

Padgett White: **architects** Ltd.
The Dovecot
4 Hunwick Hall Farm
Church Lane
Hunwick, Crook
County Durham
DL15 0JS

T: 01388 665703
E: info@pw-architects.co.uk
W: www.pw-architects.co.uk

PW:a
ARCHITECTS



Diocese of Durham
Quinquennial Inspection Report 2018
St Cuthbert's Church
High Etherley
Co Durham

Diocese of Durham

1226/Dch177

Inspection of Churches Measure 1955

(Current Version)

Architects Report no. 7

inspected 7th February 2018

Archdeaconry of Auckland

Deanery of Auckland

Incumbent: Revd Elisheva Mechanic

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).

Index

- 1.0 Background and general
- 2.0 Scope of report
- 3.0 Works carried out since previous report
- 4.0 General condition of Church

External inspection

- 5.0 Roof coverings, Tower and Belfry
- 6.0 Exterior door
- 7.0 Exterior windows
- 8.0 Rainwater goods and drainage
- 9.0 External Walls and Structure

Internal Inspection

- 10.0 Roof structure and ceilings
- 11.0 Internal door and panelling
- 12.0 Ground floor structure
- 13.0 Internal finishes
- 14.0 Fittings, fixings and furniture
- 15.0 Vestry
- 16.0 Heating installation
- 17.0 Electrical installation
- 18.0 Fire precautions
- 19.0 Disabled Provision

20.0 Toilet and Kitchen

21.0 Bats

Curtilage

22.0 Churchyard and Environs

23.0 Security

24.0 Log book

25.0 Memorials

26.0 Previous quinquennial reports

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 St Cuthbert's Church was built in 1832 by William Ramshaw of Bishop Auckland for Bishop Van Mildert whose coat of arms is over the entrance.
- 1.2 The Church is located on Church Street, being the B6282 road from Bishop Auckland to Toft Hill.
- 1.3 High Etherley is 2.5 miles to the west of Bishop Auckland and 14 miles from Durham.
- 1.4 The Church is built in an irregular shaped Churchyard with the Church sited towards the road approached by a path. The orientation is north east by east and the land is 187.7m above sea level.
- 1.5 Ordnance Survey Map Reference NZ165 283 see attached location map.

General Description of Church

- 1.6 During the last Quinquennium the Church has been reordered to incorporate a central aisle within the Nave, beyond which is the Chancel with Vestry and Organ chamber to the north. The Tower is located at the west end of the Nave with Entrance on the south side. The small boiler house which was located on the north side of the Tower was also demolished to facilitate the construction of mono-pitched extension housing a new kitchen and accessible toilet facility. The font was relocated from the west end of the Nave to the North West corner of the Tower to facilitate the central aisle. Furthermore a full replacement heating system, boiler, pipework, radiators and control system was installed.
- 1.7 Walls are of local sandstone with dressings to openings and buttresses.
- 1.8 The roof is covered with man-made slates to the Nave, Welsh slates to the Chancel and Vestry. Welsh slates to the Tower; the new Kitchen extension has Spanish slate coverings.
- 1.9 There is a good selection of deciduous and coniferous trees within the Churchyard. There are no tree preservation orders.
- 1.10 The Church is a Grade II listed building under the Town and Country Planning Act. The Planning Authority is Durham County Council. The listing status is attached to this in the Appendix. There is no Conservation Area relating to the site.
- 1.11 The Church is recorded in "Pevsner's Building of England" Durham edition. St Cuthbert 1832 by William Ramshaw of Bishop Auckland for

Bishop Van Mildert, whose coat of arms appear over the entrance. The Nave is coursed rubble with pairs of tall round-headed window under square drip moulds. Solid looking tower with single louvred openings. Chancel rebuilt in December in 1866-7 by J Ross of Darlington, (GR) who also restored the Church. Original gallery removed in 1886 from the wide flat-ceilinged Nave.

2.0 Scope of Report

- 2.1 This is based on findings of an inspection made from grounded level with the aid of binoculars.
- 2.2 The Valley gutter was not inspected but a report of recent inspection by the Churchwardens was received, and regular clearing of leaves was in hand. There is no sign of leakage or staining of the ceiling under the valley.
- 2.3 The Tower was accessed from the ground floor by fixed ladder adjacent to the entrance porch; an inspection was made of the clock chamber and Belfry was access was gained onto the restored Tower roof via a new glazed roof light in the sloping roof.
- 2.4 Access was made into the ceiling void over the Nave and viewing was by aid of hand torches.
- 2.5 The weather on the day of inspection was bright with some mist. Temperatures were cold.
- 2.6 See Appendix 'c' of this report for a full description of the limitations of the inspection.

3.0 Works Carried out Since Previous Report

- 3.1 4th November 2017 – Official Opening of New Extension.
- 3.2 20th September 2017 – Annual Gutter cleaning inc Tower Area; in house
- 3.3 10th July 2017 – Maintenance of Fire Extinguishers; Chubb Fire £98.00
- 3.4 06th July 2017 – PAT Testing; in house
- 3.5 03rd July 2017 – Reordering of the Church, Kitchen WC Extension; Mike Neesam and Son Limited £ 108,000.00. Northumbrian Water £ 4,000.00. Northern Gas Networks £ 5,000.00.
- 3.6 23rd November 2016 – Repairs to leaking radiator; C Dumphy Ecclesiastical Heating F.O.C.

- 3.7 24th October 2016 – Installation and Commissioning of New Central Heating System; C Dumphy Ecclesiastical Heating £ 38,000.00
- 3.8 20th September 2016 – Gutter Cleaning and Tower Area; In House
- 3.9 16th June 2016 – Organ Service and Woodwork Repairs; B Brightman £100.00
- 3.10 08th June 2016 – Faculty Application for the Church Re-ordering
- 3.11 10th November 2015 – Boiler Failure Condemned; County Services £ 80.00
- 3.12 20th September 2015 – Gutter Cleaning and Tower Area; In House
- 3.13 12th August 2015 – Replacement of Nave Lighting; T Henderson and B Kirton £ 450.00
- 3.14 23rd July 2015 – Decoration of Church Entrance Doors; G Shaw Limited £ 150.00
- 3.15 16th July 2015 – Repairs to Guttering and Drainage; Rawry Limited £ 500.00
- 3.16 07th July 2015 – Inspection and Testing of Fire Extinguishers; Chubb Security £ 80.00
- 3.17 08th June 2015 – Organ Maintenance and Tuning; B Brightman £ 100.00
- 3.18 10th August 2014 – Maintenance of Boiler; County Heating and Plumbing Services £ 68.00
- 3.19 29th July 2014 – Electrical Testing and Maintenance; Lightfoot £ 396.00
- 3.20 15th July 2014 – Maintenance and Inspection of Fire Extinguishers; Chubb Security £ 108.00
- 3.21 15th July 2014 – Maintenance and Testing of Intruder Alarm; B Kirton and R Wilson £ 20.00
- 3.22 07th July 2014 – Maintenance of Drainage and Guttering; R Wilson and B Kirton In House
- 3.23 07th July 2014 – PAT Testing; R Lightfoot £ 254.00
- 3.24 06th June 2014 – Maintenance and Tuning of Church Organ; B

Brightman
£ 125.00

- 3.25 September 2013 - Maintenance and Inspection of Fire Extinguishers; Chubb Security
- 3.26 13th June 2013 – Boiler Serviced; County Services Limited
- 3.27 5th June 2013 – Churchyard Trees inspected by DCC
- 3.28 20th May 2013 – Roof Timbers Inspected for Woodworm Infestation
- 3.29 20th May 2013 – PAT Testing; R Lightfoot
- 3.30 2012 – Organ Tuned; B Brightman
- 3.31 2012 – Fire Extinguishers Serviced; Chubb
- 3.32 2012 – PAT Testing; R Lightfoot
- 3.33 14th June 2012 – Relocation of Main Alter and Associated Panelling; Stelling Joinery
- 3.34 2012 – Boiler Serviced; County Services Limited

4.0 General Condition of Church

- 4.1 The Church continues to be carefully maintained and essential repairs have been undertaken to bells and maintenance to organ and fire equipment. The structure is basically sound. During this Quinquennium the boiler house has been demolished and a new extension constructed to house a kitchen and accessible WC. Furthermore the church has been re-ordered and a new heating system installed. Further ongoing maintenance works have been recommended and these are listed in the Appendix.

External Inspection

5.0 Roof Coverings, Tower and Belfry

- 5.1 Nave: The roof is pitched at approximately 30° and is covered with man-made slates to even courses. There is a stone ridge in good condition, well bedded. All the slates are intact and there is no sign of decay. Moss has taken hold on the north side of the roof particularly at the west end. Tree location will encourage moss growth even if it is removed; to be monitored. There are stone tables at the east and west gables and these appear to be well pointed with no sign of slippage.

The south roof slope has a raised eaves section in the centre causing water to drop behind the gutter and down the wall face, washing out stone pointing. It is recommended a new robust eaves under cloak is added to ensure full discharge of rainwater into the gutter. 2

5.2 Chancel: The roof is pitched at approximately 45° and is covered with natural Welsh slates to even courses. Slates are intact except for a few slipped ones on the south side; these should be re-fixed. The south side roofs are clear of moss. The stone table stones at the east gable appear to be intact and well pointed. The ridge is lead rolled and in good condition. There has been no further report of roof leakage over the Clergy pew. A roof inspection was made of the south roof slope but no evidence of weakness found.

5.3 Vestry: This roof is similarly pitched to the Chancel and is also covered with natural Welsh slate to even courses. There is a leaded valley running parallel between the Chancel and Vestry roof with an outlet at the east end. The Valley has three stepped bays with centre rolls and was renewed in 2004. There has been some slate repairs in the last Quinquennium and all appears to be intact at this inspection.

5.4 Kitchen: The kitchen is a new structure completed in 2017 with slate roof coverings. All is in good condition.

5.5 Tower Roof: The original mono-pitched slated roof was restored in 2004 together with new lead capping to the Parapet walls. The inner Parapet stone walls were repointed and all exposed parts are now restored and in very good condition.

The fiberglass flag pole was installed with weather vane and stainless steel guy ropes installed to each Tower inner wall in 2004. A new lightning conductor was installed from flag pole to ground level. Access to the Tower valley gutter is improved by a new glazed hinged roof light. The boiler flue in the tower wall was repaired and the flue terminal re-fixed; the boiler flue is now redundant. The Tower gutter has a single outlet on the north wall with new cast iron downpipe to ground level. The gutter has been cleared of leaves and drains to the external hopper. Access to the hopper is difficult but can be rodded upwards from ground level.

5.6 The east of the entrance porch is a vertical aluminium ladder which has a safety harness attachment. A hatch in the ceiling gives access to the Belfry. The ringing mechanism should be lubricated annually following recent restoration. The Belfry contains a clock with one clock face on the south side of the Tower visible from the road. The Clock is no longer in use as there is no one to operate the hand wound mechanism. The cost of electric self-winding has been considered and 4

may be undertaken by the Wardens.

- 5.7 The Belfry contains a set of tubular bells hung on a timber frame with metal straps and fittings which have been restored recently by C & M Bell Maintenance of North Shields and are now in good working order. The ringing mechanism should be lubricated annually.
- 5.8 There are three louvered openings in the Belfry with timber slats, the south side opening has one louvre blade missing and one broken and these should be repaired and treated. 3

The louvres have wire mesh covering internally to keep out birds and bats.

- 5.9 Above the Belfry is a mono-pitched slated roof which was restored in 2004. The roof and Parapet construction is in good condition following the restoration work.

6.0 Exterior Doors

- 6.1 The main entrance doors at the Tower base, south side are a pair of arched head timber doors which are decorated and grained and are in good condition.
- 6.2 The Vestry rear door is softwood boarded and in good condition.

7.0 Exterior Windows

- 7.1 Nave windows are in pairs, tall and narrow with semi-circular heads. Externally there is a square hood in good condition. Guards are fitted except for the east Chancel window which is secondary glazed in polycarbonate following theft of the former copper guard. The glazing is leaded with patterned coloured glass with border. There is some distortion of the panels with border. There is some distortion of the panels but they are intact and weather tight. When funds allow consideration should be given to re-leading and cleaning these windows. 4

- 7.2 There are two Chancel south windows which are arched with decorated tracery in two lights with hood mould over terminating with figure heads. The east window tracery has some settlement and the open joints should be pointed up in lime mortar to keep weather tight.

The west side window cill which had delaminated has now been repaired carefully with a stone inset and tooled finish. Future inspections should check the horizontal joint to ensure it will not allow leakage and decay of the existing stone.

- 7.3 The tracery to the Chancel east window has surface erosion and should be monitored for leakage. A Pellet (bullet) hole in the glazing requires 3

repair. The glazing is Victorian and in good condition.

7.4 The Tower has a west window in the same style as the Nave window and appears to be in good condition and is wire mesh protected.

7.5 The two Vestry north windows are trefoil headed narrow windows in sound condition. The east Vestry window is arch headed and the metal guard has been refitted to the stone surround to remove the wood frame, which is an improvement.

8.0 Rainwater Goods and Drainage

8.1 Rainwater goods and cast iron: gutters are half rounded and downpipes round section. Redecoration is recommended in the next five years. 3

8.2 The north Nave gutter joints were previously sealed and should be checked at yearly intervals.

8.3 The downpipe from the Chancel/Vestry roof valley was previously renewed with a larger downpipe and hopper head. A guard mesh has been installed to prevent leaf blockage but this needs regular attention to clear the debris. There is a gulley at the foot of this downpipe, which was clear on the day of inspection and should be maintained regularly.

8.4 All downpipes have an offset at plinth level which tends to collect leaves. These need particular care to ensure blockages are cleared.

8.5 The Kitchen and WC extension completed in 2017 included a new foul drainage connection to the adopted sewer; all was working satisfactorily.

8.6 Surface water is collected in gullies and assumed to drain into a collecting drainage system and thence into soakaways. There were no manholes or access points. It is important to keep all gullies clear of debris and free-flowing and these should be checked at least twice a year when grid tops should be cleaned and painted. The sink waste pipe in the Vestry connects into the surface water gulley on the north elevation and appears to be satisfactory.

9.0 External Walls and Structure

9.1 The walls and supporting structures generally appear to be sound with no indication of foundation settlement. The Chancel east window appears to have relaxed at the head with open joints visible externally and some fine hairline cracks in the plaster internally but appears to be as seen previously and could be static.

The east Chancel window cill has been repointed in the centre where there is a side joint. The pointing should be checked annually for any sign of settlement, and reported/recorded in the logbook.

- 9.2 Walls are in coursed sandstone and generally pointing is good. Repointing of isolated areas has been undertaken in the last Quinquennium and is now satisfactory.

Internal Inspection

10.0 Roof Structure and Ceilings

- 10.1 The Nave roof void is accessed by a small door from the Tower and the void extends to the Nave roof only. The ceiling is overlaid with insulation quilt a few inches thickness. There are 6 king post trusses which correspond with the exposed roof beams in the Nave. The roof void is partially ventilated and timbers appeared to be structurally sound and well jointed though it was not possible to make a thorough inspection as timbers at ceiling level were covered with insulation. The previous reports refer to woodworm attack in the Nave roof that may be active. The roof void was re-examined and a roof purlin noted on the south side of the roof was noted to be heavily affected with other purlins also affected. The south side purlin should be checked by an Engineer. The roof timbers have been treated for woodworm.

- 10.2 The Nave ceiling is supported on 6 exposed beams with wall brackets and purlins with joists over, giving a well ordered and proportioned ceiling. The exposed timbers are painted with coloured highlights and a dark blue ceiling background with pleasing effect.

- 10.3 The Chancel ceiling is shaped to a four sided barrel design with blue panels and red and gold ribs. Decorated corbels add brightness and the whole is in good condition.

11.0 Internal Doors and Panelling

- 11.1 The internal entrance lobby doors are new oak ½ glazed doors. The doors are clear finished and in new condition. Over the pair of entrance doors is an electric warm air curtain that was operated and reported to be effective but only used for short duration.
- 11.2 The Vestry door is arched, leads form the Chancel and has two steps and is in sound condition.
- 11.3 The Nave has boarded dado panelling which has been fully renewed and upgraded as part of the re-ordering.
- 11.4 There is decorative oak panelling in the Chancel with fine pierced carved panels in front of the windows, all in good condition.

11.5 As part of the re-ordering there is a new glazed oak screen installed in the arched opening between the base of the tower and the nave. Within the screen are a pair of oak framed ½ glazed doors; all are in as new condition.

12.0 Ground Floor Structure

12.1 The Chancel floor is 2 steps higher than the Nave and is carpeted but under highly decorative clay tiled floor that was repaired but it still uneven. The floor defect may be an eruption caused by chemical action on contaminated fill and has deteriorated over a number of years by damp seeping into the sub-strata, especially around the high altar.

Note: there is an external plaque on the east wall under the window which records that burials were made under the Chancel floor. The decorative tiling is of high quality and should be retained as a historic detail, now that repairs have made the floor usable. The Chancel stone steps are delaminating and risers have efflorescence which further indicates the damp ingress.

12.2 The Nave floor previously contained pews on raised timber platforms between two aisles which are carpeted. As part of the recent re-ordering the floor of the side aisles was lifted to that of the timber platforms to provide a flat / level floor throughout. The new timber floor was detailed to allow for cross ventilation. Furthermore the pews have been re-arranged to provide a central aisle and greater flexibility. The Nave floor and Tower is attractively flagged in a simple decorative pattern with small brown buff tiles at the corner junctions. This has been repaired and is now in good order.

12.3 There was previously a steel chequer plate panelled section of floor at the rear of the Nave that provided access to old now redundant heating ducts for pipe work. This was sealed and covered as part of the re-ordering completed in 2017.

13.0 Internal Finishes

13.1 The walls are plastered and decorated and in good condition, except a small area in the South West corner of the Nave due to a previous roof defect and the North East corner of the Chancel; consideration should be given to re-decoration once the areas are fully dry. 3

13.2 Windows reveals are generally decorated but the Chancel windows have stone reveals. The cills are slightly eroded in places which should be monitored.

13.3 The Vestry and Chancel were redecorated in 2009 and remain in good order.

14.0 Fitting, Fixtures and Furniture

- 14.1 The organ is by Blackett & Howden of Newcastle and has two manuals and 18 stops. The oak case is simple and effective. The instrument is reported to be working well following its rebuild in 2009 by Brian Brightons.
- 14.2 Altar rails are oak on decorative twisted iron brackets with hinged centre section, in good condition.
- 14.3 Choir pews are softwood stained, decorated and in good order.
- 14.4 The Pulpit is up steps, constructed of pine and a sturdy frame and decorative panels on a stub column. There is a lectern with light fitting and a newly installed handrail.
- 14.5 The Lady Chapel has a simple oak table in good condition with rail and kneeler.
- 14.6 The pews are polished pine with decorative end gables in good condition.
- 14.7 The stone font was relocated into the North west corner of the Tower as part of the re-ordering works, and is on a plinth with decorative painted cover in good order.

15.0 Vestry

- 15.1 The vestry is a space that is well utilised and is generally in good condition; however it would benefit from an amount of rationalisation following the major works that have been undertaken in the last quinquennium.

16.0 Heating Installation

- 16.1 The gas fired boiler is a Potterton Sirius Two WH 60kW installed in the last Quinquennium and is located in the Vestry with a balanced flue. The old boiler house was demolished as part of the recent works.
- 16.2 The water supply was renewed in 2017. A new water meter was installed in 2017.
- 16.3 The circulating heating pipe work was fully replaced in the last Quinquennium.
- 16.4 The gas entry pipe from the Vestry has been replaced in yellow MDPE following inspection by the Corgi Engineer. The gas supply was renewed in 2017 and the meter reading on inspection was 07746.

16.5 The new heating was a great improvement and was reported to be working satisfactorily.

17.0 Electrical Installation

17.1 The electric supply enters the Church from high level on the north side of the Nave to the Vestry.

17.2 Lighting is by spot lights from the Nave side walls at high level and in the Chancel also by spots from eaves level. Spot lights from the porch roof light the Tower base. Wiring is in pyrotenax and appears to be satisfactory.

17.3 There is a lightning conductor from the top of flag pole to ground level on the north side of the tower. This has been repaired and protected following theft and should be retested every 5 years. 3

17.4 There is external lighting to the main and Vestry entrances which was understood to be working.

17.5 There is an electric test certificate available dated 2013. The next test on the full installation should be carried out within five years of that last test (2018). The latest electric repair/rewire to the pulpit should be covered by a test certificate.

A sound reinforcement installation and loop have been installed by Tony Atkinson and is understood to be working satisfactorily.

18.0 Fire Precautions

18.1 There are fire extinguishers in the Chancel next to the organ: 2kg carbon dioxide and a 6 litre water extinguisher at the tower entrance. These have been serviced annually each August and should continue.

19.0 Disabled Provision

19.1 The requirements of the Equality Act 2016 requires that places of worship should comply. Access to the Church appears to be unrestricted with only a small step at the entrance door which should not present difficulties. There is a ramped access to the Nave. The re-ordering of the church during the last Quinquennium has provided greater flexibility and accessibility. Users with hearing and visual disabilities now have a hearing loop and sound reinforcement system available. Wheelchair users are given special attention to avoid having to negotiate the Chancel steps.

20.0 Toilet and Kitchen

20.1 As part of the recent extension work there is now a fully accessible WC; which is a great improvement and is in as new condition.

20.2 As part of the recent extension work there is now a fully fitted and working kitchen; which is a great improvement and is in as new condition.

21.0 Bats

21.1 There were no reports of bat roosting in the Church, but if roof timbers are to be treated then bat friendly treatments are required.

Curtilage

22.0 Churchyard and Environs

22.1 The Churchyard is well established with many mature trees, both deciduous and coniferous. These should be checked by an Arborist as dead branches could be hazardous. The Local Authority are responsible but DAC should be consulted.

22.2 The paving from the boundary to the entrance door and War Memorial is newly stone flagged and provides a door surface of high quality.

22.3 There are many headstones distributed around the Churchyard, some are leaning but most are upright. These should be monitored as any which become unstable to the visiting public. In the event of headstones becoming hazardous they can be laid flat or removed to a boundary wall location and fixed upright. Seek further advice from the Diocesan Registry.

22.4 The boundaries have stone walls to the road frontage. These are in sound condition except for a patch requiring repair to the east of the entrance gates. Other walls are dry stone type and in need of repair as recommended in the previous report. Walls to the extended Churchyard at the south side in brick and stone also require repair as previously recorded.

22.5 The gateway at the north west of the Church dated 1888 needs consolidation as advised in the previous report.

22.6 A notice board is installed on the right of the entrance gates and is in good condition.

23.0 Security

23.1 The church doors and locking mechanisms are in good condition and full working order.

23.2 All of the church windows have secondary protection by means of mesh / polycarbonate external guards.

24.0 Log Book

24.1 Details of previous repairs and costs were readily available and

assistance with the inspection by the Churchwarden Mr B Kirton is gratefully acknowledged. Insurance of the building is covered by Ecclesiastical Insurance Group and is renewed 26th January annually. Continue to record information in log book.

25.0 Memorials

25.1 There is a highly decorated marble and brass wall tablet to the "Stobarts" in the Chancel and this is in good order.

25.2 The most recently memorial installed is to Lillian Mason and located on the west wall of the Tower entrance and is worthy of note. The memorial is slate and beautifully lettered by Charles Smith of York, an excellent piece of work.

26.0 Previous Quinquennial Reports

26.1

- 1981 by Ian Curry
- 1986 by Ian Curry
- 1991 by Ian Curry
- 1996 (1999) by Christopher Downs
- 2001 by Jeremy Kendall
- 2007 by Jeremy Kendall
- 2012 by Jeremy Kendall

Recommendations

- | | Urgent Works Requiring Immediate Attention: Category 1 | Item |
|----|--|-------------|
| i) | The south roof slope has a raised eaves section in the centre causing water to drop behind the gutter and down the wall face, washing out stone pointing. It is recommended a new robust eaves under cloak is added to ensure full discharge of rainwater into the gutter. | 5.1 |

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

- | | | |
|--|---|-------------|
| | Work Recommended to be Carried Out During Next 12 Months: Category 2 | Item |
| | None | |

- | | | |
|------|--|-------------|
| | Work Recommended to be Carried Out During Next 5 Years: Category 3 | Item |
| ii) | There are three louvered openings in the Belfry with timber slats, the south side opening has one louvre blade missing and one broken and these should be repaired and treated. | 5.8 |
| iii) | The tracery to the Chancel east window has surface erosion and should be monitored for leakage. A Pellet (bullet) hole in the glazing requires repair. The glazing is Victorian and in good condition. | 7.3 |

- iv) Rainwater goods and cast iron: gutters are half rounded and downpipes round section. Redecoration is recommended in the next five years. 8.1
- v) The walls are plastered and decorated and in good condition, except a small area in the South West corner of the Nave due to a previous roof defect and the North East corner of the Chancel; consideration should be given to re-decoration once the areas are fully dry. 13.1
- vi) There is a lightning conductor from the top of flag pole to ground level on the north side of the tower. This has been repaired and protected following theft and should be retested every 5 years. 17.3

Indicative cost for the works in Category 3 would be £ 2,000 excluding VAT and fees.

- Work to be Considered Beyond 5 Years: Category 4** Item
- v) The Clock is no longer in use as there is no one to operate the hand wound mechanism. The cost of electric self-winding has been considered and may be undertaken by the Wardens. 5.6
- vi) When funds allow consideration should be given to re-leading and cleaning these windows. 7.1

Works Recommended Improving Energy Efficiency: Category 5 Item
None

Work Recommended Improving Access: Category 6 Item
None

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 etc.

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 contact.

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.