



GEORGE STASTNY
CHARTERED ARCHITECT & GARDEN DESIGN

Riverside, Whorlton
Barnard Castle
Co. Durham DL12 8XD
Tel: (01833) 627419
Mob: 0797 423 0919
E-mail: georgestastny@gmail.com



Church of St. Andrew
BOLAM, Co DURHAM

INSPECTION OF CHURCHES MEASURE 1955
As amended by the Care of Churches and
Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL INSPECTION REPORT
June 2017

GS/695/B

Proprietor: George Stastny, Ing.Arch., R.I.B.A.
Associate: Mary Stastny

This report is based on the requirements of the 'Guide to Church Inspection and Repair' as published by the Council for the Care of Churches and 'Inspection of Churches Measure 1955' reference E/1/94 as prepared by the Durham Diocesan Office.

PRELIMINARY INFORMATION

Name of Church : St Michael's Church
Diocese of : Durham
Deanery : Heighington
Incumbent : The Reverend Lissa Gibbons

Professional Adviser :
George Stastny, Chartered Architect RIBA

Previous Inspection :
June 2011

Current Inspection :
Carried out on 02 June 2017 during dry weather conditions.

Key plans :
Refer to Appendix for various plans: for general reference refer to drawing No GS/695/B – SK 8.8.06/01revisionB

Brief description and orientation :

The church is of small size; 6.6m x 13.4m on plan, stone built, single cell. Altar to the east.

The church was erected in 1835 to the design of Mr Anthony Salvin, architect, in a neo-gothic style.

Random rubble stone walls with dressings, slate roof, bell cote to the west.

Fair faced stone walls internally; stone paved floor with carpeted alter area. Collar truss roof, leaded windows.

Electric heating and lighting.

Planning Considerations:

The church is listed Grade II

Historical background

Refer to 'Bolam' by H W Jackson

Location, Access, seating capacity etc

The church is situated at the NE of the village, corner site adjacent to two roads. The other two sides are facing private garden.

Main entrance is from the west, seating capacity is some 70 people.

OS reference is NZ 196 227

MAIN REPORT

Limitations :

The report is restricted to the general condition of the building and its defects. The inspection was visual from the ground, aided by binoculars.

I have not inspected the woodwork or other parts of the structure which are covered, unexposed, or inaccessible and I am therefore unable to report that any such part of the property is free from defect.

1. SCHEDULE OF WORKS RECENTLY COMPLETED

Based on book of receipts and observations.

Repairs:	£
Minor repairs only	
Alterations	
Water supply & kitchen sink	1,058
New front door	2,338
Overhead el. heater	238
Timber floor replaced with stone paving (2014)	10,382
Grassed area to north gravelled	190
Portable screens supplied	382

2. General Condition :

The building is generally in a very good state of repair, apart from few minor defects.

Defects and Repairs; their degree of priority marked from 1 – 6

1. Urgent works requiring immediate attention
2. Works recommended to be carried out during the next twelve months
3. Works recommended to be carried out during the quinquennial period.
4. Works needing consideration beyond the quinquennial period.
5. Works required to improve energy efficiency of the structure and services.
6. Works required to improve disabled access.

EXTERNAL

3. Roof Coverings :

Blue welsh slate, lead flashings, stone ridge. All in good condition except :

Stone ridge partly eroded, W end in particular. 1

Loose slate S side top row centre and cracked slate LH side

4. Rainwater goods and disposal system

Cast iron gutters and downpipes in good condition but should be painted. 3

HW bobbins to RWPs brackets are rotting and should be replaced, however, these are non-functional, cosmetic bobbins only.

5. BELOW GROUND DRAINAGE

None; RWPs are discharging over pavements onto adjacent roadway.

6. PARAPETS AND UPSTAND WALLS

All stonework appears sound.

7. WALLING

Stone work is generally sound except minor cracks and patch pointing in hard cement mortar.

Stonework erosion at window W1 and adjacent quoins and arch over W7 3

Door D1 stone surround is eroded and two stones are split, open joints 3

Hard pointing should be cut out and re-pointed in soft lime mortar. 3 / 4

W elevation S kneeler may have moved, adjacent pointing poor,

To re-point and observe any further movement. 2

8. TIMBER PORCHES, DOORS AND CANOPIES

All in good order

9. WINDOWS

Wrought iron windows, diamond pattern in good order, unprotected.

Some glass cracked here and there but repairs were carried out since the last inspection. 3/4

INTERNAL

10. TOWERS, SPIRES

None

11. CLOCKS AND THEIR ENCLOSURES, BELLS

Bellcote and open bell appears to be in good condition and to be in working order (single bell)

12. ROOF AND CEILING VOIDS

Roof void above collars has an access hatch but was not inspected. The hatch should be secured from lifting in high winds.

Further inspection is recommended.

2

13. ROOF STRUCTURES, CEIINGS, CEILURES

Timber collar truss and purlin roof; plaster ceilings all in good condition.

Fake plaster 'truss' at west gable, S side.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

None

15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

All in good order.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

Stone flagged floor with raised timber platforms at East end, carpeted.

Under-floor vents to N & S, N vent probably now redundant.

17. INTERNAL FINISHES

Fairfaced stone walls pointed in lime mortar in good condition.

Rising dampness at W and N wall. (damp walls were reported in 1930, good ventilation should be sufficient.)

Slight 'powdering/flaking' effect from stone walls.

3

Painted ceiling was recently repainted.

18. FITTINGS, FIXTURES, FURNITURE AND MOVABLE ARTICLES.

There are no items at special risk nominated by the Archdeacon.

Items of interest are oak pulpit and lectern, stone carved font and chest with vestments and chalice.

19. TOILETS, KITCHENS VESTRIES ETC.

There is no toilet or kitchen provision, however cold water supply has been installed with a sink drained into a container, no mains drainage.

20. ORGAN

Electric portable organ.

21. MONUMENTS, TOMBS, PLAQUES ETC

None

22. SERVICE INSTALLATIONS GENERALLY

The report is based on visual examination only and no tests of the services has been undertaken.

23. HEATING INSTALLATION AND VENTILATION

Space heating is by 4 no electric heaters, time controlled and it appears to be adequate, plus an electric curtain heater at D2.

Ventilation is by opening windows W4 (sliding) and W7 (hopper opens inwards at high level.)

Due to the damp walls, ventilation is of prime importance.

Consider dehumidifier during winter months

2

24. ELECTRICAL INSTALLATION

3 pendant lights and 2 spot lights are adequate.

The installation is from 1999 and last tested in 2008, fresh test is now overdue.

1

25. SOUND SYSTEM

None

26. LIGHTENING CONDUCTOR

None

27. FIRE PRECAUTIONS

1 no fire extinguisher in lobby type TWP9 (10 litre water),
and 2 kg dioxide, both serviced in May 2017.

28. DISABLED PROVISION AND ACCESS

There is a step 160mm high at door D1; a small removable ramp would be the solution.

2

29. SAFETY / SECURITY

The site is well overlooked by adjacent properties.

D1 has a security lock / inner bolts which are adequate.

30. BATS

No evidence of bats was noted.

31. ASBESTOS

No report was available but due to the type and age of the building none is envisaged.

CURTILAGE & LOG BOOK

31. CHURCHYARD

None

32. RUINS

None

33. MONUMENTS, TOMBS AND VAULTS

None

34. BOUNDARY WALLS, LYNCHGATES AND FENCING

Low boundary stone wall to the north is sound and the ground between the north church wall and the boundary wall has been reduced in level and gravelled.

35. TREES AND SHRUBS

None

36. PATHS AND HARDSTANDING AREAS

None

37. MISCELLANEOUS

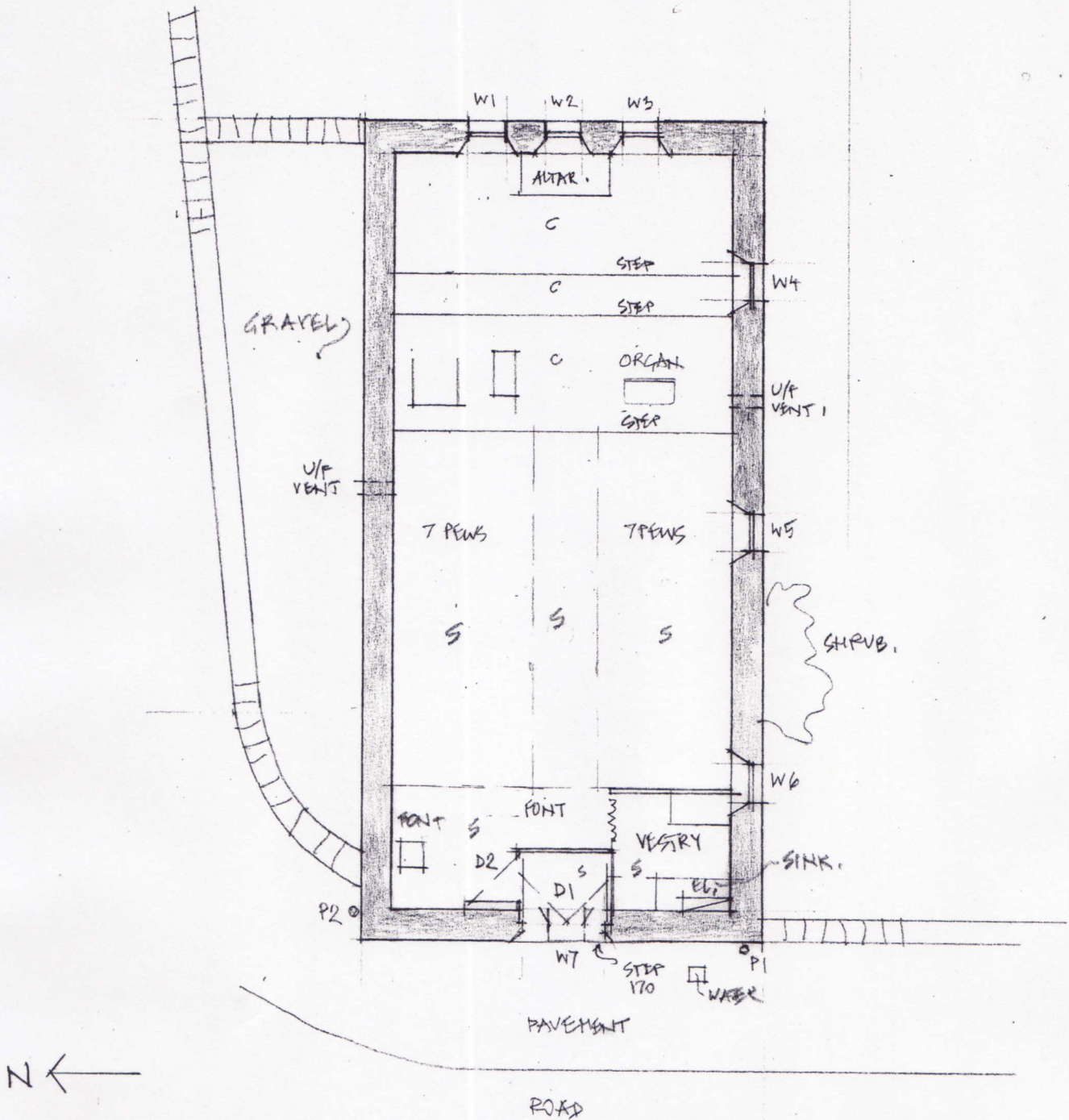
None

38. LOG BOOK

There was no log book to inspect, its establishment is strongly recommended. 2

PRIVATE GARDEN

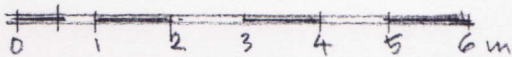
REVISIONS:
B - 5/6/2017



FLOOR FINISHES:
 C - CARPET
 S - STONE FLAGS

CHURCH OF ST. ANDREW'S
 BOLAM

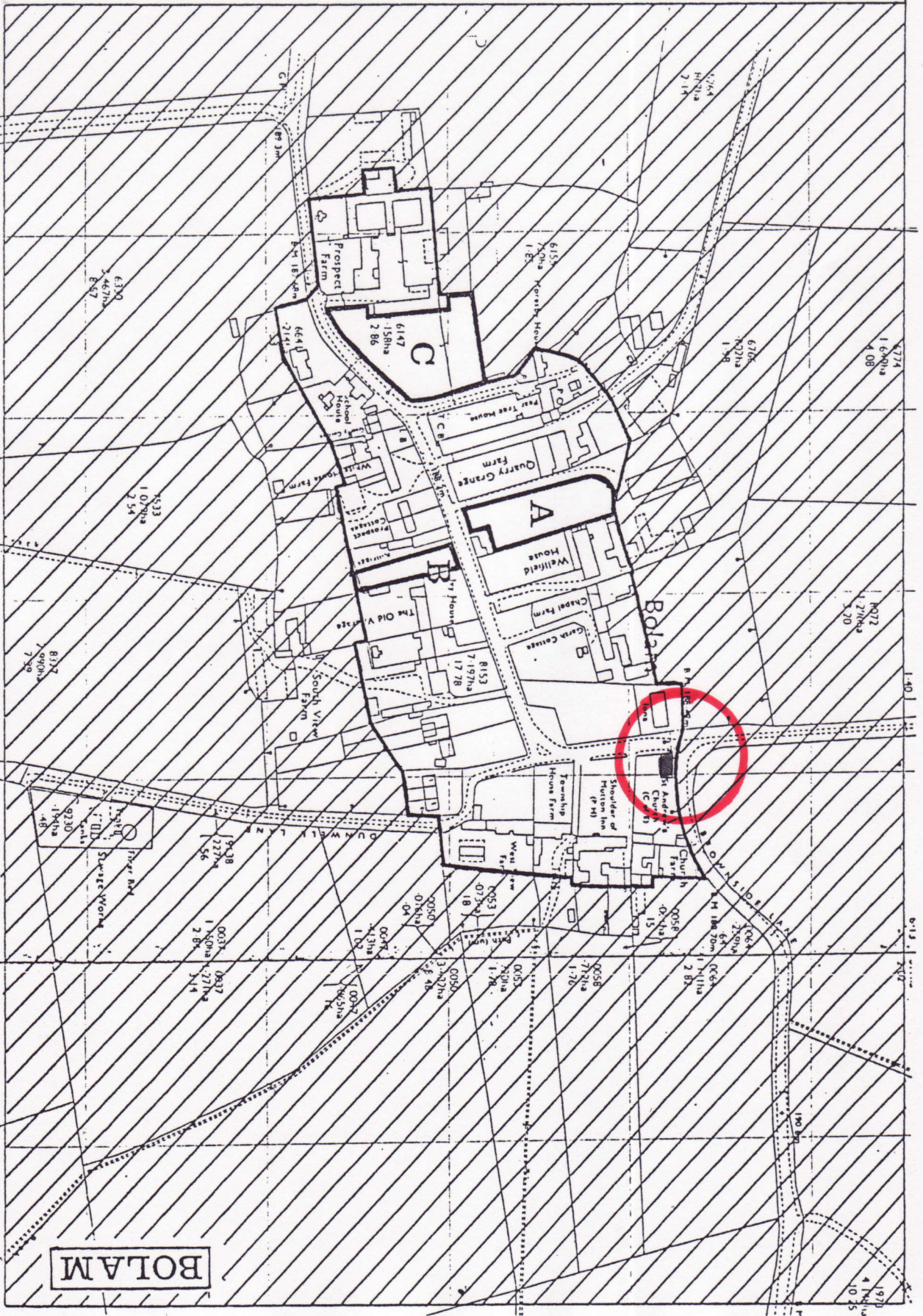
GROUND FLOOR PLAN
 SCALE 1:100



GEORGE STASTNY,
 Chartered Architect

Britannia Chambers, 15A Horsemarket
 Bernard Castle, Co. Durham DL12 8L3
 01833 - 638422

GS/695/B - SK 8.8.06/01B



Building Details:

Building Name:
CHURCH OF ST
ANDREW
Parish: BOLAM
District: TEESDALE
County: DURHAM
Postcode:

Details:

LBS Number: 111025
Grade: II
Date Listed: 04/07/1985
Date of Last Amendment: 04/07/1985
Date Delisted:
NGR: NZ1989522621

Listing Text:

NZ 12 SE BOLAM BOLAM VILLAGE

2/1 Church of St. Andrew

II

Parish church. 1835. Dressed sandstone, ashlar window and door surrounds; moderately-pitched Welsh slate roof. Nave and continuous chancel. Early English style with single lancets in hollow-chamfered reveals. 3 bays. Chamfered plinth. 3 lancets in south wall; windowless north wall. West end: central door under moulded, pointed arch of 2 orders, small lancet above; gabled bellcote has single opening and projects slightly from wall on a row of 3 corbels. 3 stepped lancets at east end. Low, coped gable parapets with kneelers. Plain, partly-plastered interior.

Listing NGR: NZ1989522621