



**QUINQUENNIAL INSPECTION REPORT
OF
WASHINGTON, HOLY TRINITY**

**DIOCESE OF DURHAM
ARCHDEACONRY OF SUNDERLAND
DEANERY OF CHESTER-LE-STREET AND HAUGHTON –LE-SKERNE**

**INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991
March 2022**

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REPORT ON THE 2021 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



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This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 23rd September 2021. Dry and bright.

Date of report: March 2022.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: The Avenue, Washington. NE38 7LE. Next to Washington Old Hall.

Location: Situated a high mound the centre of the original Washington Village.

National Grid Reference: NZ 310566

3.0 CHURCH AND LISTING DESCRIPTION

Description:

The following description is taken from the previous QI by Christopher Downs and revised to reflect the correct nave roof covering.

The present church is a 19th-century building on the site of its medieval predecessor, from which only a doorway and the 12th century font survive. The nave and west porch date from 1831–2, designed by John and Benjamin Green of Newcastle as a fairly typical galleried preaching box in

their plain version of the Early English Lancet style. Originally aisle less and with a flat ceiling, the church was extensively re-modelled in 1882–3 by Austin, Johnson and Hicks.



They extended the nave eastward, added the aisles-cum-transepts with their two bay arcades both side of it and raised the roof and gables to accommodate re-modelling of the ceiling to its present barrel vaulted form.



The chancel was added or extended by Hicks and Charlewood also of Newcastle in 1902–3, along with the vestry on its north side (but that intended on the South side was never built). The belfry on the west gable of the nave was reconstructed to designs by Ian Curry of Charlwood and Curry in 1962 and the porch interior was reorganised at the same time, the medieval west door being

moved the centre of the west wall of the nave to work with the Belfry support structure, which was brought down through the gallery at the west end of the nave.

The present building consists of nave (with west gallery) chancel to the east and porch to the west. All arranged axially. The east end of the nave is flanked by the north aisle (containing the organ) and south chapel now used as the office with heating chamber above. The choir vestry fills the angle between the north aisle and the chancel. Walls are of local sandstone; the main roofs are covered with green Westmorland slates; the porch has Welsh slating.

Listing Description:

NZ25NE WASHINGTON PEARETH HALL ROAD (South side)

1/82 Donwell

19.12.49 Church of Holy Trinity

(formerly listed as Holy Trinity Church under Great Usworth)



Image dated 1965

Parish church 1831-2 by John and Benjamin Green of Newcastle. Sandstone ashlar; roof Welsh slate with stone gable coping. Wide 5-bay nave; west porch; 2-bay chancel with south aisle. Early English style.



*Nave has plinth, buttresses, eaves brackets and triangular coping; chancel has angle buttresses and flat coping with cross finial. East elevation: 3 grouped lancets over 2 mullioned, 2-light windows and a door.
Listing NGR: NZ2969258524*

The listing has the roof covering incorrectly described as welsh slates. They are green Westmorland slate.

CHURCH LISTING - Grade II

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. The tower and boiler house were also inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure:

The crackings and easings that have been seen in the past remain. There is no apparent active movement apart from possibly the N organ loft W window where the keystone has dropped and it looks as if it has dropped in two stages and the second is more recent. I don't think there is any point in trying to push it back other than to just point it up and keep an eye on it. The belfry has some cracking at the window lintels as seen before (the inside of the belfry wasn't inspected so the internal condition can't be verified) the access to the belfry needs improving.

The church structure is in quite good condition considering the hilltop location and being surround by trees, which can cause seasonal ground movement, so all appears well.

Roofs:

The principal roofs are in Westmoreland slate (likely to be the original) and the secondary in Welsh and they are fundamentally sound, the ridge to the chancel and nave was recently re-bedded and the occasional loose slate refixed and that will be the story on the roof in the future, in that there will be the occasional repair required, it has a very steep pitch and it is hard to get to, so the repairs are often best saved up until there is sufficient to make the job worthwhile.

There has been leakage at the apex of the organ loft in the past and this does seem to have a newish flashing, perhaps the leak was as a result of theft of flashing in the past? It would be wise to keep a close eye on this as it's over the organ, albeit the organ has some sheet protection over it, but it doesn't fully cover the organ.

Rainwater Goods:

Original cast iron in good serviceable order and reasonable decoration with the odd loose pipe and one cracked, and sometimes they discharge into the gulleys not as accurately as it could be. The gutters do block with leaves as it is a heavily wooded site and our advice is to enter into a regular annual maintenance agreement with an ecclesiastical church roofer who will not only look over the guttering and clear it of leaves, but will look over the roof and the flashings at the same time. There is some plastic RW goods and the paint is coming away of the swan neck over the office into the crushed top of the crenelated square hopper. This is the only downpipe that is square on the building.

Walls:

Sandstone coursed walls in the main, some random rubble by the chancel on the S side. There are some areas of original lime pointing left which are to be preserved. There is some cement pointing in ribbon style and whilst this technically is not acceptable it doesn't seem to be affecting the stonework. There is some significant erosion to the S side at the office and it isn't really clear why just this area in particular is affected; it is an extension so perhaps the construction method is poorer than the main building. And whilst this erosion is aesthetically not attractive there is no real material defect to it and no need to attend to it in the next five to ten years. The polycarbonate protection is dull, breaking in places and poorly fixed. Replacement should be considered.

Externals:

It is a closed churchyard and so the maintenance is down to the Local Authority and the PCC report that they have a good relationship with them, and they do attend to the work in a timely fashion. The boundary walls do need repointing though it is debatable whether it is needed in the next five years. There is a loss of original railings and the gates are rusting and no longer

functioning as gates. The site is heavily wooded and the trees have been inspected in the recent past and a couple have been felled.

The graveyard is laid out to grass and the paths are tarmac and ok. Access from the highway is via two routes, one a concrete step and the other is a stone step, the stone step route has open joints to the treads and risers. And one railing baluster on the western most approach is rusting in the ground. There are open joints to the modern paving to the entrance.

Disabled access is to the N E of the site, also the regular funeral access and this brings you through the wooded part of the site that is not very well lit and is seen to be a rather second class arrangement and there are thoughts for improving this.

Inside:

The church was reordered in 2016 with the removal of pews and the lowering of pew platforms to create a level floor to its original position to create a flexible layout. New new gas fired central heating system installed at the same time and minor upgrade of electrics. Decoration to the internal walls (but not the ceilings).

The church is very well presented internally and it has some very fine fixtures and fittings in the chancel and sanctuary.

The back rooms of office and vestry are a little down at heel and cramped and there are thoughts of possible improvements to these spaces along with the church for greater use.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention. B- Within 1 year. C- Within 2 years. D- Within 5 Years. E- A possible improvement or item to note. M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

E The log book was up not to date and there were gaps in recording routine testing.

Recommendation: Improve record keeping

- **Water:** Water meter and service arrives at the N W within the disabled W.C. and serves wash hand basin and sink in the adjoining flower vestry.

Recommendation: None.



- **Foul drainage:** Underground system installed as part of the W.C. installation and this is likely to discharge to the highway but it would be worthwhile establishing this and obtaining drainage records from the previous works.

Recommendation: None.

- B** **Surface water drainage:** It is unknown if this is to an underground drainage system. More than likely to be individual soakaways. Some of the gulleys were blocked at the inspection, it would worthwhile checking they discharge in heavy rain.

Recommendation: Check they discharge.

- A** **Lightning conductor:** There is a conductor to the belfry with a copper tape to the N and a wire to the S, last tested unknown

Recommendation: Carry out five yearly test and recommendations of the test report. Ask steeplejack to inspect inside of belfry and report findings.

- B** **Electricity:** Rewired between 1980 and 1983. Tested in 2011. As a result, an upgrade of the power wiring was carried out. Loose redundant electrical cables are still visible on the exterior of the porch.

No test certificate available.

The system was inspected in 2016 as part of the refurbishment.

Recommendation: Carry out the recommendations of the test report.

- **Lighting:** A new lighting scheme of pendant globe fittings, in the body of the church, has been in place since c. 2005.

The chancel lighting features metal halide spotlights.

Tested in 2005 and probably in 2011?

Part of the 2016 refurbishment, LED spotlights were installed at the nave and chancel a test ws likely to be done.

Recommendation: Put electrical test certificates in the log book

- **Sound system:** Installation date unknown. Comprises lapel mic, lectern mic, speakers. Sound loop installed. Checked over in 2016.

Recommendation: None.

- B PAT:** The last test was in 2018.

Recommendation: Carry out annual test.

- B Heating:** Previously air handling system, now changed in 2016 to new gas supply to new gas boiler situated above the office, serving surface pipework to radiators. Reported to be working ok. Note leak noticed in nave on N side.

Recommendation: Repair leak.

- **Gas meter:** In office on the ground floor and inspected in March 2021.

Recommendation: None.



- **Bells:** There are two within the belfry. not inspected.

Recommendation: None.

- **Clock:** None.

Recommendation: None.

- **Organ:** Has an annual check and is in good order. There was an overhaul in 2016.

Details below from National Pipe Organ Register

[Historic Organ Certificate awarded 2011 Grade=Grade II](#)



[Photographs of this organ](#) /

Builders

1890 [Harrison & Harrison](#) Durham
£132 plus old organ (info from H&H books);
installed in South Chancel chamber;

1936 [Nelson](#) Durham
builder's label gives date; moved to West Gallery;
minor alterations (probably fitting a balanced swell pedal in place of lever and moving case front forward to clear beams (remainder of organ behind a roof beam));

Undated [Prested](#) Durham
Twelfth substituted for Gt Dulciana (later reversed using s/h H&H pipes);

Cases

Position **West Gallery** Type **Pipe Rack**

Recommendation: None.

- E **Rainwater goods:** No formal arrangement and they are cleared as and when.

Recommendation: Arrange a formal agreement with an ecclesiastical roofing contractor to carry out annual inspections of the rainwater goods.

7.2 GENERAL

- **Churchyard:** The church is closed and is maintained by the Local Authority who are diligent in their work.

Recommendation: None.

- **Trees:** A large number of mature trees. The trees within the curtilage are subject to a tree preservation order. Trees were last inspected in 2018

Recommendation: none

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

Recommendation: None.

- **Wheelchair access:** There is wheelchair access to the church entrance from the N side from the highway from where it is a ramped path to the entrance. It is level going within the church up to the sanctuary and chancel steps.

Recommendation: None.

- **Fire matters:** The extinguishers were inspected in December 2020.

Recommendation: None.

- **H & S policy:** Was created and adopted in April 2021.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

- E **Asbestos:** An R and D survey would have been carried out as part of the 2016 works and it is not recalled whether asbestos was identified, the wardens think there may be some at the organ blower but this is encased.

Recommendation: The PCC to create an Asbestos Register outlining the presence or not of any asbestos within the building.

E **Ladders:** The belfry access ladder is a vertical ladder with a full arrest central rod but the church do not have a harness and so those who wish to gain entrance who do not carry a harness are actually unable to access the belfry. Belfry hatch is difficult to move and the whole assembly is difficult for those who are not wearing a harness.

Recommendation: Consider an alternative access into the belfry.

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

2016

Reorder with new lighting.

2017

New font cover.

2019

New noticeboard. Extended handrail at old hall and roof leak at organ repaired.

2021

Ridge repaired and new noticeboard.

7.4 OUTSIDE

7.4.1 BELFRY INSIDE

B **Belfry Top Stage:** not inspected - too dangerous. See Ladder item above. notes from last QI repeated in italic below, for information.

New glass fibre louvres and cord bird screening on all elevations except the West. The West has its original timber and rusting guarding which has now got gaps in it. Contains two bells in a steel frame that has been painted black. Appears to be okay, although the access is restricted now by telecom equipment.

Recommendation: repair west louvre guarding

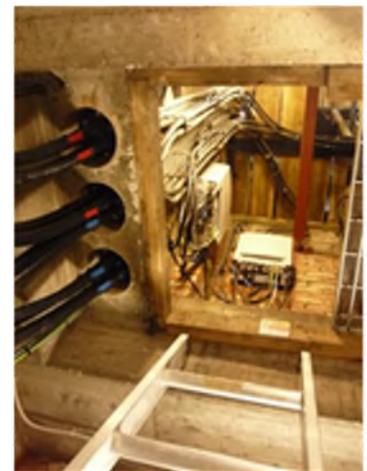


M **Belfry concrete walls.** Some water penetration showing on the downpipe looks historic. Generally sound condition structurally. Has timber planking for a floor.

Recommendation: Monitor

C **Belfry lower stage:** This has brick walling and a two stage concrete floor. New telecom equipment in it. At this stage there is a crack on the Eastern side step of approximately 3mm. Modern beam bolted in midway up on the East-West access. The floor has three new hole penetrations cut into them for power cables but doesn't look to be affecting its structural stability. A concrete structure of legs in this room which is fairly substantial and in good condition. The room contains four sizeable cabinets for the telecoms equipment. There is a suspended metal grid floor.

The access hatch from the gallery is near impossible to operate over-arm and needs a grab handrail. There was no safety harness



on the site during the inspection. The church is advised to have this available at the foot of the ladder.

Recommendation: Fix grab rail at head of ladder and ensure harness equipment is on site.



C The general installation of the electrical cabinets, which appear to be for both Vodafone and BT, appears okay. The incoming service cable infill is poor and letting in a draught.

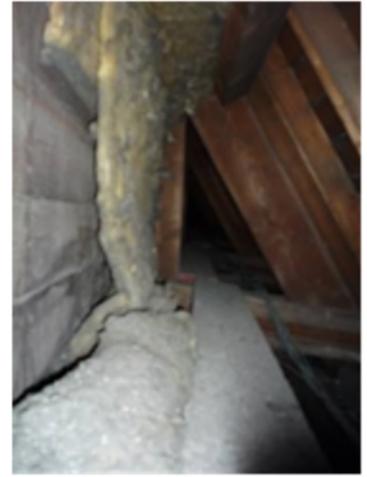
Recommendation: Fill gap around incoming service cable.



C Church Lower Stage:

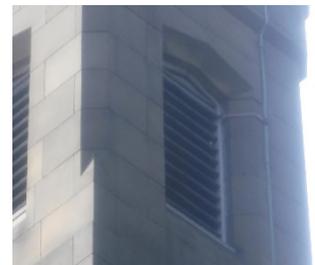
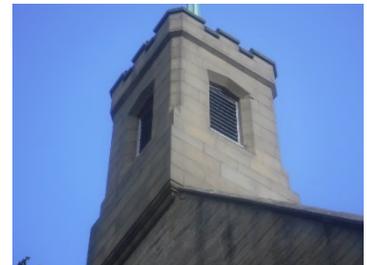
You can see the side of the nave ceiling and roof construction here and there looks to be an attempt of insulation in glass fibre. You can also see down to the eaves and daylight is coming in (but this is ok as it ventilates the roof space). The roof appears to have sarking boards onto rafter onto purlins then trusses. It appears there is 50mm of glass fibre insulation on the roof side of the barrel vault.

Recommendation: Establish extent and thickness of insulation



7.4.2 BELFRY OUTSIDE

M Same cracking on the S E side as seen on the previous QI but no change.



The N W corner is doing the same, (not reported in last QI- was it missed?). Minor erosion to the pointing as before. Spire copper looks ok and the bent E symbol of the weathervane remains bent. It is quite windy today and the weathervane itself isn't rotating. When the lightning conductor people visit they should have a look in the base of the spire and also the roof arrangement of the belfry.

Recommendation: steeplejack to look at spire weathervane and inside spire structure.

7.4.3 ROOFS

D **Porch:**

Angled ridge has been repointed recently, the abutment flashings appear ok. The slating looks alright, to the N is ok, S is ok, is there one been patched in? Not quite sure. There is a flood light sitting on the apex, is that sealed in ok?

Recommendation: check sealing of floodlight

D **Nave:**

South side – Part of the ridge has been rebbeded by Wensley Roofing, some non matching replacements and uneven. The Westmoreland slating is diminishing and variable width. It has had some repairs in the past and there are a few tingles showing it all appears to be ok. Abutment flashings are mortar covered lead to watertables that seems ok and the angled watertables are alright and the apex cross looks ok.

North side – Some areas of moss and one slate missing by the belfry. Abutment flashings all look ok, same as the other side and there are also tingles as well.

Recommendation: remove moss



- **Office:**



Welsh slate covering that is all ok, has had new lead ridge flashing up against the nave. West abutment to watertable ok in mortar. Poor overhang verge at the E end and there is some breakdown of the pointed verge. It'll probably last a while so save it up and then remake the verge properly in about 10 years.

Recommendation: none

- **Chancel:**

South slope – Half round ridge bedding ok, general slating in Westmoreland looks good, nave abutment in lead and E abutment in mortar covered to gable ok. Watertable has had some pointing patches that looks ok and the cross looks sound.

North slope – Same as S.

Recommendation: none

- **Choir Vestry:**



Welsh slate looks ok as do the lead flashings up the head and the abutments. Watertable to E end looks ok. Organ loft Westmoreland slating with tingles some replacements I think it is all sound. Ridge flashing in new lead against the nave looks good. W abutment mortar over lead ok. E abutment rather heavy handed looking mortar pointing over probably lead. Looks like there is some silicon type pointing to the watertable.

Recommendation: none

7.4.4 RAINWATER GOODS

B General:

Painted cast-iron half round gutters on fascia brackets timber fascias to circular downpipes with collars to open directional shoes to gulleys. The following review around the church picks up any particular defects. The decoration is breaking down and there is quite a bit of leaf build-up in the gutters as the tree is quite heavily wooded and it is Autumn.



Recommendation: replace plastic with cast iron, redecorate. Unblock gullies, repair broken fittings, adjust outlets to drain into gullies, clear blocked downpipes, improve leaf guarding at gullies

Porch:

North side – Gully looks blocked.

South side – OK.



Nave:

South side – The running outlet shoe fixing is not square but it will do. Is the gully running?

North side – Gutter looks ok, single downpipe like the S side, downpipe is cracked and there are large rust marks on it and the directional shoe really should be turned to the gully which looks blocked.



Office:

The swan neck outlet of the gutter is actually grey plastic and the paint is coming away from it and it has rather squashed the top of the hopper and the decoration is breaking down on that. This has a square downpipe. Gully looks ok.



Chancel:

Downpipe running outlet shoe disconnected from the pipe and the gully terracotta surround is broken up but repaired in cement it will do.

North side – Downpipe is loose, might be blocked because there are leaves at the bottom of it.

Recommendation:



Choir Vestry:

OK.

Recommendation:

Organ Loft:

Generally ok apart from the gulley has a domestic plastic top and it is not keeping the leaves away and it is blocked by the look of it.



7.4.5 WALLS, BUTTRESSES AND CHIMNEY'S

- **Porch:**

North side – Some open joints but fair, buttress has open joints but ok.

West side – Watertable apex not quite right but will do, some open joints at the apex in the walling and that is ok. S buttress slightly better and ok.

South side – This has been repointed in cement and has some damp showing up to about 800mm either side of the door.

Recommendation: none

- **Nave:**

West side



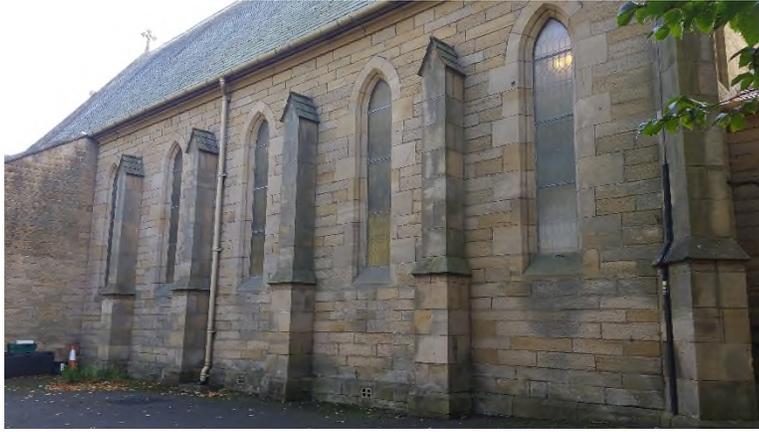
Looks as if it has had quite a bit of a rebuild probably when they put the belfry in, there is a slight crack just at the foot of the belfry on the SW corner as it sat on the top of it. Walling generally sound, slight erosion to the N of the circular window and there is a bit of a crack running down it which has been repaired in the past rather heavily in cement, the base of the wall on the N side is a bit scarred by some lean-to addition in the past perhaps a meter cupboard of some kind but it is ok.



South side – Eaves cornice ok, walling is sound repointed rather heavy strap pointing but it is ok. Buttresses have little apex roofs and whilst they have got some minor open joints they are ok.

East side – Only a small amount visible as it abuts the chancel, watertable is ok and walling looks sound. At the kneeler on the N side very large bolt head and plate rusting showing, what is that doing there?

North side

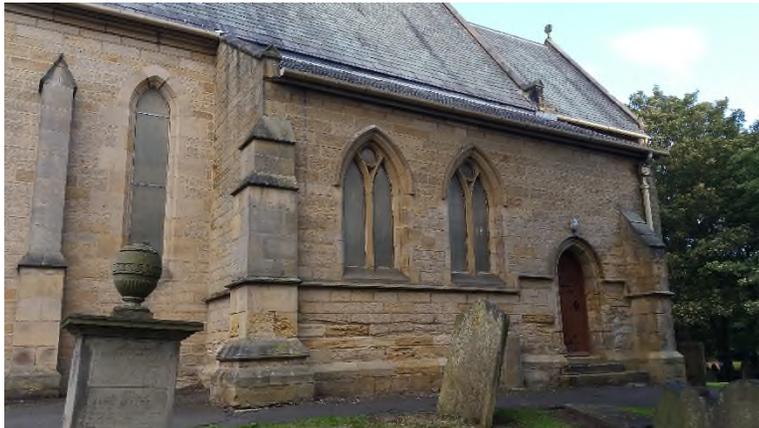


– Partially enclosed by the organ loft, small area to the E of that above the choir vestry rather rough stone work but it will do, it has got a flat timber fascia at this point. This has the more original narrow pointing shows that on the S side it is fat ribbon pointing horrible, but the walling is all generally sound as are the buttresses.



Recommendation: none

Office:



West side – Repoint same as the S nave, watertable has had water markings in the past running down but they are old, walling is generally sound with a bit of erosion above the plinth and this is evident right around the building. Clasp corner buttress with erosion to its lower stage.

South side – Continuation of the erosion seen on the W side above the plinth and to the side of the doorway. Attached buttress a bit worn but ok, to the right the wall is a bit green so is that historic damp or damp from a problem at the box gutter the one with the squashed in top?

East side – Shocking bit of work, this is random rubble and just smeared with cement and there is some erosion to the lower level. Recently infilled to match from the previous boiler room.

Recommendation: none

- **Chancel:**



South side – Upper part matches the nave but the majority of the wall is in random rubble and badly smeared with pointing and a couple of eroded stones at the bottom but generally sound. Cotoneaster up against this so can't see behind that very well, there is some erosion I think.

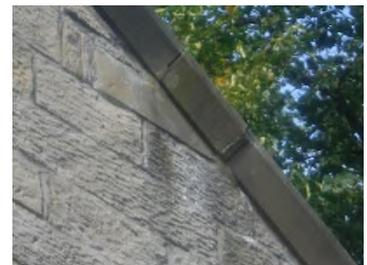
East side – Perhaps open joint to the watertable on the S slope maybe the same on the N mirrored. Slight open joint underneath the apex of the watertable, walling is all sound with some minor open joints below the plinth but don't need attention.

North side – Mostly enclosed by the choir vestry, some slight open joints but not really needing attention.

Recommendation: none

C **Choir Vestry:**

East side – Water getting through one of the watertable joints there certainly looks to be some damp up there, slight open joints at the kneeler though it is not really moving, the walling itself is sound it looks like it has got the original water here which is to be valued and some open joints just below the plinth and also hand fistedly bodged in cement at one point.



North side – Has had a patched in crack at the junction almost at the junction to the organ loft, walling itself is generally ok.

Recommendation: repoint watertable joints



D

Organ Loft:

West side – The watertable has got some silicon up it I think, below that is a rendered wall which is breaking down and water will be getting in the back of that.

North side – Some open joints at the outboard edges at high level. There is some erosion above the plinth a bit like the office on the S side but not as bad.

West side – Watertable joint is ok, wall has got slight open jointing at higher level but ok, a few stones above the plinth eroded but ok and the plinth itself has got some open joints.

Recommendation: rerender walling, repoint watertables, general tidy up



7.4.6 FLECHE, BELLS, FRAME AND CLOCK

Fleche: none

Bells: see text in belfry section

Frame: see text in belfry section

Clock: none

7.4.7 WINDOWS AND DOOR OPENINGS

E

The design of the door and window opening is mostly pointed lancet style with angled ashlar jambs.

The polycarbonate protection is dull, poorly pointed in in cement and some joints are coming apart. It would be good to review the

condition of the protection and renew it. The following picks up any defects noted.

Recommendation: renew window protection

- **Porch:**

North – Single lancet slight open joints, polycarbonate ok.

West – Polycarbonate dull right off here and has open joints. Two single lancets look ok.

South – Door slight movement to the keystone looks historic, bit heavily made up in cement, door is painted boarded door decoration is coming away from that now.



- **Nave:**

South side – Five single lancets all have got some slight movement to the apexes in the past but I think that is all historic, the polycarbonate has been pointed in and that pointing is coming away and the junctions of the various sheets are also coming apart and I think it is time for a repair now on that.

North side – Five single lancets, masonry is all ok, the movement if any is more on the S side than the N side. Polycarbonate not so grey and dull but the joints are breaking up and this polycarbonate has been pointed in like it has on the S side.



- **Office:**

Two twin light pointed arch with hoodmould and trefoil head, slight crack running through the eastern most hoodmould but historic, mullions and jambs look ok. Polycarbonate same situation as the S nave.

Flattened pointed arch to the doorway and the moulding are becoming eroded particularly on the eastern side but other than dusting off I don't think there is anything to do. Painted boarded door within not used and decoration breaking down. Steps below could do with some pointing.

West side – Single lancet pointed in faded polycarbonate.

- **Chancel:**



South side – Two single lancets has seen movement at the western arch top but ok, within are unprotected clear glazed lead quarries with rusted ventilators.

East side – Commanding three light single lancets central taller than its neighbours, masonry looks fine but the polycarbonate has dulled, pointed in like the nave and the sheets are splitting to the centre.

- **Choir Vestry:**

East side – Single window with twin light and trefoil in same design as the office, slight open joint at the apex and hoodmould but ok. Polycarbonate has been screwed into place here correctly rather than pointed in, cobwebs within it and it looks like the glass has been repaired in the past, it is lead quarries.

North side – Single window made of two lancets some slight movement in the arch in the past but ok. Polycarbonate not so obscure here and is screwed in.

- **Organ Loft:**

Two, two light with centre tracery, the masonry is generally sound, both have had polycarbonate cement pointed in by the looks of it and that is breaking up, it is a bit of a mess really.

7.4.8 EXTERNAL IRON AND WOOD

D The church has two types of timber fascia: on the N side there is some plain rectangular fascia above the chancel and on the S side

a more original heavy moulded fascia, decoration breaking down on one of them.

The belfry louvres look undecorated and the N louvres pointing is breaking down a bit.

Recommendation: redecorate fascia

7.5 INSIDE

7.5.1 ROOF TIMBERS

-



ten bay trussed roof in the nave, all of the trusses appear ok.

The organ loft trusses are principal rafters holding up purlins and the middle, at the ridge has been affected by damp in the past, I think that is probably because of a flashing failure which has been remedied. Same design in the clergy vestry no apparent defect.

Recommendation: none

7.5.2 CEILINGS



The nave has a wagon style roof faceted boarded ceiling with ribs at upper and lower level, The decoration colour and gloss finish doesn't contribute to the recent reorder.



The chancel has curved lancet style roof with ribs and timber boarding, no water marking, it looks like the original finish and it is very good compared with the nave

The clergy vestry and the organ are boarded, whilst there is some water marking in the organ loft at high level the rest is all reasonably sound.

Recommendation: none

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- Chancel Arch



Fractional movement at the arch at the apex but this is historic, it is all in good condition apart from a little bit of damp at the bottom of the arch which is subsumed by the sanctuary step.

Recommendation: none

D Arcades –

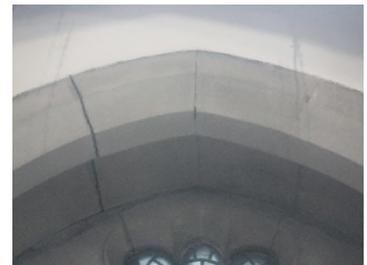


The church isn't aisled but there are arcades to the N and S.

S arcade to the office



Slight fracture to the arch stone closest to the E but hairline is just an easing, the other arch is ok, and down to the ground the arches look sound.



North side



The eastern most, that is above the organ, has got approximately 5mm openings to those that are below the corbel and that is the obvious thing there is a bit of load coming down on that corbel to effect the arch, there is some slight drop out of mortar and those could be going into the organ pipes, it is also taking a load from the mid rafter on the lean-to roof on the opposite side.

N organ loft W window- keystone dropped in two stages. Point up the gap in the wall and keep monitored.

Clergy Arch from the chancel – This has opened up approximately 2mm and there is a bit of a hairline crack running up it but I think this again is ancient.

Recommendation: N organ loft W window- keystone dropped in two stages. Point up the gap in the wall and keep monitored.





The belfry is supported by a concrete structure which is made up of octagonal columns which go from the roof down to the ground, they look ok, there is no cracking to the support to the gallery either.



The gallery itself is supported on quatrefoil cast-iron columns sat on rather irregular stone bases but there doesn't seem to be any defect to them.

Recommendation: none

Masonry – There is no exposed masonry to the walls.

7.5.4 PLASTER AND DECORATION

E The building has been redecorated as a result of the 2016 works. There is some cracking to the decoration disappointingly it looks like both, shrinkage on plaster and also flaking, the flaking is mostly within the window reveals so it would be worth checking the records for the paint type used and previous images to understand what is occurring here. The plaster is all ok though it does have some hairline cracks.



Office – Is ok a little down at heel perhaps and smells a bit.

Organ Loft – Decoration breaking down on the N wall and the W and also within the room itself particularly on the E wall and at high level where we know on the other side there is a bit of poor render.



Clergy Vestry – It is fair.

Nave – At the W end at high level in the gallery decoration is showing to be really poor and there has also been some significant patches over cracking at the W end round about first floor level just above the stairs.

Recommendation: check redecoration records

7.5.5 FLOORS

D **General** - The floor level in the nave was reduced back to its original levels as part of the 2016 works and the solid pew platforms were infilled with suspended beam and blockwork and whilst there are some slight lines it is all ok.



Porch vestibule – Some open joints in the paving slight trip hazard of the galvanised edge to the mat well itself which is worn out now and could do with being renewed.

Tower – Open joints to the stone paving.

W.C. – Same open joints.

Sanctuary – Carpeted timber floor all ok, pew platforms seem good.

Chancel – Solid floor carpeted throughout ok.

Recommendation: renew entrance mat

7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

- **Partitions:**



Beautiful partition screening the organ, forming one side of the organ casing, it is all in oak and ok.

Office –



Oak partition screen with fine fret work, fine fret work, good cornice, retro glazed in good condition, it has had a rather poor looking door inserted into it, it is just a flush door and rather beaten up. The inside of the panelling is less decorated but ok.

Recommendation: none

- **Panelling:** Modern painted dado panelling added to the nave in 2016.

Panelling incorporated into the reredos screen in the chancel in oak all ok.

Recommendation: none

- **Screens:** Screened gallery decorated appears in good condition and it is all solid with the metal balustrade.

Recommendation: none

D **Doors:**

Porch – Draughty gap at the bottom and could do with a handle on the inside to open the door.

Base of Tower – Pair of glazed oak doors ok.

Tea kitchen – Pair of solid oak doors binding slightly and lever is stiff.

W.C. – Partial glazed and solid catches slightly on the door frame.

Nave – Pair of half glazed double doors, the slave leaf bottom lever bolt is not activating, door slightly catching and the hold back button could do with being oiled a bit as it is a bit stiff, they both work.

Office – Pair of flush oak doors catches in the frame and the lock has been brutalised in the past.

Organ Loft – Solid panel door, handle loose and catches in the frame.

Clergy vestry – Solid boarded door, catches very slightly in the frame, handle squeaks and bolt doesn't seem to go into the joint securely.

Chancel – Boarded frame door ok.

Recommendation: overhaul doors



7.5.7 GLAZING

D **Chancel** –

East – Three light pictorial glass looks ok. Slight movement to the arch in the northern most but historic.

South – Rectangular clear glass in lead comes one broken pane to the western most, its arch has a bit of mortar dropping out of

it but otherwise ok. Ventilator cord to the eastern most and the western most has a cord to it but does it open?

Nave:

South – Mixture of pictorial and coloured glass in five lancets, two of which have ventilating chutes that look as if they could work but they just need checking, the glass is fundamentally ok, bit of tie wire showing on some of them and the penultimate western most has one crack in the plain glass and all have cobwebs.

West – Two lancets with coloured margins, they are both ok but dirty. In the centre a circular leaded light clear glass looks ok through I can't see all of it.

North – It is a repeat of the S, glass appears dirty but that is possibly the polycarbonate beyond, all of the arches look ok.

Organ Loft:

Western – Arch stone has dropped approximately 8mm, I wonder if it has dropped a bit more since the last QI because there is some fresh to the edge of it? One to note. Some open joints in the masonry, tracery is ok and the glass is plain but looks a little dirty.

Eastern – Same design with open joints the arch mortar missing but the arch stone hasn't dropped so that needs pointing in. Glass same as its neighbour and same condition.

Clergy vestry:

North - These have been security glazed or draught glazed with little wood frames and obscure glass look a bit dirty.

East – Pointing out at the keystone. Has the same secondary glazing infill as its neighbour.

Office:

East – Saint Michael pictorial glass all ok.

South – Twin light lancet with quatrefoil, masonry ok and glass ok but just dirty. Adjoining neighbour with same design but with pictorial glass

Recommendation: check ventilator operation, replace cracked glass, clean dirty glass,

7.5.8 VENTILATION

- D This is achieved by opening doors and the ventilators to the glass- if they work.

Recommendation: check vent operation



7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

- D **Rails:**

Timber communion rail that wobbles a bit, gate is held back by blue tac

Recommendation: stiffen up fixings

- **Reredos:**



There is a reredos as part of the panelling in the same design, it is a three panel Ogee arched item with octagonal pilasters.

Recommendation: none



- **Monuments:**

Chancel –

Grave slab cover built into the wall on the S side.

The S side of the nave has two large tablets.

Recommendation: none

- **Brasses:**

There are miscellaneous brasses about the building.

Recommendation: none

- **Furnishings:**

Chancel – Heavy patterned Bishop’s chair.

Sanctuary – Ornate carved oak choir stalls with shields on the front, these are of the same time as the office screen which is actually a repurposed parclose screen. There are two Priest’s reading desks and two Glastonbury chairs and prayer desks. At the foot of the sanctuary steps is a large oak panelled screen with engraved shields. Octagonal timber pulpit ok.

Nave – Loose padded chairs, circular bowl front with new font cover and also a piano and other miscellaneous small items of furniture including new modesty panels.

At the rear of the nave are some storage cupboards, pray book units and displays.

Recommendation: none



- **Organ:**

See entry in section 7.

7.5.10 ANCILLARY ROOMS

Tea Kitchen:

Simple fitted out with kitchen units, sink and drainer with a hot water boiler.

Recommendation: none

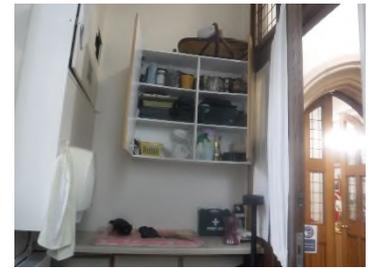


W.C. Disabled:

It also doubles up as a storage cupboard for gardening and cleaning products, it also has a small changing bench for babies.

Recommendation: none





E Office:



This is a former Lady Chapel, has a mezzanine floor installed to create a boiler room above, not inspected. The room forms an office and is full to the brim. The room also contains a gas meter and vestments.

Recommendation: reorganise

- North Transept:

Open space – Feels almost like a transept here used for chair storage and contains the piano.

Organ space – Organ contained behind timber boarding and sliding door that contains vestments, the room also has some shallow kitchen fittings and a sink with no obvious signs of hot water it only has cold.

Recommendation: none



- **Clergy Vestry:**



The room is really just a storage room now, it has chairs, packed up tables and an old bench and a piano, used for choir practice I guess. It doesn't feel as warm as it should in here though it does have a radiator.

Recommendation: -

M

Boiler Room: services are on the mezzanine floor over the office. Not inspected.

Recommendation: inspect

7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

Churchyard: A closed churchyard in the care of the Local Authority.

D



Comprises burial ground, multiple headstones and mature trees. Steep path to the W, S and E. They are tarmacked and have hand railing which is sound. The entrance area has paving and handrails with open joints to the stonework which was due to ground movement from the installation works and now is being caused by tree root movement.

S side



Retaining wall to the old hall the adjoining National Trust property that wall itself is in good condition and is believed to be in the ownership of the National Trust. The PCC have been thinking of putting some shrubbery on that border at high level. The trees that are quite close to it do tower rather over the wall and the wall has been built out in places to accommodate its growth where it has buckled slightly.

General – There are ashes buried on the E end of the chancel in a grass margin.

Recommendation: Point open joints in steps. reduce trees on S boundary

C

Boundaries:

The road boundary is a low stone wall which has lost its railings in the past. The entrance gate is rusted and has lost its fixings.

West side – Double gateway.



Steps continue to be buckled a little at the lower stage and there are open joints. The gates don't open as they are rusted up. To the N side of this the low wall is cracking in a couple of places.

North side





Low wall retaining the sloping churchyard and there are many open joints to it at low level. To the NE end is a pillared entrance without gates. Paths are tarmac and ok.

Recommendation: Consider repairs to gates. Point up steps. Point up open joints to walling.

D Trees: The site is heavily wooded and the trees have been inspected in recent past and a couple have been felled.

Recommendation: look again at the s side trees

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT		
A	Lightning conductor: Carry out five yearly test and recommendations of the test report. Ask steeplejack to inspect inside of belfry and report findings.	-
B- WITHIN 1 YEAR		
B	Surface water drainage: Check they discharge.	-
B	Electricity: Carry out the recommendations of the test report.	-
B	PAT: Carry out annual test.	-
B	Heating: Repair leak.	50
B	Belfry Top Stage: <i>repair west louvre guarding</i>	250
B	Rainwater Goods: replace plastic with cast iron, redecorate. Unblock gullies, repair broken fittings, adjust outlets to drain into gullies, clear blocked downpipes, improve leaf guarding at gullies	1,500-2,000
C- WITHIN 2 YEARS		
C	Belfry lower stage:: <i>Fix grab rail at head of ladder and ensure harness equipment is on site.</i>	300
C	Belfry: <i>Fill gap around incoming service cable.</i>	250
C	Church Lower Stage: <i>Establish extent and thickness of insulation</i>	-
C	Choir Vestry: repoint watertable joints	250
C	Boundaries: Consider repairs to gates. Point up steps. Point up open joints to walling.	750
D- WITHIN 5 YEARS		
D	Porch: check sealing of floodlight	-
D	Nave: remove roof moss	100
D	Organ Loft: rerender walling, repoint watertables, general tidy up	500
D	External Timber: redecorate fascia	350
D	Arcades: N organ loft W window- keystone dropped in two stages. Point up the gap in the wall and keep monitored.	100
D	Flooring: renew entrance mat	50

D	Doors: overhaul doors	250
D	Glass: check ventilator operation, replace cracked glass, clean dirty glass,	500
D	Ventilation: check vent operation	-
D	Rails: stiffen communion rails fixings	100
D	Trees: look again at the s side trees	-
D	Churchyard: Point open joints in steps. reduce trees on S boundary.	250

E- IMPROVEMENT/NOTE

E	Log book: Improve record keeping	-
E	Rainwater goods: Arrange a formal agreement with an ecclesiastical roofing contractor to carry out annual inspections of the rainwater goods.	-
E	Asbestos: The PCC to create an Asbestos Register out lining the presence or not of any asbestos within the building.	-
E	Ladders: Consider an alternative access into the belfry.	-
E	Windows: renew window protection	5000
E	Decoration: check redecoration records	-
E	Office: reorganise	-

M- MAINTENANCE/MONITOR

M	Belfry concrete walls: Monitor	-
M	Belfry: steeplejack to look at spire weathervane and inside spire structure.	-

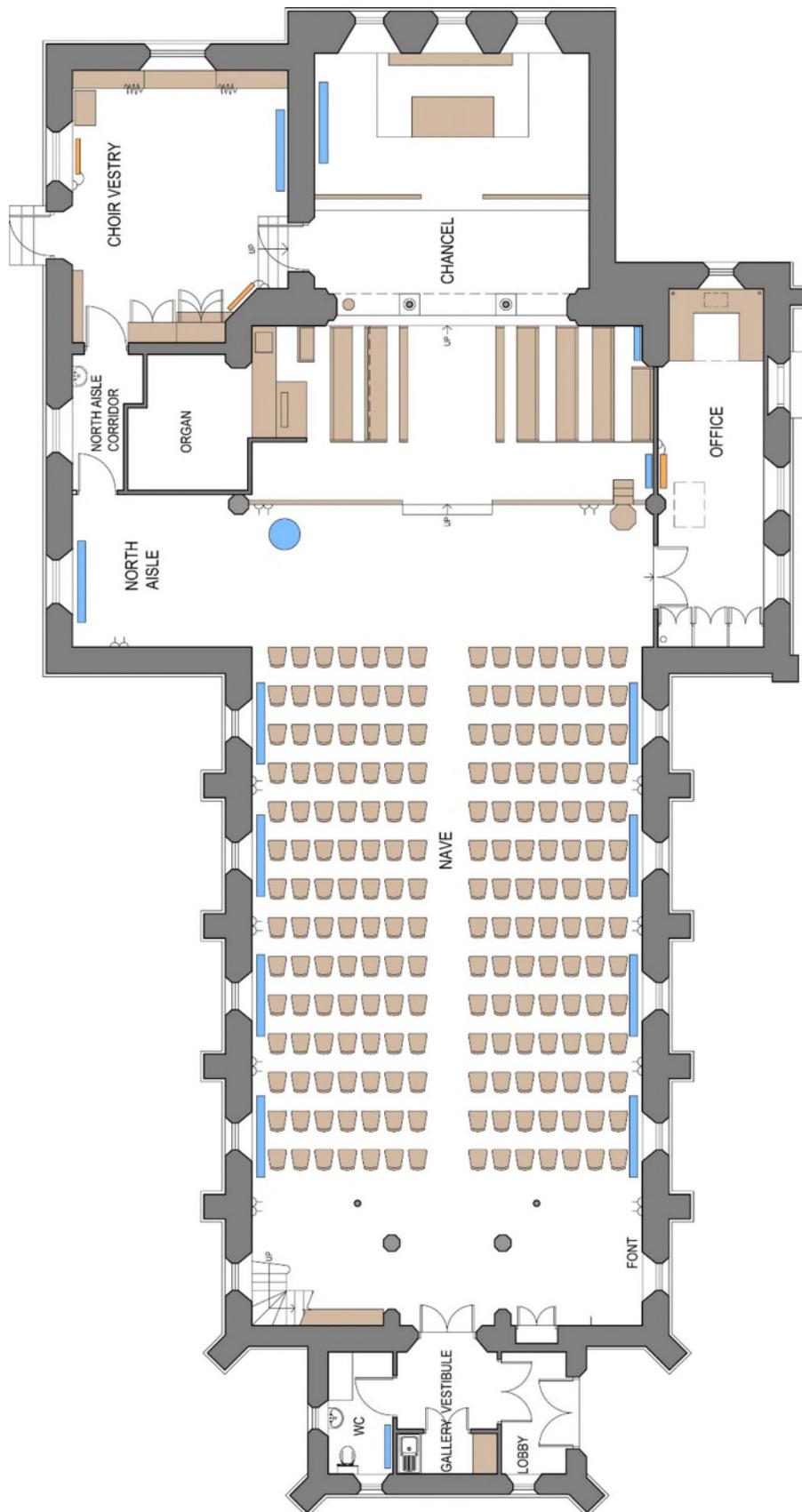
APPENDICES

Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p>

Autumn	<p>Check gutters, downpipes, gullies, roofs etc. after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc. and repair as necessary.</p>
Winter	<p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p>
Annually	<p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p>
Every 5 years	<p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p>

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.