

St Herbert's Church

Yarm Road

Darlington

Quinquennial Report

Under the Inspection of Church Measure 1955 and as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

Diocese; Durham

Deanery; Darlington

Area Dean: Rev Mark East

19 April 2023

Weather overcast and dry

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1. Introduction

1.1. Property Description

- 1.1.1. The Church centre comprises a Church with meeting, storage rooms, WC and an attached modern extension that provides Church Hall facilities including a kitchen and male and female toilet facilities.
- 1.1.2. The Church centre is located in the Eastbourne area of Darlington on Yarm Road, a major arterial road for the town. Eastbourne is a major residential area in the eastern area of the town, close to a retail and commercial zone on the outskirts.
- 1.1.3. The Church was rectangular in plan on a north/south axis. Originally designed as a church hall, however, the construction of the associated church was never achieved due to being interrupted by the second world war.
- 1.1.4. The church comprises a nave, chancel, vestry, meeting room, entrance lobby, toilet, cloakroom and access passage to the church hall all at ground floor level. At the south end there are two first floor rooms accessed by a concrete staircase while to the north there is a storeroom over the chancel. A basement boiler room is located to the northeast corner.
- 1.1.5. The layout of the property is shown in the attached schematic drawings (not to scale)
- 1.1.6. The church is constructed of solid brick walls with a dual pitched roof finished with clay pantiles. There are flat roofs behind parapet walls over the south first-floor rooms. There are ashlar stone features including a cross over a portal entrance, string course, copings to the south gable and parapets, window sills, lintels to the north windows and corbels to the east and west window lintels.
- 1.1.7. The church walls had a damp proof course in lower courses of the external walls
- 1.1.8. Brick buttresses were added to the east and west elevations in 1967 to provide lateral stability to address roof spread. Additional measures of strengthening the 4 timber roof trusses with metal plates were undertaken in 1971.
- 1.1.9. The windows to the church are steel "Crittall" windows. There are two fixed lights to the south elevation and one to the Chancel, which have feature leaded glazing.
- 1.1.10. The Church Hall appears to have been built in two phases with the entrance hallway, kitchen and toilets being a later addition.
- 1.1.11. The main hall is constructed of a structural frame (possibly concrete and/or steel). The walls were of cavity brickwork although two elevations of the hall were finished with render which may obscure concrete blockwork.

1.1.12. The hall also has metal windows (possibly aluminium) in full height openings and there are high level windows over the full length of the North and South elevations under metal deep fascia boarding.

1.1.13. Within the curtilage is a tarmaced parking area and small areas of lawn with shrubs to the perimeter. The boundary to the plot has solid brick walling and a timber picket fence to the Yarm Road section.

1.1.14. There are access ramps and steps to both the Church and Hall entrances.

1.2. Limitations

1.2.1. The survey takes the form of a visual inspection only, no exposures of the structure or areas where damage may be caused were conducted.

1.2.2. Visual observations were taken from ground level and from the flat roof R5 was partially viewed from ladder access.

1.2.3. No inspection was conducted at the higher flat roofs R3, R4 and R6 due to lack of safe high-level access.

1.2.4. All internal areas were accessible.

1.2.5. No testing of heating or electrical facilities were conducted, however, any concerns have been highlighted below.

1.2.6. The survey did not include an asbestos survey, but concerns have been highlighted below.

1.3. Recent building history

1.3.1. There was a logbook which appeared to be up to date other than there was not a record of the recent servicing of the boilers.

1.3.2. It is recommended that the testing of electrical circuitry is recorded when it is next due in 2024.

1.3.3. Work conducted since the previous quinquennial report.

- Repair to ladies toilet - 2017
- Damp proofing work to front cloakroom - 2017
- Repairs to church ceiling - 2017
- Repointing front manhole inside church gates - 2017
- New LED floodlights outside and new downlights in church - 2018
- Repainting front porch and staircase in church - 2019
- Fix plywood sheets and prime front door - 2019
- Fit 2 new church lights/repair hall tubes - 2020
- Fit new floodlights to hall carpark - 2021
- Fit 2 new gas boilers - 2021

- Fit new sump pump in boiler room – 2022
- Fit new sump pump and lose for boiler room – (spare) - 2023

1.4. Access

1.4.1.Church and Hall both accessible by use of ramps.

1.4.2.Toilet facilities are available in the church and hall. One of the toilets in the hall is compliant for disabled access.

1.5. Church location

1.5.1.Enquiries of the Environmental Agency online database have established that the church is in an area with low risk of flooding from surface water and very low risk from river flooding or reservoir flooding.

1.5.2.Enquiries of the British Geological Societies online database have established that the church is in an area of low risks of radon gas, a gas which can be deleterious to health.

1.6. Building Element Identification

1.6.1. Locations of defects and recommendations in the report are based on the compass and element numbering shown in the attached schematic drawings.

2. Repairs recommended within the Quinquennium

2.1. Urgent, requiring immediate attention

- 2.1.1. Conduct Asbestos Survey and develop Asbestos Management Plan
- 2.1.2. Treat wall panelling, floor boarding, rear altar and roof rafters with insecticide, only after asbestos survey.
- 2.1.3. Clear blocked drain adjacent to South gate.

2.2. Requires attention within 12 months

- 2.2.1. Redecorate and repair putty of Church Windows, replacing broken panes
- 2.2.2. Patch repair and redecorate Church sign board
- 2.2.3. Redecorate and reseal cast iron gutters and downpipes
- 2.2.4. Renew roof membrane to Church Hall and patch repair stained suspended ceiling panels

2.3. Requires attention within the next 12-24 months

- 2.3.1. Patch repairing areas of eroded pointing to the Church walls
- 2.3.2. Repointing coping stones to the South gable
- 2.3.3. Hack off and re-render the inside face of the South gable
- 2.3.4. Patch repair spalling lintel over cellar window, including treating metal with rust inhibitor
- 2.3.5. Patch repair loose mortar and loose tiles to Church ridge
- 2.3.6. Patch repair delaminated render to Hall walls
- 2.3.7. Hack off cracked render to hall structural frame and inspect underlying fabric
- 2.3.8. Reseal expansion gap between Church and Hall
- 2.3.9. Redecorate timber over Hall entrance
- 2.3.10. Redecorate hall windows
- 2.3.11. Patch repair cracked entrance floor
- 2.3.12. Ease inner door to Nave

2.4. Requires attention within the quinquennial period

- 2.4.1. Patch repairing pointing to the Chimney stack
- 2.4.2. Patch repairs and repointing of boundary wall
- 2.4.3. Redecorate external metal gates and railings
- 2.4.4. Replace cracked capping to buttress 2
- 2.4.5. Redecorate Church Interior including joinery
- 2.4.6. Patch repair south storeroom doors with resin
- 2.4.7. Insulate water header tank
- 2.4.8. Replace sink in Hall Ladies toilet

2.5. A desirable improvement with no timescales

2.5.1. Increase levels of roof void insulation.

2.6. Routine items of maintenance

2.6.1. Annual servicing of boilers

2.6.2. Electric PAT testing of appliances

2.6.3. Electrical circuitry testing in 2024

2.6.4. Annual clearing of rainwater gutters and downpipes

2.6.5. Servicing of fire extinguishers

2.6.6. Legionella survey of Hall water system.

2.7. Ongoing Areas for Observation/Monitoring

2.7.1. Oversailing low level brickwork between buttresses 7 & 8

2.7.2. Cracking to entrance floor

2.7.3. Cracking to wall over hall kitchen hatch

2.7.4. Crack to top of stairs

2.7.5. Internal panelling, floors and joinery for further areas of infestation by wood boring insects.

3. External Observations

3.1. Roofs

3.1.1. The principal roof elevations R1 and R2 to the nave were finished with clay pan tiles. There was evidence of previous patch repairing with new tiles. It was observed that there was 1 displaced tile to roof elevation 1. This should be repositioned when safe high-level access is available.

3.1.2. The ridge was finished with clay ridge tiles. It was noted that there was missing and eroded mortar bedding to the ridge in a number of positions. It was further noted that 1 of the ridge tiles was showing the early signs of loosening. It is recommended that the mortar bedding is patch repaired and that any loose ridge tiles are re-bedded on fresh mortar again when safe high-level access is available.

3.1.3. Roofs 3,4,5 and 6 were flat roofs, 3 and 4 being below parapet walls. Roofs 3,4 and 6 could not be viewed due to lack of safe access.

3.1.4. Roof 5 was a flat roof finished with bituminous felt. Observations were limited to a position above door 3. It was noted that there was some puddling on the roof adjacent to elevation 4. This may indicate that there is already a softening of the underlying decking boards.

3.1.5. It was reported that there were leaks from roof 6 during periods of extreme weather and that plans were already in place to renew this roof membrane in the next 12 months.

3.1.6. It should also be noted that bituminous felt roofs have a life expectancy of 25 years and therefore it should be anticipated that there may be needs for patch repairing within the next 5 years and replacement of the roof finishes within 10 years.

3.2. Chimney and high-level features

3.2.1. There was a single chimney stack to the south end of the ridge fitted with a clay cowl pot. The stack was of brick construction with a stone capping. There was the onset of erosion to the pointing on the west and north elevations. It is recommended that these areas of pointing are patch repaired.

3.2.2. There were stone copings to the no south gable and the parapets to roof 3 and 4. It was observed that there were gaps in the pointing to the copings to the gables. These could lead to water ingress into the wall head. Causing internal dampness and damage to the brickwork.

3.2.3. There was damage to one of the copings to the parapet to roof 3. It is likely that this occurred when the copings were re-laid over a lead flashing.

3.2.4. There were concrete flag copings to each of the buttresses. It was observed that there was damage to cracking to the lower coping on the lower section of buttress 2. It is recommended that this flag is replaced.

3.2.5. There were stepped lead flashings at the interface of roof elevations 1 and 2 to the second storey brickwork. These appear to be in good condition although it was noted that the flashing to roof 2 was a patchwork of lead which may make it vulnerable to water ingress particularly under the plastic downpipe.

3.2.6. There were metal sheeting profile fascia boards to roof 5. These were observed to be in good condition although showing signs of moss and lichen build up.

3.2.7. It was further noted that there were occasional sections of lifting to the capping to the top of the profile on elevation 5. These should be kept under observation.

3.3. Rainwater goods

3.3.1. The original rainwater goods were of cast iron. There was extensive deterioration to the decoration. There was damp staining to the wall between buttresses 6 & 7 where the gutter was leaking. It is recommended that the rainwater goods are redecorated, and that the opportunity is taken to reseal any joints.

3.3.2. There was UPVC plastic downpipe to the outlet for flat roof 3 above the stairwell, which appeared to be in good condition.

3.4. External wall masonry

3.4.1. The external walls and buttresses to the church were of solid brickwork. It was observed that there had been patch repairing to the pointing to the brickwork on all the elevations.

3.4.2. The brickwork was generally observed to be in good condition however it was noted that there were areas of pointing erosion on all elevations which are in need of patch repairing.

North Elevation 6 areas

West Elevation 2 areas

South Elevation 2 areas

East Elevation 2 areas

3.4.3. The render to inside face of South gable was cracked and delaminated. This will allow moisture to penetrate the brickwork which will likely lead to damage to the underlying brickwork with frost attack.

3.4.4. There was oversailing of the brickwork at damp course level between buttresses 7 & 8. This should be kept under observation. If the internal floor boards are lifted internally to address the infestation by woodworm the subfloor joists and floor base should be inspected.

3.4.5. There was a gap in the expansion sealant between the church hall and church. It is recommended that this is refilled.

3.4.6. The church hall walls were of cavity brick construction. The brickwork to elevation 6, 7 and 8 were observed to be in good condition.

3.4.7. There was render finish to elevations 4 and 5. Tapping with a hammer identified there was areas of delaminated render above the drip bead. It is recommended that the loose render is hacked off and these areas are patch repaired.

3.4.8. There was a rendered finish above the brickwork to elevations 5, 7 and 8 to the structural frame. It was noted that there were vertical cracks adjacent to the corner. It is recommended that the render is hacked off and the underlying structure inspected to confirm if the defects extend into the concrete frame.

3.4.9. The timber boarding over door 3 was in poor condition and in need of decoration.

3.5. External Doors

3.5.1. Door 1 was a set of double timber doors which were in good condition.

3.5.2. Door 2 was a timber single boarded door, in good condition.

3.5.3. Door 3 was a UPVC frame and door. The left-hand door opened and locked satisfactorily. There was no key available to open the right-hand door.

3.6. Ventilation

3.6.1. It was noted that there were two levels of external ventilation grilles to the east and west elevations. These provide ventilation to the sub floor void and behind the internal wall panelling. It is essential that these are kept clear as the ventilation helps mitigate the build up of damp in these two areas.

3.7. Windows

3.7.1. There were steel Crittall windows and fixed lights throughout the church, while the windows appeared to be of an aluminium. There were signs of the onset of corrosion on many of the church windows and areas of missing putty. It is recommended that all of the windows are redecorated.

3.7.2. There was a broken pane of glass to windows 12, 18a and 21 which should be reglazed. It was observed that previous repair to glazing had been conducted with a variety of obscured glazing. It is recommended that a consistent style is chosen for any replacement.

3.7.3. There were leaded lights to windows 19 and 20 which were observed to be in good condition.

3.7.4. Window 39 was of UPVC fitted with double glazing as was the fixed light adjacent to door 3. These were observed to be in good condition

3.8. Boiler room

3.8.1. The basement boiler room was the location for the electric meter, distribution boards and gas meter.

3.8.2. The old boiler was still retained in the basement, it should be noticed that the boiler may contain asbestos and therefore a survey should be taken by a licensed analyst before disturbing. This also includes the cement flue.

3.8.3. The redundant pipework was covered with disturbed insulation. This may contain asbestos and it is recommended that this is surveyed immediately as it was loose.

3.8.4. THE BOILER ROOM SHOULD BE OUT OF BOUNDS UNTIL THE AREA IS CONFIRMED AS SAFE.

3.8.5. The sump pump was not activating until the water level had risen to the floor level as the sump was not deep enough for the specific pump and activating float.

4. Church Internal Observations

4.1. Internal walls

- 4.1.1. The internal walls to the church were finished with directly applied plaster.
- 4.1.2. It was noted that the walls had been finished with vinyl paint. This type of finish is impervious and not suitable for solid brick construction and can often lead to the cracking and delaminating of the paint finish as observed, however, removal needs to be conducted with chemical paint strippers and is therefore very expensive. A pragmatic approach would be to redecorate on a more frequent basis with vinyl paint recognising that the finish will deteriorate.
- 4.1.3. There was widespread cracking to the plaster finish. It was also of note that there was a vertical crack to the plaster adjacent to the electric lighting cabling. This surface cracking may be associated with the cracking of the vinyl paint. It is recommended that areas of the underlying plaster are uncovered during redecoration and any minor cracks refilled.
- 4.1.4. There were timber partition walls forming the chancel and the wall to the sides of the rear of the chancel had been dry lined. These were observed to be in good condition.
- 4.1.5. There was evidence of repairs to cracking to the plaster finish above the windows to the stairwell. These should be kept under observation.
- 4.1.6. The walls to the north first floor storage area were unfinished. The brickwork was observed to be in good condition.
- 4.1.7. There was fibre boarding to the side of the access door to the north store but this had one area of damage.

4.2. Ceilings

- 4.2.1. The ceilings appeared to be of plaster board. It was noted that there was cracking between the boards to the upstairs storerooms, these can be filled with decorators caulking on redecoration.
- 4.2.2. It was further noted that there appeared to be a textured finish to the southwest storeroom. This type of finish may be Artex, which could contain asbestos. It is recommended that this is analysed by a licensed contractor as part of the asbestos survey
- 4.2.3. There was cracking to the paint finish on the west elevation ceiling adjacent to the south wall in the nave.

4.2.4. There was also evidence of deterioration to the paint finish to the west elevation ceiling adjacent to the south wall .

4.3. Floors

4.3.1. There was a solid floor to the entrance hallway, WC and cloakroom. It was noted that there was cracking to the finish at the bottom of the stairs at the entrance to the cloakroom, as well as the floor being slightly raised in this area indicating some movement of the floor slab. It is recommended that the cracks are repaired with cementitious mortar and the floor kept under observation.

4.3.2. There were timber floor boards visible within the Nave. There was evidence of infestation of the floorboards adjacent to where the wall panelling infestation was seen near the vestry. The floor boards should be treated in this area.

4.3.3. The timber floors to the first-floor storerooms were obscured by closely fitted carpet and appeared to be of suspended timber. Within the constraints there were no observable defects.

4.4. Internal doors

4.4.1. There were flush faced double doors from the entrance porch to the nave fitted with leaded lights. It was noted that the left hand door was catching and in need of easing.

4.4.2. There were similar flush faced timber doors to the vestry and entrance hallway to the church hall. These too were observed to be in good condition although showing some signs of wear and tear, similar for vestry and toilet and first floor storerooms.

4.4.3. There was evidence of splitting and deterioration to the lower sections of both doors to the first-floor storerooms. As these are not in a high visibility area these could be patch repaired with resin prior to redecoration.

4.5. Stairs

4.5.1. There were solid concrete stairs to reach the first-floor storerooms. These were in good condition however it was noted that there was a crack running through the concrete slab to the top of the stairs. It is recommended that this is kept under observation. Should the cracking deteriorate then further intrusive investigations are recommended.

4.6. Dampness

4.6.1. The assessment was conducted with an electronic (Protimeter Surveymaster) using both the electronic induction and conductivity detection systems. Raised levels of damp were observed

to all of the external walls with the induction detectors which is a reflection of the external wall construction and also the use of vinyl paints which hinders the internal drying out of the wall fabric.

4.6.2. There were high damp readings with both detection systems at low levels in the WC and entrance cloakroom and in the vestry which is a reflection of rising damp. It may be that the damp proof course is defective in these areas where there is a solid floor. There may also be bridging damp from the ramp entrance into the WC wall.

4.6.3. To the west wall of the cloakroom, it was observed appeared to have been some tanking applied which has reduced the rising damp visible at a lower level however it has driven the water higher within the fabric and damp was detected at a high level.

4.6.4. High damp was detected with the induction detection system to the southeast corner of the vestry and with both detection systems to the south wall of the vestry adjacent to the window.

4.6.5. There was a high reading with the induction detection system to the south wall of the first-floor west storeroom.

4.6.6. There were occasional spots of high damp to the south wall of the first-floor east storeroom.

4.6.7. These high level readings on the walls at higher area on the external walls are probably associated with the areas of poor external brickwork pointing.

4.7. Roof structure

4.7.1. The roof structure to the nave was of 4 arched trusses supported by stone corbels. It was of note that the trusses had been strengthened with metal plates to mitigate roof spread.

4.8. Roof void

4.8.1. Inspection of the roof void confirmed that the roof structure over the south storerooms is similar to that of the north storage room, comprising 2 purlins to each elevation with rafters over. It was noted that there was ripped felt on the east roof face. This maybe susceptible to water ingress should there be a defective tile above this area during periods of extreme weather.

4.8.2. It was noted that there was the onset of infestation by wood bearing insects visible in the rafters over the nave to roof 2. It is recommended that the timbers are treated with insecticide to guard against further infestation and degradation of structural ability.

4.8.3. There was 75 mm of insulation to the ceiling over the storeroom but none over the nave. Consideration should be given to increasing the level of insulation to the current best practice of 300mm of mineral wool

4.8.4. It was further noted that the ventilation system previously had an external vent to the centre of the ridge. This had been removed. While reducing heat loss this adaptation may make the nave more vulnerable to condensation.

4.8.5. The header tank was in the north store room and was uninsulated, making it vulnerable to freezing. It is recommended that the tank is insulated.

4.9. Joinery

4.9.1. Panelling to the Nave walls was generally in good condition although there was 1 cracked board under the radiator to the west elevation. This board should be renewed. NO DISTBURANCE SHOULD BE CONDUCTED UNTIL THE ASBESTOS SURVEY CONFIRM THAT THERE IS NO HIDDEN ACM INSULATION

4.9.2. There was an area where infestation in the panelling by wood boring insects visible near to the entrance to the Vestry. It is recommended that subject to the Asbestos survey that the timber is opened up and treated with insecticide over an extended area to guard against further infestation. On going observation of all panelling is recommended in case that the infestation has already spread further.

4.9.3. There was also evidence of deterioration to the varnish finish particularly to the windowsills. It is recommended that the panelling is redecorated with varnish. It is important to check for compatibility to the varnish in a discreet area.

4.10. Services

4.10.1. The property benefited from mains electricity supply. The meter and main distribution board are located in the boiler room. The electrical circuitry should be tested on a five year cycle. Labels on the distribution board would indicate that the next test is due in 2024.

4.10.2. The heating was provided by three gas boilers two of which were new additions in 2021. The commissioning certificate for the new boilers were available in the log book.

4.10.3. The gas meter is located in the boiler room.

4.10.4. The service records for the boilers should be retained in the log book.

4.10.5. There is mains water supply and the water pressure was adequate on the day of inspection

4.10.6. See comments below regards drainage

4.11. Toilet facilities

4.11.1. There was a single toilet with ceramic WC which was operational on the day of inspection, ceramic sink to the adjacent cloakroom with overhead electric water heater which was operational on the day of inspection.

4.11.2. There was a separate sink and kitchen unit to the first-floor storeroom. The sink was of stainless steel, while showing some wear and tear this was observed to be in good condition.

4.12. Fixtures & Fittings

4.12.1. There were timber pews to the nave which were in good condition.

4.12.2. The original alter has been repositioned against the north gable wall. The timber showed evidence of infestation by wood boring insects although it was not possible to ascertain if the infestation is current. It is recommended that the timber is treated with insecticide.

4.12.3. A second timber altar was positioned to the towards the nave. The timber was observed to be in good condition.

4.12.4. There were two brass war memorial plaques on the east wall which were in good condition.

4.12.5. The following brass pieces were observed to be in good condition; brass lectern, two crosses (one on timber pole), 4 candle sticks and prayerbook stand.

4.12.6. The following timber pieces were observed in good condition; book cabinet, water font and pascal candle stand.

5. Church Hall Internal Observations

5.1.1. The walls were finished with directly applied plaster finished with vinyl paint these were observed to be in good condition, however, it was noted that there was cracking to the paint finish over the top of the serving hatch to the kitchen. This should be kept under observation and should the cracking deteriorate further then intrusive investigations should be undertaken

5.1.2. The suspended timber floor, while showing some signs of wear and tear was observed to be in good condition.

5.1.3. Solid floor to kitchen area, finished with vinyl, observed to be in good condition.

5.1.4. Ceilings were plasterboard within the kitchen.

5.1.5. There was a suspended ceiling with fibre panels in the hall. There was evidence of water ingress to the south and east perimeter indicating leaks from the flat roof. See comment 3.1.5 above.

5.1.6. There were flush faced timber doors to the link to the church and the storage area which were observed to be in good condition.

5.1.7. There were glazed panel doors to the entrance, double doors and a single door with Georgian wired glazing, which were observed to be in good condition.

5.1.8. There were flush faced panel doors to the WCs. . It was noted that there had been damage to the entrance door to the gent's toilet. It is recommended that this is patch repaired with resin

in the first instance. Should this not prove adequate then it may be necessary to replace the door.

5.1.9. The female WC was fitted with ceramic sink and WCs. The WCs were operational. It was noted that there was a crack to the sink to the ladies toilet. It should be anticipated that the sink will need replacing in the near future.

5.1.10. There was a WC, latrine and ceramic sink to the gents toilet all of which were operational

5.1.11. It was noted that there was powered extraction ventilation fitted to both of the toilets which were operational.

6. Fire Precautions

6.1. Extinguishers

1 x outside door of back vestry

2 x Upper room front of church

1 x front vestry

2 x loft

2 x hall

1 Fire blanket in kitchen

1 x hall porch

Last serviced August 2022.

7. External areas

- 7.1.1. To the south boundary was a timber picket fence which was observed to be in good condition.
- 7.1.2. To the east and north boundary was a brick wall with pillars. There were a number of missing bricks to the pillars on the east elevation. The brickwork to the north end of the east wall and also the north wall was showing significant signs of deterioration with spalling bricks and eroded pointing. It is recommended that the brickwork is patch repaired.
- 7.1.3. There were metal gates to the north and south entrances. It was noted that the pedestrian gate to the south appears to have dropped and is difficult to close. The double gates to the car park were in poor decorative order.
- 7.1.4. The metal railings to the hall were observed to be in good condition although showing initial signs of deterioration to the paint finish.
- 7.1.5. There was tarmac paving to the car park which was generally in good condition.
- 7.1.6. There was concrete steps and ramp to the entrance hall. It was also observed to be in good condition.
- 7.1.7. There was grass lawn laid to the south and west and occasional decorative shrubs and trees.
- 7.1.8. The retaining wall and ramp to the south entrance were observed to be in good condition, although the metal railings were showing signs of deterioration to the paint finish. It is recommended that all railings are redecorated.
- 7.1.9. The timber sign board to the south was on steel posts. The timber was showing the onset of wood rot and deterioration to the lettering. The timbers could be patch repaired promptly otherwise the board will likely need replacing.
- 7.1.10. There was a notice board, to the south, of metal construction. It was observed to be in good condition although again there was some deterioration to the paint finish.
- 7.1.11. Drainage inspection hatches were lifted to the west and south. In the hatch nearest to the south pedestrian gates, there was water holding within the drain. It is recommended that the water board are contacted to check for blockages. It is likely that the blockage occurs outside the property of the church.

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins.
- D A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of extinguisher
General area	Water
Gas Fired Boiler	Dry Powder
Electrical appliances	CO ²

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only as it is required by the Inspection of Churches Measure; 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.

- F Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to

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EXPLANATORY NOTES (continued)

/to

- F make an annual inspection of the fabric and furnishings of the church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This must then be presented with any amendments made by the PCC to the Annual Parochial Meeting. The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters and downpipes twice a year.
- Further guidance on the inspection and the statutory responsibilities are contained in 'How to Look After Your Church'. 'The Churchwarden's Year' gives general guidance on routine inspections and housekeeping and general guidance on cleaning is given in 'Handle with Prayer', both published for the CCC by Church House Publishing,
- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. The Archdeacon will be able to advise.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

8. Photos



Photo 1 South elevation



Photo 2, East elevation



Photo 3, North elevation



Photo 4, Church West Elevation



Photo 5, Hall West elevation



Photo 6, Hall South elevation



Photo 7, Church interior



Photo 8, Church interior



Photo 9, Example of loose mortar bedding to ridge tiles



Photo 10, condition of chimney stack pointing



Photo 11, Example of gap in coping stones to South gable



Photo 12, crack to capping stone of buttress 2



Photo 13, Cracking to render on inside face of South gable



Photo 14, Example of decoration of rainwater gutters



Photo 15, Example of area of erosion to pointing



Photo 16, Example of area of erosion of pointing



Photo 17, oversailing of brickwork at DPC level between buttresses 7 & 8



Photo 18, Cracked and delaminated render



Photo 19, Corrosion and poor decoration to steel Crittal window



Photo 20, Open expansion joint between Hall and Church



Photo 21, example of crack to render over structural frame of the Hall at high level.



Photo 22, example of cracking to internal paint finish



Photo 23, Disturbed old insulation to boiler room, possibly asbestos



Photo 24, cement flue to old boiler possibly asbestos



Photo 25, repaired crack over stairwell window



Photo 26, staining to the nave ceiling South West corner



Photo 27, Crack to entrance floor

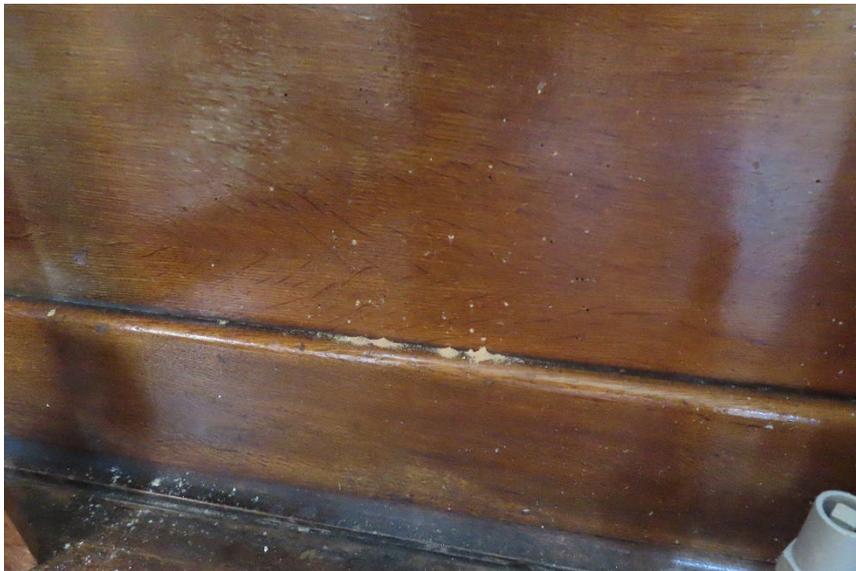


Photo 28, Evidence of infestation by wood boring insects of wall panelling



Photo 29, Evidence of infestation of floor boards



Photo 30, evidence of infestation of rafters above purlin



Photo 31, Example of damage to boundary walls



Photo 32, decaying timber and poor decoration of sign board



Photo 33, Blocked drain adjacent to entrance gate