



ST NICHOLAS, HEDWORTH

DIOCESE OF DURHAM

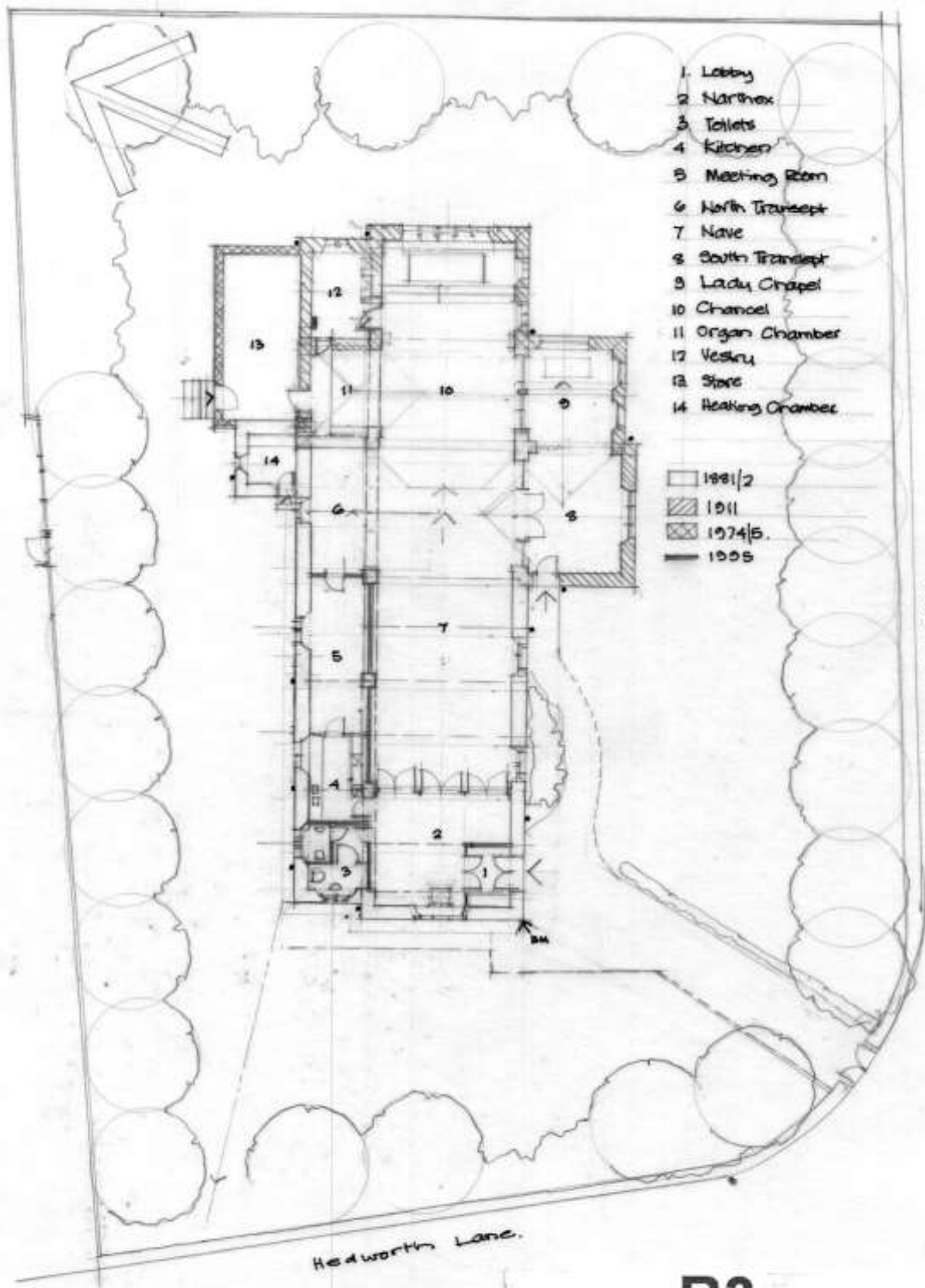
QUINQUENNIAL INSPECTION 2023

Tony Barnes, BA, B'Arch RIBA

B3.

Church of All Contemporary Design

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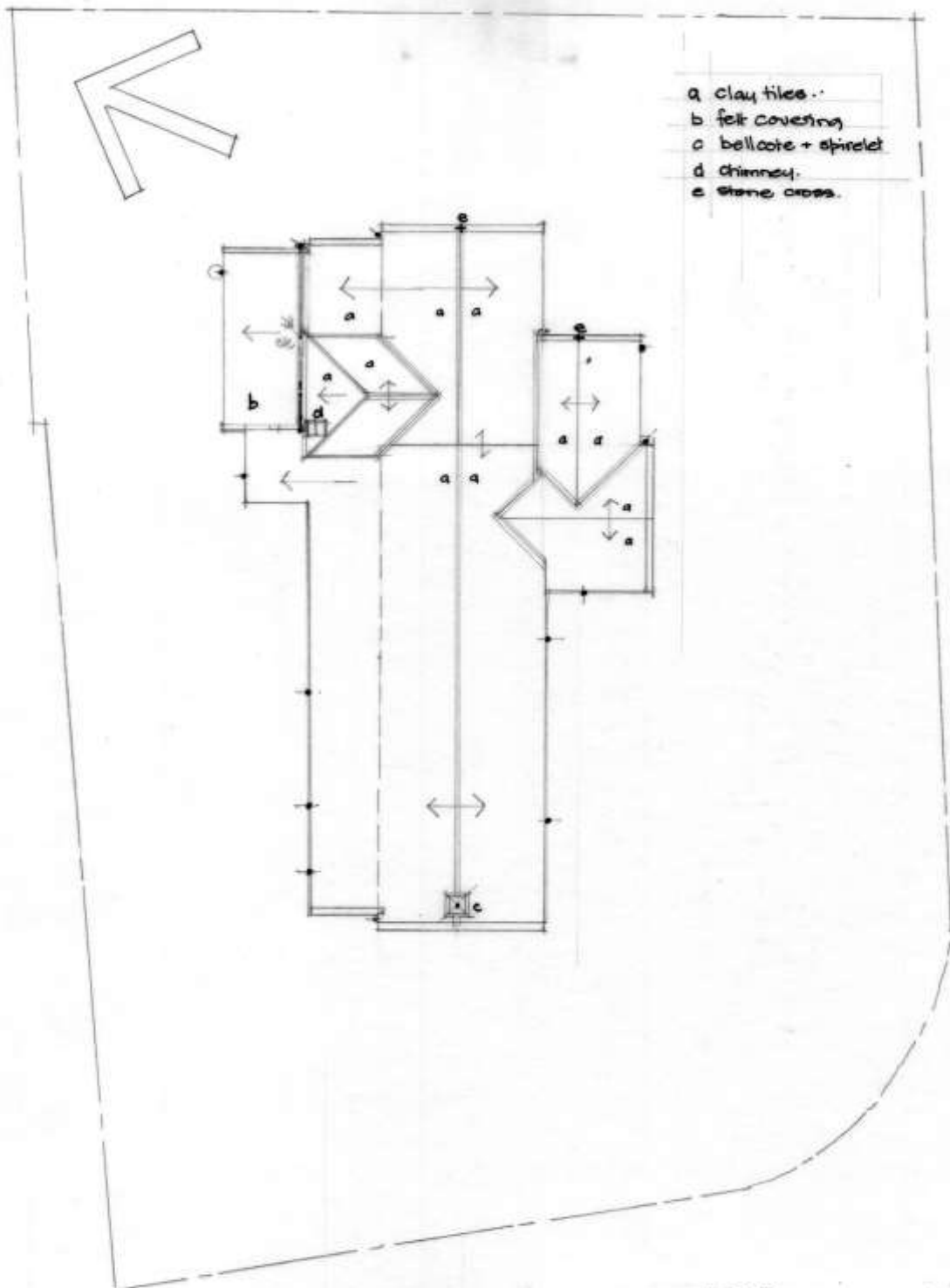
- 1 Lobby
- 2 Narthex
- 3 Toilets
- 4 Kitchen
- 5 Meeting Room
- 6 North Transept
- 7 Nave
- 8 South Transept
- 9 Lady Chapel
- 10 Chancel
- 11 Organ Chamber
- 12 Vestry
- 13 Store
- 14 Heating Chamber

- 1981/2
- ▨ 1911
- ▩ 1974/5
- 1955

St Nicholas, Hedworth 1603
 Floor Plan SK1
 Nts Feb 2016

B3.

consultants: architectural design
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- a clay tiles.
- b felt covering
- c bellcote + spirelet
- d chimney.
- e stone cross.

St Nicholas, Hedworth 1603
 Roof Plan SK2
 Nts Feb 2016

B3.

conservation architectural design

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SECTION 1 GENERAL DESCRIPTION

1.1 Location and site

The church is situated on a corner site on the north side of Hedworth Lane, Boldon Colliery, and enclosed by a stone wall to the road frontages.

The Church is Grade II listed.

It is not within a Conservation Area.

There is no car park within the grounds.

There is a churchyard containing many mature trees surrounding the church on all sides. It is closed for burials.

Ordnance Survey map reference NZ 341 622.

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site are not of archaeological importance.

1.2 General description of the church

- The earliest datable fabric is from 1881/82, a 19th century re-interpretation of the 14th century Decorated style.
- The original building provided the Nave, four bay north side arcade with Aisle and boiler house. A small timber Bellcote with pyramidal spirelet is set towards the west end of the Nave roof.
- 1911 Addition of Chancel with Lady Chapel to the south side, South Transept, the Organ Chamber and Clergy Vestry to the north side, a continuation of the North Aisle. The work has been attributed to Architect Charles Hodgson- Fowler.
- 1974/75 Choir Vestry (Now a Store) erected to the north of the organ loft/Vicar's Vestry. Possibly replacing an earlier structure.
- 1995 Major internal alterations: Glazed screens introduced to separate the South Transept from the Nave and at the westernmost bay of the nave to form a Narthex, which included a lobby to the South Door. Partitioning to the North Aisle introduced, (except easternmost bay) to provide a Meeting Room, Kitchen and Toilets. All by Architect Christopher Downs.

- The external walls are of scutched, squared rubble sandstone with ashlar sandstone dressings. The inner skin is finished with plaster with dado boarding in the north aisle and Chancel. The sandstone dressings are exposed in the main, some painted
- The main roofs are of braced timber constructions beneath a covering of red clay tiles, the flat roof to the Store is felted. The Bellcote is slate covered below the open bell housing with the spirelet above copper covered.
- The floors are of solid construction generally with carpet coverings.
- Anti-slip vinyl in utility areas.
- Artificial light and power by mains electricity.
- There is mains water.
- A gas-fired boiler in the heating Chamber supplies a hot water heating system of fan convectors in the main spaces and radiators in the north side, together with domestic hot water. The gas supply pipe is exposed on the west nave wall.
- There is a mains drainage system with manhole for foul water. The outfall is on the west side into Boldon Lane, with seemingly a system of soak ways for surface water.

Accommodation comprises

Nave with Narthex
 South entrance lobby
 North aisle, incorp Toilets, Accessible WC, Kitchen, Meeting room
 South Transept
 Chancel
 Lady Chapel
 Organ Chamber
 Clergy Vestry
 Store
 Heating Chamber

1.3

General Condition

The church is well cared-for and generally appears in very good condition (with the exception of the Store) – some excellent work has been done. The report is intended to help direct efforts towards an orderly programme of work needed in the foreseeable future.

1.4

Work carried out since last inspection report

Details of work:

The log book was not available at the time of inspection.

SECTION 2 SURVEY NOTES & RECOMMENDATIONS

Date of survey	24 May 2023	
Town	Hedworth	
Street	Hedworth Lane	
Type of premises	Church .Grade II listed	
Date built	1881/2 with later additions/alterations principally 1911, 1974/5, 1995	
Main structure	Single Storey:	load-bearing stone: squared sandstone rubble, snecked coursing with sandstone dressings
Main roofs	Church:	dual pitched, structural timber with clay tiled coverings
	Choir Vestry:	mono pitched, structural timber, stone parapet, felted covering
	Bellcote:	Timber with copper covering to the spirelet and slated below the open bell chamber
	Generally C.I. profiled rainwater goods	
Location	Urban setting	
	Detached, corner site;	
	Churchyard laid to grass with mature trees, Rubble Stone boundary walling on street elevations to south and west. Fencing to remainder	
	No graveyard. No car park.	
Telephone	Rev Paul Barker	0191 5367705
	Carol Robson, Church Warden	077910213061
Sketch plans	Attached	

SECTION 2

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2.4 Electrical installation

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2.1 EXTERIOR

GENERAL DESCRIPTION

Roofs	<ul style="list-style-type: none">• Dual pitched, timber braced rafters (church)• Dual pitched with timber rafters and ridge beam to ancillary spaces• Flat shallow mono pitch, timber beams and single purlin to Store• Hipped roof to Organ loft
Coverings	<ul style="list-style-type: none">• Red clay tiles and stone water tabling• Felted to Store
Fleche/ spirelet	<ul style="list-style-type: none">• Square tapered bellcote, slated below bell chamber, Copper covered spirelet
Flashings	<ul style="list-style-type: none">• Lead
Gutters, rainwater pipes	<ul style="list-style-type: none">• Cast iron, half round profile, round fall pipes• Lead valleys to inner slopes Upvc to Store
Eaves	<ul style="list-style-type: none">• Projecting eaves• Exposed rafter to chancel
External walls	<ul style="list-style-type: none">• Squared rubble Sandstone + sandstone with sandstone dressings/ string course• Chamfered plinth stone• Stone water tables• Brick to Store with brick parapets
Buttresses	<ul style="list-style-type: none">• None
Lintels and arches/reveals/quoins	<ul style="list-style-type: none">• Dressed sandstone
Pointing	<ul style="list-style-type: none">• Flush including coarse stuff. Some hard cement-based ribbon pointing
Window openings	<ul style="list-style-type: none">• Single lancets, paired with tracery heads and tripartite with tracery. Quatrefoils to East Chancel opening• Dressed sandstone heads, reveals and cills, no hood moulds
Glazing	<ul style="list-style-type: none">• Stained/clear glass with lead comes• Polycarbonate sheet to Chancel east end
External doors	<ul style="list-style-type: none">• Vertical painted pine boarded with decorative 'C' strap work to south door
Frames	<ul style="list-style-type: none">• Plain flush with applied beading to Store• Rebated dressed sandstone

Threshold	• Stone/hardwood: level access
Lightning conductor	• On Bellcote/ west end
DPC	• 2 course perforated terracotta tiles below plinth stone
Decoration	• Iron cross to east end ridge

2.1.1 North Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	f (fair) p to store		
Roof coverings	f, 3 tiles missing and 1 slipped f/p felted to store	Replace missing tiles Nave (1), off shot (2) Replace slipped slate hip end above chimney Ensure covering remains watertight particularly at the junction with the organ chamber/ store, where wall movement is noticeable and at parapet abutments. (Consider replacement of whole store structure)	1 1/2 3
	abutment flashing to Boiler house/ store missing.	Replace missing abutment flashing	1
Chimney	f		
Gutters	f	Clean out and repair any defective joints	1
	Guttering to Organ Chamber missing at west end	Replace cast iron gutter section to hipped roof. ensure outfall discharge is free running.	
Rainwater pipes	f Ci half round generally, pvc to store, this discharges to water butt	Ensure all joints are watertight and regularly flush out for free running	1 2
		Consider ground drainage system to discharge surface water below tree canopy, with fall pipe branch to rainwater butt	3
SVP	f		

Fascias	f/p store fascia in poor condition	Check for rot pockets Replace as part of renewals	3
External walls	g (good) to church, p store excessive movement of brickwork on dpc. vertical cracking through brickwork at NW corner	Monitor walls for further movement and seek advice regarding remedial work Replace damaged bricks and fill open joints to maintain weather tightness. Monitor further movement and seek advice regarding remedial work Consider removal/replacement of store.	2 3
		SEE FABRIC REPORT Northside Store PREPARED 02October2022 Copy attached	1
Stonework	f	Monitor for signs of movement/new cracking in mortar joints	2
Plinths	f	Rake out and Repoint to Heating chamber	2
Windows	f		
Glazing	f		
Doors	f/p Door to store ill fitting due to fabric movement and frame rotten at base	Replace door frame and possibly door to maintain weather tightness and security	2
Air vents	none		
DPC Terracotta below plinth stone. None visible to Heating Chamber, pvc type to store	f p Store. Acting as slip plane to superstructure movement	Refer to fabric report	1
Decoration	f	Decorate fascias, fall pipes and gutters incl internal / rear faces. Incl Soil vent pipe	2
Spirelet	f		

2.1.2 East Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	f		
Roof coverings (south transept)	f		
Chimney	f		
Flashings/ abutments	f	Remove vegetation from chancel/nave roof abutment stones and repoint	1
Gutters	f	Check / Clean out valley gutters to South Transept and Lady Chapel regularly to remove detritus and maintain weather tightness. Ensure lead work is dressed into guttering at eaves	2
Rainwater pipes	f	Clean out / check joints for leaks Repair any defective joints. Monitor rainwater outlet at junction of vestry and store regularly for blockages	1
External walls	f	Monitor fabric regularly for signs of movement	2
	p Store Excessive movement of brickwork on dpc open joints at junction with vestry, open mortar joints at parapet, steeped cracking along joints. Saturated brickwork where dpc bridged)	Repair. Stem and fill open joints to maintain weather tightness	2
		Consider replacing/removing store structure	3
Lintels / arches	f		
Stonework incl water tables (crests beneath chancel window and above vestry windows)	f Very green from algae accumulations Some water staining below vestry kneeler capping (concrete?) Short return on northeast corner of vestry unfinished	Repair open joint at capping in conjunction with store roof / abutment repairs. Insert stones to form neat return, all to maintain weather tightness at junction.	1 2

Plinths	f		
Windows	f		
Glazing (mesh guards to lady chapel and east chancel. Polycarb to vestry)	f	Ensure air space retained between window and polycarb and any build-up of detritus regularly removed. Consider powder coated mesh replacement	2 3
Ventilation	f	Ensure chancel and Lady Chapel roof void vents are clear Installation of insect mesh will prevent voids being used for nesting and roosts.	2
Decoration	f		
Spirelet	f		

2.1.3 South Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof structure	f (fair) / nvd (no visible defect)		
Roof coverings	f	Replace missing tile high centre Nave. Refix 2 slipped tiles at eaves. Chancel and South Transept west.	1
Flashings/ abutments	f	Check condition of lead work at junction between Nave and Chancel, and at water table/tile abutments when valley gutters inspected, to ensure weather tightness	2
Gutters	f	Clean out. Check gutter backs for corrosion and replace any defective sections. Ensure joints are weather tight	2
Rainwater pipes	f	Check for leaks at joints and blockages at outlets on regular basis particularly after heavy rain	2

Fascias Lintels / arches	f f Arch stone at head of south door slipped	Ensure fascias are sound Stem and point joints	2 2
Stonework	f some delamination of facings to RHS of south door where level access formed, bridging dpc	Monitor erosion and seek advice on any repairs	2/3
Windows	f		
Glazing	f		
Doors/frames	f	Ease /lubricate outer door hinges on south entrance	2
Thresholds	f Level access		
DPC	f/p (poor) terracotta dpc disintegrating where ground levels altered for level access		2
Decoration	f	Paint internal faces of guttering and bracketing.	2
Spirelet	f/g		2

2.1.4 West Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof coverings	f		
Gutters (south transept)	f	Clean out	2
RWP's	f	Clean /flush	2
External walls	f historical movement in masonry pointed up. some eroded pointing in plinth stones to heating chamber	Monitor for seasonal changes and seek advice for repairs Repoint plinth stones.	2 2
	brickwork to store badly cracked at northwest corner as previously		
Lintels/arches	f		

Water tables/ copings	f		
Windows	f		
Doors/frames	f	door in south transept altered.	
Thresholds	f		
Glazing	f	polycarb glass protection to level of lower lancets to narthex	Remove annually to inspect lead comes/ framing for damage deterioration, removing any build-up of detritus. 2
			Consider replacement with powder coated wire guards to match elsewhere 3
Plinth /dpc	f/p	at/below ground level	Reduce external ground level to expose dpc to minimise risk of ground water seepage into structure 2
Decoration	f		Redecorate rainwater gutters and fall pipe, fascias to south Transept, organ chamber dormer, heating Chamber 2

2.1 INTERIOR

GENERAL DESCRIPTION

Ceilings	<ul style="list-style-type: none"> • Painted boarding to common rafters between 8 arched braces with alternate tie beams to Narthex, Nave • Chancel similar but without ties and with closed soffit • Painted Insulation board with battened joints laid flat to vestry, store • Painted plasterboard to north aisle rooms • Painted plaster between purlins to South Transept and Lady Chapel. No trusses
Walls	<ul style="list-style-type: none"> • 4 bay early arcade separating Nave and North Aisle, with plain round abacus to stone columns having different neck sizes. Partition infill to 3 bays • Painted plaster walls generally, boarded dado to chancel • Painted plaster/plasterboard elsewhere
Floor	<ul style="list-style-type: none"> • Expose stonework dressings mostly painted • Of solid construction except the recent nave

	platforms which are of timber, all carpeted
	<ul style="list-style-type: none"> • Non-slip vinyl over concrete in north aisle toilets, toilet lobby and kitchen
Window openings	<ul style="list-style-type: none"> • Paired lights with quatrefoils in Nave, North aisle, Lady Chapel • Tripartite in west wall of Nave, Lady Chapel and south Transept • 5 lights with pairings and quatrefoils either side of central lancet to East wall of Chancel
Glazing	<ul style="list-style-type: none"> • Mainly plain glass within lead comes, both squared and diamond pattern • Stained glass to Chancel, East window. By Heaton, Butler and Bayne of London given in 1912 in memory of • Frames set directly into stonework
Doors	<ul style="list-style-type: none"> • Varnished pine with clear glass panels to entrance lobby and , Narthex screen, Lady Chapel Screen and South Transept Divide • Oak boarded to vestry • Modern veneered doors with vision panels to North aisle
Seating	<ul style="list-style-type: none"> • Up holstered loose chairs generally
Electrical	<ul style="list-style-type: none"> • Main incoming service overhead with distribution board, at high level in vestry • Halogen/tungsten spotlights in nave chancel and aisles. Metal halide in Narthex • Plain fluorescent surface mounted fittings in Store and organ Chamber passage • Fluorescent fittings in ancillary spaces • Emergency lighting • Heat/smoke detectors
Heating/ Hot water	<ul style="list-style-type: none"> • Gas meter in south entrance lobby cpd • 2 boilers in Heating chamber providing heating via radiators and fan convectors, and hot water. • Lady Chapel and South Transept heated using electrical panel heaters
Sound system	<ul style="list-style-type: none"> • Sound reinforcement by way of speakers and induction loop system
San fittings	<ul style="list-style-type: none"> • Vitreous china wc + whbs • Stainless steel sinks in kitchen
Fire protection	<ul style="list-style-type: none"> • Gen purpose class A powder in old vestry next organ console/electrical switchgear • 9l foam in vestry, south transept exit, Narthex • Powder and Blanket in Kitchen • All serviced 09/2019

Ventilation	<ul style="list-style-type: none"> • Window vents in north aisle/single window hopper nave/none in chancel :none operational • mechanical vent in WC and servery • Fixed wall vent for Heating Chamber
Stairs/steps	<ul style="list-style-type: none"> • 2 chancel step, 3 sanctuary steps
Balustrades	<ul style="list-style-type: none"> • Oak altar rail in memory of Churchwarden 1923
Storage cupboards	<ul style="list-style-type: none"> • Painted timber board to servery, vestry entrance lobby
Altar	<ul style="list-style-type: none"> • 5 panelled oak in front of reredos with carved depictions in larger three. Gilding/gold painted fieldings .c 1961, from Joan Slater • Reredos ornate with cresting, carved oak with gilding/gold paint detailing commemorating Reverend E S Sykes, vicar 1892-1912 • Simple panelled oak? altar at Chancel arch with tapestry hanging
Pulpit/lectern	<ul style="list-style-type: none"> • Simple rectangular panelled oak lectern
Font	<ul style="list-style-type: none"> • Stone with insets/columns of white marble with lead lining
Screens	<ul style="list-style-type: none"> • Clear glazed timber (Douglas Fir?) Screens form the South entrance lobby, Nave /Narthex division and Nave/South Transept separation date from 1995 • Glazed screen separating the Chancel from the Lady Chapel, date from 1912 • Plaster faced partitioning (for toilets, kitchen and meeting room/ office)within arched openings and return end, separate the north aisle from the Nave
Stained glass	<ul style="list-style-type: none"> • Only the Chancel East end as described above
Organ	<ul style="list-style-type: none"> • By JJ Binns, Fitton and Hayley of Leeds, no date
Monuments	<ul style="list-style-type: none"> • Brass plaque commemorating building of Chancel in memory of Charles William Anderson and his wife Margaret erected by his Cousin James Kirkley of Cleadon Park 16 February 1911 • War Memorial (2nd World war) on the North wall within the oak panelling of the Sanctuary • Brass plaque at base of Nave column 27 august 1882 • Other engravings by Cox and Butler London.1892 And F B Jesper Harrogate 1912
Bells	<ul style="list-style-type: none"> • Single Bell within the external Spirelet

2.2.1 Narthex (including South Entrance Lobby)

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	f	<ul style="list-style-type: none"> • Remove any perished plaster .repair with lime-based plaster allowing wall to breathe. 	2
	<ul style="list-style-type: none"> • Some, perished plaster at low level on south wall. Damp proof course bridged by soil, Rwp leaking? • diagonal cracking from last truss corbel above entrance lobby • Efflorescence in stone column bases 	<ul style="list-style-type: none"> • Monitor cracking for any seasonal movement. Seek further advice on remedial work • Brush off efflorescence periodically. 	2
Doors	f	<ul style="list-style-type: none"> • Consider compressible thresh seal to prevent water ingress 	3
Ironmongery	f		
Window openings	f		
Glazing	f	<ul style="list-style-type: none"> • Monitor for further distortion. Seek advice if water penetration occurs • But see walls above 	2
Decorations	f/g	<ul style="list-style-type: none"> • Redecorate repairs with breathable paint system 	2
Flooring (wood block)	f		
Electrical	f		
Heating (2 convectors)	f (not on at time of visit)		
Fire protection	nvd 9L foam serviced 09/19		
Ventilation	p window hopper not operational	<ul style="list-style-type: none"> • Overhaul/ease 	2

2.2.2 Nave/ South Transept

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings Painted boards between trusses, purlins and ridge boards	f		
Walls	f Low level perished / friable plaster as noted above. and adjacent to external door from South Transept. External covered gully/channel at South Transept junction. Level access at South Transept.	<ul style="list-style-type: none"> • Remove friable plaster work. • Resolve/cure damp walling (check window cill stones / glass bedding for open joints and repair. • ensure covered drain channel is functioning) • and replaster using lime based plaster 	2
	Plaster movement at junction of Nave and South Transept and gap behind beam post/ Nave wall, dividing south Transept and Lady Chapel.	<ul style="list-style-type: none"> • Monitor seasonal movement of beam post particularly at stone corbel support and seek advice. • Ensure lead valley above is in best repair to avoid water ingress 	2
	Efflorescence in stone column bases noted		
Woodwork	f		
Doors	f		
Ironmongery	f	<ul style="list-style-type: none"> • Adjust screen door catches 	
Window openings	f stonework painted		
Glazing	f		
Decorations	f	<ul style="list-style-type: none"> • Redecorate south wall consequent upon work above 	2 / 3
Flooring Carpet over solid floor. Concrete?	f Floor beneath carpet uneven. Change in finish, Differential settlement?	<ul style="list-style-type: none"> • Monitor. for excessive movement, seek advice. (Possible safety hazard if carpet rucks) 	2

Seating (loose chairs)	f		
Electrical (Spotlights at truss corbels)	f current test report not available)	<ul style="list-style-type: none"> • Obtain test report 	2
Heating 4 Fan convectors in Nave, 1 Radiator in North Aisle 3 electrical panel hts in South Transept	f (not on at inspection)	<ul style="list-style-type: none"> • Maintain annual inspection of system, not just boiler. 	2
Fire protection	Nvd 9 L foam at external exit from South Transept	<ul style="list-style-type: none"> • Maintain annual service 	2
Ventilation	f/p	<ul style="list-style-type: none"> • Ensure hopper opening in window is operational + decorate 	2

2.2.3 Lady Chapel

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (painted boarding between purlins , ridge	f		
Walls (painted plaster)	f		
Woodwork: (glazed oak screens in two arch opening to Chancel) (Oak panelled dado)	f		
Doors: (none, curtain divide to South Transept)	f		

Windows (stone surrounds painted)	f		
Glazing (clear: Diamond over square pattern)	f		
Decorations	f		
Flooring (carpet over solid)	f		
Electrical	f	<ul style="list-style-type: none"> • Check and test circuits 	2
Heating (3 electric panel heaters)	f	<ul style="list-style-type: none"> • Maintain annual service 	2
Fire protection	none	<ul style="list-style-type: none"> • Check ; curtain divide may require fire retardant treatment 	1
Ventilation (Window hoppers)	Not operational	<ul style="list-style-type: none"> • Overhaul hoppers 	2
Seating (Loose chairs)	nvd		
Handrails (Oak altar rail)	nvd		
Altar (5 panel linen fold)	f Evidence of woodworm	Monitor for new/ fresh flight holes and re-treat	2
Steps 3 to altar	nvd		

2.2.4 Chancel

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (Painted boarding between trusses purlins: flat soffit at raised tie)	f		

Walls (painted plaster) (beam at organ chamber opening with pierced decorative timber bracketing)	f cracking at truss base stone corbelT1 north side. Suspect rainwater ingress allied to movement	<ul style="list-style-type: none"> • Check/ investigate 2 rainwater discharge at roof level between chancel and Vestry, and implement repairs
Woodwork (oak panelling to dado:) Carved oak/ glazed screens in paired arched openings to Lady Chapel in commemoration of Revd.Sydney Wilton, vicar 1912-39)	f	
Doors: Vertical pine boarded, ledged and braced, to vestry natural finish	f	
Ironmongery	f	
Windows (plastered reveals, painted)	f	
Glazing	f	
Decorations	f	
Flooring (Carpet over solid)	f	
Electrical: (spotlights at truss corbels)	f Multiple extension lead(s), potential hazard	<ul style="list-style-type: none"> • Check and test circuits 2 • Consider permanent /fixed 2 Extension to ring main
Heating (fan convector)	Heating not on	
Fire protection	none	
Ventilation	none	

Seating
(No choir pews:
(loose chairs) **nvd**

Handrail
(Decorative oak
rail 19230 **nvd**

Steps
(3 to altar) **nvd**

2.2.5 Vestry

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (painted fibreboard flat ceiling with batten joint covers; ceiling hatch to roof void)	p Damaged / buckled water stained, becoming detached around principal rafter	<ul style="list-style-type: none"> • Check cause of damage. check valley gutter to organ chamber roof for damage. Repair as required • Repair/ replace all damaged boards 	2
Walls (painted plaster)	f paint/ plaster damage rhs window, suggest trapped moisture in wall	<ul style="list-style-type: none"> • Check rainwater fall pipe externally for leaking joints. Repair • Replace damaged plaster and decorate with breathable paint 	2
Woodwork	f		
Doors (painted 6 panel to Organ Chamber)	f		
Ironmongery	f		
Window openings	f		
Glazing	f		
Decorations	f		
Flooring (Carpet over solid)	f		

Electrical fluorescent tube lamp: Incoming electrical mains board + meters	f		
Heating Electric panel heater	f Dimplex wall mounted panel heater, not working	• Check and repair	2
Fire protection	f 9l foam	• Maintain annual service	2
Ventilation	f/p hopper in right hand glazed panel, fixed shut, not operational	• Overhaul	2 / 3
Steps (1step to Sanctuary door)	nvd		
Cupboards (Milner's safe and vestment cpd)	f		

2.2.6 Organ Chamber

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceiling (Painted boards to roof profile)	f		
Walls painted plasterwork above boarded dado)	f		
Doors (solid flush to North Aisle	f ill fitting	• Ease to fit	2
Ironmongery	f		
Windows	none		
Glazing	none		
Decorations	f		
Flooring	f		

Electrical: fluorescent fitting, Consumer unit and alarm box on north wall	f Light not working		
Heating	none service pipe work on north wall,		
Organ (Binns , Fitton and Hayley)	F Evidence of old woodworm in panelling to rear	<ul style="list-style-type: none"> • Maintain regular servicing 3 • Monitor for any new flight holes and arrange for treatment by organ tuner as required 2 	

2.2.7 Store

See Fabric Report dated 02 October 2022

In a very poor state of repair: would appear this annexe has been in this state for some considerable time. Whilst understanding that there has been considerable movement in the superstructure the following must be considered necessary.

Minimum requirement is to make the annexe store weather tight and secure until such time as a replacement in some form is possible.

Alternatively, consider removing/relocating contents and demolish until such time as a replacement is possible.

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (Fibre board + insulation quilt)	p fibre board water damaged, part missing insulation, joists firings exposed	<ul style="list-style-type: none"> • Remove fibre board ceiling and insulation, inspect underside of roof structure to establish points of water ingress, condition of supporting timbers and allow drying out. <ul style="list-style-type: none"> • Repair /renew any damaged timbers • Re cover roof paying particular attention to 	2
Walls (brickwork generally except west elevation where brickwork sits on top of east wall of heating chamber)	f/p vertical cracking in mortar joints of stonework. Bitumen runs on south wall abutting vestry and organ chamber	Repair , stem open joints in walling, both inside and outside/ in heating chamber	

Doors 8 panel timber door with flush outer face and applied vertical battens	f/p External door ill-fitting in frame, frame rotten at base, allowing water ingress. insecure	Replace door frame and re-hang door including weather stripping, to provide water resistant and secure door set	2
Ironmongery	f/p dead lock just holding		
Window opening	none		
Decorations	p		
Flooring (concrete)	f Unable to view whole floor for stored items		
Electrical fluorescent tube lamps	f/p not working	<ul style="list-style-type: none"> • Check and test, 	1
Heating	none		
Fire protection	none		
Ventilation	none		

2.2.8 Meeting Room /Office

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (painted boarded ceiling between purlin principal rafters)	f		
Walls Painted plaster	f minor cracking in plaster above window		
Woodwork	f		
Door: flush veneered doors with vision panel – wired glass to kitchen door	f		
Ironmongery	f		

Windows (paired lancet)	f		
Glazing (clear glass /small panes/ lead cames) (poly carb protection to outside)	f		
Decorations	f		
Flooring: carpet over solid	f		
Electrical: (Emergency light and 3 spotlights)	f Lamps in spotlights fluorescents, poor warm up	<ul style="list-style-type: none"> • Consider LED lamps for longevity and efficiency 	3
Heating: (Fan convector)	nvd		
Ventilation:	none	<ul style="list-style-type: none"> • Consider under eaves room vent with or without fan as kitchen /toilet adjacent 	3

2.2.9 Kitchen

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings painted plasterboard flat ceiling	f		
Walls Painted plaster and plasterboard	f Some shrinkage cracking at partition /external wall junctions	Make good , cutting back plaster board to form neat channel and filling with flexible sealant	
Woodwork	g		
Doors: veneered flush doors with vision panels	g		
Window (Paired lancet)	g		
Glazing (Clear small paned with polycarb	g poly carbonate becoming opaque	Consider replacing window guard with powder coated steel mesh form	3

protection)

Decorations **g**

Flooring: **g**
Nonslip vinyl over
solid

Electrical: **g**
2 fluorescent
fittings,
emergency light
and wall mounted
extract fan

Heating/
Plumbing(double
panel radiator
+hot water to tap) **nvd**

Sanitary ware **g**
(double bowl s/s
sink unit)

Kitchen units **g**

Fire protection **nvd** **Maintain** annual servicing **2**
(Powder
extinguisher +
blanket last test
09/2019)

Ventilation **nvd**
(wall mounted
mechanical
extract fan)

2.2.10 Toilets/ toilet lobby

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings: Flat, painted plasterboard	g Movement crack against west wall. DAP toilet. Shrinkage /movement cracks to partition walls/ external wall junctions.	<ul style="list-style-type: none">• Repair shrinkage cracks as before using flexible sealant	2
Walls: Painted plaster + plasterboard	f Friable plaster/ flaking paintwork in nw corner Accessible Toilet at low level and at window	<ul style="list-style-type: none">• Check Dpc not bridged externally• Replace defective plaster	2

	reveal		
Hatch in lobby ceiling	f		
Doors (Flush Veneered doors)	Accessible Toilet door binding	<ul style="list-style-type: none"> • Ease door to close 	1
Ironmongery	f		
Window openings (Paired lancets in WC, single in accessible toilet)	f		
Glazing: (polycarb protection)	f		
Decorations	f		
Flooring: (Safety vinyl over solid)	g		
Electrical: circular fluorescent fittings and emergency light	f	<ul style="list-style-type: none"> • Check and test 	2
Heating/plumbing (Panel Radiators)	f Corrosion on pipe work nw corner DAP and rhs Radiator in WC	<ul style="list-style-type: none"> • Check for joint leaks 	2
Ventilation (Mechanical extract vents wall mounted operated on light switch)	f	<ul style="list-style-type: none"> • Consider operating fans on movement sensors to reduce risk of condensation 	3

2.2.11 Heating Chamber
Not accessible at visit

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Steps	f/p moss/algae/plant growth present	<ul style="list-style-type: none"> • Remove vegetation 	1
Ceiling: Walls: stone + brick			
Flooring			
Door	f		
Ironmongery	f		
Electrical	f		
Heating 2 New Worcester Bosch wall mounted Boilers	f	<ul style="list-style-type: none"> • Monitor fittings/fixtures for signs of corrosion as part of annual heating system check, including flues 	2
Decoration	f/p		
Ventilation: fixed wall vent on north wall	f		

2.3 HEATING/PLUMBING

ITEM	CONDITION	WORK REQUIRED	PRIORITY
System: <ul style="list-style-type: none"> • Gas fired + steel/iron pipes and radiators, fan convectors with some under floor pipe work • Meter (gas) at south entrance lobby cupboard • Incoming Supply 	f note possible leaks on radiator in WC and vent valves in chancel south side	<ul style="list-style-type: none"> • Check and test by Gas safe registered plumber/heating engineer, as part of annual agreement 	2

Upgraded
pipe on west
wall

Boiler: 2 Worcester Bosch wall mounted gas boilers serving heating and hot water	Not inspected	Check and test annually by Gas safe registered plumber/heating engineer, as part of annual agreement	2
Mains water: incoming service from external stop cock	Not inspected	<ul style="list-style-type: none"> • Check regularly stop cock valves to ensure easy action in event of emergencies 	2

2.4 ELECTRICAL

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Installation (overhead supply to n w corner of Organ Chamber <ul style="list-style-type: none"> • Main fuses (in Vestry) • Earthing 	f	<ul style="list-style-type: none"> • Check and test by NICEIC electrical engineer 	1
<ul style="list-style-type: none"> • Wiring 	f Some external wiring in pvc and not in protective conduit. Joint box / wiring in Store west wall not ideal	Check and test as above	1
<ul style="list-style-type: none"> • Switching • Light fittings • Power circuits • Special lighting • External lighting 			

PA system	nvd		
Induction loop	nvd		
Lightning conductor: tower west wall	nvd	<ul style="list-style-type: none"> • Check and test • Decorate protective sleeve 	3

2.5 SITE AND EXTERNAL SURROUNDS

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Trees and hedges	f Shrubbery / brambles to north east corner is overgrown	<ul style="list-style-type: none"> • Continue regular inspections by qualified arborist; implement recommendations 	3
		<ul style="list-style-type: none"> • Consider reducing canopy to trees closest to fabric to minimise rainwater runoff onto roofs, and leaves falling into gutters. 	3
		<ul style="list-style-type: none"> • Consider removing / reducing shrubbery to allow for future boundary fence maintenance 	3
External steps to Heating Chamber and store	f	<ul style="list-style-type: none"> • Remove any algae, vegetation from treads on regular basis 	3
Open area/ planted borders	f generally in good order	<ul style="list-style-type: none"> • Reduce soil level adjacent to west wall to min.150mm below damp proof course to reduce risk of water penetration affecting fabric and finishes. 	2
Paths/hard standing (tarmaccadam)	f generally in good order		
Gates:			
<ul style="list-style-type: none"> • Main entrance Open framed timber gate at south west corner 	f	<ul style="list-style-type: none"> • Ease and oil; • Paint metalwork 	2
<ul style="list-style-type: none"> • North gate: Timber to Vicarage 	f		

Boundary walls: magnesium rubble limestone generally + brickwork to north east boundary	f areas of stone walling require close attention, particularly southwall + repointing coping stones to avoid deterioration of the general fabric	• Obtain inspection report /costings by qualified stone mason for all boundary walling	1
		• Remove all signs of seedlings/vegetation growing in crevices	2
		• Repair and generally replace /re-bed coping stones to protect walling below and areas where stones have been eroded / weathered badly	2
		• Stem/repoint selected areas to minimise water ingress and plant growth (some rebuilding may become necessary	2
Notice board (on south east corner)	f/p	• Repair border frame and • Decorate	2
Grass areas	f well maintained	• Consider removing 450mm of grass against north and west tower walls and providing a deep gravel strip to aid surface water run off	2 / 3
Manholes	f	• Flush out periodically	2
Surface water drainage	f	• Regularly flush out rainwater gullies to remove silt and debris	2
Lighting	f		

2.6 SPECIALIST REPORTS

ITEM	WORK REQUIRED	PRIORITY
Heating/plumbing	Obtain annual service inspection report	2
Electrical	Obtain inspection report	3
Lightning conductor	Obtain report	2

Trees	Obtain arborist report	2
Stone walling	Obtain mason's report	2
Bells/headstock	Obtain report/ recommendations/quotation	2

SECTION 3 APPENDICES

3.1 SCOPE OF THE REPORT

This report is based on the findings of a purely visual inspection such as can be made at ground floor and/or other floor levels, and from other readily accessible positions, or from ladders and any readily accessible roofs, galleries or staging.

Parts of the structure which are inaccessible, closed or covered, such as boarded floors, roof spaces, or hidden timbers at wall heads, or other locations which have not been opened up for inspection are excluded, unless otherwise stated in the report. The inspection may reveal that further or more detailed investigations are necessary.

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

Where it is suggested that some parts of the building are kept under observation, this is intended to be for the attention and guidance of the PCC and also for the future inspection of the property.

3.2 FORM OF THE REPORT

i. GENERAL

This report is a **Summary Report** as required by the Inspection of Churches Measure.

One copy of the report should be kept with the **Church Log Book** for future reference.

Professional Advice should be obtained in determining appropriate repair work and the preparation of appropriate documentation for implementation. The Architect will be willing to assist the PCC in these matters.

The conservation and repair of churches is a quite specialised field or work: care and skill are necessary to ensure that repairs are technically and aesthetically the best that can be achieved. To this end and to avoid wasting money, a fully detailed specification with appropriate drawn information should be provided, to enable best-informed estimates to be obtained. The work should only be entrusted to suitably-qualified contractors/tradespeople, under guidance from a suitably qualified professional.

Early discussion with the Archdeacon will confirm the correct and up-to-date procedures to be followed with regard to Faculties and Approvals.

ii. PRIORITIES

Where work has been specified as being necessary in the preceding pages, a code number from **1 – 4** has been inserted indicating the degree of urgency of the relevant works as follows:

- 1** requires immediate attention
- 2** should be dealt with within the next 12 months
- 3** advisable to be completed before the next Quinquennial
- 4** ultimately desirable, but not at present essential

3.3 ELECTRICAL INSTALLATION

The report on the electrical installation is based upon a visual inspection of the main switchboard and of certain sections of the wiring at random and without the use of instruments.

Any electrical installation should be tested every quinquennium, and **IMMEDIATELY** if not done within the last 5 years, by a competent and registered NICEIC electrician.

A **Resistance and Earth Continuity Test** should be obtained on all circuits and the report kept with the **Log Book**.

The electrical installation should be installed and maintained in accordance with

- the current edition of the **IEE Regulations**
- **The Lighting and Wiring of Churches** (a Council for the Care of Churches publication)

3.4 LIGHTNING CONDUCTORS

Any lightning conductor should be tested every 5 years (in addition to any work recommended in this report) in accordance with the current British Standards, and carried out by a reputable firm recommended by the National Federation of Master Steeplejacks and Lightning Conductor Engineers.

3.5 HEATING INSTALLATION

The comments made in this report are based on a visual superficial examination of the system and its general condition.

A **full examination and test** should be carried out by a reputable qualified heating engineer as part of an **Annual Inspection and Maintenance Contract**, ideally in the summer months.

Details of the report from such a test should be kept with the **Log Book**.

3.6 FIRE PRECAUTIONS

The PCC is advised that the Fire Insurance cover should be annually reviewed.

The local **Fire Prevention Office/Ecclesiastical Insurance Group** should be consulted with regard to the recommended fire precaution measures for the building.

At least 2 general purpose extinguishers should be provided plus additional special extinguishers for

- Organ
- Heating Chamber

3.7 SECURITY

As thefts from churches are becoming more prevalent, it is important that all artefacts in the premises are recorded, photographed, and if possible security marked.

The local **Crime Prevention Officer** and **Ecclesiastical Insurance Group** should be consulted.

All external doors should be fitted with good quality locks.

3.8 REGULAR MAINTENANCE BETWEEN QUINQUENNIALS

Regular inspection and correct maintenance of the church fabric is extremely important to minimise costly repairs and combat vandalism by improving the appearance of the church.

Water ingress prevention and good drainage particularly, are imperative to good housekeeping. The church is advised to enter into an arrangement with a local contractor to clean out gutters, downpipes and drainage gullies at least once, if not twice, a year.

3.9 BELLS AND CLOCKS

Bells, their frames and supports are often not easily accessible but do need to be inspected and maintained by a suitably qualified bell hanger on a regular basis.

Clocks should also be inspected and maintained on a regular basis but preferably by the makers' appointed engineers.

3.10 ORGAN

The church is advised to enter into/ continue with, an annual contract with a specialist for tuning and maintaining the organ, particularly where the instrument is of historical or musical interest.

3.11 PROTECTION OF BATS

The **Wildlife and Countryside Act 1981** introduced legislation to protect bats. Inform **English Nature** if bats are discovered in the church.

3.12 TREES

The church is responsible for caring for all trees within the churchyard. The church is advised to obtain a report on their condition from a registered arboriculturalist and keep it updated regularly.

Seek consent from the Archdeacon for any work to the trees. Some may have preservation orders placed upon them. Any work to preserved trees or trees within a conservation area must also have the approval of the Local Authority.

3.13 EQUALITY ACT 2010

All churches should be compliant with the relevant parts of this Act, although in some listed buildings this may not always be possible.

Churches must have taken all reasonable steps to make the building accessible to all. 'Reasonable steps' will vary from church to church, but are judged upon existing facilities and the amount of money it would take to make them inclusive to all users.

To identify what needs action, consider undertaking an Access Audit of the church and its grounds. Examples of access audit formats can be found on the internet.

SECTION 4 SUMMARY OF WORK

To be read in conjunction with Section 2 detail

4.1 North Elevation

- 1 Replace slipped /missing tiles
- 1 Clean out and repair/ replace missing guttering(Organ Chamber Dormer)
- 1 Ensure terracotta dpc level is min.150mm above ground level by reducing ground levels adjacent to fabric
- 1 Remove ivy from store wall

- 2 Decorate rainwater goods
- 2 Ensure air gap between window guards and opening, remove any debris build up
- 2 Ensure Store is weather tight and secure. Seek advice on any further movement of brickwork at DPC level
- 2 Consider options to repair, renovate or rebuild Store

4.2 East Elevations

- 1 Clean out / overhaul rainwater goods

- 2 Repair open joint at junction of Store and Vestry
- 2 Attend to roof void vents to chancel ,lady chapel gables

4.3 South Elevation

- 1 Remove vegetation, clean out, repair, overhaul, eaves guttering and decorate

- 2 Overhaul valley guttering and outfall to Chancel, Lady Chapel
- 2 Ensure air gap between window guards and opening, remove any debris build up

- 3 Monitor wall stone erosion adjacent south door, new movement cracks and notify any major changes

4.4 West Elevations

- 1 Attend to organ loft/dormer guttering
- 1 Replace missing/ defective cover flashing at Store/heating chamber roof abutment

- 2 Protect gas pipe riser
- 2 Repoint plinth stones
- 2 Ensure air gap between window guards and opening, remove debris build up
- 2 Lower level of rainwater gully at South Transept door and ensure free drainage from gully

- 3 Consider replacing polycarbonate window guards with powder coated wire guards to improve inspection and maintenance of window glass

4.5 Narthex/ Lobby

- 2 Repair perished plasterwork on south wall
- 2 Overhaul ventilation hopper in west window

4.6 Nave/ South Transept

- 2 Repair perished plasterwork adjacent to west door
- 2 Fit threshold seal to door opening to minimise water ingress
- 3 Monitor floor levels for increase in unevenness/movement

4.7 Lady Chapel

- 2 Monitor movement in timber beam ends at opening with South Transept. Seek advice on excessive changes
- 3 Monitor for recurring woodworm signs in altar and arrange treatment.

4.8 North Aisle

- 2/3 Overhaul window vents

4.9 Chancel

- 2 Fill cracked plaster work beneath truss in north east corner and monitor for further movement

4.10 Vestry

- 2 Repair / Replace damaged ceiling after resolving cause.

4.11 Organ Chamber

- 2 Ease door to North Aisle
- 3 Monitor for recurring woodworm signs

4.12 Store

Read in conjunction with Fabric Report dated 02 October 2022 with regard to a decision about the future of the Store

- 1/2 Remove all non-requisite items stored, for safety and ease of fabric maintenance.
- 2 Remove remaining ceiling boards and insulation, carry out any roof structure repairs.
- 2 Fill /point all open joints in walling

- 2 Arrange inspection report of electrical installation and implement recommendations
- 2 Replace / overhaul external door set

4.13 Heating Chamber

4.14 Meeting Room /Office

- 2 Repair shrinkage cracks in plasterboard ceiling and partition walls

4.15 Kitchen

- 2 Repair shrinkage cracks in plasterboard ceiling and partition walls

4.16 Toilets/ Toilet lobby

- 2 Investigate source of dampness in north west corner Accessible Toilet
- 2 Ease door to Accessible Toilet

- 3 Consider operating fans on movement sensors

4.17 Heating and Plumbing

- 2 Obtain annual service inspection report, including boiler flue, heating and cold water pipe work, valves radiators, fan convectors.
- 2 Check stop valves regularly to ensure easy action in event of emergencies

4.18 Electrical

- 1 Obtain inspection report
- 1 Check and test light /power in Store circuit
- 1 Obtain test notice on earth protection/lightning conductor as part of inspection

- 3 Minimise number of extension leads with permanent sockets / ring main extensions

4.19 Site and Externals

- 1 Remove vegetation from steps to Heating Chamber and store and fit handrail to store steps

- 2 Clear out all rainwater gullies and out fall pipe work

- 2 Overhaul notice board
- 2 Obtain stone masonry report and overhaul sections of boundary walling
- 2 Obtain updated arborists report for consideration

- 3 Lower ground levels at west end to expose damp proof course.
- 3 Consider surface water drainage improvements from store