

Diocese of Durham

SHOTTON
St SAVIOUR
(58)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

9 October 2017

Durham Archdeaconry

Easington Deanery

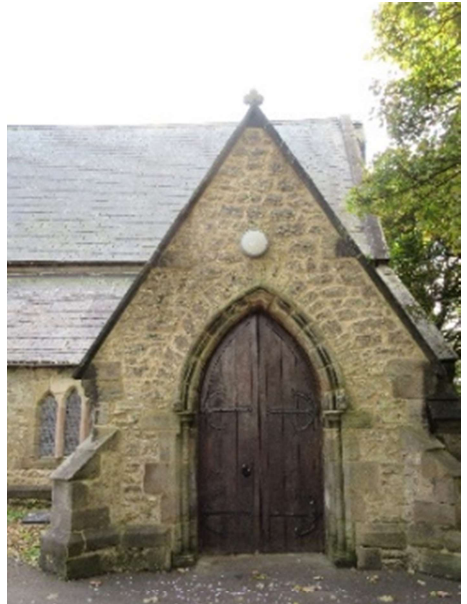
an unlisted building

not in a conservation area

Incumbent Revd Anna Brooker



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PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. Asbestos was removed from the organ blower box in 2011. In 2017 a specialist surveyor found no asbestos at former sub-floor heating pipes. No material now seen is likely to contain asbestos though the history of the church is such that asbestos could be present. However this report is not a survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance note issued by the Council for the Care of Churches. If a survey is required and not previously done, a specialist surveyor should be approached.

Brief description

3. A colliery church begun in 1864 by Philip Hardwick as Chancel, Nave, N Aisle and N Porch only (no clerestory). An arched recess off the N side of the Chancel was screened off as a small Vestry with chimney. Welsh slate and local limestone rubble (said to come from shaft sinkings) with sandstone dressings.
4. In 1903 Stephen Wilkinson of Chester le Street added a matching S Aisle and arcade with gabled Organ chamber at its E end with a new organ arch into the Chancel in place of a Chancel window. He also enlarged the Vestry (now Choir Vestry) over a new basement boiler room to fill the whole space N of the Chancel. The arch between Vestry and Chancel was partitioned with a door.
5. About 1936 the remaining bay S of the Chancel was filled by a new Clergy Vestry continuing the Aisle lean-to roofline and covering the remaining Chancel S window which survives as internal glass.
6. The effect of stained glass added in all the Aisle windows and the additions to a church without clerestory is reduced daylight in the Nave and Chancel which are now chiefly lit from E and W. Light in the Nave from the three large clear glass W gable windows is reduced by large trees and noticeably one directional and may glare looking W. The Chancel E window is largely clear so admits light but glares a little in contrast to the E wall made dark by the covering of all S windows.
7. Pews stand on slightly raised suspended platforms between three solid floor walkways. A few pews have been removed at front and back, leaving complicated level changes. Most original furnishings remain.
8. The church stands back from the main road in a large churchyard, extended westward around the hall and vicarage grounds. Many mature trees. Beyond a public footpath is a further W extension. Churchyards now maintained by the County Council.

Recent structural history

9. Little apparent change since 1936 except minor furniture alterations and an inner porch added in 1984. The boiler has been moved up to the Choir Vestry.
10. In 1998 – 2003 there were general roof repairs, decoration of external joinery, plaster repair at the Sanctuary and E wall.
11. No Log Book was seen but
In 2010 widespread renewal of decayed stone in the W windows, W gable peak and N Aisle mullions with repointing in lime especially at the gables, their watertables, the Porch and Aisle ends where movement cracks were pointed. Repair of damp damaged plaster inside, excluding plaster damaged by movement and rising damp.
New polycarbonate protection at the E window. Organ repair after damage caused by lead theft.
Since the last inspection there have been further slate repairs, and the major achievements of complete rewiring, relighting and reheating.

Summary of structural condition

12. There has been subsidence cracking at both ends of the S Aisle, mainly over windows, now pointed. Tell tales show no further movement in the last 15 years. The structure appears stable.
13. Low level plaster and internal masonry in many parts of the church are disrupted by salts left by evaporation of rising ground water. Past mortar repairs have failed again especially at the arcade pier bases and some shafts and at the W ends of the arcades. Damage slightly worse than last inspection. The organ arch is affected.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

14. No clerestory. The Aisle roofs rise nearly to Nave eave level but are not continuous with the Nave. Instead the Nave has eaves and gutters above a stone corbel course and flashings on the top of the Aisle slates. This makes Nave slate repair and gutter cleaning difficult. Added wooden rain water channels cross the Aisle slates.



15. Welsh slate, steep at the Nave and Chancel, shallower at Aisles and Clergy Vestry whose eaves tilt up slightly. Valley gutters are mainly lead. Mixed lead cover flashings and mortar fillets at the gable upstands. At Aisles dark painted lead apron flashings tuck under the corbel course. After frequent repairs the roofs are fair but scattered slate slippage and cracking recurs and the roof appear nail sick, meaning rust of iron slate nails weaken all fixings.

16. **Chancel** slates have lead cover flashings at the rendered Nave wall and at the E end unusual slates on edge and mortar facing under the gable watertables.
N Chancel slates good.
S Chancel much patched but fair except two slates missing against the E gable and two large holes in the slate on edge upstand, which must leak into the wall head.



17. **Clergy Vestry** same eave height as Aisle. Slates fair, a few clipped. At E gable lead cover flashing over soakers. After lead theft the apron flashing is mixed lead and composite mineral surfaced adhesive foil.
18. **Organ chamber** gabled, several clipped E slates. Two E slates slipping nest to the gable. One slate missing and about 30% of E side ridge pointing missing. All of E and most of W valley gutters are now same foil faced substitute.
19. **S Nave** slate much patched. One slipping near eave towards E end. One slipping near E end of ridge. Some missing pointing at ridge. Mortar fillets under both gable upstands. Near top of W gable some missing narrow slates and gaps in the fillets make holes which must let water into the top of the gable wall (paras 42, 51-53).



20. **S Aisle** slates mostly good. A few cracked and one slipped out at E end. Mixed lead and composite apron flashing. At the W end watertables no visible soakers in the slates under a fillet, where plants grow in cracked mortar.



21. **Porch** sound except a plant grows in cracked ridge pointing and some decay of ridge tiles. Soakers and cover flashings at gable. Moss at W slates.

22. The changes of roof pitch bend the Porch valleys, holding leaf debris in which plants grow. Regular clearance is needed.

23. Moss on the **W roof** ends shows parts of the building are kept damp by the very close trees.

24. **N Nave** good except one slate missing near NE corner.

25. **N Aisle** one slipping twisted slate near eave over the wall dividing Aisle and Vestry, perhaps showing a loose batten. E of Porch plants grow between Aisle slates. The sarking boards inside have flaked paint and some surface salts showing at least occasional damp. There are no other clear slate defects at present but there must be poor laps and no felt under the slates as second line of defence.



26. **Choir Vestry** gabled roof is fair.

At the abutment to the Chancel wall a lead cover flashing over soakers, with a fern growing.

At the N gable the tops of the soakers are mastic sealed to the undersides of the stone watertables.

Rainwater System, Drainage

27. Level half round gutters, round pipes and shoes. All cast iron except plastic gutters at N. Part silted with leaves, plant growth and some choked outlets. All gutters and pipes need to be cleaned, stripped and painted or replaced.
28. Water from the Nave gutters drops into wooden troughs across the Aisle slates held in place by galvanised straps. The troughs are decaying and do not reach the Aisle gutters. They will not function much longer.
29. The Nave and Aisle roofs so nearly meet that there is a case for removing the inaccessible Nave gutters and troughs, letting the Nave water fall onto the Aisle slates, with higher flashings covering the Nave eave stone corbels. If kept dispersed the Nave water should not leak through Aisle slates with sufficient laps.
30. Gutter drips at several places due poor levels and leaf blockage especially:
At the N Aisle over the E window and the W buttress where the gutter lacks brackets
Between Chancel and chimney where the Vestry gutter falls away from its outlet, wetting the vestry and Chancel wall (plaster damaged at new boiler and in Chancel) (and para 44).



N Aisle

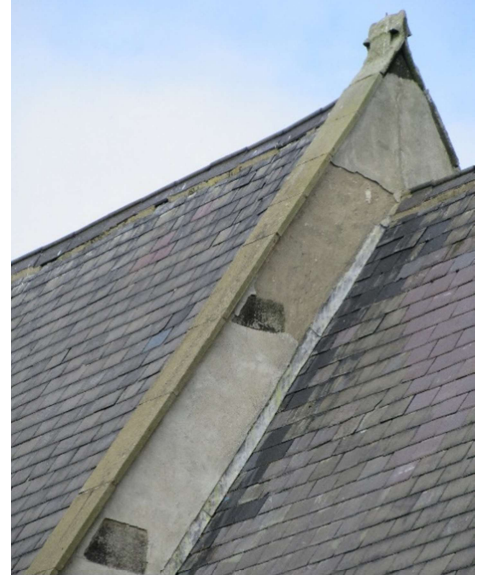


between Chancel and Choir Vestry Chimney

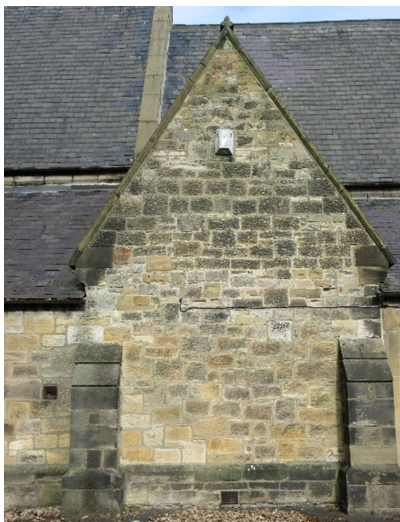
31. Eight gullies for rainwater and a sink. The only visible drainage is a manhole by the Clergy Vestry door and a deep manhole near the road entrance. Reported by the parish that blockage of the drain from that manhole to public sewer in the road was cleared this year.
32. There being no other inspection covers it is not known which if any gully connects to drainage or to soakaways. It would be useful to trace from the gullies with dye and a hose. If some or all the gullies simply pour water into the ground near the church they must worsen the rising damp in the walls and piers.
33. If any gullies do not connect to sewer, new drains to sewer or very remote soakaways should be installed. Further land drains from the usually saturated churchyard would also be desirable to lower the ground water level and make the building dryer.
34. Leaves need to be cleared from many gullies, especially between N Chancel and Vestry where leaves and rubbish pile high and must themselves make the walls wet (para 71). A sagging plastic sink waste passes round the Choir Vestry to the nearest 'gully' which seems blocked by the gas supply passing through it.
35. A working sump pump in the disused basement discharges over the wall around the steps onto the ground. Some of the water immediately drains back through gaps in the wall into the basement. The rest must add to the general saturation of the ground and building. Either the pump should be removed and the basement filled or the discharge should connect to proper gully and drain away from the building.

Walls, Buttresses, Chimney

36. Original **Chancel, Nave, N Aisle and Porch** in random magnesian limestone rubble, probably from sinking a pit, with dressed sandstone plinth, buttresses and watertables. As normal for the time no sign of a damp proof course. Lime mortar under later cement mortar pointing which in parts is smeared over the surface like thin render. The later cement pointing is too hard and shallow and much has fallen. The limestone is mostly sound though small parts are decayed back. In 2010 parts of E and W gables, all of Porch, part of N Aisle, Nave watertables were repointed in lime mortar.
37. The **Chancel** gable has a string course under the window. A second lower string has one decayed length. The watertables are well pointed. Gables repointed above eave level, rest fair with isolated holes.
38. **Clergy vestry** (1936) squared snecked sandstone built over and poorly bonded to the original buttress. Good condition except open water table joints (damp damage inside para 72) and slight surface decay against the earlier buttress. Narrow joints well pointed. Some former subsidence to SE shown by now wide pointed vertical joints at the Organ chamber, over the E window and at the former Chancel buttress.
39. The **Nave E gable** is rendered, top coat part missing at the top of the S side.



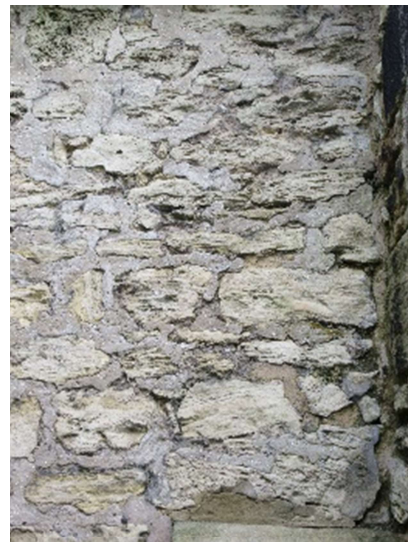
40. **Organ Chamber and S Aisle** (1903) uncoursed squared sandstone on a plinth with buttresses. A bitumen damp proof course just above ground. Struck cement pointing. In the Organ gable some stone decay at ground level and mid height.



41. At the Aisle S side L of the W window some open cracking. At the Aisle W end pointed cracks over the window and in its tracery. Both show former movement of the corner out to SW towards a medium sized sycamore 6m away. Otherwise sound.
42. **Nave W Gable** fair but strong signs (paras 19, 51 - 53) that the peak is damp due to defects at watertables and roof. Upper N watertables appear concrete, one decayed, a plant growing in another. Bottom panel repointed 2011.

43. **Porch and N Aisle** good.

44. The **Choir Vestry** E side and Chimney are also limestone with sandstone dressings. Mixed cement over lime pointing, especially poor under the overflowing E gutter which wets the wall (para 30). The later N gable and wall over the door are squared sandstone. Stone and pointing fair except some loss of cement pointing under the cill. A timber flagpole in a steel bracket on the gable.



45. **General** Despite slight lowering of path levels at S and W there is evidence (photos, gully and vent levels) that the ground and drive levels have risen, as happens over time. High ground levels increase damp in the walls without damp proof courses. With poor subfloor ventilation they will stay wet between rain. Rising damp in walls and floors follows.

Turret, Bell

46. A single tolling bell under a stone canopy on corbels projecting from the W gable peak. Last recorded servicing of bearings in 1995. Minor masonry renewals in 2010.

Window and Door Openings

47. **E Chancel** tall three light arched with complex round tracery. Hoodmould and tracery sound. Three arch stones show some decay in soft beds.

48. **Clergy Vestry** sound stone in window but wide pointed joints due to past movement. Door surround sound.

49. Four **S Aisle** triple lights in simple plate tracery. Sound but decay started at the bottoms of two mullions.

50. **S Aisle W end** hood mould and plate tracery sound but wide pointed joints due to past movement. Decay begun each side of one tracery joint.

51. **W Nave** top roundel with tracery forming three trefoils. Some 80% outside stone replaced in 2010, sound. In 2010 the damaged internal reveals were replastered and repainted. The plaster is deeply damaged again, showing the gable peak remains wet.



52. **W Nave** pair of tall two light windows. Hoodmoulds sound after most stones replaced in 2010 but the joint at the peak of the S hoodmould is now open and decayed back, letting water into the arch. In the S light the cusped Y tracery at the top of the mullion and one arch stone replaced in 2010. Now minor surface decay of part of the new arch stone adjoining the retained arch stones. Otherwise fair with minor decay in some soft beds.

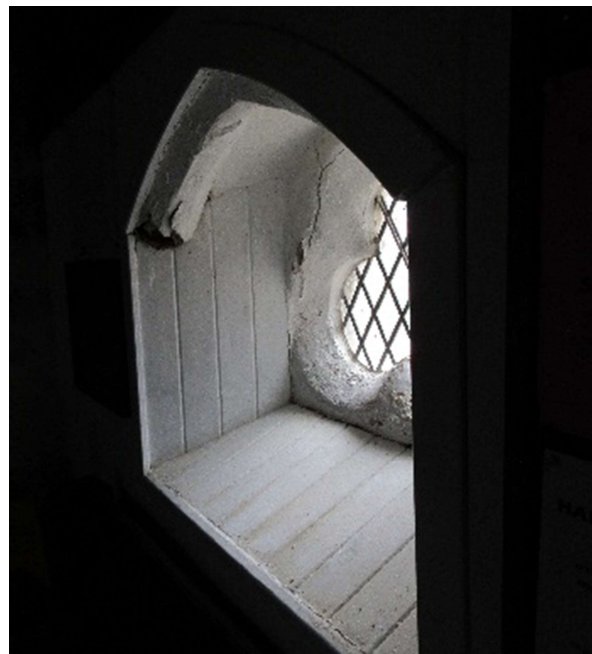




53. Corresponding stone and plaster decay inside shows the masonry at the roundel and the tops of the two light windows, especially around the S side of the S light remains damp. Causes may include
 Lack of damp proof course under the gable water tables
 Lack of soakers in the nave slates and holes in the mortar fillet under the gable water tables (para 19)
 Open hole at top of the S hoodmould
 Open hoodmould joints

54. **N Aisle W end** fair. Slow decay continues in one arch and tracery stone.

55. **Porch** small trefoil windows each sound, now pointed but stone softened inside.
 Unusually the moulded door arch and hoodmoulds are carved from magnesian limestone, now decayed back from each joint (before 2010 repointing) but structurally sound. Sound sandstone lower reveals and shaft decoration. Pointing lost between stone and door frame.



Decay inside the Porch windows and at their inner arches

56. Three **N aisle** triple lights in simple plate tracery as S. Mullions replaced back to glass line in 2010. Internally at one mullion of the middle window mortar facing has broken off.

57. **Choir Vestry** door and window openings good except an open crack in the cill.

External Iron and Wood

58. Porch and Vestry doors wide oak boards with curved strap hinges. Sound except Porch doors lack some bolts.

59. Box section steel cross on E gable appears sound.



DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

60. Nave and Chancel concealed by wagon ceilings, probably scissor trussed rafters like the smaller Organ chamber roof which appears sound.

61. Aisles and Clergy Vestry exposed rafters on purlins on principal rafters at piers. All varnished softwood. Built into wallheads without wallplate. No apparent defects but the gable watertables must be kept well pointed to protect the boards, end rafters and built-in purlin ends from rot.

62. Choir Vestry roof is concealed by original wagon shaped ceiling boards under the assumed trussed rafters, one end standing on a beam on stone corbels.

Ceilings

63. **Nave** dark varnished softwood faceted boards, with four high ventilation openings. No access but no visible damage. **Chancel** similar but lower facets ribbed.

64. **Aisles** exposed sarking boards painted between rafters. Paint loss from joints in N Aisle suggests damp (para 25). **Clergy Vestry** same boards but varnished.



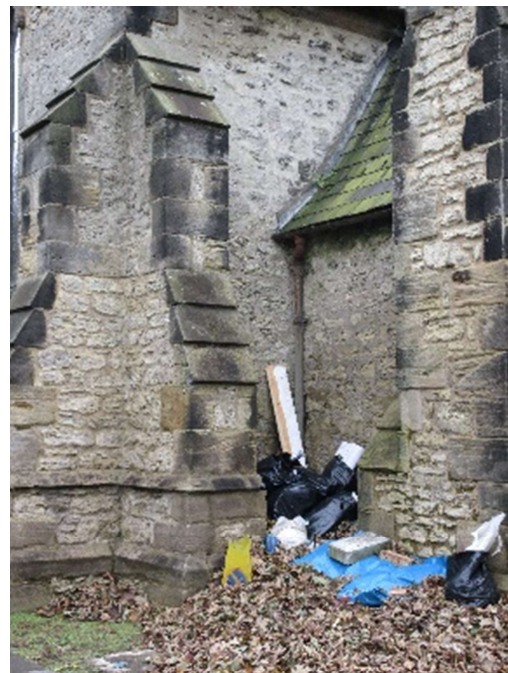
65. **Choir Vestry** originally open to varnished boards under roof timbers, now hidden by a modern flat ceiling of softboard on joists with hatches to storage lofts with floorboards. Sound.

Chancel Arch, Arcades, Masonry, Plaster, Decoration

66. White eggshell paint covers the whole interior including the stone of the Chancel arch, the arcade piers and arches and the window surrounds. Paint probably disguises previous mortar repair of damp damaged stone. Unless the paint is more permeable to water vapour than it appears it will itself trap damp, leading to more damage at weak parts.
67. At least the E and W gables are plastered on split chestnut laths held off the stone walls, probably to increase resistance to driving rain. Solid rubble exposed gables are not naturally waterproof.
68. The **Chancel arch** is sound. Above it flaking paint on the Nave N side, either remaining from before repair of the external render about 5 years ago or caused by leaking watertables.



69. Chancel E gable damp damaged both sides of the window at about arch spring level, especially at the top of the N reveal, perhaps remaining after the 2010 repointing of the upper E gable.
70. The rest of the **Chancel** is fair. Recent paint on repaired plaster shows how dirty the rest of the walls are. Damaged paint and efflorescing salts at bottom of the Organ arch, hidden by a choir bench. At its E side a mortar repair is forced off by salts due to rising damp.
71. Chancel walls mainly sound but salts effloresce again in the upper part of the 2010 plaster repairs N of the altar and at low level at the reveal of the filled N arch (sources of damp the gutter falling the wrong way, possible blocked gully and heaped leaves and black bags outside – paras 30, 34)



72. **Clergy Vestry** good except two movement cracks over the window and through the window tracery to the glass and high level horizontal cracks in the E end of the S wall show the corner has subsided.
Damp damage over the N side of the window worse than last inspection (open water table joints over, para 38).



73. **Organ Chamber** dirty ancient plaster.

74. **S Aisle** plaster good except

- minor damage at one window reveal
- diagonal cracks near the SW corner with modern telltale still showing less than 1mm movement of the corner westward
- minor rising damp at E end of the S wall

75. At S Aisle W end general damp damage of plaster especially at high level in the NW corner next to the end of the S Arcade shows present or former damp through the roof or watertable.

More damp damage at both sides of the end of the arcade (W respond) where stone is lost due to severe salt efflorescence caused by rising damp.



76. The **N Arcade** W end has similar but less severe rising damp and plaster damage at arch spring level both sides of the arch respond. Plaster or stone is being forced off the arch by salts in the stone.



77. In the **Porch** plaster and stone damage including stone decay at both window arches and over the door arch.

78. In the **N Aisle W** gable slight damage at high level and just replastered under the window. Note that brick inner wall face under the window found when plaster removed.

All the N window cills are cracked, worst at middle window cill where the render lifted by salts. Further rising damp each side of the door to the Vestry.



79. At **Choir Vestry** damp damage R of the door to the Aisle. Low level damp in most of the E wall behind the boiler (damaged gully and poor gutter paras 30, 34 - now replastered) and at high level near the Chancel. Poor plaster in lofts over.

80. **S Arcade** three piers (two round, middle octagonal) seem sound except stone damage in the bases especially the middle and W pier due to salts in rising damp. The bases have been patched with mortar and painted over but are disrupted by further salt efflorescence, slightly worse than at last inspection.

81. **N Arcade** same but the damage reaches higher in the pier shafts to above pew back level. The W pier is worst, the mortar repair of the bottom half having failed and salts bursting to top of pew level. The depth of decay is not known but could be becoming a risk to the structure.

82. In sum decay of the arcade piers gets slowly worse. Salts now show higher in the piers and in three of the four end responds with more stone and mortar decay.



NE pier aisle side 2017

mid N pier aisle side 2017

NW pier aisle side 2017



Jan 2011



Oct 2012



2017

NW pier nave side – comparisons over time



Jan 2011



Oct 2012



2017

N arcade mid pier nave side – comparison over time



Jan 2011



Oct 2012

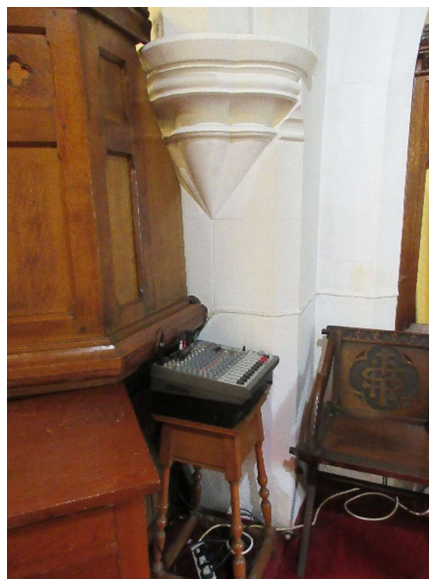


2017

N arcade E pier nave side – comparison over time



NE respond



SE respond



SE pier nave side 2017



S mid pier nave side 2017



SW pier nave side 2017



SW pier aisle side 2017



S mid pier aisle side 2017



SE pier aisle side 2017



SW respond 2017

NW respond 2017

83. The comparison photos show rising damp continues to damage paint, mortar patching and stone. The ground around and under the building must be saturated and rising damp is not being controlled by damp proof courses or by enough subfloor ventilation. The arcade bases appear surrounded on three sides by suspended floor and on one by solid walkway floors which are damp and may themselves obstruct cross ventilation. The base of the former S Nave wall on which the S arcade may stand may itself draw up water while obstructing air flow.

84. It appears that rising damp will disrupt the masonry until it is controlled by improving all rainwater, waste and land drainage, further lowering ground levels and improving subfloor ventilation with larger wall vents and opening ventilation through any internal subfloor obstructions.

As an interim measure removal of all paint from the piers and new air grills around all bases to allow low level evaporation may protect the pier shafts from further damage but appearance will remain poor.

When damp is controlled stone replacements or further mortar repair with new damp proof courses will be needed.

Partitions, Doors, Panelling

85. Plastered partition in the former arch between **Chancel** and Choir Vestry with door. Slight damp damage from E end.

86. Glass and stone of the window in **S chancel** wall is now internal.

87. Around the **Sanctuary** and N of Choir low oak panelling with simple top cresting seems sound. A grained softwood panel under the E window where a photo shows a former reredos.

88. Matching framed oak doors at **both Vestries**. Both Choir Vestry doors bind to floor. Packing the lower hinges might solve both. The **Clergy Vestry** door binds to its frame.

89. Original inner **Porch** doors are framed oak boards, one door bowed so poor fit to arched frame, letting in draughts. Slight bind, perhaps due to the general damp. Closer on one leaf not working. Modern inner porch is clad in light oak boards and veneered ply with pair light oak glazed doors with overhead closers, good condition.

Ventilation

90. Visible subfloor ventilation:

- W Nave near N buttress – one 9 x 3” air brick clogged with mud splashed from path
- W ends of Aisles – nil
- S Aisle – 9 x 6” airbricks in W bay, mid bay and organ chamber
- N Aisle – one 9 x 6” modern pattern red clay in mid bay (immediately above soil) and one 9 x 6” chest high in each of the E and W bays, not visible inside so possibly ducted down in the wall thickness to the subfloor.
- E end and Vestries – nil

91. This is a fraction of the modern standard, especially for a wide building and one without damp proof courses. Further, it is not known whether air openings through the **THREE** walkways connect one subfloor to another for through ventilation which is essential to preserve the fabric.

92. The standard of ventilation is better at the later S Aisle but not known whether it connects across the building. It has a damp proof course in the wall and less damp in the arcade.
93. There is no room ventilation except a combustion air inlet for the former boiler in the Choir Vestry, through the ceiling hatch and top of the window glass now in the loft above.

Glazing, Protection

94. **E Chancel** Crucifixion good quality, sound. Ventilated UV light resisting polycarbonate on brass clips with horizontal joints.
95. **S Chancel** (internal to Clergy Vestry) has clear diaper leaded glass, with three broken at bottom and overlazing on the Vestry side, all very dirty.
96. **Clergy Vestry** clear diapers sound but dirty. Three pieces in top trefoil and several in the N light are pulled out of leads and the leads away from the stone, letting in draughts, due to past subsidence. Polycarbonate sound but very dirty.
97. **S Aisle** four windows of three lancets all First War memorial stained glass, all with sound galvanised wire mesh. From E
- Faithful knight Bede Liddell Fenton 1916, sound except small hole
 - Jesus and children, general parish, sound
 - Soldiers of Christ, notably good glass painting, sound
 - Mothers' Union thanks offering, sound
99. **S Aisle W end** two lights and quatrefoil over, clear and pale green diapers sound but very dirty. Polycarbonate well fixed, sound and clear but very dirty inside.
100. **W Nave** pair of tall two light windows and top round light all clear leaded and internal ferramenta, sound. Ventilated polycarbonate is well fixed and sound but dirty.
101. **N Aisle W end** two lights and quatrefoil over, SS George and Michael, First War memorial well painted, sound. Galvanised wire mesh sound.
102. In **Porch** two small trefoils of leaded clear glass, ventilated polycarbonate, dirty.
103. **N Aisle** three windows of three lancets, all with minor paint splashes and sound galvanised wire mesh, from W:
- Light of the World, Peter and Paul, Turnbull memorial 1988 by Sep Waugh, sound
 - S Michael Second War memorial 1988 by Sep Waugh, sound
 - Good Shepherd Mothers' Union 1924 sound except two pieces of text damaged
104. **Choir Vestry** cast white diapers except cast sheet in part of the middle light with empty hole where former ventilator missing. Glass part hidden by lowered ceiling. Good ventilated polycarbonate but dirt.

Floors, Rail

105. **Altar platform** is large plain ceramic tiles with marble step, both part lifted, uneven and about 50% broken, suggesting underlying fill has swollen as often found in Victorian churches. Simple to replace with clean fill and new tiles.



106. In the **Sanctuary** fine encaustic tiles on solid floor, edged by marble step which seems sound except more treads loose and middle tread moved out. Communion rail oak on firm painted twist iron posts. Hinged mid rail flap not well fitting.
107. **Choir** same but five tiles missing by Choir Vestry door. Slight heave next to marble Chancel step suggests some fill swollen as above. Softwood platforms under Choir benches seem sound. Central carpet runner over tiles.
108. **Choir Vestry** softwood blocks on solid floor, partly over the boiler chamber. Stone step up from the Aisle is worn, patched with mortar which is part broken.
109. **Clergy Vestry** softwood blocks on solid floor. Seems sound but slopes down to SW.
110. In **Nave and Aisles** low platforms of suspended wide softwood boards under the pews and at former pews between solid walkways. A further platform has been added over the E end of the centre walkway.
111. Walkways and cleared platforms covered by red carpet on felt underlay or hardboard in places. The concrete feels damp. The carpet and underlay seem to allow vapour through.
112. A solid floor walkway crosses the church from the Porch. The NW corner is solid floor under a marble font platform. Parts of the marble are loose and cracked. Against the Nave W wall a pew platform, uneven and part patched with boards in different directions.



113. Concrete floor in **Porch**, one step below Nave.

Monuments, Brasses, Furnishings, Organ

114. Open altar table with frontal. Oak stalls and choir benches and front desks. Simple oak pulpit and lectern.
115. Pipe organ repaired after water damage about 2010. Now in good order. Simple oak case. Perpendicular carved screen at W side of organ.
116. Aumbry, Mather marble monument and wooden First War memorial in S Aisle.
117. Fine modern brass paschal candle holder. Modern pricket stand. Comfortable plain softwood pews. Large stone octagonal font bowl on mixed stone shafts whose bases have been repaired with mortar, which (with the cracked marble tiles). suggests rising damp in the platform fill.

Heating

118. Large gas meter and new balanced flue boiler on E wall of Choir Vestry. New pressurised copper two pipe circulation around the church perimeter and steel panel wall radiators being installed during inspection.



119. The former basement boiler room and chimney now disused. Concrete ceiling and floor with channels to a sump and automatic pump which recycles (para 35). Electric light with switch wet enough to give a shock in past.

120. External stone steps. Basement door kept locked. The basement now seems without purpose and could be stripped and bricked up (with ventilation) or infilled along with the railed outside steps to reduce maintenance OR used as a general sump for land drainage pumped to a new drain well clear of the building.

Electrical

121. The intake behind the organ has an earth rod under the organ floor. Modern main switch. A full rewire since the last inspection. Now pendants with 12 x 8 low energy globes in the Nave and Chancel, low enough for lamp changing. Matching wall lights in the Aisles.

Lightning Conductor

122. None and a conductor does not appear justified at this not very prominent building.

Fire Precautions

123. Extinguishers:

2 kg CO₂ behind the organ, serviced Sept 2017

6 litre foam at porch inner door marked last serviced Sept 2016, perhaps an oversight

6 litre foam at vestry door serviced Sept 2017

In case of any future proposal to change note that the insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

124. Non illuminated fire exit signs over porch inner door and door to vestry.

Water and Sanitary facilities

125. Stainless sink in Choir Vestry. Electric water heater over. Waste to a damaged gully.

Access and use by people with disabilities

126. Easy access from pavement by good level drive to main doors into Porch, which any lowering of ground levels should maintain. Then one step up to Nave which can be accessed when required with a temporary ramp. Inner Porch door closers are resistant. A high step from Nave to Chancel. To Choir Vestry two external steps and one internal step up from Aisle.

127. Inside, use and parking of wheelchairs is limited by the narrow walkways, pew platforms and other steps. Any alteration of floors should be level to accommodate all comers and be easier at weddings and funerals.

Security

128. A heavy bar blocks the inner Porch doors. Rim night latches only at the Vestry doors. Both inner doors at the Choir Vestry have better mortice deadlocks but no keys. Outer door at the Clergy Vestry is disused and blocked.
129. Two wall safes in Clergy Vestry.

Churchyard, boundaries, signs, paths, trees

130. Large square flat churchyard closed and maintained by the County Council. Wide level tarmac drive to the Porch and Vestry. Tarmac path past W end of Nave. Flag paths at E and S and a block paved path to the S boundary, all in good condition. Rose beds N of the church designated as a Garden of Remembrance.
131. Stone boundary walls at W, E and N along the pavement with steel gates. Plants in the E wall show need for pointing. Some chain link fencing at W. Steel railings along the S boundary. Many gravestones, some laid flat or moved to the W wall. Remainder mostly sound but some leaning and some restrained by the County.



132. Mature trees along the boundaries and through much of the churchyard. Four large trees close to the church W end reduce light at the W window and may influence the walls, especially at the SW corner which has subsided. Persistently damp ground and very little grass under these trees, despite some thinning.
133. External sign at entrance and a good sign next to the drive.



134. A SW extension churchyard enclosed by locked gates in galvanised steel railings. A further large extension at W beyond a public footpath is well maintained.

Archaeology

135. Consultation with the Diocesan Archaeological Advisor and local authority archaeologist indicate that the church and its site are not of archaeological importance.

General comments

136. The parish has achieved a lot in recent years (stone repairs about 2010, roof repairs, rewiring and re-heating).

137. Further patching of damaged plaster and internal stonework may be wasted unless the causes of the dampness are also tackled. Time should be allowed for the fabric to dry out before internal repair and decoration.

138. If choices have to be made the order of priority for protection against damp might be:

- thorough roof repair and improvements
- drainage investigation and improvement, perhaps with further lowering of ground
- remove or reduce trees by W end
- increase subfloor ventilation
- alter the Nave and Aisle floors to remove steps and improve cross flow of air, repair internal masonry (with damp proof courses in columns), plaster and decorate.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Unless full reslating and watertable repair is possible within months, make patch repairs	16, 18 – 20, 24, 25, 42, 53
Ditto repair and relevel gutters	30, 71
Clear leaves and rubbish at gutters, gullies and walls generally	34, 71
Point joints in Clergy Vestry watertables	38, 72
After trial chemically remove paint from piers and responds to slow damp damage	66, 80 - 84

For completion within 18 months

Begin actions (floor levelling, subfloor ventilation, pier and respond repair) to reduce rising damp and repair damage	13, 32, 33, 35, 45, 51, 53, 80 – 84, 90 – 92, 110 – 112, 137, 138
Reslate whole or in stages including rainwater goods (but remove Nave gutters) and repair of render at Nave gable upstand as soon as funds allow	14 – 29, 39

For completion within five years

Point open joints in S Aisle S side L of W window	41
Repair inside of mullion at N Aisle mid window	56
Repair floor tiles in Choir	107

Desirable improvements

Reduce the W end trees	6
Remove the Nave gutters and channels across Aisles	14
Redecorate N Aisle ceiling after reslating	64
Relead and clean glass at Clergy Vestry	96
Repair plaster and redecorate whole interior (except perhaps piers) after repairs	66 - 79

Recommendations on Maintenance and Care

Replace missing bolts at Porch outer doors	58
Adjust Vestry doors to stop binding	88
Clean Porch and W Nave glass and protection	100, 102
Remake altar platform	105

ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see www.electricalsafetyregister.com

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.