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Diocese of Durham
Quinquennial Inspection Report 2022
All Saints' Church and Millennium Centre
Blackwell

Diocese of Durham

Inspection of Churches Measure 1955

(current version)

Architects Report

inspected 7th June 2022

Archdeaconry of Auckland

Deanery of Darlington

Incumbent:

Reverend Jennifer Croft

Inspection Architect

J M White BA(Hons) PG Dip RIBA

This report has been prepared on the basis of a the 'Modern 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 and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

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Recommendations

Where work is recommended a code number 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 improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

1.0 Background and General

- 1.1 The premises are located within their own grounds within a relatively prosperous residential area in the south west corner of Darlington with its principal frontage onto Ravendale Road to the north west and with Blackwell Lane marking its south eastern boundary. Rear garden fences to properties on Draycote Crescent and Glenfield Road define its south west and north east boundaries respectively. The total site area is 0.452 hectares (1.12 acres). The grounds are not consecrated for burials.
- 1.2 The land on which All Saints' Millennium Centre is sited was sold to the Church of England in the 1930s by Sir Henry Havlock-Allan on the understanding that it be used for the building of a substantial parish Church, a Church Hall and a Vicarage, all to serve this steadily developing residential area of the town. A "temporary" timber framed Church was then built in 1937 to serve as the centre for worship until a "permanent" Church could be built. It was intended that it would then become the Hall. Mainly because of the Second World War these developments did not take place, and the new parish was never formed. All Saints continued then as a daughter Church of the ancient parish of St Cuthbert. Instead, a utilitarian brick Hall was built in 1946 (extended in the 1970's) and the Church itself extended in the 1950's.
- 1.3 In 1995 a Millennium Group of Church members was formed to review the future needs of the parish in the context of the vast amount of excellent work that was being done in the Hall and the urgent need for enhanced accommodation to better serve this all-age community work. A development brief was duly established and Alpha Plus: Architects were appointed in January 1996 to advance proposals, including an environmental landscaping scheme for the total site. The approved scheme incorporates a joint entrance Foyer providing a link access direct into the Church element. This necessitated reorientation and refurbishment of the Worship Space with the Chancel element relocated at the South end. Fifty percent of the project cost was achieved through a successful funding bid to Millennium Commission, the remainder achieved primarily from members contributions and other fund-raising activities. The project was duly completed in December 1997. Subsequent contract works covered replacement of some external cladding panels and framing to the Church and roof re-slating.
- 1.4 In 1997 a new Vicarage was constructed to the design of Anderson Ellis Partnership and is located in the North East corner of the site.
- 1.5 Full parish status for Blackwell All Saints and Salutation was conferred in November 1998.
- 1.6 Ambitious plans to build a "permanent" Church building were realised through the generosity of its members and fund raising activities

culminating in the completion of a replacement Church in December 2008 as a design and build project by Severfield-Reeve. The new Church building straddles the footprint of the original timber framed structure and attached by the existing link structure to the Foyer of the Millennium Centre.

1.7 Completion of the new Church thereby realised the 1930s ambitions of Sir Henry Havelock-Allan.

1.8 Ordnance Survey Map Reference NZ2773113390

General Description of Church

1.9 The Church and Millennium Centre are steel framed structures creating large open spaces including the Nave and Chancel, entrance lobby, main hall and circulation spaces. Around which are a number of smaller spaces including Vestries, meeting rooms, offices, kitchen, wc's and storage.

1.10 Roofs are generally dual pitched with power coated aluminium rain water goods. The Millennium Centre has Eternit man made resign slabs whereas the more recent Church has natural slate coverings which are understood to be Italian.

1.11 The southerly slope of the Millennium Centre roof carries a large photovoltaic array containing 44no. panels.

1.12 Walls are generally cavity masonry with brick outerleaf with a mix of plastered blockwork and facing brickwork internally.

1.13 Floors are understood to be ground bearing concrete slabs with a mixture of carpet, vinyl and hardwood strip finishes.

1.14 Heating is by means of a gas fired boilers supplying low pressure hot water to mechanical convectors and radiators.

2.0 Scope of Report

2.1 The report is based on findings of an inspection made on 7th June 2022. Viewing was from ground level with the use of binoculars. No means of access was available to the valleys within the roof geometry.

2.2 There were no roof voids or ceillures which require opening up.

2.3 There were no suspended floors or voids which could be inspected.

2.4 The Church, attached Millennium Centre and associated grounds were inspected but not the adjoining Vicarage located in the north east corner of the site which are outside the scope of this report.

- 2.5 No manhole covers were lifted or drains checked.
- 2.6 A full description of the limitations of the report is set out in paragraph c of the appendix to this report.

3.0 Works Carried out Since Previous Report

The Church log book was not complete; however, the Church wardens have provided the following record of works carried out within the last quinquennium.

- 3.1
- 2018 – Millennium Centre kitchen replaced.
 - 2019 – CCTV system installed in the Millennium Centre.
 - 2020 – Church wall repaired following damage from a car.
 - 2021 – Main entrance doors replaced.

In addition, the fire alarm and security alarms have been inspected, PAT testing has been carried out, fire extinguishers have regularly services and the boilers have been serviced.

- 3.2 The Church wardens are encouraged to formally record a Church log. To record all works carried out to the buildings, the date of the work, the cost of the work and also who carried out the work.

4.0 General Condition of Church and Millennium Centre

- 4.1 The buildings are well maintained and is generally in good condition. There are however, a few issues which require investigation, monitoring and rectification as noted in this report.

External Inspection

5.0 Roof Coverings

- 5.1 Millennium Hall and associated ancillary spaces: roofs are clad in Eternit man made slates with red clay ridges. Main ridge line is a three hole crested ridge with ball finials. Subservient ridges are red angular. Verges have UPVC edge trims and valley gutters are lead. All appear to be in a satisfactory condition with the exception of:-
- i. At the eastern end of the southern face there is a broken slate under the ridge and a small quantity of pointing under the ridge that is missing, both of which should be replaced. **2**
 - ii. The northern slope of the roof contains a number of slates which are lifted from the natural pitch, consideration should be given to closer inspection/rectification as if left they may be susceptible to damage. **3**
- 5.2 Church roof and ancillary spaces: roofs are clad in natural slate which is understood to be Italian with black clay spaced ridges with ball finials.

Verges have PVC edge trims and valley gutters are lead. All appear to be in a satisfactory condition with the exception of:-

- i. There is a broken slate at eaves level at the foot of the valley gutter between the east face of the Nave roof and the north face of the Vestry roof, this should be replaced. **2**
- ii. There are a number of slates within the lower 4-5 courses the head of which has dropped. Having reviewed construction details it is believed that the head of the slate has either broken or become dislodged from the support batten; possibly as a function of the reduced roof slope. This should be monitored and consideration given in time to rectification. **3**

6.0 Exterior Doors

6.1 External door sets are predominantly colour coated aluminium incorporating safety glazing. The new Church main entrance door set and the matching replacement entrance door to the Millennium Centre are dark stained timber with slot glazing. External doors to stores etc. on the Millennium Centre are painted steel security doors. The red decoration is fading/flaking and should be redecorated. All door sets are fitted with appropriate security and/or emergency escape ironmongery. However, the Millennium Centre trustees are currently considering the replacement of 4 no. sets of 'fire escape' doors which serve 2 no. meeting rooms and the Millennium Hall circulation corridor as they are used regularly as general access and egress which is causing undue stress and strain on the emergency panic ironmongery. **2**

7.0 Exterior Windows

7.1 All windows and external glazed screens are colour coated aluminium framed with sealed double glazed units, incorporating safety glazing where appropriate. All are in sound condition with a number to the Church incorporating stained glass, some salvaged from the original timber framed building such as those in the nave flank windows and Chancel gable, plus a new feature window to the Choir gable.

7.2 Entrance Foyer: Colour coated aluminium double glazed screen walls incorporating clear stained pine doorsets internally. Clear stained pine entrance lobby. All in very good condition.

8.0 Rainwater Goods and Drainage

8.1 Rainwater goods are colour coated aluminium throughout with profiled deep flow gutters and square section downpipes. All are generally in a sound and apparently effective working condition but should be subject to annual checking and clearance in the context of the trees within the grounds.

8.2 An exception to the above condition are the gutters to the north elevation of the Millennium Hall to the store rooms and boiler room. **2**

number of which have misaligned and leaking joints. These joints need to be stripped out, realigned, rejointed and resealed.

- 8.3 There are several areas of staining/effervescence at high level below gutters which could be caused by water spilling down the back of the gutter this should be monitored/investigated.

9.0 External Walls

9.1 Both the Millennium Hall and Church have cavity wall construction with facing brick external skins. The Millennium centre features red multi facing bricks with smooth red brick specials to eaves and gable corbel details, framing to door and window openings and capping to additional plinth. In addition, there is a decorative brick cross feature panel above the main entrance. The brick detailing withing the Church is similar in material but more simplistic in design. The masonry is generally in good condition with the exception of :-

- i. The staining/effervescence as noted in point 8.3 above. **3**
- ii. Historic movement crack on south west corner of kitchen which extends vertically through the plinth and brickwork corner detailing. The crack was mentioned in the previous QI report. This should be monitored to establish whether or not movement is current or historic. **3**
- iii. A movement crack similar in nature that in point 9.1 ii) above is evident in the south east corner of the Chancel. The crack extends vertically through the plinth brickwork. This should be monitored to establish whether or not movement is current or historic. **3**

9.2 During the last quinquennium an incident involving impact from a vehicle caused damage to the masonry on the north west elevation of the Nave. This was fully repaired by a competent contractor under the inspection of the quinquennial inspector.

Internal Inspection

10.0 Roof Structure and Ceilings

10.1 Nave and Chancel: The main Church structure has a four bay steel portal framework with the down stand frames encased in stained pine cladding. The main ceiling panels are emulsion painted skimmed plasterboard. All elements are in excellent condition with no signs of distress.

10.2 Vestries Entrance Lobby: The painted ceiling and walls are in very good **2** condition. There is a roof void access hatch in the ceiling. The loft was viewed and is boarded out for general storage. However, it was noted that there were a number of heat producing electrical items thought to be related to the organ. However, they were located randomly within the eaves, were simply stacked and not restrained in anyway.

Furthermore, the wiring was very untidy. Consideration should be given to mounting the equipment securely and rationalising the wiring. Furthermore, the equipment was obviously running continuously even though the organ and Church were not in use. Consideration should therefore be given to the need for this equipment to be running on a permanent basis and whether or not greater control can be provided. Finally given the space is un-ventilated is some form of ventilation required to avoid overheating.

- 10.3 Boiler Room/Cleaner's Store: Painted plasterboard ceiling.
- 10.4 Entrance Foyer: Clear stained tongue and groove boarded ceiling in fair condition but some patchy degradation of colour/finish apparently historic.
- 10.5 Scout Store/Escape Lobby: The 2010 extension has a painted plasterboard ceiling in fair condition.
- 10.6 Main Hall Store and Boiler House: Has a painted plasterboard ceiling in fair condition.
- 10.7 Play Group Store: Has a painted plasterboard ceiling in fair condition.
- 10.8 Kitchen: Painted skimmed plasterboard ceiling in good condition.
- 10.9 Link Corridor: Boarded ceiling in fair condition although finish is patchy as 10.4 above.
- 10.10 Garden Rooms: Painted skimmed plasterboard ceiling in fair condition.

11.0 Internal Walls, Doors and Panelling

- 11.1 Entrance Foyer: Multi buff fair faced brickwork walls with smooth buff cills and string courses all in very good condition. Doors are clear finish timber glazed double doors in good condition.
- 11.2 Nave and Chancel: The walls are painted with lacquered pine window cill boards and box skirtings encasing central heating distribution pipework. All are in excellent condition. Doors are clear finished timber glazed doors in good condition.
- 11.3 The glazed entrance door from the foyer link incorporated a sand blasted etched design related to the Palm Sunday scriptures and formed an integral element of the Millennium Centre project. It remains in a well maintained condition.

- 11.4 The side main entrance door to the Nave is stained hardwood with panel glazing and brass ironmongery. The internal door serving the Vestry wing is stained pine. Both are in well maintained condition.
- 11.5 Boiler Room/Cleaner's Store: painted plasterboard blockwork walls in fair condition.
- 11.6 Main Hall: Multi buff fair faced brickworks with smooth buff detailing all in very good condition. Colour coated aluminium double glazed screens incorporating clear stained pine doorsets all in good condition. All other doors including the roller hatch to the kitchen servery are stained pine and in good condition though some additional safety catches have been added to some doors as added security for use of the Hall by nursery age children. These are now showing signs of damage. Consideration should be given to a more workable solution; possibly high level thumb turn bolts. **3**
- 11.7 Scout Store/Escape Lobby: Walls are a mixture of fair faced masonry and painted plaster all in good condition. The external doorset is a relocated painted steel security doorset, with a new stained pine doorset link from Hall.
- 11.8 Main Hall Store and Boiler Room: Walls are generally painted blockwork in fair condition. However, a stud wall infill use to form a dedicated boiler room has a plywood face which is combustible. Consideration should be given to lining with plaster boarded and skim. Doors are solid core painted in good condition. **1**
- 11.9 Play Group Store: Walls are generally painted blockwork in fair condition. However, a stud wall infill use to form a dedicated boiler room has a plywood face which is combustible. Consideration should be given to lining with plaster boarded and skim. Doors are clear finished solid timber door in good condition. **1**
- 11.10 Kitchen: Walls are painted plaster with hygienic linings all in good condition. Doorsets in well maintained condition but with the addition of basic safety hooks to prevent child entry – see 11.6 above re alternative child security latches. **3**
- 11.11 Link Corridor: Walls are multi buff facing brickwork with smooth buff brick detailing in good condition. Doorsets and ironmongery in good condition but noting child security chains in need of review as noted generally with respect to the Hall space – see 11.6 above. **3**
- 11.12 Garden Rooms: Walls are painted plaster in good condition. Doors are clear finished glazed in good condition.

12.0 Ground Floor Structure

- 12.1 Nave and Chancel: The floor is predominantly stained pine boarding to pew zones with carpet to the central and side aisles, entrance area and Chancel dais, with pine upstand to the latter. All are in very good condition.
- 12.2 Vestries Entrance Lobby: The floor is carpeted with the protection of a mat to the entrance doors. All are in fair condition.
- 12.3 Boiler Room/Cleaners Store: painted concrete floor.
- 12.4 Entrance Foyer: Entrance matting quality carpet in well maintained condition.
- 12.5 Carpeted wooden staircase leading to first floor Parish Office all in good order with the exception of the uppermost riser with requires re-fixing. **2**
- 12.6 Barbara Bishop Room: Carpeted floor in fair condition.
- 12.7 Cleaners Sore: Non-slip vinyl sheet flooring all in sound condition.
- 12.8 Accessible Toilet: Non-slip vinyl sheet flooring all in very well maintained condition.
- 12.9 Male Toilet: Non-slip vinyl sheet flooring all in very well maintained condition.
- 12.10 Female Toilet: Non-slip vinyl sheet flooring all in very well maintained condition.
- 12.11 Parish Office: Carpeted floor in good condition.
- 12.12 Main Hall: Hardwood strip floor in well maintained condition.
- 12.13 Scout Store/Escape Lobby: Sealed concrete floor.
- 12.14 Main Hall Store and Boiler Room: Sealed concrete floor.
- 12.15 Play Group Store: Sealed concrete floor.
- 12.16 Kitchen: Non slip vinyl sheet flooring.
- 12.17 Link Corridor: The floor is carpeted in good condition.
- 12.18 Garden Room: Carpet tiled floor in good condition.

13.0 Internal Finishes

- 13.1 Entrance Foyer: fabric wall lining above etched glass entrance doors to Nave all in good condition.
- 13.2 Barbara Bishop Room: Painted plastered walls with some furniture impact damage to wall plaster/decoration.
- 13.3 Cleaners Store: Fair faced brickwork and painted blockwork walls.
- 13.4 Accessible Toilet: Painted skimmed plasterboard ceiling, full height ceramic wall tiling.
- 13.5 Male Toilet: Painted skimmed plasterboard ceiling, full height ceramic wall tiling.
- 13.6 Female Toilet: Painted skimmed plasterboard ceiling, full height ceramic wall tiling.
- 13.7 Parish Office: Painted skimmed plasterboard sloping ceiling with encased purlins and painted plasterboard wall, all in well maintained condition.
- 13.8 Main Hall: Clear stained tongue and groove boarded ceiling in fair condition but patchy degradation of finish noted as historic from original contract works.
- 13.9 Main Hall: Multi buff facing brick walls with smooth buff brick strain courses.
- 13.10 Scout Store/Escape Lobby: The infill extension in 2010 has painted fair faced blockwork and original fair faced brickwork walls.
- 13.11 Main Hall Store and Boiler Room: Painted skimmed plasterboard ceiling with encased purlins all in well maintained condition.
- 13.12 Play Group Store: Painted skimmed plasterboard ceiling with encased purlins all in well maintained condition.
- 13.13 Kitchen: Painted skimmed walls with white ceramic splash back tiling.
- 13.14 Link Corridor: Facing brick walls.
- 13.15 Garden Room: Painted skimmed plasterboard wall.

**14.0 Fitting, Fixtures and Furniture
Nave and Chancel**

- 14.1 The raised Chancel dais has a central raised element as a podium for the Altar. A folding ramp facility has also been incorporated to provide

wheelchair access when required. Much of the Chancel furniture has been from the original building having previously been re-ordered in 1978. This includes the Altar, reredos panel, lectern and communion rail, the latter being part derived from materials rescued from Salutation Church. Choir pews and frontals are mobile in their design to provide flexibility of layout together with the priests' chairs and other furnishings. An aumbry set into the Chancel gable wall noted as a new addition in the 2012 inspection. All are in well maintained condition.

- 14.2 Congregation seating is predominantly eight person oak pews, supplemented by colour coated, fabric upholstered folding chairs. All are in excellent condition.
- 14.3 The octagonal marble font sitting on a raised platform in the south east corner was also rescued from the original building. It is in excellent condition. There is additionally a glazed pine cabinet housing a Book of Remembrance.
- 14.4 Musical accompaniment is provided by a Viscount Prestige 1 electric organ with speakers located above it in the south east corner of the Chancel and above the main entrance screen on the north east gable wall. The organ was not tested as part of this inspection but it is subject to regular maintenance.
- 14.5 Entrance Foyer: Various items of clear stained pine loose furniture including shelving, display tables, notice boards and fabric upholstered chairs all in well maintained condition.
- 14.6 Barbara Bishop Room: Built in shelving, cupboards and storage units all in sound condition.
- 14.7 Cleaners Store: Wall mounted main electrical distribution board, Belfast sink and water heater.
- 14.8 Accessible Toilet: Sanitary fittings together with support bars, alarm system etc, all compliant with Part M requirements and in well maintained condition. Wall mounted baby change unit in well maintained condition.
- 14.9 Male Toilet: Proprietary toilet cubicles, vanity units and panelling all in well maintained condition as are sanitary fittings.
- 14.10 Female Toilet: Proprietary toilet cubicles, vanity units and panelling all in well maintained condition as are sanitary fittings.
- 14.11 Parish Office: Built in base units with worktops and storage facilities all in sound condition.

14.12 Millennium Hall: Sound absorbent notice boards and high level curtaining have been added to walls to assist in addressing the hard surface impact on room acoustics with some degree of apparent benefit.

14.13 Millennium Hall Store and Boiler Room: Ply faced stud partitioning with doorsets have been added in association with the spaces for user groups together with adaptation of the steel mesh screen enclosure of the central heating boiler, related controls, electrical switchgear etc.

14.14 Play Group Store: Originally the main Scout Store this has now been adapted for use by the regular Play Group with the addition of a ply faced stud partition and doorset to create a link corridor from the Main Hall to the new external Play Space. Rack shelving has also been added to facilitate well ordered storage of equipment and materials.

A ceiling hatch with pull down aluminium ladder/stair provides to an Upper Store. All finishes here are in sound condition.

14.15 Kitchen: Base and wall units plus white goods and stainless steel central prep table are in good condition.

Hand operated stained pine hatch roller shutter in fair operational condition.

14.16 Link Corridor: Aluminium framed glazed canopy and screen.

14.17 Garden Rooms: Clear stained pine built in cupboards set against internal wall for use by different user groups, all in good condition.

Pine faced aluminium framed acoustic folding partition in good condition.

15.0 Vestries

Clergy Vestry:

15.1 Painted plastered walls.

15.2 Painted plastered ceiling.

15.3 Various drawer units, full height cupboards chests and bookshelves all generally loose fittings but in fair condition.

15.4 A large floor mounted safe holding Parish documents.

Toilet cubicle off with painted plastered walls and ceiling, non-slip vinyl sheet flooring with wc and whb on panelling incorporating plumbing

elements. All in very good condition. Light activated extract fan with overrun facilities.

Choir Vestry

- 15.5 Painted plastered walls.
- 15.6 Painted plastered ceiling.
- 15.7 Clear stained pine fire door with appropriate brass ironmongery.
- 15.8 Carpeted Floor.
- 15.9 Sound relay speaker link to Sanctuary.
- 15.10 Tall cupboard for choir vestments in fair condition plus various storage facilities for music scores etc
- 15.11 1 electric keyboard – not tested or appraised.
- 15.12 Colour coated aluminium window and clear stained pine fire door with appropriate brass security ironmongery.

16.0 Heating Installation

- 16.1 Central heating to the Nave/Chanel is provided by Stelrad steel flat fronted panel radiators below window cills on both flank walls with distribution pipework encased in pine box skirtings. All are apparently in efficient working order.
- 16.2 Boiler Room/Cleaners Store: wall mounted Worcester boiler with 1 insulated distribution pipework, service due 24/07/20.
- 16.3 Millennium Hall: Heating is provided by panel radiators each being encased in pine boxing.
- 16.4 Boiler Room: Floor mounted Purewell gas boiler should be serviced annually.
- 16.5 Link Corridor: Central heating radiators encased in painted louvered boxing.
- 16.6 Garden Rooms: Encased radiators all in fair condition.
- 16.7 All heating equipment should be checked and cleaned annually by a appropriately qualified Engineer.

17.0 Electrical Installation

- 17.1 Lighting is provided by a combination of pendant dish fittings and focussed spotlights, and an audio installation controlled via a sound/tape deck accommodated in a wheeled cabinet located against the rear wall of the Nave. Both are apparently effective in their operation.
- 17.2 Choir Vestry: Lighting by inset ceiling downlighters. Lighting is movement sensor activated.
- 17.3 Boiler Room/Cleaners Store: Electricity distribution and relay boards wall mounted with smoke detector ceiling mounted, plus SVP in corner serving adjacent Vestry toilet.
- 17.4 Entrance Foyer: Lighting by feature assembly of pendant globe light fittings plus wall mounted downlighters and some spotlights in apparent effective working order.
- 17.5 Cleaner's Store: Lighting by single diffused fluorescent fitting.
- 17.6 Millennium Hall: Lighting is a combination of inset fittings within the ceiling and wall mounted uplighters. Provision is also made for stage lighting with wall mounted lighting bars.
- 17.7 Scout Store/Escape Laundry: Natural lighting is provided by rooflights.
- 17.8 Link Corridor: Lighting by pendant globe fittings and wall mounted uplights.
- 17.9 Garden Room: Squared louvered aluminium fluorescent light fitting.
- 17.10 Electrical systems should be inspected and tested every five years. The next test is due September 2026.
- 17.11 It is advised that PAT appliance testing is carried out annually.

18.0 Fire Precautions

- 18.1 There are a number of fire extinguishers sited in the Church and these appear to be serviced annually. The last date recorded was January 2022. Continue to maintain.
- 18.2
- a) Clergy Vestry - 3 litre water, 2kg carbon dioxide.
 - b) Nave side entrance – 3 litre water, 2kg carbon dioxide.
 - c) Foyer – 3 litre water.
 - d) Parish office – 2kg carbon dioxide.
 - e) Link corridor – 2 x 3 litre water.
 - f) Kitchen – Fire blanket, 6 litre AAF foam.
 - g) Millennium Hall – 6 litre AAF foam.

h) Hall store – powder.

18.3 The premises are covered by a fire detection system with an alarm located adjacent to the entrance doors, this should be inspected and tested annually.

19.0 Disabled Provision

19.1 The Equality Act 2010 required Churches as service providers not to discriminate. Access must now comply with the Act. Access to the Church is level as is the vast majority of accommodation.

20.0 Security

20.1 The Church and Millennium Centre is protected by an intruder alarm which should be maintained.

21.0 Bats

21.1 There were no reports of bats roosting in the Church building.

Curtilage

22.0 Churchyard and Environs

22.1 Significant hard and soft landscaping works were undertaken as an integral part of the Millennium Centre contract works, with some minor modifications to accommodate the subsequent construction of the Church. All elements are subject to ongoing responsible maintenance with particular input from members of the congregation.

22.2 The main Ravensdale Road frontage is defined by a mature hedge with a vehicular entrance at the west end. An oak framed/slatted roof lynch gate at the east end is the main pedestrian access. The latter formed part of the Millennium Centre project. There is some evidence of movement/shrinkage cracks in the oak framing but these do not significantly detract from the well maintained condition of the structure.

22.3 The main frontage forecourt combines the use of brick paviours with brick upstand kerbing to define pedestrian walkways, macadam surfacing to the vehicular access drive and parking bays, shrub and tree planting, grassed areas and elements of planted margins abutting the Church element. All as noted are appropriately maintained.

22.4 The rear area incorporates a remodelled brick block paved hard landscaped patio area fed from the glazed link corridor to the Millennium Centre and accessible from the garden room and Vestry entrance to the Church. It incorporates a stone walled raised planter bed plus a number of stained timber benches. All are in fair condition.

22.5 The vehicular drive serves parking bays via a painted steel security gate which requires re-decoration.

- 22.6 A beech hedge with supporting timber framed steel mesh fence encloses a surfaced safe play area accessed from one of the elements of the garden rooms. The surfacing was renewed prior to the 2012 inspection following the development of defects in the original installation. The renewed surface is in a well maintained condition as is the beech hedge, fencing and related gates.
- 22.7 The principal element of the rear grounds is a large area of grass raised via a slight embankment above the abutting level of the rear of the Millennium Centre. This incorporated some tree planting. All elements are well maintained.
- 22.8 A new stained timber fenced enclosed play area has been added to serve the requirements of the play group in particular. This incorporates hard and soft surfacing plus a play house and store shed. All elements are again in well maintained condition.
- 22.9 Margins to the Millennium Centre are marked by texture surfaced concrete pavements with localised ramp elements to provide level access to all external doors. All are in fair condition.
- 22.10 The Blackwell Lane frontage is defined by a mature hedge, with fencing and hedges marking the flanking boundaries to the rear gardens on neighbouring properties. These appear to be appropriately monitored.

23.0 Log Book

23.1 See 3.0

24.0 Previous Quinquennial Reports

- 24.1
- Malcolm R Cundick Dip.Arch(Oxford) RIBA – 2012
 - Malcolm R Cundick Dip.Arch(Oxford) RIBA – 2017

Recommendations

Urgent Works Requiring Immediate Attention: Category 1

		Item
i)	Main Hall Store and Boiler Room: Walls are generally painted blockwork in fair condition. However, a stud wall infill use to form a dedicated boiler room has a plywood face which is combustible. Consideration should be given to lining with plaster boarded and skim.	11.8
ii)	Play Group Store: Walls are generally painted blockwork in fair condition. However, a stud wall infill use to form a dedicated boiler room has a plywood face which is combustible. Consideration should be given to lining with plaster boarded and skim.	11.9
iii)	Boiler Room/Cleaners Store: wall mounted Worcester boiler with insulated distribution pipework, service due 24/07/20. This boiler service is overdue which should be rectified.	16.2

Indicative cost for the works in Category 1 would be £ 500 - £ 1000 excluding VAT and fees.

Work Recommended to be Carried Out During Next 12 Months: Category 2

		Item
vi)	Millennium Hall At the eastern end of the southern face there is a broken slate under the ridge and a small quantity of pointing under the ridge that is missing, both of which should be replaced.	5.1
v)	Church Roof There is a broken slate at eaves level at the foot of the valley gutter between the east face of the Nave roof and the north face of the Vestry roof, this should be replaced.	5.2
vi)	External Door Millennium Centre has three painted steel security doors. The red decoration is fading/flaking and should redecorated.	6.1
vii)	Gutters to the north elevation of the Millennium Centre. A number of which have misaligned and leaking joints. These joints need to be stripped out, realigned, rejointed and resealed.	8.2
viii)	Vestries Entrance Lobby The loft was viewed and is boarded out for general storage. However, it was noted that there were a number of heat producing electrical items thought to be related to the organ. However, they were located randomly within the eaves, were simply stacked and not restrained in	10.2

anyway. Furthermore, the wiring was very untidy. Consideration should be given to mounting the equipment securely and rationalising the wiring. Furthermore, the equipment was obviously running continuously even though the organ and Church were not in use. Consideration should therefore be given to the need for this equipment to be running on a permanent basis and whether or not greater control can be provided. Finally given the space is un-ventilated is some form of ventilation required to avoid overheating.

- ix) Carpeted wooden staircase leading to first floor Parish Office all in good order with the exception of the uppermost riser with requires re-fixing. 12.5

Indicative cost for the works in Category 2 would be £ 25,000 - £ 35,000 excluding VAT and fees.

Work Recommended to be Carried Out During Next Five Years: Category 3 **Item**

- x) Millennium Centre Roof 5.1
The northern slope of the roof contains a number of slates which are lifted from the natural pitch, consideration should be given to closer inspection/rectification as if left they may be susceptible to damage.

- xi) Church Roof 5.2
There are a number of slates within the lower 4-5 courses the head of which has dropped. Having reviewed construction details it is believed that the head of the slate has either broken or become dislodged from the support batten; possibly as a function of the reduced roof slope. This should be monitored and consideration given in time to rectification.

- xii) Both the Millennium Hall and Church 9.1
The masonry is generally in good condition with the exception of :-
i. The staining/effervescence as noted in point 8.3 above.
ii. Historic movement crack on south west corner of kitchen which extends vertically through the plinth and brickwork corner detailing. The crack was mentioned in the previous QI report. This should be monitored to establish whether or not movement is current or historic.
iii. A movement crack similar in nature that in point 9.1 ii) above is evident in the south east corner of the Chancel. The crack extends vertically through the plinth brickwork. This should be monitored to establish whether or not movement is current or historic.

- xiii) Millennium Hall 11.6

All other doors including the roller hatch to the kitchen servery are stained pine and in good condition though some additional safety catches have been added to some doors as added security for use of the Hall by nursery age children. These are now showing signs of damage. Consideration should be given to a more workable solution; possibly high level thumb turn bolts.

xiv) Kitchen: 11.10
 Doorsets in well maintained condition but with the addition of basic safety hooks to prevent child entry – see 11.6 above re alternative child security latches.

xiv) Link Corridor: 11.11
 Doorsets and ironmongery in good condition but noting child security chains in need of review as noted generally with respect to the Hall space – see 11.6 above.

Indicative cost for the works in Category 3 would be £ 2,500 excluding VAT and fees.

Work to be Considered Beyond Five Years: Category 4 **Item**
 None

Works Recommended Improving Energy Efficiency: Category 5 **Item**
 None

Work Recommended Improving Access: Category 6 **Item**
 None

Note

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

Appendix

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report 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 and Downpipes

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 contract.

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 roll of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice

(current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod 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 CO₂ (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.