

**INSPECTION OF
CHURCHES MEASURE**

DURHAM DIOCESAN CHURCH SCHEME

**ST AIDAN'S PARISH CHURCH
CHILTON**

Parish of Great Aycliffe and Chilton

Archdeaconry of Durham

QUINQUENNIAL INSPECTION 2017

DATE OF INSPECTION : 20 June 2017

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ST AIDAN'S CHURCH, CHILTON

QUINQUENNIAL INSPECTION REPORT 2017

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1.0 INTRODUCTION

- 1.1 The Church occupies a corner site at the roundabout junction with the A167 trunk road and the main Chilton high street (Eden Terrace) which was originally an integral element of the A167 prior to the construction of the village bypass/diversion of latter completed in
- 1.2 The Church dedication stone in the Baptistry West wall records completion in 1929. The building is not Listed, is not in a Conservation Area and has no tree preservation orders, despite the existence of substantial mature trees on the North boundary of the site.
- 1.3 The extent of the site is identified on the attached site plan. The site is shared with the Church Hall to the South side, but the latter is not included in this Inspection Report
- 1.4 My Inspection was carried out on two visits on 7 and 20 June 2017 when I was met by Property Warden Michael Morrison who provided access to the Log Book and a summary of works undertaken since the May 2012 Inspection.

2.0 WORKS COMPLETED SINCE THE MAY 2012 REPORT

2.1 The Log Book was made available for inspection recording principal works undertaken since the 2012 Inspection Report. These include the following:

May 2012 : Storage cupboards and shelving installed in Choir Vestry plus Vestry Decoration

June 2012 : Repair to main door to South Entrance replacing panels and re-staining door. Covered by related Archdeacon's Certificate

June 2012 : Parker Sonnet Black/Gold trim fountain pen engraved St. Aidan's Church. Burr oak presentation box. Brass plaque on outside and inside in memory of James Thompson : Deputy Warden.

June 2012 : Vestry door cleaned and treated to match South Entrance main door.

January 2014 : Repair to Boiler electrical installation.

March 2014 : Repairs to storm damage to roof plus clearing of guttering.

November/December 2014 : Halogen lights in central Nave and spotlights repaired/replaced.

August 2015: Clean out gutters. Replace damaged pointing and missing slates. Trim back trees.

September 2015 : Repair high level guttering above Nave. Reform South Entrance roof guttering. Check gullies and manhole flow. Repair stone crosses and lubricate bell. Replace damaged cement to lower brickwork. Repair lower South facing wall.

September 2015 : Repair/remake edges of ramp which are crumbling.

November 2015 : Remove efflorescence from walls to Baptistry and North West corner of Nave. Paint area in Baptistry.

May 2016 : Full Electrical Inspection of building. Install LED lights and isolation plugs. Repair hanging lanterns and install LED high efficiency bulbs.

December 2016 : Installation of wireless thermostat. Replace damaged MICC cable between two lanterns. Install single spot with LED lamp to lectern. Install 3 cool white LED spot lamps.

February 2017 : Annual maintenance of fire extinguishers.

3.0 LIMITATIONS OF THE SURVEY AND REPORT

- 3.1 This report is based on observations made from ground level, but also from ladder access to inspect the roof to the Baptistry. Unless otherwise stated the inspection has been purely visual and no enclosed spaces, inaccessible parts such as roof spaces, or hidden timbers etc. have been opened up for inspection.
- 3.2 Particular items not inspected or covered by this report are:-
- a) Floor or roof voids
 - b) Full testing of drainage
 - c) Parts hidden by fixed furniture
 - d) Testing of the heating installation
 - e) Testing of the electrical installation including audio system
 - f) Testing of fire alarms and fire fighting equipment
 - g) Testing of the organ
- 3.3 Items b, d, e f and g are assumed to be subject to programmed cycles of regular inspection and testing by relevant specialists. Arrangements should be regularly reviewed to match inspection schedules to the age and condition of particular installations.
- 3.4 It should be noted that nothing in the Diocesan Scheme modifies the need to apply for Archdeacon's Certificates or Faculties where such authorities are necessary, before repair work may be undertaken.
- 3.5 The repair of churches in many aspects is a highly specialised subject. There is then a need to obtain specialist advice with the drawing up of a detailed specification for any work to ensure a technically satisfactory and aesthetically acceptable solution. Economy and permanence of repairs are important considerations.
- 3.6 This report indicates the condition of the buildings at a time of the inspection. It does not purport to be wholly comprehensive or to give definitive solutions for remedial work. It is a report only and should not be utilised as a specification for the execution of repairs and must never be used for such purposes, neither should it be used for obtaining quotations from builders. Professional advice should be obtained to avoid inappropriate solutions which may result in the potential aggravation of defects. Repairs should also maintain the architectural character of details, finishes etc.
- 3.7 The Report is copyright and no copies can be made of the text or photographs without the written permission of the Architect. Neither should original copies be used by outside agencies e.g. contractors or other construction professionals without similar approval from the Architect.

4.0 CONTEXT

- 4.1 This is my first inspection following my appointment as Inspecting Architect in early 2017. I had been handed a copy of the 2012 Report prepared by Hayton Lee & Braddock as reference. Log Book details were provided by the Church Property Warden on my arrival on site.
- 4.2 Weather conditions had been varied prior to my visits with some periods of heavy rain and occasional periods of warm sunshine
- 4.3 In the Conclusions and Recommendations Section I have identified defects requiring attention. These refer back to itemised paragraphs in the Inspection sections 5, 6 and 7. These are categorised for levels of priority action per the following parameters. I have also included budget costings for guidance purposes only :

A : Urgent repairs

B : Repairs essential within the next 18 months

C : Repairs essential before the next Quinquennial Inspection

D : Desirable improvements or items to be regularly monitored

5.0 INSPECTION OF THE EXTERNAL BUILDING FABRIC

5.1 ROOF COVERINGS

- 5.1 a. The principal pitched roofs are covered with green slate (possibly Norwegian) laid to even courses and pitched at circa 35-40degrees. A number of repairs to slates were apparently undertaken during the period 2007 to 2009 with further storm damage repairs noted post the previous Inspection in March 2014 and some follow up maintenance in August 2015. The slated roofs currently in sound condition. The previous inspection report recorded some concern regarding the potential degradation of slate nail fixings and battens. This should be explored on the occasion of any further slate insecurity and related remedial works.
- 5.1.b The two small hipped roofs over the West entrances were repaired prior to the last inspection and further remedials have since been undertaken. All appear relatively sound.
- 5.1 c. Roofs to the North and South entrances have parapet walls with lead lined gutters. Repairs carried out prior to the last inspection should be the subject of ongoing monitoring including elements of flashing in lead substitute materials.
- 5.1d. The flat roof over the Baptistry has a replacement mineral felt covering with upstand flashings. It is in sound condition with no further reports of rainwater ingress which had impacted on the condition of internal ceiling and wall finishes. There is still evidence of small stones on the roof related to vandalism target practice on the bellcote which should be regularly monitored.
- 5.1 e. Ridge tiles appear sound and well bedded as are the 3 feature stone crosses examined and repaired in September 2015.
- 5.1 f. Rainwater goods are in relatively sound/functioning condition and are evidently subject to regular monitoring, repair and clearance.

5.2 EXTERNAL WALLS

- 5.2 a. External walls are predominantly coursed riven faced stone with smooth dressed stone framing to window and door openings and parapet copings, chamfered cappings to plinths and buttresses. All are in relatively sound condition following remedial pointing works etc. carried out prior to the 2012 inspection and in September 2015. There remains some residual localised wind/rain erosion particularly at low level on the West face of the Baptistry and South face of the South Aisle plinth but this provides no immediate cause for concern. The open joints in the parapet on the North side of the North porch. Some soft mortar repointing is advised as noted in the previous inspection if only as a movement monitoring aid. Any repointing should be carried out in a soft lime mortar rather than the hard cement mortar used in some earlier remedial works.

5.3 EXTERIOR DOORS

- 5.3.a The main South Entrance Porch and Vestry doors are framed T & G boarded oak and have been subject to renewal and redecoration since the last inspection ie in June 2012 as noted under 2.0, though some attention is required to the threshold weather strip to the Vestry door. Both are covered by appropriate security ironmongery. The Basement access door is also in sound condition following stripping and repainting in 2009.
- 5.3b. The North Porch door is unused and secured but the Porch is a vulnerable potential gathering point.

5.4 EXTERIOR WINDOWS

- 5.4a All windows are recorded as being fitted with temporary protective twin wall polycarbonate sheeting following vandalism in 1994/95. These were sealed with no ventilating air gap with potential consequent heat damage to leadwork etc. These are gradually being replaced with more robust single skin polycarbonate glazing with perimeter air gaps, particularly those incorporating stained glass. This replacement programme will progress as funding permits. Note in particular the sealed protective sheeting to the West gable windows above the Baptistry.
- 5.4b The principal East facing window to the Chancel has been protected by secondary glazing prior to the last Inspection. The East window to the Vestry was also replaced in 2011 following damage.
- 5.4c The North Porch window and centre window to the Baptistry still have external board protection. These too are scheduled for polycarbonate protection when funding permits.

5.5 BELL

- 5.5a There is a single small bell hung externally at high level on the West Gable under a small dual pitched bellcote structure with internal bell pull operation. The need for lubrication identified in the last inspection report was actioned in September 2015. Note that the bell apparently remains the target of stone throwing vandals but to an apparent reduced level than previously reported.

6.0 INSPECTION OF THE INTERIOR

6.1 ROOF STRUCTURES AND CEILINGS TO NAVE AND CHANCEL

- 6.1 a The Nave has a plastered barrel vaulted ceiling with downstand ribs dividing the ceiling into 4 bays coincident with the centres of the 4 arch arcade to the North and South Aisles. 3 original grilles in the ceiling, which appear to have outlets to roof vents, are now sealed. Ceiling panels are painted red and ribs white. All plaster and decoration is in fair order with no signs of distress.
- 6.1 b The Chancel ceiling is also barrel vaulted in 3 bays with 2 sealed grilles. Decoration is as per the Nave with no signs of distress.

6.2 WALLS

- 6.2 a Walls are plastered throughout and decoration is generally in fair condition except where past historic rising damp and rainwater ingress have required remedial measures. The projecting apse of the Baptistry and flank walls linking to the South and North Porches still identify remedial plaster render to a dado line above which is a demarcation line of efflorescence and degradation of plaster and decoration above. See photographs 27 to 30. A similar situation exists at the base of the North Aisle arcade column adjacent the pulpit. See photograph 22. Property Wardens have progressed initial scraping off of efflorescence in the Baptistry. Further cleaning off of defective plaster should be undertaken here and to the column adjacent the pulpit, followed by surface preparation, application of an antifungicidal wash and redecoration when walls are established as dry and free of moisture ingress.
- 6.2 b Walls throughout are generally otherwise in fair condition but would benefit from redecoration in a bright white to replace the current light grey and uplift the ambience of the Nave and Chancel in particular.

6.3 FLOORS

- 6.3a There are timber suspended floors under the two blocks of pews in the Nave. It is assumed that these are linked to air bricks in the external wall for sub-floor ventilation as the side Aisles are solid concrete. The last Inspection noted some rusting of nail heads in the suspended flooring. This should continue to be monitored. The painted surface of the side Aisle concrete floors is in good condition.
- 6.3 b The Chancel and central Aisle to the Nave are carpeted and in good condition. The Vestry floors are suspended timber construction. The Clergy Vestry is carpeted and the Choir Vestry boarded. Both are in fair condition.

6.4 FIXTURES, FITTINGS AND FURNITURE

- 6.4a The Organ is a Harrison & Harrison 2 manual instrument with pipes over with access from the Corridor behind. The instrument was not tested as part of the inspection but is understood to be in good working order and subject to regular

tuning and maintenance. A Viscount electric organ in the Nave is apparently used occasionally for services but is noted as “on loan”.

- 6.4b The Lectern is constructed in carved oak and is in good condition.
- 6.4c The Altar is a heavy pine framed table with boarded front and is in good condition.
- 6.4d The Reredos on the East wall is in oak with carved decoration and is in good condition.
- 6.4e The oak altar rail includes a pair of gates but these are apparently not used due to misalignment.
- 6.4f Oak pews and Clergy stalls in the Chancel are of simple panel construction and are in good condition.
- 6.4g The Pulpit is oak in a half hexagonal plan with carved front and raised up two steps.
- 6.4h Oak pews in the Nave are of solid construction and well maintained. Front pews have been removed to provide more circulation space. A temporary altar is also noted as being used occasionally and is temporarily stored in the North Aisle when not in use.
- 6.4i The stone Font is located in the Narthex/Baptistry and is in good condition. A portable wooden font is also in use at the front of the Nave.

6.5 INTERNALLY VIEWED WINDOWS

- 6.5a Generally windows are leaded with diagonal quarries in plain glass with 5 horizontal saddle bars, and are in good condition.
- 6.5b There are 3 figured stained glass panels in the Nave : one on the South side and two on the North dated 1942, 1941 and 1955.
- 6.5c The three East windows contained figured stained glass and are a World War II memorial. The artist is believed to be a Mr Scott..
- 6.5d There are two glazed screens between the Baptistry and Nave containing clear Glass in good condition.
- 6.5e The Baptistry windows contained 5 stained glass figures dated 1935 and 1950 with 3 as a World War II 1939/1945 memorial.

6.6 INTERNAL DOORS AND PANELLING

- 6.6a The light oak double doors from the Baptistry in the Nave are glazed and in good order.

- 6.6b Oak framed 4 panel doors from the Choir Vestry to the Chancel are in fair condition following easing prior to the last Inspection.
- 6.6c A pair of panelled oak doors in the South Aisle have an open framework above noted as providing a sound link from the organ to the Nave.
- 6.6d The oak panelled Reredos on the East Chancel wall with decorative carved top and tracery. All in good condition.

6.7 VESTRIES

- 6.7 a The Clergy Vestry is in the South East corner and contains vestment cupboards and loose furniture. The floor is carpeted and the walls are decorated plaster which is in fair condition. A new stainless steel sink was installed prior to the last inspection with a new Sector water heater.
- 6.7b The two windows have leaded lights one have glazing repaired in 2011. Both are in fair condition.
- 6.7c There are two safes. One is the floor mounted, the other in the wall for storage of record documents and silver.
- 6.7d The room has built-in cupboards and a number of record photographs displayed on the wall.
- 6.7e The Choir Vestry has a boarded floor and vestment cupboards used as general storage as there is currently no Church Choir.
- 6.7 f There are no Toilet facilities in the Church but these are available in the neighbouring Hall. Consideration has however been given to creating an Accessible Toilet in potential re-ordering plans.

6.8 HEATING INSTALLATION

- 6.8a The heating installation is served by a oil fired boiler located in the Basement below the Choir Vestry feeding cast iron column radiators via low pressure circulating pipework. The latter is also cast iron and predominantly exposed particularly in the Nave where decoration is in poor condition suggesting incompatibility of the paintwork specification. This should be remedied in the next re-decoration process.
- 6.8b The heating system is shared with the Hall controlled by motorized valves which were repaired prior to the last Inspection. Heating is reported to be adequate with a two hour warm up period. All Boiler Room and underfloor pipework is insulated with appropriate levels of ventilation via external grilles.

- 6.8c New florescent fittings were installed in the Boiler house prior to the last Inspection and the whole installation including the apparently relatively new boiler are in a tidy/well maintained condition.
- 6.8d The sump pump in the Boiler House apparently acts effectively in heavy rain flooding of the basement conditions, while the concrete floor is predominantly dry with minimal signs of efflorescence at low level.
- 6.8 e All wiring to the Boiler House is pyrotenax and in good condition. There is also a new electric distribution board reported as installed prior to the last Inspection. The heating controls are located in the Clergy Vestry.
- 6.8f The previous Report suggested future potential consideration of change from oil to gas supply if the latter becomes available and viable.

6.9 ELECTRICAL INSTALLATION

- 6.9a The Church is fed by an electricity cable entering the Boiler house via an underground cable feeding the distribution board with fuse board in the Vestry.
- 6.9b The electrical installation was fully tested/inspected in May 2016 with the installation of LED lights and isolation plugs, together with repairs to hanging lanterns and installation of LED high efficiency bulbs in the Nave, Chancel and Aisles. TYhis was followed in December 2016 by the installation of wireless thermostats to the heating system and installation of a single spot to the lecturn and 3 new cool white LED spot lamps all as part of an ongoing programme of lighting enhancement.
- 6.9c External bulkhead lights are noted as subject to regular maintenance checks and repair.
- 6.9d The sound system and hearing loop installed in 2001 are apparently in fair working order

6.10 FIRE PRECAUTIONS

- 6.10a The premises are covered by 2 extinguishers in the Nave and 1 in the Boiler House. All were inspected and tested in January 2017.

6.11 DISABLED PROVISION

- 6.11a The Church is served by a long ramp serving the South Porch providing full access the the level floored interior. The ramp has handrails to both sides. Repairs to the crumbling edge of the ramp were completed in September 2015. The location of seating provision for wheelchair users is the subject of review as is the potential provision of an Accessible Toilet (See 6.7f)

6.12 SECURITY

6.12a The Vestry door was strengthened by the addition of more bolts prior to the last Inspection following break ins. The main entrance door to the South Porch has a security lock. There are no reports of subsequent intrusions.

7.0 INSPECTION OF THE EXTERNAL WORKS

- 7.1a The Church site is approximately rectangular with the Church and Hall plus car park occupying the southern end with an open/grassed area to the North. The site entrance is from Eden Terrace (A167) on the West boundary via a vehicle gate serving the car park.
- 7.1b Tarmacadam to the car park is in a deteriorating condition and resurfacing should be considered to offset related accident hazards.
- 7.1c The Northern part of the site is grassed with a number of mature trees on the North boundary and within the grassed area. These include 4 oaks, 2 Beeches, 2 Silver Birches, 2 Sycamores and 1 Rowan – all of which appear in a sound/healthy condition but should be subject to regular monitoring by an Arborist. On the South side of the site is a small Copper Beech. The West and North boundaries are marked by 1.7 metre high hedges providing an effective screen to the site. The trees are not subject to TPO's but are considered important local assets by the Borough Council.
- 7.1d The East and South boundaries are defined by paling fences which remain in fair condition.
- 7.1e The metal entrance gates are reported as being maintained in an open position and have suffered some vehicle impact damage. They are particularly narrow and widening might be considered but redecoration is advised in the interim.
- 7.1f An unofficial pedestrian route has apparently been created across the Northern part of the site providing a short cut access to the neighbouring housing estate. The grassed area is also noted as being subject to waterlogging in Winter conditions but this is noted as subject to monitoring and attention by the Parish Council.
- 7.1g The Church notice board on the Western boundary is timber framed and boarded and is in fair condition.

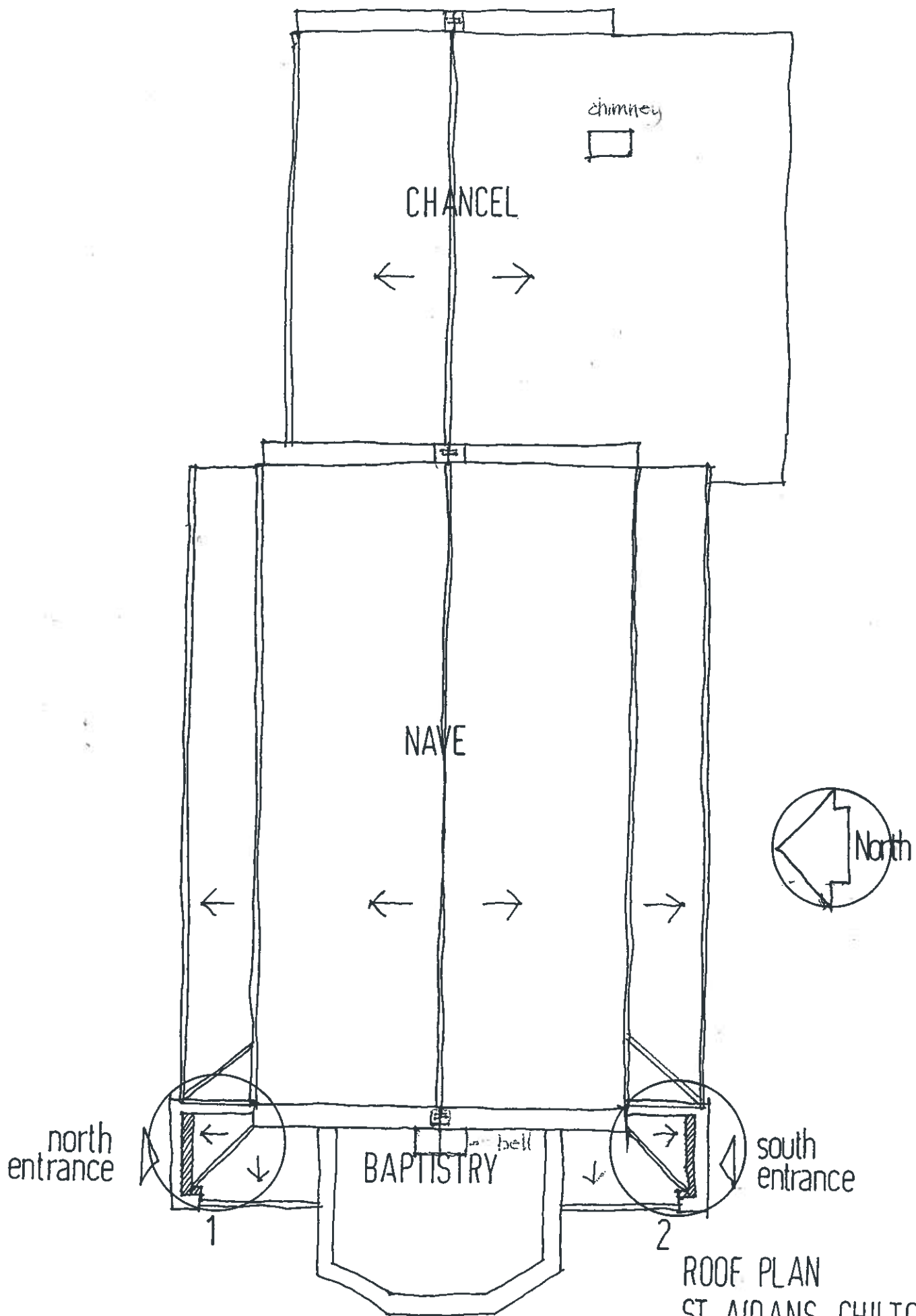
8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1a As noted this is my first Inspection Report following my appointment as Inspecting Architect. The inspection was carried out in two visits initially to familiarise myself with the premises and then to inspect in more detail. It is evident that the property is subject to ongoing care and responsible maintenance management by Property Wardens with acknowledgement of related advice provided in the 2012 Report. All actions are recorded in well maintained Log Book.

8.1b My Report identifies a number of maintenance issues. These are listed below with priority categorised as per 4.3c and guidance budget costings where appropriate.

1. Maintain a watching brief on the condition of roof slating and nail fixings ref 5.1a (D)
2. Maintain a watching brief on lead substitute flashings to the two Porch Entrance roofs per 5.1c (D)
3. Monitor condition of flat roof covering to Baptistry and remove all stones from surface per 5.1d (B)
4. Carry out some localised remedial soft mix pointing to external stonework per 5.2a (B) £600
5. Renew threshold weather strip to Vestry door per 5.3a (B) £20
6. Continue programme of replacement protective sheeting to windows including boarded openings per 5.4a, 5.4b and 5.4c (C) £3000
7. Establish a programme for complete redecoration of internal walls in particular to remedy residual efflorescence defects and enhance ambience of interior. See 6.2a and 6.2b. (C) £4500
8. Continue to monitor condition of suspended floor boards and investigate integrity of ventilation to sub-floor to address any potential moisture damage issues to floor structure. There is no current indication of distress other than some rusting of nail heads but any opportunity to explore when floor boards are raised should be utilised for investigation.. See 6.3a and 6.3b. (D)
9. Explore opportunities to create an Accessible Toilet within the Church. See 6.7f and 6.11 a. (C) £8000
10. Thoroughly prepare and redecorate all internal cast iron radiators and circulation pipework. See 6.8a. (C) £1100
11. Continue programme of maintenance and renewal of light fittings etc. to LED and other more economic installations to provide a more flexible and enhanced lighting regime for the worship area in particular. See 6.9b. (C)
12. Consider resurfacing of the car park . See 7.1b (C) £3500
13. Consider potential enlargement of the main entrance gate with facility to close for added security. (C) £850

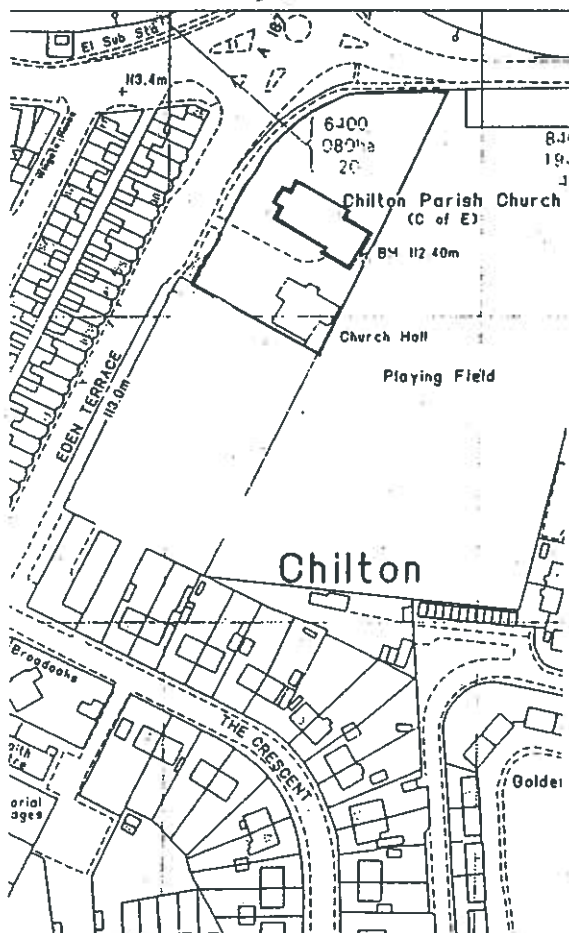
* Note budget costings are indicative only and should be subject to the preparation of detailed proposals/specifications and competitive tender submissions



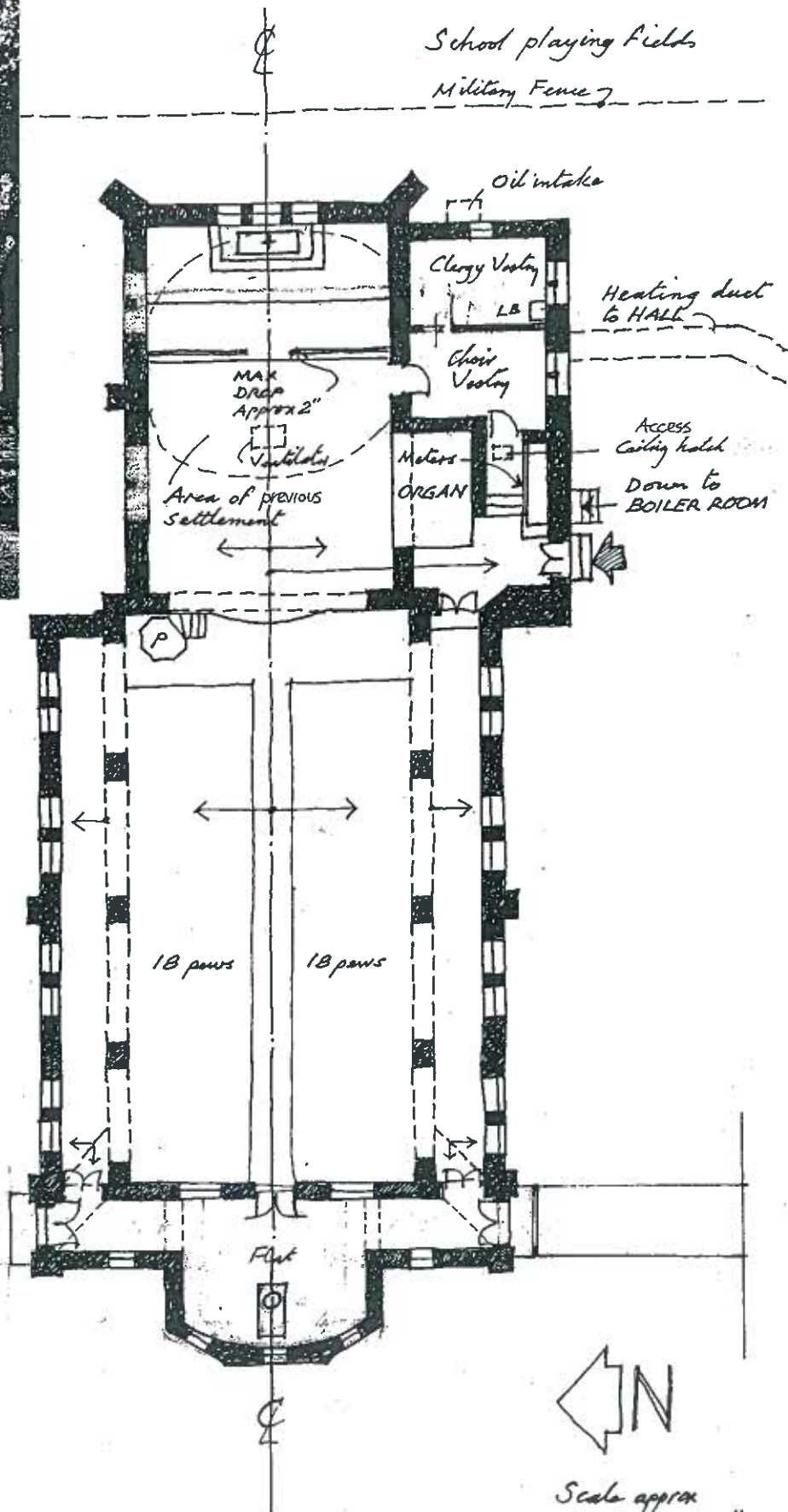
ROOF PLAN
ST AIDANS CHILTON



S.W. Entrance



ST. AIDANS CHURCH, CHILTON.



Scale approx
1/16" = 1' 0"

PHOTOGRAPHS

1. South West view from entrance gates. Ramp to South Porch
2. South Aisle/Nave elevation
3. South wall of Vestries
4. Vestry and Boiler basement entrance doors
5. South West detail of West gable
6. Baptistry, South and North Porches from North West
7. West gable to Nave with sealed window protective sheeting
8. Mineral felt covering to Baptistry roof. Note defective mortar pointing to upstand.
Note staining from bellcote frame.
9. Bell target stones on surface of mineral felt roofing to Baptistry.
10. Ponding to Baptistry roof
11. North Porch
12. Open joints to North Porch parapet
13. North Elevation
14. North Porch and Aisle
15. North aisle from Garden
16. North wall of Chancel
17. Basement Boiler Room
18. Car Park and Church Hall
19. Nave looking East
20. Chancel.
21. Nave looking West
22. Pulpit and North Aisle/Chancel junction. Note render replastering to dado height
and efflorescence line at abutment with original plaster
23. Organ and Choir pews

24. North Aisle. Note spalling decoration to central heating pipework and painted concrete floor.
25. North aisle looking West
26. Aisle radiator and pipework detail
27. Baptistry looking North West
28. Baptistry gable wall
29. Baptistry/ South Porch wall with historic efflorescence plaster/decoration defect above new rendered dado.
30. Baptistry looking toward South Porch. Note plaster/decoration defects per 29.
31. Clergy Vestry
32. South Aisle. See notes per 24
33. Choir Vestry
34. Clergy Vestry



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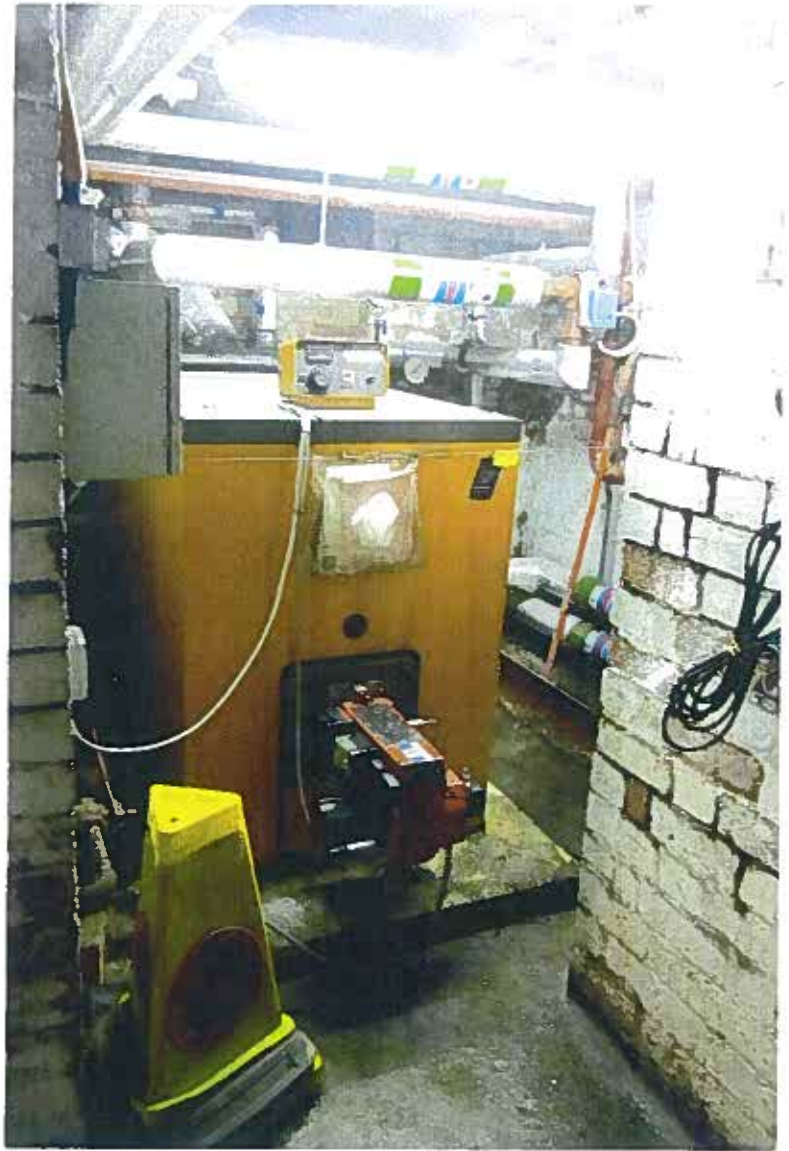


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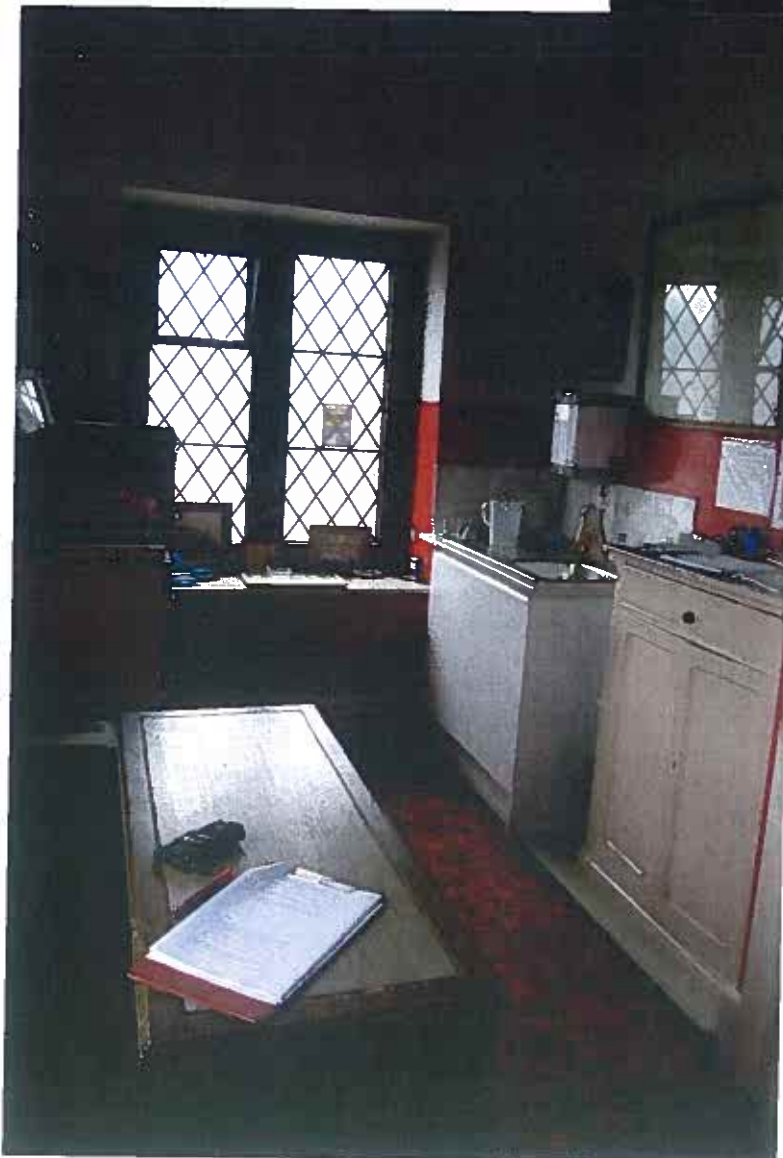
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