



Care of Churches and Ecclesiastical Jurisdiction Measure 1991 – Quinquennial Inspection  
**ST CHADS, SUNDERLAND**

Diocese: Durham  
Archdeaconry: Sunderland  
Church Code: 613 181

Date of Inspection: 05<sup>th</sup> May 2022  
Inspection undertaken by: Jamie Holden BA (Hons) RIBA RIAS  
Previously Inspection: July 2015 by Lucy Stewart

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## 1.00 INTRODUCTION

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### General

- 1.01** This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure. The report must not be used as a specification of work to be carried out and the PCC is required to obtain a Faculty before any work is undertaken with the exception of some minor maintenance items. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access was provided on the day of the inspection by Linda Gough

### 1.02 Priorities

Priorities indicated in the margin of the main body of the report are as follows:-

- 1 Urgent, requiring immediate attention
- 2 Requires attention within 12 months.
- 3 Requires attention within the next 12-24 months
- 4 Requires attention within quinquennial period
- 5 A desirable improvement with no timescale
- M Routine items of maintenance.
- O Keep under observation and report any changes to the Architect

### 1.03 Limitations Of The Report

This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure.

The inspection of the Church is made from ground level and using binoculars, parts of the structure which were inaccessible, enclosed or covered have not been inspected, therefore, it is not possible to report that any such part of the structure is free from defect.

### 1.04 Schedule of Accommodation

- Porch
- North Aisle
- Nave
- South Aisle
- Chancel
- Lady Chapel
- Organ Loft
- Vestry
- Meeting Room & Office
- Boiler House

### 1.05 Description

The church is of medium size, built of buff bricks in 1961. The main body of the church consists of nave with aisles to north and south and chancel to the east; these are all under a single slated roof with overhanging eaves and gutters. On the north side of the church (main elevation) there is a small transept which holds the organ, and a small north porch to provide the main entrance. There is a further entrance at the east end of the main elevation, this has a flat roof connecting it to the adjacent church hall. The west end of the church has a large window composition, all with plain glass. The south is

largely hidden by vegetation, but there is a flat roofed area at the SE corner for the Lady Chapel.

The ground slopes down to the east, allowing for multiple levels of vestry, basement, sacristy and organ loft access. The vestries are below the chancel and lady chapel.

The interior of the church is largely unchanged from the original and is all plastered and painted white. The flooring is a light coloured sprung wood floor, with carpet in the chancel and lady chapel. Windows are numerous and all have plain glazing providing a bright, modern yet calm space.

The Vestry staircase is utilitarian and concrete, rather narrow. The vestries are basic yet comfortable, and there is a door leading to the basement space. This gradually narrows towards the west, and a large proportion is unused.

The Church does not have a churchyard, there is a small grassed area to the north shared with the Hall, and a large car park to the east. Mature trees shield the building from the road, and there is other basic planting surrounding the building.

#### **1.06 Work carried out previously and since the last inspection**

The following work items have been carried out between Aug 2016 and Dec 2021:

- 2020 – New gas boiler
- 2021 – New WC in extension to the porch and servery within the North Aisle

#### **1.07 Maintenance**

Although the Measure requires the church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the churchwardens should make or cause to be made a careful inspection of the fabric at least once a year and arrange for immediate attentions to such minor matters as displaced slates and leaking pipes. Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.

Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.

It is recommended that the PCC enter into an annual contract with a local builder for carrying out the required maintenance work.

Guidance may be had from the pamphlet 'How to Look After Your Church' *Publisher: Church House Publishing; 3rd Revised edition (1 Jan. 1991) ISBN-10: 0715175610 ISBN-13: 978-0715175613.*

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church>.

#### **1.08 Fire Precautions**

Fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. Under the Fire Regulatory Reform Act the PCC are

required to appoint a 'responsible person' to carry out a Fire Risk Assessment, (which includes details for evacuation and the safe removal of valuables and so on).

At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO<sub>2</sub> type where the heating apparatus is oil-fired. (There are three main types and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the Local Authority Fire Prevention Officer).

All fire extinguishers should be checked and inspected annually by a suitably qualified person to ensure they are in good working order. Inspection records/certificates are to be kept in the church log book and on the individual extinguishers.

It is noted that the extinguishers were last serviced in October 2021 by Group Fire Services

#### **1.09 Electrical Installation**

Any electrical installation should be tested annually if over 5 years old and immediately if not done within the last five years (except as may be recommended in this report) by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. In addition any portable electrical items should be PAT tested annually by a registered electrical engineer.

**1**

This report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

The electrical installation was last inspected in 2015. Inspection now due.

#### **1.10 Heating Installation**

A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins and the report kept with the church log book.

It is noted that the boiler was installed relatively recently in 2020.

#### **1.11 Lightning Conductor and Protection System**

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with current British Standards by a competent electrical engineer and the record of the test results and conditions should be kept with the church log book.

It is noted that there is no lightning conductor

#### **1.12 Bells**

Bells and all related apparatus should be checked annually by a suitably experience specialist.

It is noted that there are no bells

### 1.13 Organ

It is understood that organ was rebuilt in 2009 and appears to be in good order.

An organ specialist should undertake an annual maintenance contract. A technical report should be commissioned if the instrument is of historical or musical interest.

### 1.14 Accessibility

The Disability Discrimination Act 2005 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation.

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at [www.churchcare.co.uk/legal](http://www.churchcare.co.uk/legal). Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

### 1.15 Sustainability

A Quinquennial Inspection is a good opportunity for the PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase energy efficiency and considering other environmental issues. Further information is available on the Church Care website.

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<https://www.churchofengland.org/news-and-media/news-and-statements/general-synod-sets-2030-net-zero-carbon-target>

[www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building](http://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building)

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix or use the following link:-

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches>

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you

take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

The energy footprint tool can be accessed by using the link below:-

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

*Sustainability Countdown to 2030*: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.

#### **1.16 Health & Safety**

Overall responsibility for the health & safety of the church and churchyard lies with the incumbent and the PCC even when a local authority or other organisation might have a maintenance obligation for some or all of the exterior spaces and features. This report may identify areas of risk as part of the inspection but does not equate to a thorough and complete risk assessment by the PCC.

#### **1.17 Asbestos**

The Control of Asbestos at Work Regulations 2004 requires that those responsible for public buildings, including churches, have an Asbestos Survey carried out and maintain an Asbestos Register to identify the type and location of Asbestos when present which should be available for any Contractors working on the building.

Further information is included in the HSE code of practice The Management of Asbestos in Non Domestic Premises L127 and guidance is available at [www.churchcare.co.uk/building](http://www.churchcare.co.uk/building)

When any construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out by an accredited specialist company.

It is understood that a full Asbestos Survey was carried out in 2020 when the boiler was replaced.

#### **1.18 Insurance**

It is of crucial importance that all church buildings be adequately covered by insurance. The PCC is strongly recommended to consult their insurance company or broker for full details and information on variations to the type of cover and any special factors requiring particular consideration.

#### **1.19 Weather Conditions On The Day Of The Inspection**

Dry and sunny.

#### **1.20 Date of Next Inspection before:**

May 2027



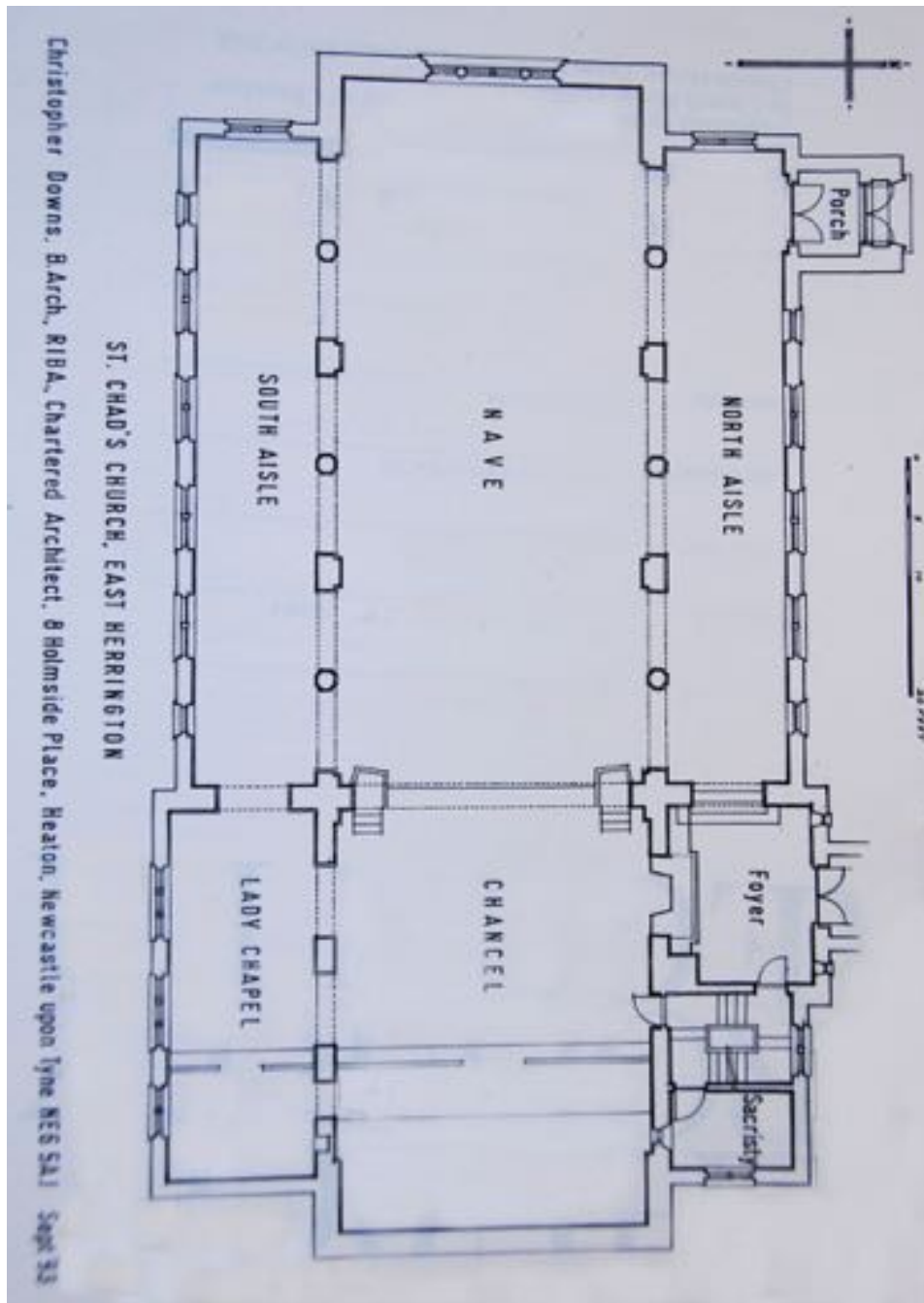
1.21 Aerial View of Churchyard



N ↖



1.22 Plan Layout



N ↑

## 2.0 ROOFS

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### 2.1 NORTH PORCH

2.1.1 Westmorland slates on a small pitched roof with a tiled ridge running north-south. Lead flashing abuts a brick gabled parapet to the north with a stepped abutment flashing against the Aisle. There is a gutter and outlet to the west. All is in order.

2.1.2 The porch was extended in 2020 to accommodate a WC located under a small area of flat roof with a single ply membrane covering. The membrane forms an abutment at the parapet to the north and east and against the Porch and Aisle to the south and west respectively. A chute and hopper to the east allow the flat roof and east slope of the Porch to drain. All is in order.

2.1.3 The flat roof in catching debris fallen from the trees and ought to be cleared bi-annually as part of routine maintenance. **M**

2.1.4



a) West slope



b) Lead flashing to brick parapet

2.1.5



a) East slope with adjoining flat roof added in 2020.



b) Ensure debris is cleared regularly from the flat roof.

## 2.2 NAVE NORTH SLOPE

- 2.2.1 Westmoreland green slates laid in diminishing courses. The ridge is a half round clay tile, there are stone copings on parapets and abutment flashings to the east and west ends. The roof covers both Nave and Aisle. The Organ Loft has a small gable end which interrupts the gutter line of the Nave and is covered in the same material. The roof was overhauled in 2020, the ridge was re-bedded, slipped slates were re-fixed, some replacements were introduced and failed copper flashing replaced. There are still a number of slates with chipped corners but remain weathertight and on the whole the roof is in good order.
- 2.2.2 The copings appear to be in fair condition having been repointed in 2020 at which point the apex finial to the east gable, which was badly eroded was removed.
- 2.2.3 There is some shrinkage and minor cracking to the pointed ridge to the organ loft. **O**
- 2.2.4 The cast iron guttering at the west end, directly above the Porch, is quite badly corroded although does not appear to be leaking. This section of guttering ought to be replaced within this quinquennium. **4**
- 2.2.5 The high-level fascia board at the west end requires decoration and gutter cleared. **4**

2.2.6



a) View of the west end of the north slope



b) North slope viewed from the NW

2.2.7



a) Cast iron gutter to be repaired



b) Fascia board required decoration.



2.2.8



a) West end abutment flashing in good order.



b) Gable over the Organ Loft in the distance

2.2.9



a) View from the SW



b) Minor cracking to verge pointing.

## 2.3 HALL LINK

2.3.1 This section of flat roof forms a covered walkway between the Church and the Hall. It is understood that the roof was originally covered with copper sheet which has since been replaced with a single ply membrane. The membrane has abutment flashings chased into the brickwork and is all in good order.

2.3.2 Gutters to both sides are clear and in good order.

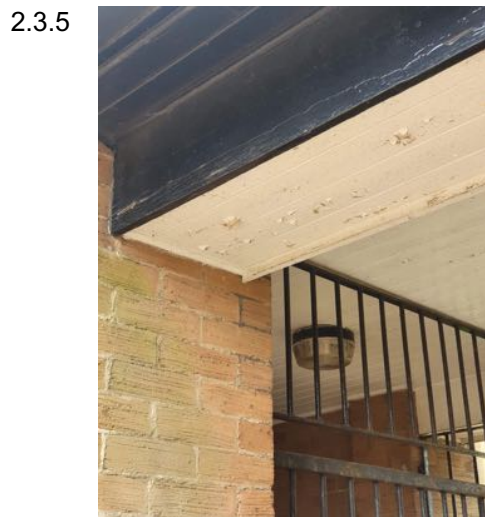
2.3.3 Timber fascias and soffits to the link/ walkway would benefit from decoration before the next QI **4**



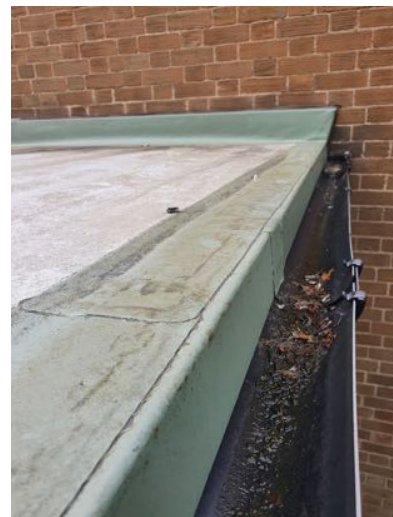
*a) Covered walkway connects the Church and Hall*



*b) Plastic guttering and downpipes*



*a) The fascias and soffits to the link/walkway would benefit from decoration before the next QI*



*b) Single ply membrane has replaced a copper roof covering. The membrane is chased into the brickwork*



## 2.4 NAVE SOUTH SLOPE

- 2.4.1 The south slope of the Nave extends over the South Aisle and Lady Chapel in Westmoreland slate as per the north side and the overall condition is the same having been part of the overhaul that took place in 2020.
- 2.4.2 Due to the established shrubbery and the proximity of the neighbouring properties, it is very difficult to see any substantial area of the south slope. As a result, an accurate record of its condition is not possible but there are no obvious defects.
- 2.4.3 The Lady Chapel has a flat roof and it is understood the original copper roof covering has been replaced with a single ply membrane. Restricted access due to shrubbery makes it impossible to inspect this roof. Recommendations regarding access are made elsewhere in this report.

2.4.4



*a) Oblique view of the south slope of the Nave behind the house on Charter Drive*



*b) South slope viewed from Durham Road.*

## 2.5 RAINWATER GOODS & DRAINAGE

2.5.1 Rainwater is taken by eaves gutters to downpipes, and then to below ground drainage. The chute and hopper from the Porch extension is the exception. All gutters and downpipes appear adequately sized and offer sufficient capacity to cope with storm conditions.

2.5.2 Downpipes are a mix of cast iron and plastic. All appear in reasonable condition.

2.5.3 A number of the gullies are very difficult to inspect due to vegetation. It is important to keep the area around downpipes free of planting to enable easy and regular maintenance. It is advised that the drains are tested to ensure they are running freely if this has not been done in the last 5 years. If any blockages are found they must be cleared. **2**

2.5.4



a) Downpipe is blocked with debris that has been washed down from the gutter.



b) Gully is total concealed with debris

2.5.5



a) Gully infested with vegetation.



b) The base of the downpipe and gully are total inaccessible due to vegetation.

## 3.0 EXTERNAL WALLS

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General - The church was building in early 1960's, the external walls are masonry with a red brick outer face. Window and door openings are detailed with a reconstituted stone surround. The same material is used for cills, mullions and parapet copings.

### 3.1 NORTH PORCH

- 3.1.1 Located in the NW corner of the building the Porch projects from the North Aisle and is the main entrance into the Church. Tall wooden doors are recessed to form a small covered area which is secured with metal gates. The opening in which the gates are fitted has a reconstituted stone surround. The copings are made of the same material. All in reasonable order.
- 3.1.2 The porch was extended in 2020 with matching brick and coping. The new material contrasts with the existing. This will lessen with age as it starts to weather.

3.1.3



*a) Porch viewed from the NW*



*b) North Elevation*

3.1.4



*a) The porch was extended in 2020*



*b) Entrance doors recessed with metal security gates set in front.*



### 3.2 NORTH ELEVATION

- 3.2.1 The north elevation includes 4no. windows to the North Aisle immediately adjacent to the Porch. The windows feature have glass rectangular leaded glass. For security the windows have been fitted with external Perspex sheets. This is unfortunate as it detracts from the appearance, restricts ventilation and has debris trapped behind it in places. The PCC is encouraged to consider whether the local security risk warrants the window protection and, if not, the sheeting should be removed. **2**
- 3.2.2 Approximately mid-way along the elevation is a secondary entrance that is covered with an open walkway consisting of brick piers and a flat roof. The doors are gated in a similar fashion to the entrance porch. Above the door is a gable end under which is the Organ Loft.
- 3.2.3 Due to the sloping site the east end of the west elevation is 2 storeys in height and is articulated with a large window to the staircase and a smaller WC window at low level.
- 3.2.4 The reconstituted stone cill to the stairwell is damaged and ought to be repaired. In isolation this is not particularly urgent, however, there are similar high priority repairs recommend on the west elevation and it would be sensible to repair this window at the same time. **2**

3.2.5



a) North elevation

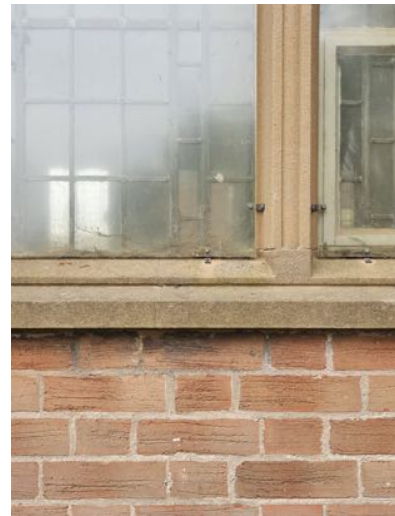


b) North Aisle windows.

3.2.6



a) Debris trapped behind Perspex security sheet to be removed



b) Perspex secured by fixing into the reconstituted stone.

3.2.7



a) Covered walkway and gable end to the Organ Loft above



b) Brick piers support flat roof to form the covered walkway.

3.2.8



a) Secondary entrance and security gates



b) Damaged cill to stairwell window.

3.2.9



a) Covered walkway viewed from the east.



b) The building is 2 storeys in height at the east end due to the slope of the site.



### 3.3 EAST ELEVATION

3.3.1 A central gable end with stone parapet, a circular window at high level and 3no. rectangular windows at low level which serve the Meeting Room. To the north the return end of the Aisle features an escape door and windows serving the WC and Vestry.

3.3.2 There is some staining below the circular window but overall the masonry is in reasonable condition. The area directly below the parapet was repointed in 2020.

3.3.3 The base of the wall cannot be inspected due to the overgrown vegetation.

3.3.4



a) Staining below circular window



b) Overgrown vegetation obscures the base of the wall and is encroaching on the lower windows.

3.3.5



a) Fall pipe and from the Lady Chapel roof to the south. Right of that is a soil and vent pipe.



b) East return end with escape door and windows to the WC and Vestry.

### 3.4 SOUTH ELEVATION

- 3.4.1 There is no direct access to the south side of the building. It is fenced off at the SW and NW corner. The NW fencing has a gate but it is seized shut and overgrown with vegetation. Only by climbing the fence was in possible to access the area but then movement and visibility is still very restricted by vegetation.
- 3.4.2 The south elevation/ Aisle is similar to the north, all brickwork with reconstituted stone dressings to the windows. At the eastern end is the Lady Chapel. There is a significant change in ground levels between the west and east ends of the building, and this is reflected on this elevation with the Office being positioned beneath the Lady Chapel.
- 3.4.3 There are cracked joints at the head of the first window from the west. The internal plaster finish is also cracked in the corresponding location. This suggests structural movement/ settlement which is likely to have occurred many years ago and might now be static. There are similar cracks to some of the other windows that appear to have been repointed previously.
- 3.4.4 The windows to this elevation benefit aesthetically from not having the perspex protection installed.
- 3.4.5 The brickwork on the south elevation of the Chancel is impossible to inspect externally as it is all at high level above the Lady Chapel and access is restricted by the overgrown vegetation. The Chancel has clerestory three windows but their condition cannot be assessed.
- 3.4.6 Once the vegetation has been cleared and the area south of the Church is accessible **2** the south side of the building should be given a fully inspection and the findings appended to this report.
- 3.4.7



a) First window from the west.



b) Minor settlement crack is reflected in the internal plaster finishes

3.4.8



a) Hopper vent.



b) View looking east. Access is restricted.

3.4.9



a) Settlement crack previously repointed.



b) Ivy needs to be removed from the base of the walls.



### 3.5 WEST ELEVATION

- 3.5.1 There is a very minor crack in the brickwork above the kneeler stone in the west elevation of the North Aisle. This should be monitored and if the crack develops it should be reported to the Architect. 0
- 3.5.2 The reconstituted stone lintel above the window in the North Aisle is spalling and has revealed corroded reinforcement bars. Once imbedded metalwork has started to corrode in this manner it is likely to worsen over time and cause further damage. To remove the corroded metal work would be a rather disruptive and costly exercise, therefore, in the first instance it is recommended that the metalwork is treated with a suitable rust inhibitor and the damage stone repaired. This will be a relatively cheap repair and, with any luck, might hold for many years. 2
- 3.5.3 The brickwork to the main west elevation is in reasonable condition and the area at high-level above the window and the window mullions were repointed in 2020.
- 3.5.4 There is an open joint directly above the foundation stone which is located centrally below the cill of the west window. To be repointed with the North Aisle window repair. 2
- 3.5.5 The brickwork to the west elevation of the South Aisle and its window are in reasonable condition.

3.5.6



a) View from the NW



b) West elevation of North Aisle

3.5.9



a) Minor crack above kneeler



b) North Aisle window to be repaired.

3.5.9



a) West window



b) Open joint above foundation stone

3.5.9



a) View from the SW



b) West window of North Aisle



## 4.0 INTERIOR

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### 4.1 PORCH & WC

- 4.1.1 A set of solid panelled double doors provide access into the Porch with an additional set of internal double doors with glazed panels. The doors are fitted with brass ironmongery, the interior doors have recessed floor springs. All in good order.
- 4.1.2 The doors have a lacquered finish, on the exterior set this is starting to flake. No action required at this stage but redecoration will become necessary as the finish deteriorates.
- 4.1.3 Stone paving covers the floor and is all in good order.
- 4.1.4 Walls and ceilings are plastered and painted and in good order.
- 4.1.5 There is an accessible WC off the porch with storage cupboard. This was added in 2020. The floor has a vinyl covering, walls and ceilings are painted. All finishes and sanitaryware are in good order as you would expect for a new facility.

4.1.6



a) Lacquered finish starting to flake



b) Inner set of double doors.

4.1.7



a) Stone paving provides a suitably durable surface

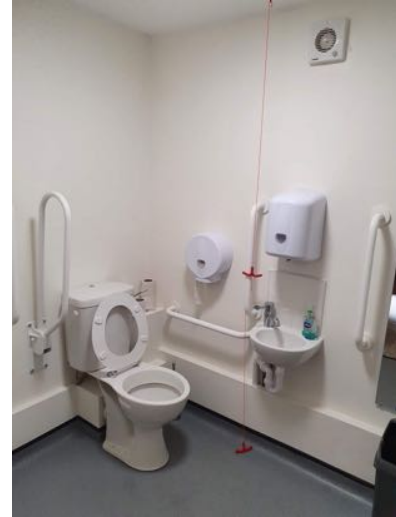


b) Accessible WC entered off the Porch

4.1.8



a) Accessible WC.



b) Finishes and sanitaryware all in good order.

## 4.2 NORTH AISLE

- 4.2.1 The North Aisle has a 6-bay arcade open to the Nave. The columns within the arcade alternate rectangular and octagonal. Door and window openings in the north elevation align centrally with the bays of the arcade. The entrance door is at the far west end and the adjacent window was infilled when the WC was added. At the east end there is a set of double doors with decorative organ pipes in the open arch above.
- 4.2.2 All walls and columns are plastered and painted. There are a number of cracks on the arcade around the top of the columns. It is likely that these have been there for some time and are the result of settlement. The cracks ought to be filled when the interior is next decorated but do not, when considered in isolation, justify remedial/ redecoration at this stage. Cracks to be kept under observation and any significant changes reported to the Architect. **0**
- 4.2.3 Windows have clear rectangular leaded glass, each window has a ventilation hopper. There are several cracked panes which appear to remain weathertight and a short section of lead has dropped out on one of the windows. The lead should be repaired, it is currently taped over. **2**
- 4.2.4 There is an attractive oak boarded floor that is laid continuously through the North Aisle, Nave and South Aisle. All in good order.
- 4.2.5 The ceiling is painted red with a panel-effect detail. Pendant light fittings are located at panel intersections, there is a shade missing from one of the fittings.
- 4.2.6 Two radiators are fitted in recesses below windows in the north wall.
- 4.2.7 There are several pieces of furniture including pews standing against the north wall along with an oak servery installed in 2020. All in good order.

4.2.8



a) Entrance door at west-end



b) View looking eastward

4.2.5



a) New servery



b) Doors to the lobby with decorative pipes above

4.2.5



a) Cracked plaster finishes – to be monitored.



b) Looking towards the west-end

4.2.5



a) Minor cracks



b) Missing section of lead came to be replaced.



### 4.3 NAVE

- 4.3.1 Open arcades to the north and south and rounded Chancel arch to the east. The west elevation has a large shallow arched window. All walls plastered and painted white. The general condition of the walls is reasonable, however similar cracks to those described in the North Aisle arcade also occur on the Nave-side which should be monitored. ○
- 4.3.2 The west wall is disfigured by a 'crazed' pattern of cracking. The plaster sounds hollow in some areas which would indicate that it has de-bonded from the substrate in places. At present there are no signs of it breaking up and no significant risk of plaster debris falling although the area should be kept under observation.
- 4.3.3 The cause of this crazed effect is probably a result of sub-optimal conditions/ preparation during installation resulting in the plaster drying out too quickly and cracking. These very fine cracks are then revealed as dust and other impurities collect in them over time. Sanding and filling/ skimming the wall would probably resolve this issue which is a cosmetic rather than structural defect. However, overall the interior remains attractive therefore no remedial action is specified at this stage.
- 4.3.4 There is a barrel-vaulted ceiling painted red with box arched beams and decorative ribs between. All appears in fair condition.
- 4.3.5 Two banks of pews either side of a central walkway are all in good condition and the oak floor has carpet runners to the main walkways. The oak pews are complemented by two oak pulpits located at either side of the Chancel arch, which have a simple, modern design that is pleasing on the eye.
- 4.3.6 A stone font and plinth are located centrally at the west end beneath the west window. It is also designed with a simple modern aesthetic and harmonises well with the pews and pulpits.

4.3.7



a) West-end on the Nave



b) Looking towards the Chancel arch.



4.3.8



*a) Joinery detail to the pew backs.*



*b) Loose seating compliments the pews.*

4.3.9



*a) North pulpit*



*b) South pulpit*

4.3.10



*a) Carpet runners are laid to the main walkways and are in good condition.*

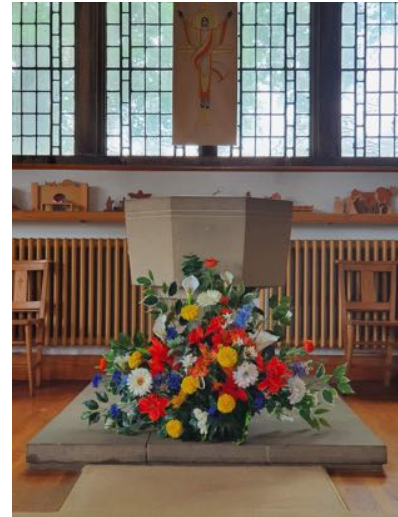


*b) View of the west-end from the Chancel.*

4.3.11



a) West window



b) Simple stone pulpit

4.3.12

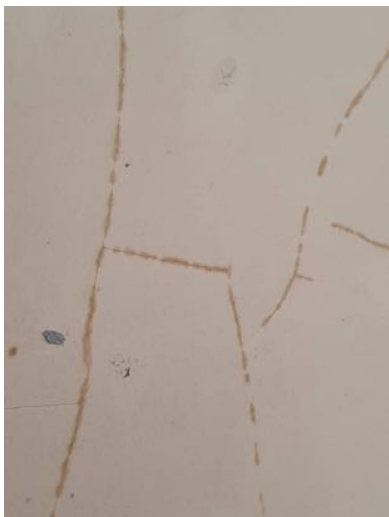


a) Minor decay to the stone window surrounds



b) Crazed cracked plaster above west window

4.3.13



a) Detail of impurities gathered and trapped in the plaster cracks



b) Wall monuments appear stable and unaffected by the cracked plaster.

4.3.14



a) Probable settlement cracks to be monitored



b) Probable settlement cracks to be monitored



#### 4.4 SOUTH AISLE

- 4.4.1 The South Aisle mirrors to north expect that the south wall has no doorway, instead there is a window. At the east end an open arch leads to the Lady Chapel. The walls are in reasonable condition with the same settlement cracks as noted elsewhere that should be monitored. At the head of the first window from the west there is a crack that is noted in the same location externally.
- 4.4.2 There are minor fractures in some of the glazing but not serious enough to require remedial action. All the ventilation hoppers function and the absence of the perspex security sheets allow them to open fully.
- 4.4.3 Although the hoppers are all in working order they are also all corroding and the previous finish is flaking. They should all be brushed down and repainted. A couple of hinges might need to be replaced on one or two. Decoration needs to be carried out by an experienced contractor because far too often when these type of windows are decorated they get painted shut and never open again! The contractor and specification for decoration/ refurb must be approved by the Architect. **4**
- 4.4.4 The ceiling is as per the North Aisle expect to note that there is an access hatch in at the west end.
- 4.4.5 The oak floor is as per the North Aisle.
- 4.4.6 The South Aisle is laid out with short pews matching those in the nave and are in good order.
- 4.4.7



a) View towards the Lady Chapel



b) Open arcade separate the Aisle and Nave.

4.4.8



a) West window

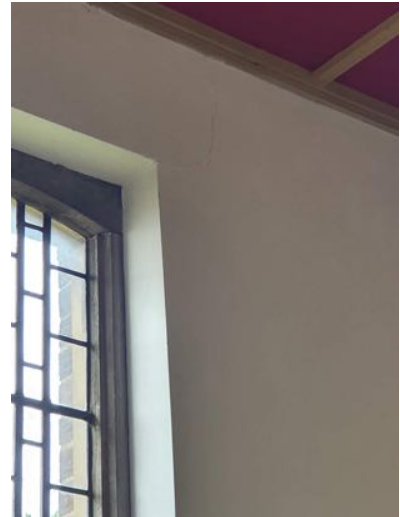


b) Settlement crack and note ceiling hatch.

4.4.9



a) Settlement crack



b) Crack at the window head corresponds with fractured masonry externally.

4.4.10



a) Minor plaster cracks



b) Minor plaster cracks

4.4.11



*a) Ventilation hoppers have corroded*

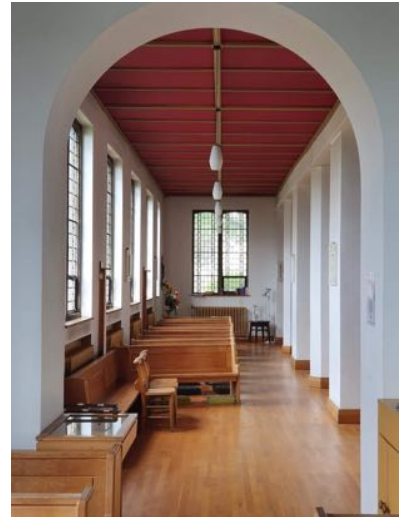


*b) Previous decorative coating is breaking down.*

4.4.12



*a) Settlement cracks to be monitored.*



*b) View from the Lady Chapel towards the west-end.*



## 4.5 CHANCEL

- 4.5.1 The walls of the Chancel are plastered and painted. There is an arched opening in the North wall occupied by the Organ console and pipes. There is also a doorway and window to the Clergy Vestry.
- 4.5.2 In the south wall there is a circular window with some coloured glass at high level. There are runnel marks streaking from the cill of the window indicating that the window is leaking or has leaked in the past. This should be monitored and reported to the Architect if a leak is detected. ○
- 4.5.3 There is a 2-bay arcade to the Lady Chapel on the south side. Above the arcade there are 3 clerestory windows.
- 4.5.4 The roof and ceiling of the Nave continues over the Chancel with the same detail, interrupted only by the Chancel Arch. All in good order.
- 4.5.5 The Chancel is raised one step above the Nave and has the same oak boarded floor although this is substantially covered by carpet. The rear of the Chancel is raised again by one step and 3 rows of Choir pews are located here. The Altar is on a raised plinth and positioned centrally within the Chancel.

4.5.6



a) View of the chancel from the Nave.



b) Central Altar.

4.5.7



a) Organ on the North side of the Chancel



b) Arcade opens to the Lady Chapel

4.5.8



a) Runnel marks at the cill of the circular window.



b) Continuous ceiling detail over the Chancel and Nave.

4.5.9



a) View from the Choir vestry



b) Door to the Vestry

4.5.10



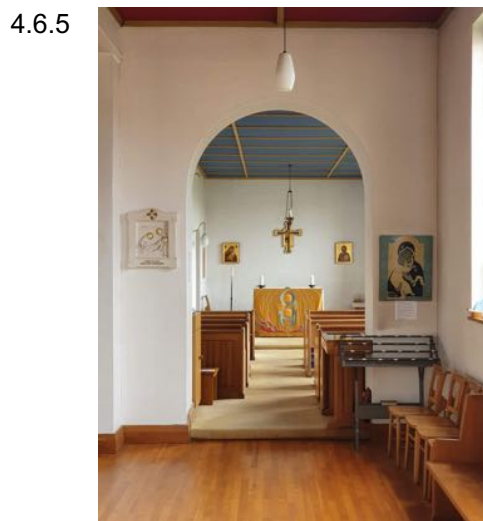
a) Clerestory windows to the south side of the Chancel



b) View from NW corner of the Chancel

## 4.6 LADY CHAPEL

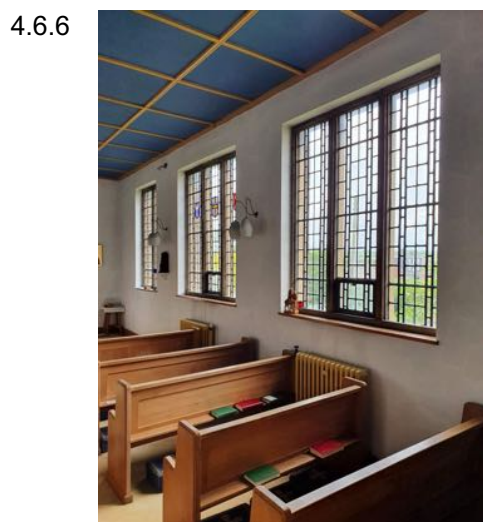
- 4.6.1 The walls are plastered and painted, there are minor settlement cracks but all in reasonable condition. There is similar disfiguration in the plasterwork to that seen in the Nave and some slight staining starting to build over the radiators.
- 4.6.2 The windows are in fair condition but hoppers need refurbishment as noted in the South Aisle.
- 4.6.3 The Lady Chapel is raised one step above the Aisle, is level with the Chancel and is fully carpeted. All in good order.
- 4.6.4 The flat ceiling is painted blue with decorative panel features in contrasting yellow/ gold colour. All in good order.



a) Internal partitions form storage



b) The end by of the North Aisle is incorporated within the Vestry



a) Windows in the south wall.



b) South wall shows a similar crazed pattern in the plasterwork.



4.6.7



a) Cracked plaster below cill.

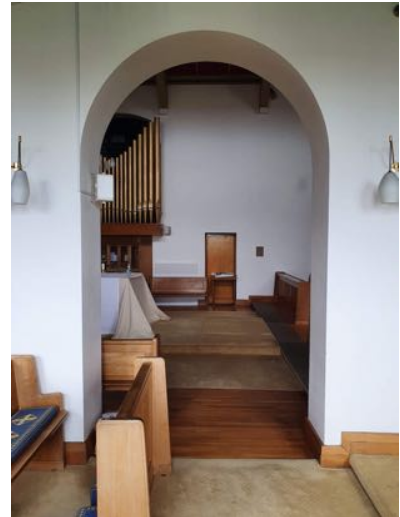


b) Pews detailed to match those in the Nave

4.6.8



a) Arcade between the Lady Chapel and Chancel



b) Arcade between the Lady Chapel and Chancel

## 4.7 LOBBY

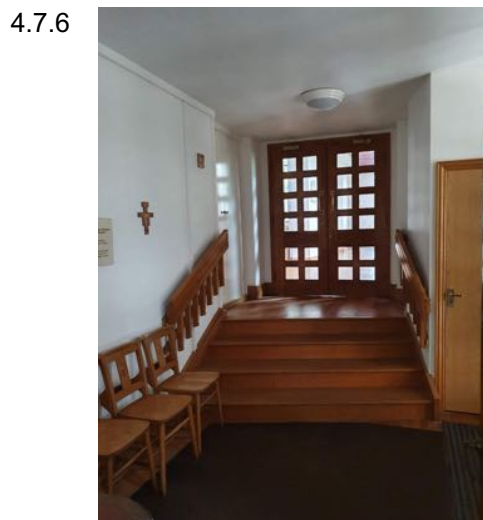
4.7.1 The floor level of the lobby is a metre or so below that of the Nave. It offers an emergency escape and these doors also provide access to the covered walkway that connects the Church and Church Hall. There are a few chairs in the Lobby, a small cleaners store, steps up to the North Aisle and another door to a stairwell providing access up to the Organ Loft and down to the lower level accommodation.

4.7.2 Walls and ceiling are plastered and painted. All in good order.

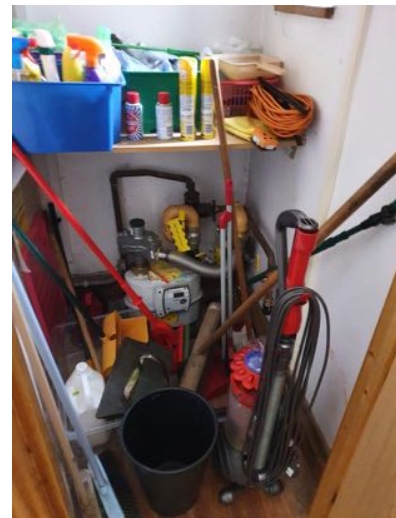
4.7.3 There is an oak floor but it is substantially covered with matting.

4.7.4 The stairwell walls are plastered and painted and all in reasonable condition apart from at the basement level where dampness has spoiled the finishes. This area will always be susceptible to dampness. Any attempt to introduce some sort of tanking system might alleviate the problem but the issue is largely cosmetic and in this location a regime of regular localised decoration might be a more proportionate course of action to improve the appearance. **5**

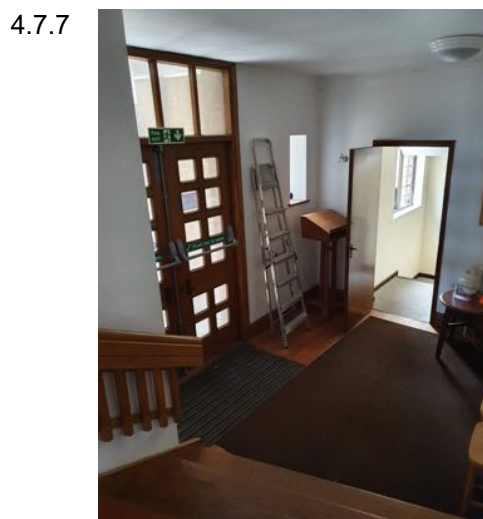
4.7.5 The stair is exposed concrete with painted metal handrail. All serviceable.



a) Steps to the North Aisle



b) Cleaner's store



a) Lobby viewed on entry from the North Aisle

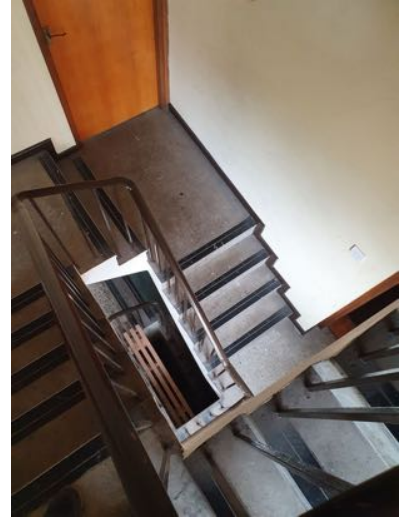


b) Concrete stair and landings.

4.7.8



*a) The stairwell provides access to the Organ Loft.*

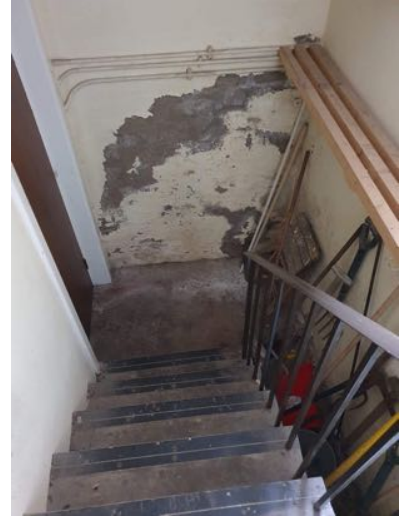


*b) Stairwell*

4.7.9



*a) Rear access to the east from the stairwell*



*b) Dampness in the basement at the bottom of the stairwell.*



## 4.8 VESTRY

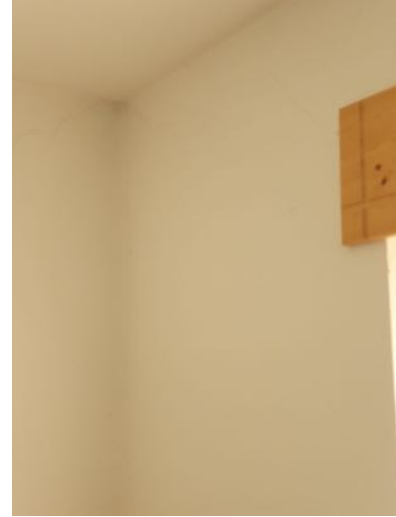
4.8.1 A very small room with fitted units and painted plaster walls and ceilings. There are minor cracks in the NW corner but all in reasonable order.

4.8.2 A carpet has been laid over a vinyl floor finish. All perfectly serviceable.

4.8.3



a) Fitted units



b) Minor cracks

4.8.4



a) East window



b) Carpet laid over vinyl cover.

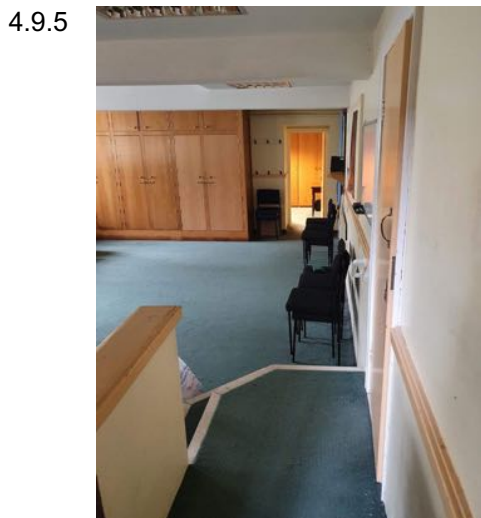
## 4.9 MEETING ROOM

4.9.1 Located beneath the Chancel at the east end of the Church, the meeting room is a large multi-purpose space accessed from the stairwell and leading on to the Office. The undercroft can also be accessed directly from the Meeting Room.

4.9.2 Walls and ceilings are painted and plastered and in good order. There are 3 windows in the east wall, it is understood that one of them serves as a fire escape and there are movable steps to aid escape. This is not an ideal arrangement and needs to be properly managed. The PCC should review its fire escape strategy for the building at suitably regular intervals. **2**

4.9.3 The floor is covered with carpet tiles.

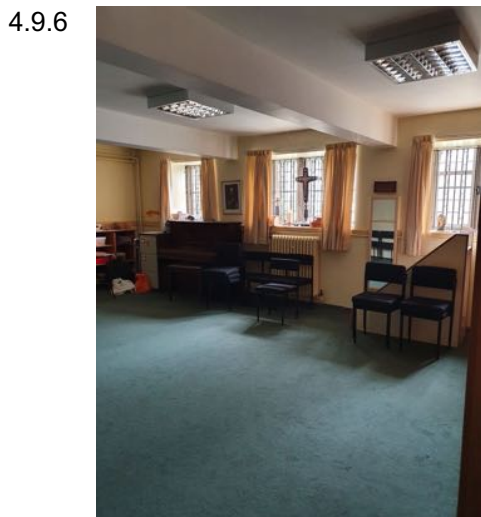
4.9.4 There are fitted cupboards along the south wall, bookshelves and various other pieces of furniture present. All appears serviceable.



a) Fitted cupboards and access to the office to the south.



b) Mobile escape steps



a) East windows



b) Access from the stairwell.

## 4.10 OFFICE

4.10.1 The Office is situated directly below the Lady Chapel with windows in the east and south walls. There is a sink and fitted kitchen units along with various other pieces of furniture, office equipment and the safe.

4.10.2 Walls, ceiling and floor finishes as per the meeting and all serviceable.

4.10.3



a) Various office equipment and loose furniture.



b) Vegetation can be seen growing over the east window fitted with internal security bars.

4.10.4



a) Sink with instantaneous water boiler



b) South window



## 4.11 UNDERCROFT

- 4.11.1 The undercroft extends beneath the whole of the Nave, Aisles and Chancel and provides very convenient storage. There could be a tendency for storage items to become forgotten and abandoned and the area turned into a dumping ground, however, not in this case. The space is relatively well ordered and the PCC are encourage to keep it so.
- 4.11.2 The underside of the floor structure is expose as is the arrangement of structural concrete beams and sleeper walls that support the church. There is an exposed concrete floor which slopes down from west to east. The external walls are bare brick. The space appears dry and all in order.
- 4.11.3 Various heating pipes and electrical cabling are routed through the undercroft.

4.11.4



a) Undercroft is used for casual storage.



b) Exposed floor structure.

4.11.5



a) Undercroft



b) Pipes and cables route through the undercroft.

## 4.12 ORGAN LOFT

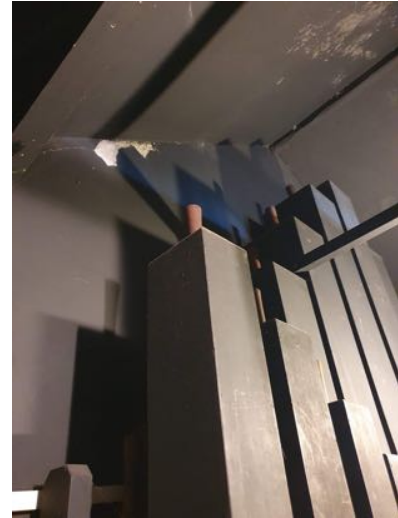
4.12.1 Accessed from the stairwell, the Organ Loft is located under the small gable ended pitch roof on the north side of the Church. The roof structure is exposed and the rafters underdrawn with boarding. Walls are plastered and both the walls and ceiling are painted black/ dark grey. There is a small area of defective plaster on the gable wall at the interface with the ceiling. This is probably the result of moisture ingress but may be historic. The space appears to be dry.

4.12.2 On the opposite side of the stairwell there is another loft space which houses what is understood to be the organ blower at the south end and a header tank at the other. Walls are exposed brickwork, the rafters are underdrawn and the floor boarded. All appears in order.

4.12.3

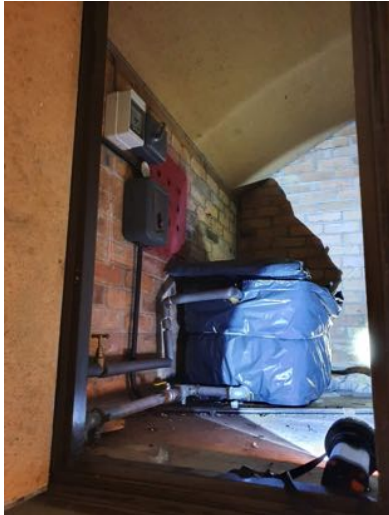


a) Organ pipes



b) Some plaster damage on the gable at high level.

4.12.4



a) Header tank



b) Organ blower

## 4.13 BOILER ROOM

4.13.1 The Boiler has a concrete floor, cement rendered walls and a concrete shuttered ceiling. The render has been removed from the lower part of the north wall. The area is clean and tidy and in good order.

4.13.2 A new gas boiler was installed in 2020 and all pipework appears well insulated and orderly as you would expect following a new installation.

4.13.3 There are several electrical distribution boards located in the boiler room. There is an assortment of conduit and cabling. The installation has obviously had work carried out over the years, some of the fittings are original and sit side by side with very modern components. The electrical installation needs to be checked regularly as recommended elsewhere in this report.

4.13.4



a) New boiler installed in 2020.

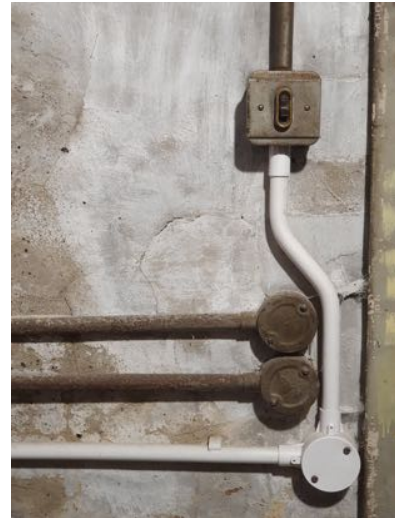


b) Well insulated pipework

4.13.5



a) Electrical distribution boards



b) The original installation has been adapted.



4.13.6



a) Boiler room



b) Missing render from the lower section of wall and drainage outlet.

## 5.0 CHURCHYARD

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- 5.1.1 A stone wall made up of piers with coursed random rubble walling between forms the west boundary. The wall is interrupted allowing vehicle access for 'drop off and pick up' via a tarmac driveway. There is also a gateway for pedestrian access in the west boundary.
- 5.1.2 There are a number of very large trees along the west boundary. Although they obscure the Church they do help create a more attractive setting than it might otherwise be. The noticeboard is on the west boundary and well presented.
- 5.1.3 Unfortunately, the tree roots have significantly deformed the tarmac driveway, caused flagstones to become displaced and are damaging the boundary wall. The displaced flagstone have recently been replaced with shuttered concrete but already the roots have caused the concrete to fracture.

The local funeral directors are familiar with the church and know to avoid the most uneven areas of the driveway. Fortunately, the driveway is wide enough to allow them to do so and still carry out their duties. However, if the situation continues to worsen it is possible that remedial work will be required to prevent vehicles from grounding.

- 5.1.4 It is understood that the uneven walkways have been problematic for some people entering the churchyard and the PCC has identified the potential risk and associated liability should a member of the public trip and fall. **2**

The PCC is advised to document and formalise its risk assessment. The ideal outcome would be a solution that eliminates the potential hazard and protects the trees. In the meantime, the introduction of appropriate signage to draw attention the perceived hazard should be considered.

- 5.1.5 The black metal hand rails at the steps east of the Porch have lost a couple of fixings and need to be secured. The wall to which they are attached also needs to be repointed. **2**

- 5.1.6 There is some minor displacement at the end of the red brick upstand which supports the tubular galvanized hand rail to the long ramp on from the carpark on the east side of the Church. This should be monitored, if the condition worsens repair will be required. **0**

- 5.1.7 A brick built wall forms the east boundary and allows vehicle access to a parking area. There are two gate posts with capping stones missing.

- 5.1.8 The parking area is surfaced with brick pavers and is serviceable.

- 5.1.9 The south and west side of the church have been fenced off with only one gate providing access, however, the gate appears to have seized up and could not be open at the time of the inspection. As a result the south and west side of the church has become extremely over grown with vegetation which prevented a fully inspection of the building. This scenario will also discourage proper, regular maintenance. **2**

The gate needs to be refurbished and made operational. Not all the vegetation needs to be removed. Its current state of abandonment probably provides a good habitat for many plants and insects. The PCC must implement a strategy for this area that ensures access to the entire perimeter of the building without the loss of the 'habitat' that exists.

5.1.10



*a) View from the SW*



*b) View from the NW*

5.1.11



*a) Boundary wall.*



*b) Pier to the south side of the pedestrian access is being pushed over by the tree.*

5.1.12



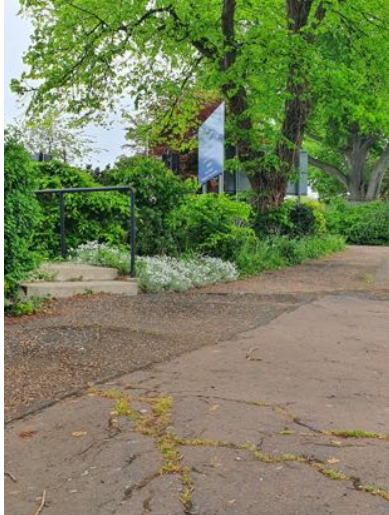
*a) Concrete shuttering to replace displaced flagstones*



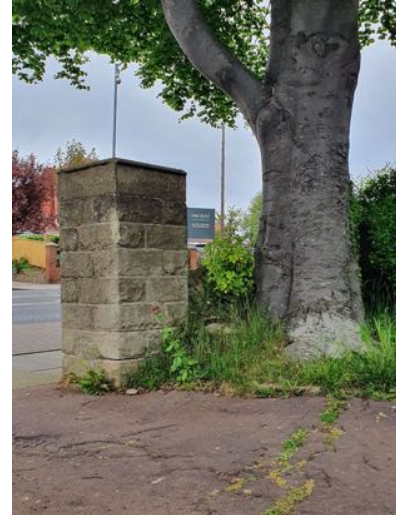
*b) Tarmac drive undulates due to tree roots*



5.1.13



a) Weeds are taking hold in cracks caused by tree roots



b) Defective tarmac and washed out pointing to the base of the pier.

5.1.14



a) Uneven flagstones could present a trip hazard.



b) Resecure handrail

5.1.15



a) Repoint wall.



b) Ramp access to covered walkway



5.1.16



*a) Galvanised tubular handrails showing some signs of corrosion.*



*b) Low-level wall fractured.*

5.1.17



*a) Vehicle access from the east*



*b) Caps missing from gate posts*

5.1.18



*a) Gateway in fencing to be refurbished and made operational*



*b) South side of church fenced off without access.*

## 6.00 EXECUTIVE SUMMARY

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The key issues for the PCC to consider and action arising from this inspection include:-

**North Aisle** - The main roof had repairs carried out in 2020 and as a result is in a serviceable condition. However, the slate is now 60 years old and although it should have many more years of life left it is likely to need regular and an increasing amount of maintenance.

**Masonry** - On the whole the walls and masonry are in good condition. There appears to have been some settlement over the years and as a result there are a few cracks that ought to be repointed. The reconstituted stone window surrounds have been damaged in places most notably to the west window in the North Aisle where the reinforcement bar has corroded and become exposed.

**Glazing** - Some very minor repairs are needed and the careful refurbishment of the ventilation hoppers would be prudent.

**Interior** - The interior of the church is very clean and well presented. There are a few areas with cracked/ defective plaster finishes. These are largely cosmetic issues and do not detract from what is a very attractive interior. When the next campaign of redecoration becomes due these issues will be addressed but there is no urgency to do this right now.

**Maintenance Access** - Probably the most important task for the PCC to undertake during this quinquennium is to ensure that there is proper maintenance access to the full perimeter of the building. The area to the south and east of the church are the problem areas which have become completely overgrown and need to be properly managed.

**Trees** - The trees to the west boundary are damaging external floor surfaces which is another issue that needs to be managed carefully to protect the trees and ensure public safety.

**Sustainability** – The Church of England's General Synod has set new targets for all parts of the church to work to become carbon 'net zero' by 2030. With this in mind, the PCC should start to prepare to take all practical measures to reduce the carbon footprint of the Church.

Overall the church is in good condition and the PCC is encouraged to establish a proactive approach to the maintenance and repair of the building fabric to ensure it can continue to serve the congregation and community well.

**Ref:** Below is a summary of work items resulting from the Quinquennial Inspection and ordered by priority. Each item is given a 'consent reference' as follows:-

A = List A Matter (No Faculty needed)

B = List B Matter (No Faculty needed but Archdeacon's approval)

F = Faculty is required.

Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -



<b>Item</b>	<b><u>1 - Urgent, Requiring Immediate Attention</u></b>	<b>Consent</b>	<b>£</b>
1.09	Electrical inspection overdue.	A	£ 250
1.15	Take measure to understand how to reduce the carbon footprint of your Church	A	£ 0
		<u>Sub-total</u>	<u>£ 250</u>

<b>Item</b>	<b><u>2 - Requires Attention Within 12 Months.</u></b>	<b>Consent</b>	<b>£</b>
3.5.3	Clear all gullies and test below ground drainage	A	£ 450
3.2.1	Consider the necessity of the Perspex window protection.	N/A	£ 0
3.2.4	Repair reconstituted stone cill to stairwell window	A	£ 200
3.4.6	Invite Architect to complete inspection of the south elevation after shrubbery is cleared	A	£ 200
3.5.2	Repair lintel to west window in North Aisle	A	£ 200
3.5.4	Repoint joint above the foundation stone	A	£ 50
4.2.3	Repair leadwork in window	A	£ 200
4.9.2	Review fire escape strategy	N/A	£ 0
5.1.4	Prepare a risk assessment concerning site access.	N/A	£ 0
5.1.5	Secure handrail and repoint the wall.	A	£ 0
5.1.9	Provide maintenance access to the perimeter of the building and manage planting in a sustainable way.	A	£ 1,000
		<u>Sub-total</u>	<u>£ 2,300</u>

<b>Item</b>	<b><u>3 - Requires attention within 12-24 months</u></b>	<b>Consent</b>	<b>£</b>
0.0.0	No items reported		£ 0
		<u>Sub-total</u>	<u>£ 0</u>

<b>Item</b>	<b><u>4 - Requires attention within quinquennial period</u></b>	<b>Consent</b>	<b>£</b>
2.2.4	Replace guttering to North Aisle	A	£ 450
2.2.5	Decorate fascia board to North Aisle	A	£ 50
2.3.3	Decorate fascia and soffit to covered walkway	A	£250
4.4.3	Refurbish ventilation hoppers	A	£1,000
		<u>Sub-total</u>	<u>£ 1,750</u>

<b>Item</b>	<b><u>5 - A desirable improvement with no timescale</u></b>	<b>Consent</b>	<b>£</b>
4.7.4	Redecorate the wall at the base of the stairwell	A	£ 150
		<u>Sub-total</u>	<u>£ 150</u>
<b>Item</b>	<b><u>M – Routine items of maintenance</u></b>	<b>Consent</b>	<b>£</b>
2.1.3	Clear debris from WC roof	A	£ 0
		<u>Sub-total</u>	<u>£ 0</u>
<b>Item</b>	<b><u>OBS - Keep under observation and report any changes to architect</u></b>		<b>£</b>
2.2.2	Verge pointing to Organ Loft		£ 0
3.5.1	Crack to kneeler on west elevation of the North Aisle		£ 0
4.2.2	Monitor cracks in Aisles and Nave		£ 0
4.5.2	Runnel staining from circular window		£ 0
		<u>Sub-total</u>	<u>£ 0</u>
		<b><u>Total Estimated Cost</u></b>	<b><u>£ 4,450</u></b>