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ARCHITECTS



Diocese of Durham  
Quinquennial Inspection Report 2023  
St Paul's Church  
Hartlepool

Diocese of Durham

St Paul's Church

Hartlepool

Inspection of Churches Measure 1955

(as amended 1999)

Architects Report

inspected 3rd March 2023

Archdeaconry of Durham

Deanery of Hartlepool

Incumbent: Fr Richard Masshedar

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 (as amended 1999).

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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 Built in 1885/86, the Church is one of the most ambitious and successful designs by Charles Hodgson Fowler, in a nineteenth-century interpretation of the medieval Early English style given unusual vertical emphasis especially in the slender north west Tower. It is built of red brick with molded brickwork and buff sandstone dressings to the architectural features and green Lake District slates to the timber roof structures.

1.2 Ordnance Survey Map Reference NZ503325

### General Description of Church

1.3 The tall clerestoried Nave and Chancel are under one roof, with an octagonal fleche externally above the Chancel arch. The Nave is flanked by aisles and the Chancel by the Organ Chamber and Clergy Vestry to its north, Lady Chapel and Choir Vestry to its south. An ambulatory across the east end connects the vestries. The entrance Porch is in the base of the Tower at the west end of the North Aisle.

1.4 The Church is not a listed building.

1.5 The Church is not in a Conservation Area.

## **2.0 Scope of Report**

2.1 This report is based on finding of an inspection made on 3<sup>rd</sup> March 2023. Viewing was generally from ground level and roofs were viewed with binoculars and from rear higher ground level.

2.2 The weather was generally cold and overcast.

2.3 An inspection of the structural condition and state of repair of the Church has been made, covering all parts visible from the ground. Inaccessible and hidden roofs and valleys are excluded, and ceilings have been examined from floor level only unless otherwise stated.

It is emphasised that the inspection has been purely visual, and parts of the structure which are inaccessible, enclosed or covered such as boarded floors, roof spaces or hidden timbers at the wall heads have not been opened up for inspection. Such woodwork or other parts of the structure which are covered unexposed or inaccessible have not been inspected and therefore it cannot be reported that any such part of the building is free from defect. It is possible that any concrete used in the construction, alteration, or repair of the Church between 1923 and 1975 contains high alumina cement and/or calcium chloride additives, no investigation has been carried out to determine whether these substances are actually present and therefore it cannot be reported that such parts of the building are entirely free of risk in this

respect. Where concrete of that period is persistently damp the risk of failure becomes significant, and the appropriate investigations should be carried out.

Chimney flues were not inspected, nor were inaccessible flat roofs, manhole covers were not lifted and none of the services, including the drainage, were tested. Damp meters were not used. Unless otherwise stated the inspection was carried out in dry weather, when it was not possible to ascertain whether the rainwater goods or gullies or surface water drains were watertight.

Recommendations for further investigation are included where suspicions have been aroused during the inspection but problems of access or the need for special equipment or opening up have prevented full exploration. Where it is suggested that some part of the building be kept under observation this is for the attention of a future professional adviser as well as of the Church Council.

2.4 Attention is drawn to the recommendations of the preamble to this report.

- a) The following inaccessible parts were not included in the inspection:-
  - i. Voids below floors.
  - ii. Roof voids above Nave and Chancel ceilings.
  - iii. Interior of the Organ.
  - iv. Interior of the fleche and the upper parts of the spire.
  - v. Ceilings were examined from floor level and roofs from ground levels.
  - vi. The Tower above the first chamber internally.

2.5 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 Unfortunately, there was no Church log for works carried out in the last quinquennium. However, Fr Masshedar confirmed that the following works had been carried out.

3.2 September 2021 electrical testing – FT Electrical Services.

3.3 June 2022 fire extinguisher testing – H E Woolley.

3.4 November 2022 lightning protection testing – Taylor Hastwell.

3.5 This is the second inspection by the present writer following reports in 1995, 2003 and 2010 by Christopher Downs. These and any other previous reports, where they survive, should form a valuable record of

the condition of the building and of the work carried out over the past fifty years and should be kept.

- 3.6 It is understood that Taylor Hastwell Steeplejack Services have been reinstated and routine repairs to roof coverings, clearing and checking of gutters, etc., have now been undertaken.
- 3.7 At the time of the inspection the window in the west wall of the south Aisle was awaiting repair following vandalism; as it was at the time of the previous report.

#### **4.0 General Condition of Church**

- 4.1 The building remains structurally stable with no significant movement in the old cracks through the masonry recorded in previous inspections. For the record, these occur in the east walls of the two Vestries, in the arches between the Lady Chapel and the south Aisle and the Chancel respectively, in the head of the doorway at the west end of the south Aisle, at the west end of the north wall of the north Aisle where it meets the Tower, and in the eastern jamb of the main entrance portal in the north face of the Tower. These issues should merely be reviewed in future inspections although it would be helpful to have the various cracks pointed up so as to give a base date and ready indication of any future movement.

Previous reports have noted that the high Chancel arch, abutted adequately by the Organ Chamber to the north, has a relatively weak southern abutment with only a shallow buttress at clerestory level and no buttressing at all to the Chapel archway which takes the lateral thrusts at a lower level (and which, as mentioned above, shows evidence of old movement). Tie rods have been inserted - reputedly after the Church was completed - to overcome the problem, and there is understood to be a system of ground ties across the Church below the Chancel steps. The form and extent of this system cannot be ascertained without specialist investigation, but it appears to be serving its purpose. Plates and tie-rod ends exposed externally on the south side of the south Aisle need to be kept well painted. This is all as recorded in the 2003 and earlier reports.

The outbreak of dry rot in the Choir Vestry and Lady Chapel floors and fittings discovered during the 1995 inspection was subsequently eradicated and there is no obvious sign of any recurrence although the groaning of the floorboards underfoot in the area between the Lady Chapel Altar and its east wall should be kept under observation. The dormant growth of this fungus identified at the west end of the north Aisle roof during the 2001 inspection is understood to have been dealt with shortly afterwards, but the dried-up fruiting body remains, and this area should be kept under observation in case the fungus revives.

As and when access is provided for other purposes it would be worth having the ceilings and roof timbers inspected from close quarters to check for signs of decay or beetle infestation, and inspection of the Chancel roof void remains a recommendation - there appears to be no access to that above the Nave ceiling.

- 4.2 Access was not possible up the Tower to higher levels due to safety concerns however, the previous reports confirm that following the recommendations of the 1995 report the corroded straps and collars restraining the central columns of the Belfry openings were replaced with stainless steel and the stonework of the upper parts of the Tower generally was checked and made safe as far as could be ascertained. The signs of old slippage at the joints of the tracery in the heads of the openings are still evident but all remains as seen in 2001 and there is no suggestion that further movement has occurred. However, it would be worth having the joints pointed up so as to give a baseline for future assessment and in the longer term it may be desirable to add straps to tie this stonework together.

As recommended in previous reports, the iron straps at the base of the spire on the main Tower should be painted to inhibit the rust before it becomes more than superficial. 2

- 4.3 The present access arrangements within the upper part of the Tower and leading to the external parapet walkway at the base of the Spire fall short of current health & safety requirements so should be used by steeplejacks only. It would be worth improving safety by adding guard rails, etc., to facilitate more frequent checking by churchwardens or other volunteers. 3

- 4.4 The Church is basically sound, however, for the last 10 years little has been done due to lack of funds. The main areas for concern now are the need for roof repairs and to overhaul the high-level rainwater goods together with routine maintenance tasks at high levels, the ever-present threat of dry rot recurring and the condition and protection of some of the window glazing. Improvement of the Heating Chamber access protection also remains highly desirable.

- 4.5 Most of the other recommendations of this report comprise little more than routine maintenance. The following order of priorities sets out, in broad terms, the relative urgency of foreseeable repairs over the next five years. However, it is not a definitive program of work and items further down the list could be brought forward if desired.

- 4.6 An indication of the range of likely costs, at present-day prices, is shown for each priority category. However, in many cases the scope of repair work is undefined, and no measurements have been taken. The

figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard. VAT is not included but is likely to be incurred on all repair work. No allowance has been made for inflation or for any professional fees.

### **External Inspection**

#### **5.0 Roof Coverings**

- 5.1 All the roofs of the Church, including the Spire and the Fleche, are covered with green Lake District slating, apparently dating from the original construction of the building. At the time of this inspection the regular maintenance contract with a firm of steeplejacks is in place. As noted in the sections below several slates have slipped and repairs are needed urgently. Consideration should be given to the potential need for re-slating.
- 5.2 Though the red clay ridge tiles on the main Nave/Chancel roof appear to be sound their mortar pointing needs extensive patching if not total renewal. 2
- 5.3 The lead flashings at the abutments of the slating with the gable upstands, and the aprons at the heads of the aisle roofs, etc., appear to be in good order except that at the time of the inspection a short length of the apron flashing at the head of the Lady Chapel roof was slipping out and needed re-fixing and pointing back in. At the same time, the triangular piece of lead flashing which has disappeared at the bottom of the abutment of the south Aisle roof with the upstand at its eastern end needs replacing. 2
- 5.4 North side Aisle Westmorland green slate in diminishing courses generally good condition, 2 no. missing slates at west end near Tower – replace. 1
- 5.5 North Nave Westmorland green slate in diminishing courses generally good condition but numerous missing/slipped slates which require urgent replacement with matching Westmorland slate. 1
- 5.6 West organ chamber Westmorland green slate in diminishing courses generally good condition, 1 no. missing slate at high level – replace. 1
- 5.7 North side of fleche Westmorland green slate in diminishing courses generally good condition but has a few missing slates – replace. 1
- 5.8 North side of Vestry Westmorland green slate in diminishing courses generally good condition, 1 no. cracked slate at eaves level – replace. 1
- 5.9 East side Organ Chamber Westmorland green slate in diminishing

courses generally good condition.

- 5.10 North Chancel Westmorland green slate in diminishing courses generally good condition.
- 5.11 East side of ambulatory Westmorland green slate in diminishing courses generally good condition, 1 no. missing slate – replace. 1
- 5.12 South east side of ambulatory Westmorland green slate in diminishing courses generally good condition, 2 no. missing/broken slates – replace. 1
- 5.13 South side of Chancel and Nave Westmorland green slate in diminishing courses generally good condition, several missing slipped slates – require urgent replacement. 1
- 5.14 South side of choir Vestry and Lady Chapel Westmorland green slate in diminishing courses generally good condition.
- 5.15 South side Aisle Westmorland green slate in diminishing courses generally good condition, has a few missing slates which should be replaced. Visibility of this elevation was reduced because of a lack of access. 1

## **6.0 Exterior Doors**

- 6.1 The main external doors to the Church have been included in the recent external repainting and are in good order; the only slight matter arising is that the top bolt on the ambulatory doors could do with adjustment to make it easier to operate. 3

## **7.0 Exterior Windows**

- 7.1 The Church contains a good range of stained glass, notably that in the east window which dates from the turn of the century but is apparently unsigned. As noted in previous inspections, this glazing shows distinct signs of bowing. However, it seems no worse now than in 2001 so should merely be reviewed in future inspections. The west windows of the Nave have stained glass dating from the 1970's in a predominantly tinted glass background, in fair condition. Like the east window of the Chancel this suffered vandalism prior to 1995 and as well as being repaired these windows were provided with polycarbonate overglazing. The stained glass of the windows in the south wall of the south Aisle is of two periods - the 19th century and the 1950's, the latter including a fine design by Leonard Evetts. The north Aisle also has glass from the 19th century, as well as designs from the 1920's and 30's. The Lady Chapel windows are a mixture of stained and un-coloured glazing, apparently fairly recent. All this glass remains in fair condition. However, as mentioned in the last four

- reports, the external wire guards to the south Aisle and Lady Chapel windows are perishing (one has disappeared altogether) and new guards are needed as soon as possible - either of polycarbonate sheet (as used since 1995 on the north Aisle and Choir Vestry windows) or powder-coated stainless steel wire grilles. 2
- 7.2 The wheel window at the west end of the south Aisle has been provided with external polycarbonate protection - not in an ideal form of installation but adequate to the task. Unfortunately, the glass was damaged before the protection was fitted and at the time of this inspection was awaiting repair. 3
- 7.3 For the most part the windows of the Vestries and ambulatory retain their original tinted square-pattern leaded glazing, as do those at high level in the side walls of the Chancel and in the clerestories of the Nave. In general, the glazing of this type is in relatively poor condition and appears to need cleaning even where more radical action is not yet warranted. At the time of the inspection one of the windows in the Clergy Vestry, a couple of those in the Ambulatory passage, that in the Choir Vestry and the easternmost window in the north wall of the Chancel needed renewal of damaged panes, though this is not urgent as the low-level windows have polycarbonate overglazing and the damage is much as recorded in previous inspections. The buckling of some of the glazing in the opening vents in the Nave clerestory windows was also mentioned in the last report and some of these may need re-glazing within the next five years as there is a risk of the glass being blown or sucked out by high winds. Several holed panes in the clerestory windows also need replacement. The iron-framed ventilators, none of which appear to be in use, should be painted to inhibit rust and in the longer term should be removed whenever the surrounding glazing has to be re-leaded. 3  
3  
2  
3
- 7.4 Minor repair remains desirable to the leaded glazing of one of the windows in the north wall of the lower intermediate stage of the Tower and that to the window of the chamber above, but in this location, there is no urgency about either. 3
- 8.0 Rainwater Goods**
- 8.1 The valley gutter between the Nave roof and the Tower and the little back-gutters behind the north east corner pinnacle of the Chancel and where the west slope of the Organ Chamber roof meets the buttress abutting the Chancel arch will presumably be checked regularly as part of the reinstated maintenance contract. 3
- 8.2 The low-level eaves gutters to the aisles and Vestries generally appear in good condition, but despite this there is a break in the western most section of gutter on the north Aisle and this should be repaired 1

- promptly. All rainwater goods are in need of overhaul and redecoration to prevent further corrosion along with their downpipes. The gutter joints should be re-sealed as part of the operation. At the time of the inspection weeds could be seen growing in several of the gutters, both high and low-level. These should be cleared out if not dealt with already and the downpipes and gullies should also be checked. Any defects in the guttering and downpipes should be dealt with at the same time. 3
- 8.3 Replacement of the short length of gutter at the extreme west end of the north side of the Nave west of the Tower is still needed to prevent rainwater spillage down the brickwork. Presumably the original gutter simply threw the water clear of the building, as there is no sign of a downpipe, so the replacement should follow suit. 1
- 9.0 External Walls**
- 9.1 The Church is built of a darkish red brick, exposed internally as well as externally, with a sparing use of buff sandstone dressings to the architectural features. In general, the walling appears to remain in fair condition but as recorded in previous inspections; there are a few limited areas where exposure or dampness has caused efflorescence, surface erosion of the brick or stone, or loss of the mortar from the joints.
- 9.2 As mentioned in the last two reports, both the main gable of the Nave and the lean-to gable of the south Aisle need re-pointing of bands of brickwork approximately half a meter deep beneath the water tables on each slope. This needs to be continued to some extent down the north and south corners of the Nave and around the northern corner onto the short return of the Nave wall up to its junction with the Tower. Open joints in the plate tracery of the windows could do with pointing at the same time. 3
- 9.3 On the north gable of the Organ Chamber the chimney stack appears to need filling of cracks or open joints, and possibly more fundamental consolidation where the brickwork seems to be disrupted at the west end of the stack. The mortar haunching around the base of the pots is cracked and needs renewal. This should be examined from close quarters by the steeplejacks. 3
- 9.4 On the east elevation of the building, the bottom step of the set at the external door of the ambulatory has moved away from the wall and needs re-setting. 3
- 9.5 On the south side of the Choir Vestry and Lady Chapel, the brickwork suffered quite extensive saturation by the leakage from the rainwater goods which caused the outbreak of rot in 1995 and this still awaits re-

pointing as recommended in the last report. A small area at the extreme east end of the eaves of the Choir Vestry and rather more extensive open-jointed brickwork round on its east face should be dealt with at the same time.

- 9.6 The top of the south east corner pinnacle of the Chancel blew down in a gale some months ago and at the time of this inspection was awaiting reinstatement; the apex stone had been retrieved and appeared re-usable, but the top knot had not been salvaged. This is something the steeplejacks could attend to, if not dealt with already. 3

### **Internal Inspection**

#### **10.0 Roof Structure and Ceilings**

- 10.1 Nave is a 5 faceted barrel shape supported by principal and secondary timbers; presumably the bottom chords of trusses above. The principal timbers are restrained across their base by steel tie rods. Ceilings are timber boarded and stained all appear to be in a satisfactory condition.
- 10.2 Chancel is a barrel shape ceiling supported by principal and secondary timbers, presumably the bottom chords of trusses above. Ceilings are timber boarded and stained all appear to be in a satisfactory condition.
- 10.3 Side aisles roofs are supported on dark stained mono-pitch trusses, rafters and purlins with timber boarded ceilings painted white. A few areas of the painted boards have been damaged by previous water ingress. Consideration should be given to redecoration once roof repairs have been completed. In a number of areas, the timber trusses appear to have moved away from the masonry wall between the side aisle and the Nave; this should be monitored to establish whether or not this is historic movement.
- 10.4 Vestry roofs are supported on dark stained mono-pitch trusses, rafters and purlins with timber boarded ceilings painted white. A few areas of the painted boards have been damaged by previous water ingress. Consideration should be given to redecoration once roof repairs have been completed.
- 10.5 Ambulatory ceiling is timber boarded and stained all appear to be in a satisfactory condition.
- 10.6 Lady Chapel roof is supported on dark stained mono-pitch trusses, rafters and purlins with timber boarded ceilings painted white. A few areas of the painted boards have been damaged by previous water ingress. Consideration should be given to redecoration once roof repairs have been completed.

## **11.0 Internal Doors and Panelling**

- 11.1 The timber louvres in the Belfry openings on the Tower were treated 3  
prior to the last inspection but now need doing again and the hatches  
giving access to the parapet at the base of the Spire are likely to need  
repainting. The same goes for the louvred stage of the fleche on the  
main roof and the two dormer housings for the roof access hatches  
either side of it.
- 11.2 The hinges of the door to the spiral stair up the Tower should be 3  
painted to inhibit the rust that has taken hold and it would be worth  
providing a more worthy handle to the inner entrance door.

## **12.0 Ground Floor Structure**

- 12.1 The floors are a mixture of solid construction to the Nave, aisles and 3  
much of the Chancel, with suspended timber construction to the choir  
stall areas, the Vestries, Lady Chapel, and Organ Chamber. Generally  
speaking, the flooring seems sound, but at the east end of the North  
Aisle and west end of the south Aisle the cement screed or its concrete  
base is lifting very noticeably. This could be the result of a reaction  
with sulphates in the underlying fill. Although quite badly cracked the  
concrete is not so badly damaged as to warrant replacement as yet.  
However, the tripping hazard is not insignificant, and some minor  
measures may have to be taken to minimise the risk pending review in  
future inspections.
- 12.2 The previous linoleum covering to the Clergy Vestry floor has been 3  
replaced with carpet. However, this is rubber backed and may trap any  
moisture in the floor. Given the history in the Church of timber decay  
and dry rot this should be removed and replaced with a non-rubber  
backed breathable covering.
- 12.3 The stone steps and paving in the Choir and Sanctuary areas are 3  
showing quite pronounced erosion, particularly at the south end of the  
last two steps up to the Altar. This should be monitored.
- 12.4 Evidence of significant water penetration from the Belfry to the lower 3  
levels of the Tower has been recorded in previous inspections, and  
serious consideration should be given to providing a waterproof  
covering to the Belfry floor as recommended in the last two reports.
- 12.5 The wood block floor in the entrance lobby is suffering from moisture 1  
trapped by the rubber back door mat. The mat should ideally be  
removed to allow the timber floor to breath. Consideration should  
therefore be given to installing a mat that is breathable like a  
traditional coir type mat without a rubber backing material.

### **13.0 Internal Finishes**

- 13.1 Throughout the interior of the building the brick walls are unplastered and painted only in the Vestries. As mentioned in previous reports, accumulated surface grime gives the Church a rather dingy aspect overall and consideration might be given to having the brickwork cleaned by a specialist firm - trials on sample areas should be carried out first and care will have to be taken to avoid removing the surfaces of the bricks themselves. The stone used for architectural features should be cleaned at the same time. 3
- 13.2 Internally, rising dampness is affecting the bases of some of the walls and of the columns and piers of the arcades. In general, this is causing superficial erosion of the masonry and is only a minor nuisance, hardly warranting remedial action for the time being. Earlier attempts at combatting the problem by rendering over the affected walling (for example, in the main entrance lobby) are proving short-lived as the damp is simply being pushed higher up the walls and the render is coming loose and falling away in places. Occasional brushing-down of the powdering stone and salt deposits, together with removal of the loose areas of render, may be desirable from time to time. 3
- 13.3 As recorded in the last two reports, minor consolidation is desirable to the brickwork where the brickwork has been loosened by cutting through for the waste pipe for the sink inside the Clergy Vestry. 3
- 13.4 The brick walls of the interior of the heating chamber need pointing in places, particularly in the arched heads to the various openings. 3
- 13.5 Previous reports confirmed that the internal wall faces in the Tower show quite a lot of efflorescing salts brought through by damp penetration, and some erosion in the stone band immediately beneath the timber wall plate at the base of the spire (which latter may be the result of past leakages from the parapet gutters). However, as commented in 2003, the deterioration seems to be very gradual, and no action is needed for the foreseeable future apart from possibly some limited re-pointing of the worst-affected areas. Externally, weeds should be removed from the joints of the bottom stringcourse of the parapet on the north face, and from the cill of the south-facing Belfry opening. The brickwork immediately below Belfry cill level and the panel of the upper intermediate stage beneath on the east face could do with re-pointing. The Springer stone above the central shaft to the Belfry opening on the south side of the Tower appears to be delaminating badly, but being above the Nave roof this does not constitute a danger to the passing public and hardly warrants attention for the time being. Renewal will become necessary in the foreseeable future. Consideration should be given to providing safe access for inspection by Architect. 2

#### **14.0 Fitting, Fixtures and Furniture**

- 14.1 The Organ is a substantial instrument by Peter Conacher and Company of Huddersfield, with splendid casework of which at least part was given at a later date. Despite reports over the last thirty or forty years from the organ tuners (Harrison & Harrison of Durham) that it needs major overhaul, it remains in working order and is in occasional use. Its blower motor is not maintained by the organ tuners and should be checked by a competent person at least once a year.
- 14.2 Previous reports confirmed that the single bell remains in good condition but as recommended in the last two reports its iron clapper could do with painting to inhibit the rust, along with all the other ironwork of the bell fittings, frame, and fixings. Consideration should be given to providing safe access for inspection by the Architect. 3 2
- 14.3 The furnishings, fixtures, and fittings, some of which are very fine indeed, remain in good order generally.

#### **15.0 Vestry**

- 15.1 Clergy Vestry: Has painted timber boarded ceiling, painted brickwork walls and carpeted floor all in generally fair condition however, the wall to the left of window and wash basin shows signs of moisture ingress possibly from gutter outside which should be investigated. The brickwork disturbed by the wash basin install should be made good. 2 3
- 15.2 Ambulatory: Has stained timber boarded ceiling, fair face brickwork walls and timber boarded floor with occasional carpet all in fair condition.
- 15.3 Choir Vestry: Has painted timber boarded ceiling, painted brickwork walls and carpeted floor all in generally fair condition. The room appears to be used solely for storage and also contains a safe.

#### **16.0 Heating Installation**

- 16.1 The Heating installation consists of two fan-assisted gas-fired burners feeding warmed air into the Church through floor grilles. The two burner units were replaced shortly after the 2001 inspection after one of them failed and was declared unrepairable. The new units are by Garbutt, each rated at 87.9 kW, and are reported to be perfectly adequate to heat this large building.
- 16.2 As recommended in the last three reports, consideration should be given to removing the disused heating chamber ventilator which stands to the north-west of the steps. The grille to the vent out to the east should be painted to inhibit rust. The metal cage over the steps themselves is in very poor condition and should either be thoroughly

overhauled or replaced by something easier to maintain and visually unobtrusive such as a series of hinged plates or grilles at ground level as used successfully at a number of other Churches - this would also supersede the existing door whose bottom hinge has failed.

- 16.3 The Church has a limited plumbing installation, with a W.C. at the west end of the south Aisle and a sink in the Clergy Vestry. The waste pipe from the latter discharges into the enclosure of the boiler house steps, and consideration should be given to modifying this drainage arrangement to comply with current standards. The gully at the foot of the boiler house steps needs a new grating, and the vent pipe rising through the south Aisle roof needs a new balloon cage in its top. 3

### **17.0 Electrical Installation**

- 17.1 Previous reports record that the electrical installation was re-wired between 1978 and 1984, to a good standard, and no specific defects were noted in the course of this purely visual inspection. Routine testing should be carried out by a qualified electrician every five years. This was last carried out in 2021 and the report has been seen.

- 17.2 The Lightning Conductor was tested and repaired in 2022, however in accordance with BS EN 623500-1:2006 inspection and resting should be yearly. Therefore, a retest should be arranged for November this year. 2

### **18.0 Fire Precautions**

- 18.1 The Church is well provided with fire extinguishers, serviced annually:-
- Organ 2kg Co<sub>2</sub>
  - Chancel 6 litre water
  - Nave 6 litre foam
  - Nave 2kg Co<sub>2</sub>

### **19.0 Disabled Provision**

- 19.1 The Church has a single step at the entrance, consideration should be given to providing ramped access.

### **20.0 Security**

- 20.1 Although the Church has previously suffered vandalism none has been reported during the last quinquennium.

### **21.0 Bats**

- 21.1 There are no reports of bats roosting in the Church however wardens should be aware if timber treatment is required then bat friendly treatments are required.

### **Curtilage**

### **22.0 Churchyard and Environs**

- 22.1 There are a few wall-mounted commemorative tablets within the Church, including two artistically distinguished plaques on the east end of the south wall of the south Aisle by Jones and Willis, dating from the 1890's. All appear to remain in good and stable condition.
- 22.2 The Church occupies virtually the entire site, leaving only narrow strips of ground on all four sides. The surrounding railings, gates and low walls are included in the listing of the building. The railings and gates may have been painted since the last inspection but are likely to need doing again within the next two to five years. As noted in previous inspections, in places the feet of the railings have corroded to the extent that they have burst the stone coping into which they are set; furthermore, a number of the stone cappings which house the diagonal braces to the railings have become detached and require resetting. Mortar repairs carried out in the past are now failing so further repairs are needed. At the same time the joints between the stone copings need filling in places and some of the underlying brick walling needs re-pointing, together with re-bedding of the occasional loose brick.
- 23.0 Log Book**
- 23.1 Unfortunately, there was not a completed Church log for works carried out in the last quinquennium. The Church wardens should complete the log. Equally Church wardens should complete the log moving forward into the next quinquennium.
- 24.0 Previous Quinquennial Reports**
- 24.1 The following previous reports are on file:
- 1995, 2003 and 2010 Christopher Downs.
  - November 2015 J M White BA(Hons) PG Dip RIBA Padgett White Architects Ltd.

## Recommendations

	<b>Urgent Works Requiring Immediate Attention: Category 1</b>	<b>Item</b>
i)	North side Aisle Westmorland green slate in diminishing courses generally good condition, 2 no. missing slates at west end near Tower – replace.	5.4
ii)	North Nave Westmorland green slate in diminishing courses generally good condition but numerous missing/slipped slates which require urgent replacement with matching Westmorland slate.	5.5
iii)	West Organ Chamber Westmorland green slate in diminishing courses generally good condition, 1 no. missing slate at high level – replace.	5.6
iv)	North side of fleche Westmorland green slate in diminishing courses generally good condition but has a few missing slates – replace.	5.7
v)	North side of Vestry Westmorland green slate in diminishing courses generally good condition, 1 no. cracked slate at eaves level – replace.	5.8
vi)	East side of ambulatory Westmorland green slate in diminishing courses generally good condition, 1 no. missing slate – replace.	5.11
vii)	South east side of ambulatory Westmorland green slate in diminishing courses generally good condition, 2 no. missing/broken slates – replace.	5.12
viii)	South side of Chancel and Nave Westmorland green slate in diminishing courses generally good condition, several missing slipped slates – require urgent replacement.	5.13
ix)	South side Aisle Westmorland green slate in diminishing courses generally good condition, has a few missing slates which should be replaced. Visibility of this elevation was reduced because of a lack of access.	5.15
x)	The low-level eaves gutters to the aisles and Vestries generally appear in good condition, but despite this there is a break in the western most section of gutter on the North Aisle and this should be repaired promptly.	8.2
xi)	Replacement of the short length of gutter at the extreme west end of the north side of the Nave - west of the Tower - is still needed to prevent rainwater spillage down the brickwork. Presumably the original gutter simply threw the water clear of the building, as there is no sign of a downpipe, so the replacement should follow suit.	8.3
xii)	The wood block floor in the entrance lobby is suffering from moisture	12.5

trapped by the rubber back door mat. The mat should ideally be removed to allow the timber floor to breath. Consideration should therefore be given to installing a mat that is breathable like a traditional coir type mat without a rubber backing material.

- xiii) Unfortunately, there was not a completed Church log for works carried out in the last quinquennium. The Church wardens should complete the log. Equally Church wardens should complete the log moving forward into the next quinquennium. 23.1

**Indicative cost for the works in Category 1 would be £ 12,000 excluding VAT and fees.**

<b>Work Recommended to be Carried Out During Next 12 Months:</b>		<b>Item</b>
<b>Category 2</b>		
xiv)	The iron straps at the base of the spire on the main Tower should be painted to inhibit the rust before it becomes more than superficial.	4.2
xv)	Though the red clay ridge tiles on the main Nave/Chancel roof appear to be sound their mortar pointing needs extensive patching if not total renewal.	5.2
xvi)	The lead flashings at the abutments of the slating with the gable upstands, and the aprons at the heads of the Aisle roofs, etc., appear to be in good order except that at the time of the inspection a short length of the apron flashing at the head of the Lady Chapel roof was slipping out and needed re-fixing and pointing back in. At the same time, the triangular piece of lead flashing which has disappeared at the bottom of the abutment of the south Aisle roof with the upstand at its eastern end needs replacing.	5.3
xvii)	However, as mentioned in the last four reports, the external wire guards to the south Aisle and Lady Chapel windows are perishing (one has disappeared altogether) and new guards are needed as soon as possible - either of polycarbonate sheet (as used since 1995 on the north Aisle and Choir Vestry windows) or powder-coated stainless steel wire grilles.	7.1
xviii)	Several holed panes in the clerestory windows also need replacement.	7.3
xix)	Consideration should be given to providing safe access for inspection by Architect.	13.5
xx)	Clergy Vestry has painted timber boarded ceiling, painted brickwork walls and carpeted floor all in generally fair condition however, the wall to the left of window and wash basin shows signs of moisture	15.1

ingress possibly from gutter outside which should be investigated.

- xxi) The Lightning Conductor was tested and repaired in 2022, however in accordance with BS EN 623500-1:2006 inspection and resting should be yearly. Therefore, a retest should be arranged for November this year. 17.2

**Indicative cost for the works in Category 2 would be £ 5,000 excluding VAT and fees.**

- | <b>Work Recommended to be Carried Out During Next 5 Years:</b> |  | <b>Item</b> |
|--|--|-------------|
| <b>Category 3</b>  |  |             |
| xxii)  | The present access arrangements within the upper part of the Tower and leading to the external parapet walkway at the base of the spire fall short of current health & safety requirements so should be used by steeplejacks only. It would be worth improving safety by adding guard rails, etc., to facilitate more frequent checking by churchwardens or other volunteers.  | 4.3         |
| xxiii)   | The main external doors to the Church have been included in the recent external repainting and are in good order. the only slight matter arising is that the top bolt on the ambulatory doors could do with adjustment to make it easier to operate.   | 6.1         |
| xxiv)  | The wheel window at the west end of the south Aisle has been provided with external polycarbonate protection - not in an ideal form of installation but adequate to the task. Unfortunately, the glass was damaged before the protection was fitted and at the time of this inspection was awaiting repair.  | 7.2         |
| xxv)   | At the time of the inspection one of the windows in the clergy Vestry, a couple of those in the ambulatory passage, that in the choir Vestry and the easternmost window in the north wall of the Chancel needed renewal of damaged panes, though this is not urgent as the low-level windows have polycarbonate overglazing and the damage is much as recorded in previous inspections. The buckling of some of the glazing in the opening vents in the Nave clerestory windows was also mentioned in the last report and some of these may need re-glazing within the next five years as there is a risk of the glass being blown or sucked out by high winds. The iron-framed ventilators, none of which appear to be in use, should be painted to inhibit rust and in the longer term should be removed whenever the surrounding glazing has to be re-leaded. | 7.3         |
| xxvi)  | Minor repair remains desirable to the leaded glazing of one of the windows in the north wall of the lower intermediate stage of the Tower and that to the window of the chamber above, but in this   | 7.4         |

location, there is no urgency about either.

- xxvii) All rainwater goods are in need of overhaul and redecoration to prevent further corrosion along with their downpipes. The gutter joints should be re-sealed as part of the operation. At the time of the inspection weeds could be seen growing in several of the gutters, both high and low-level. These should be cleared out if not dealt with already and the downpipes and gullies should also be checked. Any defects in the guttering and downpipes should be dealt with at the same time. 8.2
- xxviii) As mentioned in the last two reports, both the main gable of the Nave and the lean-to gable of the south Aisle need re-pointing of bands of brickwork approximately half a meter deep beneath the water tables on each slope. This needs to be continued to some extent down the north and south corners of the Nave and around the northern corner onto the short return of the Nave wall up to its junction with the Tower. Open joints in the plate tracery of the windows could do with pointing at the same time. 9.2
- xxix) On the north gable of the Organ Chamber the chimney stack appears to need filling of cracks or open joints, and possibly more fundamental consolidation where the brickwork seems to be disrupted at the west end of the stack. The mortar haunching around the base of the pots is cracked and needs renewal. This should be examined from close quarters by the steeplejacks. 9.3
- xxx) On the east elevation of the building, the bottom step of the set at the external door of the ambulatory has moved away from the wall and needs re-setting. 9.4
- xxxi) On the south side of the Choir Vestry and Lady Chapel, the brickwork suffered quite extensive saturation by the leakage from the rainwater goods which caused the outbreak of rot in 1995 and this still awaits re-pointing as recommended in the last report. A small area at the extreme east end of the eaves of the Choir Vestry and rather more extensive open-jointed brickwork round on its east face should be dealt with at the same time. 9.5
- xxxii) The top of the south-east corner pinnacle of the Chancel blew down in a gale some months ago and at the time of this inspection was awaiting reinstatement - the apex stone had been retrieved and appeared re-usable but the top knot had not been salvaged. This is something the steeplejacks could attend to, if not dealt with already. 9.6
- xxxiii) The timber louvres in the Belfry openings on the Tower were treated prior to the last inspection but now need doing again and the hatches 11.1

giving access to the parapet at the base of the spire are likely to need repainting. The same goes for the louvred stage of the fleche on the main roof and the two dormer housings for the roof access hatches either side of it.

- xxxiv) The hinges of the door to the spiral stair up the Tower should be painted to inhibit the rust that has taken hold and it would be worth providing a more worthy handle to the inner entrance door. 11.2
- xxxv) Evidence of significant water penetration from the Belfry to the lower levels of the Tower has been recorded in previous inspections, and serious consideration should be given to providing a waterproof covering to the Belfry floor as recommended in the last two reports. 12.4
- xxxvi) As mentioned in previous reports, accumulated surface grime gives the Church a rather dingy aspect overall and consideration might be given to having the brickwork cleaned by a specialist firm - trials on sample areas should be carried out first and care will have to be taken to avoid removing the surfaces of the bricks themselves. The stone used for architectural features should be cleaned at the same time. 13.1
- xxxvii) Occasional brushing-down of the powdering stone and salt deposits, together with removal of the loose areas of render, may be desirable from time to time. 13.2
- xxxviii) As recorded in the last two reports, minor consolidation is desirable to the brickwork where the brickwork has been loosened by cutting through for the waste pipe for the sink inside the Clergy Vestry. 13.3
- xxxix) The brick walls of the interior of the heating chamber need pointing in places, particularly in the arched heads to the various openings. 13.4
- xL) Previous reports confirmed that the internal wall faces in the Tower show quite a lot of efflorescing salts brought through by damp penetration, and some erosion in the stone band immediately beneath the timber wall plate at the base of the spire (which latter may be the result of past leakages from the parapet gutters). However, as commented in 2003, the deterioration seems to be very gradual, and no action is needed for the foreseeable future apart from possibly some limited re-pointing of the worst-affected areas. Externally, weeds should be removed from the joints of the bottom string-course of the parapet on the north face, and from the sill of the south-facing Belfry opening. The brickwork immediately below Belfry sill level and the panel of the upper intermediate stage beneath on the east face could do with re-pointing. The springer stone above the central shaft to the Belfry opening on the south side of the Tower appears to be delaminating badly, but being above the Nave roof this does not

constitute a danger to the passing public and hardly warrants attention for the time being. Renewal will become necessary in the foreseeable future.

- |        |   |      |
|--------|---|------|
| xLi)   | Previous reports confirmed that the single bell remains in good condition but as recommended in the last two reports its iron clapper could do with painting to inhibit the rust, along with all the other ironwork of the bell fittings, frame, and fixings.   | 14.2 |
| xLii)  | The brickwork disturbed by the wash basin install should be made good.  | 15.1 |
| xLiii) | The Church has a limited plumbing installation, with a W.C. at the west end of the south Aisle and a sink in the clergy Vestry. The waste pipe from the latter discharges into the enclosure of the boiler house steps, and consideration should be given to modifying this drainage arrangement to comply with current standards. The gully at the foot of the boiler house steps needs a new grating, and the vent pipe rising through the south Aisle roof needs a new balloon cage in its top.  | 16.3 |
| xLiv)  | The Church occupies virtually the entire site, leaving only narrow strips of ground on all four sides. The surrounding railings, gates and low walls are included in the listing of the building. The railings and gates may have been painted since the last inspection but are likely to need doing again within the next two to five years. As noted in previous inspections, in places the feet of the railings have corroded to the extent that they have burst the stone coping into which they are set; furthermore, a number of the stone cappings which house the diagonal braces to the railings have become detached and require resetting. Mortar repairs carried out in the past are now failing so further repairs are needed. At the same time the joints between the stone copings need filling in places and some of the underlying brick walling needs re-pointing, together with re-bedding of the occasional loose brick. | 22.2 |

**Indicative cost for the works in Category 3 would be £ 15,000 excluding VAT and fees.**

<b>Work to be Considered Beyond 5 Years: Category 4</b>	<b>Item</b>
None	

<b>Works Recommended Improving Energy Efficiency: Category 5</b>	<b>Item</b>
None	

<b>Work Recommended Improving Access: Category 6</b>	<b>Item</b>
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 in on the role 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 CO<sup>2</sup> (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.