External Metalwork, Woodwork & Paintwork



Figure 22- North façade sign

- 10.1 There is a metal bracket in the meeting room east wall which is rusting, its former use is unknown.
- 10.2 The signage on the north elevation is ok, but requires decoration as paint is flaking. Notice is very faded, improved signage to indicate entrance and the church information would be beneficial.
- 10.3 Lights above the porch and meeting room doors appear to be in satisfactory condition.

INTERNAL FABRIC

11. ROOF STRUCTURE

- 11.1 Over the **Porch** there are rafters and a valley board to the east. This area was inspected from a hatch in the WC. The valley board is completely rotten and should be replaced in its entirety alongside any timbers with damp issues when the area is opened up.
- 11.2 **Vestry /WC/ Kitchen** – rafters are covered with boarding so condition cannot be checked. Boarding could be asbestos.
- 11.3 **Nave** – Scissor trusses and purlins, assumed rafters beneath boarding.
- 11.4 **Chancel** – base of truss exposed but no access to hatch so timbers above could not be inspected, due to issue noted at item 6.4, inspection would be advised to assess whether damp has reached timbers.
- 11.5 **Organ loft** – open boarded rafters, some slight staining would appear historic, but should be monitored in future surveys, no former pictures available.
- 11.6 **Meeting room** – as organ loft, with trusses, viewed from open side only, no access provided to loft hatches at this inspection.



Figure 23 – porch as item 11.1



Figure 24 – Remainder of void at 11.2



Figure 25 – organ loft

12. CEILINGS

- 12.1 **Porch**– slight cracking to the boards and heavily cobwebbed, some minor staining to corner adjoining WC.
- 12.2 **Accessible WC, Boiler Room & Kitchen**– plastered with ceiling hatch to roof in WC –ok.
- 12.3 **Meeting Room & Circulation space**, plastered, ok.
- 12.4 **Organ Chamber** - Ceiling – boarded, sloping. Looks ok.
- 12.5 **Nave** – open ceiling with plasterboard and plaster between trusses. Some bubbling of the plaster through age. There has been a plaster repair beneath the bell cote



Figure 26 – Nave west

which requires decoration, the churchwarden noted that this is an area that still causes issues where the bell rope penetrates the roof. A long-term fix to prevent damp would be advisable at this stage.

- 12.5.1 There are several hairline cracks to the plaster at the mid-points between the trusses. At the first southern bay from the chancel arch, diagonal cracks to the panel in several locations look to suggest some movement, however this could be historic as appears to have been painted over. This should be monitored closely as no photographs are available from the previous inspection.



Figure 27 –cracking as item 12.5.1

- 12.6 **Chancel**– some historic cracking, water staining noted in the last report has been decorated and not re-occurred. Some additional cracking to joints. The ceiling is now heavily patched with paint of varying ages and types, and it would benefit from re-decoration in its entirety. This would also help identify if there is any current movement.

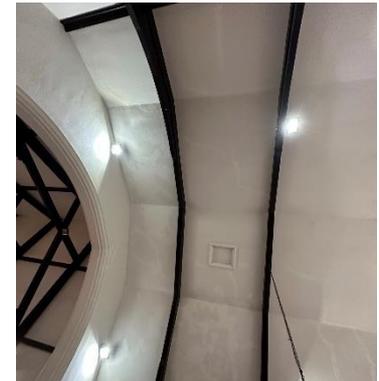


Figure 28 chancel ceiling

- 12.7 **South Aisle** – flat, plastered with recessed downlights appears ok.

13. INTERNAL WALLS, PLASTER & DECORATION –

- 13.1 **PORCH** - Damp showing over the plastered walls at the door and also the foot of the valley as it joins the north aisle where there is some cable, though this looks less than previously photographed.



Figure 29 –cracking as item 13.4

- 13.2 **Accessible WC** - Walls – Painted plaster with damp showing at the corresponding side to the porch where the valley is discharging, linked to item 11.1 A boxed-in buttress appears ok above ceiling level.

- 13.3 **Boiler Room** - Walls – are a combination of brickwork, external wall and plastered internal walls. They are all ok.

- 13.4 **Kitchen, circulation space and meeting room** - Walls – Plastered and ok apart from a small area of damp to the base of the wall near cabinets on external wall at both ends. There is also a hairline crack above the opening to the meeting room. In addition, small cracks to the left hand side of the entrance door should be monitored.

- 13.5 **Organ chamber** - Walls - Mostly filled with the organ but the wall to the east has bare plaster and the wall to the north has bare plasterboard, this room is linked to a cleaner’s store cupboard, also with bare plaster walls. Staining to the wall here suggests a leak from the valley above at some point.



Figure 30 – brick pier as item 13.5.1

- 13.5.1 Above the passageway from the meeting room to the chancel there is a brick pier which overhangs the walkway. This appears to be supported by a single timber post and timber lintels, the plaster on the

brickwork is spawling from the face, no cracks are evident at high level suggesting there is no significant movement here from the failure of the support, however, this should be checked for adequacy and stability by a suitably qualified engineer. The base of the timber post could not be inspected to check its condition.

13.6 Nave



Figure 31 –cracking as item 13.6.1

13.6.1 **North** – plastered walls are showing cracking from the past. There is a large area of historic damp in the middle of the wall. The paint has flaked a little more from the previous report, this may be a sign that the paint is vapour impermeable, this could be removed and replaced with a breathable paint. A raised area of plaster above the door from the kitchen appears historic and decoration is holding up well.

13.6.2 **East** – this features the chancel arch. There was a minor hairline crack reported at the last inspection and there appears to be two, one centrally and one at the 1’o’clock position.

13.6.3 **South** – formed from an arcade of cylindrical columns. The feet of the nave trusses have been truncated to fit this opening in but appear ok.

13.6.4 **West** – remedial plaster work at high level to be decorated. At the junction to the south aisle, just below the truss foot where the plaster was reported to be bubbling a little at the last inspection appears to have worsened and is now flaking away. It has timber dado paneling below that is ok. There is a hairline crack above the lancet

13.7 **Chancel & Sanctuary**– plastered and painted. Cracking mentioned on the last QI but no photographs to know exact locations.

13.7.1 The north wall of the sanctuary shows damp staining to the top, this is likely linked to item 6.4. and has reportedly been remedied. Monitor for drying, the non-breathable paint may make this take longer. At low level, the wall is screened by curtain and its ok behind it.

13.7.2 The east wall of the Sanctuary looks to have been re-decorated since the last inspection and is in good condition.

13.7.3 The southern wall also has staining which could be historic, however the same issue as item 6.4 could exist at the eaves and therefore the condition of this wall should be monitored closely. Again, removal of non-breathable paint and re-decoration would help here.

13.7.4 Above the lancets to the chancel there are historic cracks emanating from both arches. All cracks to this area look to have been painted some time ago and therefore are assumed to be historic.

13.7.5 The damp pictured in the last QI to the chancel arch appears to have dried out and been re-decorated.



Figure 32 –damp as item 13.7.1

13.8 South Aisle



Figure 33 –cracking as item 13.8.3

13.8.1 **West** – no change from last inspection in the damp showing at high level, particularly to the right above the arch. There is also damp on the opposite side and cracking above the window, suggesting there may still be something to investigate at this position. Check guttering externally for efficiency during heavy downpours.

13.8.2 **North** – formed from the arcade. The concrete columns are ok. The remaining walls have small hairline cracks to the east and west ends of the arcade.

13.8.3 **East** – Curtained at the Lady Chapel and there is a vertical crack behind the Madonna and Child, approximately

0.5mm. It looks historic but the plaster is also now raised. Monitor for any progression as no previous photographs available.

- 13.8.4 **South** – plastered walls have had remedial treatment and ventilators added at the west end. This all appears ok.

14. PARTITIONS, DOORS & PANELING –

14.1 The door to the boiler room is a lightweight concertina door which is just about ok. It may be wise to consider replacing this with a fire door as it links two high risk areas.

14.2 The door to the nave is boarded and despite missing its handle is ok.

14.3 External meeting room door – single faced paneled door with a sprung arched head. has been poorly repaired, using a brace on the face to support the bottom rail and to the internal face T&G boarding has been added into the rebate. This door will need replacing within 12 months.

14.4 The door from the organ chamber to the meeting room is a narrow flat panel door which is in good condition. The door into the chancel is built into the organ housing and is a 4 panel door, also in good condition.



Figure 34 –meeting room door

15. VENTILATION

15.1 Most windows are designed to be openable but have been painted shut. Kitchen window is openable.

15.2 Mechanical extract vents to the Kitchen and Accessible WC, WC is switched with light and has an overrun feature.

15.3 Extract vent to the Northern WC does not appear to be working.

16. GLASS – all clear single glazed in good condition.



Figure 35 – south glass



Figure 36 – south glass

16.1 Nave –

16.1.1 West end – coloured diamond leaded with margin, in good condition but dirty.

16.1.2 East end – this features the Harry Harvey window. The glass itself is very good, though the redecoration to the frame itself is breaking down. The two lights in the sanctuary also require decoration and some make-up of broken putty.

16.2 Chancel – two windows to the south are ok but the cills require redecoration.

16.3 South aisle – rusting ventilators to the metal frames, though they have their strings and just about operate, they don't close properly to prevent draughts and require decoration. The glazing is cracked to the west window. The timber window at the west end has been repaired rather heavily and could do with redecoration.

16.4 Porch windows are very dirty with decoration breaking down.

17. FLOORS, RAILS – Carpet throughout entrance, nave, vestry. Vinyl to WC's and kitchen. Sandstone pavements to porch. All in good condition.

17.1 **Porch Floor** – painted, clay tiles. Slight wear at the entrance passage.

17.2 **WC & Boiler room & Kitchen Floor** – suspended timber with vinyl flooring which is ok. Slight lifting to safety flooring in front of WC at the joint, monitor.

17.3 **Meeting Room** – suspended timber – ok. Some slight wear now beginning to show on the vinyl at the faceted changes of the angle to allow for the ramp and at the threshold. Otherwise well carpeted throughout. This floor should be lifted to check the condition of the timber due to issue noted at item 8.1.4. or an air brick should be removed to determine ventilation route,

17.4 **Nave Floor** – solid floor at circulation areas with carpet – in good condition. The pew area is a suspended timber floor in good condition. However, some pews are on timber packers as the floor levels differ, the sub floor could not be checked for the reason behind this. Slight undulation to carpet at the crossing at the front of the nave at the Chancel from previous floor covering not being removed. The ramp to the main entrance porch is sturdy.

17.5 **Chancel & Sanctuary** – solid floor to the chancel with carpet – in good condition. The sanctuary has solid floor with carpet, also in good condition. Tape at chancel step could be replaced with a more permanent nosing.

17.6 **South Aisle Floor** – timber herringbone flooring – in good condition, remove tape arrow if no longer needed as this may mark flooring.

18. MONUMENTS, BRASSES, FURNISHINGS, ORGAN



Figure 37 – font

18.1 Sanctuary – altar rails in good condition.

18.2 Chancel – freestanding choir benches, prayer desk and priests chair.

18.3 Nave – freestanding oak lectern. Oak pulpit now fixed back to the wall.

18.4 At the rear of the church is the sound system cupboarding for prayer books, also the book of remembrance.



Figure 38 – organ

18.5 The Lady Chapel has a piano, loose benches, bishop's chair and prayer desk, altar and Madonna artwork.

18.6 The meeting room has loose tables, chairs and houses the photocopier, there is also a cleaner's store off this space.

18.7 The organ chamber still contains hangings for vestments which is not ideal.

18.8 Font – stone with heavy oak lid, good condition.

19. HEATING

19.1 Boiler Room:

19.1.1 This room contains two boilers, for the church it is the IMAX Ideal, last serviced 02/23 and for the ancillary it is the Baxi last serviced unknown as still has the label from 08/03/13.

19.1.2 The room also contains the gas meter and all seems fair.

19.1.3 Staining to the underside of the boiler leads to the assumption that it may have had a leak at some point.

20. ELECTRICAL: No test records available at the time of inspection.

20.1 Consumer unit in kitchen, notes it was tested in 2015, but recommends re-testing in 2020. It is not believed this was carried out. A periodic electrical installation test should be carried out every 5 years, as per CBC guidance. The churchwarden informed me that this had been arranged.

20.2 Low energy bulb used in porch is a little dim.

21. LIGHTNING CONDUCTOR No lightning conductor

22. WATER & SANITARY FACILITIES

22.1 Accessible WC with both hot and cold taps, the WC has some clutter behind the door and loose baby change mats, as stated in the previous report it may be beneficial to have a drop down change table.

23. FIRE PRECAUTIONS –

23.1 No fire extinguisher located by the entrance, last inspected in March 2021. The PCC should familiarize themselves with the recommendations of their insurers for what fire precautions are required.

23.2 The means of escape have been significantly improved by adding an alternative means of escape through the vestry. As recommended by the fire inspector, the kitchen door should be kept closed when any heating/ cooking devices are being used.

23.3 It is unknown if an interlinked fire detection system is installed, a detector within the boiler and oil tank room may be prudent to offer advanced warning to church occupants.

24. SECURITY

24.1 Outer porch doors very robust with lock. Separate lock to inner porch door.

24.2 Vestry lock and emergency break-glass for key.

24.3 EIG suggest that the safest operation of churches is to leave the doors open where possible at all times during the day, with valuables locked in a separate room.

25. ACCESS: Level access throughout church, though ramped access at rear porch. Accessible sized WC, step up to cancel and sanctuary but all main areas are reachable.

26. ENVIRONS - The site is set back from the highway with a large parking area. There are minimal grounds, some shrubbery in beds to the south.

26.1 South Boundary: To the rear of the church there is a new housing development, currently mid-build. Three sycamores on boundary line were noted to have been removed at the last inspection. The area now sees a wildflower garden. Hedges fencing to the rear needs to be replaced with a permanent fence – may be completed by the housing development.

26.2 North Boundary: Good block paved car park and well maintained grassed areas. Low brick wall to roadside. Painted metal gates to entrance await possible future railings when funds allow. Low kerbs could be trip hazards so these would be better to be highlighted or surrounded by planters to eliminate hazard.

26.3 East Boundary: Good fencing to neighbouring dwelling



Figure 39 – parking area

26.4 West Boundary: open boarded fencing to neighbour dwelling, but the width of the access is narrow for maintenance. There is vegetation coming through from the overgrown garden and the condition of the neighbouring garden may lead to vermin.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Repair loose and cracked slates and any faulty ridge tiles	6	£0- £1,999
1	Replace valley above porch	6.1.3	
1	SE to investigate support/ adequacy of timber pier	13.5.1	
1	Include 5 yearly electrical test report in logbook and carry out any improvements required	20	
1	Service boilers	19	
Category 2- Requires attention within 12 months.			
2	Evidence of nail failure and much patching is still a concern therefore the PCC should begin fundraising for a replacement.	6	£10- 29,999+
2	Repair north chancel stop end and add new short downpipe and a directional shoe, repair north nave gutter joint, reset meeting room downpipe to discharge into gully and replace directional shoe, add west meeting room downpipe and directional shoe	7	Incl. fundraising - Roof works cost to be estimated by supplier
2	Remove rust to the window metalwork	9	
2	Inspect loft void above chancel and timbers near recent repairs	11.4	
2	Replace blower room door	9.7	
2	Re-point south façade	8.3	
2	Whilst re-pointing south façade, investigate if gutters are adequately taking water from sanctuary roof	7.5.3	
Category 3- Requires attention within the next 12-24 months.			
3	Replace meeting room door	9.6	£0- £1,999
Category 4- Requires attention within the quinquennial period.			
4	Redecorate north and south sanctuary windows, ease south aisle ventilators and ensure these close adequately.	9.2	£0- £1,999
4	Re-decorate chancel ceiling and walls when dried out	12.6, 13.7	
Category 5- A desirable improvement with no timescale.			
5	Install guttering to blower room	7.3.4	£0- £1,999
5	Re-decorate all walls with breathable paint when funds allow	13	
5	Replace door from kitchen to boiler room	14.1	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	New inspector to monitor cracks for any progression at next QI and any additional damp staining to roof timbers		
	Keep all gutters clean – on a 6 monthly schedule minimum		
	Keep a logbook updated with works and dates carried out		

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

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

Advice to the PCC

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

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

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

- **Heating Installation**

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

- **Lightning Protection**

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

- **Asbestos & Alumina Cement**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>. We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified engineer

- **Equality Act**

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

- **Health and Safety**

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

- **Bats and other protected species**

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

- **Sustainable buildings**

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

APPENDIX 1 – SITE PLAN PROVIDED IN PREVIOUS QI BY BBA

