

Church of St John the Evangelist, Castleside

**QUINQUENNIAL INSPECTION REPORT 2022**

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# | 1.0 | General Information

## 1.01 Name of Church and Archdeaconry

St John the Evangelist, Castleside  
Archdeaconry of Durham

## 1.02 Name and contact of Adviser with qualifications

CHLOE GRANGER BArch, AABC, SPAB Scholar  
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Telephone: 01539 555300

Signed: .....



## 1.03 Form of the Report

The following report has been prepared in line with the recommendations set out in 'A Guide to Church Inspection and Repair' (1995), to comply with the statutory requirement of the Inspection of Churches Measure 1955, and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is a general report, aimed at offering an overview of condition.

The report offers General Information and a Summary of the building's condition within Section 1.0, and Recommendations for work within Section 2.0.

Following this, Sections 3.0 to 6.0 discuss each area inspected in turn, illustrated with photographs.

This report has been prepared following a *visual inspection* of the church only. All inspections have been made from the ground and safely accessible galleries and roofs. This report should be seen as an overview, and not a detailed survey report. If further inspection or investigations are required they will be outlined within the recommendations for work.

## 1.04 Specific limitations of the report

The inspections have been made from the ground only, except where safely accessible galleries and roofs have made higher level visual inspection possible. Ladders have been used where considered safe, giving access to some gutters, but not all. Internal valley gutters and inaccessible roofs have not been inspected. Ceilings, roof timbers and wall plates have been examined from floor level only. There has been no higher level investigations, nor intrusive inspections carried out; hidden structures, embedded timbers, floor and ceiling voids and areas beyond reasonable sight from the ground have not been subject to inspection and as such, it cannot be reported that areas such as these are free from defects.

## 1.05 Dates of Inspection and previous inspection

The date of inspection was 9th May 2022. The previous inspection was carried out on 3rd October 2016 by Chloe Granger.

#### **1.06 Weather on day of inspection**

The weather on the day of inspection was dry and fine.

#### **1.07 Brief Description of the Building and Listing Grade**

The Church is unlisted. The Church was built in 1867, possibly to designs by the first vicar, Reverend Wesley Farrar, based on a Swiss-Alp chapel. The design is plain simple, with a single cell nave and apsidal chancel with a vestry to the north of the chancel and a porch to the south of the nave. The walls are of a buff sandstone with Welsh slate roofs. There is a bellcote over the west gable of the nave.

Internally walls are all exposed stone with a plastered barrel vaulted ceiling. There is a new extension to the western gable of the Church, also in buff sandstone, constructed in 2009, containing a meeting room, toilet, kitchen facilities and a store. The internal fit was completed in 2016.

#### **1.08 General condition of the Building**

Generally the building is in reasonable condition and is well cared for.

The roofs are in worsening condition, including slates, leadwork and the stone water-tabling. The implications of this needs to be understood, as a re-roof will be required in the not too distant future.

Other than the roofs, there are general damp issues, mostly made worse by poor drainage and cementitious pointing, and the ceilings internally would benefit from a closer inspection of plaster cracks, and redecoration.

There are a number of works that have been carried out recently that are not appropriate, such as the wide use of cement mortars for the ridge repairs and boundary walls - this will cause advanced decay of the soft sandstone and make matters worse, but this is a result of the wrong builders being employed rather than wrongdoing of the hardworking church wardens.

#### **1.09 Safety aspects of the Building**

There did not appear to be anything of concern noted that affects the immediate safety of the building, although it must be noted, this was a brief overview inspection.

### **1.10 Schedule of Works completed since the previous report**

- Sound system overhauled, new microphones to altar & lectern
- Repairs to Church Room window seals
- Periodic electrical testing including portable appliances
- Minor repairs to roof inc. slates & flashings
- Periodic boiler servicing
- Re-alignment of paving slabs at entrance door
- Boundary wall repairs
- periodic servicing of fire extinguishers
- replacement of two Nave gas heaters
- replacement of hip tiles to Church Room, & slates to church
- replacement of electrical distribution board
- insulation of cold water pipe below Vestry

### **1.11 Work outstanding from the previous report [items listed are those that are still considered necessary]**

- Removal of (suspected) loose asbestos in former Boiler house, inclusion on asbestos register
- Consolidation of masonry at apex of east gable of vestry
- Removal of loose stone at eaves level at west end of nave
- Opening of external blocked-up vents to floor void
- Checking security of plaster, filling cracks and redecorating main Nave and Chancel ceiling
- Alignment and decoration of rainwater goods
- Start repointing church walls
- Work to window grilles
- Work to hardstandings to introduce gravel strips against building
- Replastering of Vestry
- Full re-roofing of church

### **1.12 Records and Health and Safety file**

The Health and Safety file log-book is reasonably well kept. The list of works carried out, including all certificates and inspections, should be kept together in one file so there is a full and complete record of everything building-related in one folder.





## | 2.0 | Recommendations for Repair/Renovation

*All outstanding works from the last report (as noted above) that are deemed relevant have been included within the recommendations of this report. Please note; all works must be specified, overseen and approved by the inspecting architect or other conservation accredited professional to ensure quality and appropriateness of workmanship. This is not a schedule of works, only identification of where works are required - a full specification and schedule should be drawn up prior to repair works being carried out. The costs displayed are only estimates - proper costs should be obtained from the relevant craftsman before commencing.*

**It is important to note that these recommendations are made as a professional looking at a building and considering its needs for repair. The recommendations have not been catalogued to accommodate church funds - prioritisation according to funds should be a matter of discussion between the architect and PCC, when a plan of action should then be formed.**

ITEM	page no.	RECOMMENDED WORKS AND URGENCY	APPROX. £s
<b>2.01</b>		<b>A: Urgent works requiring immediate attention</b>	
a)	p.13	Monitor internally for signs of water ingress, and carry out repairs to the west end verge as required.	£1,500
b)	p.13	Refix soakers to Church Room roof at abutment with Nave.	£250
c)		All rainwater gullies be cleared out annually.	DIY
d)	p.13, 15 & 16	Remove any loose stone from the edges of the water-tabling to porch entrance gable, using fingers and a stiff brush. Similarly, the same approach should be taken around the church, to ensure no loose masonry becomes a hazard.	DIY / £500
e)	Last Ql	Inspection of (suspected) asbestos sheet in former Boiler room below Vestry, risk assessment and inclusion on asbestos register. Asbestos survey of whole church.	£500
f)	p.27	Inspection/servicing of the gas boiler and gas heaters in church, on an annual basis.	£250
<b>2.02</b>		<b>B: Works recommended to be carried out during the next 12 months</b>	
a)	p.13	Locally reslate the apex of the Apse roof and replace the lead capping. Additional lead soakers may be required under the upper courses of the slates to maintain weatherproofing where the slates are very narrow.	£5000
b)	p.13	To Nave roof south slop above Porch - strip the slates locally, replace the decayed timberwork with new Douglas Fir, and replace damaged slates.	£2000
c)	p.14	De-rust, re-seal and redecorate cast iron gutters to nave. Re-set to fall correctly.	£1500
d)	p.14	Vestry rainwater pipe - new extended shoe should be added to bring it lower to the gully and to direct water into the gully.	£300
e)	24	Ventilation to the redundant Boiler Room to be improved by fitting a cast iron grille to the vent at ground level. Remove the existing timber door to improve air flow.	£250
f)		Dampness in the extension undercroft should be investigated and remedied. Check drains above and drainage of paving areas. Cross ventilation of the space should be increased to help keep the space dry. B	£250
g)	Last Ql	Consolidation of masonry at apex of east gable of vestry, removal of loose stone at eaves level at west end of nave	£800
h)	Last Ql	Inspection and opening of external blocked-up vents to floor void as necessary	DIY

2.03		C: Works recommended to be carried out during the next 2 years	
j)	p.15	Porch water-tabling - repoint the open joints with lime mortar.	£1500
k)	p.15	Bell mounting - all of the steelwork needs de-rusting and repainting, and the timber headstock requires replacement.	£1500
l)	p.16	Commence programme of re-pointing masonry, beginning with the plinth level and localised re-pointing of cracks and open joints in key areas. Re-pointing to be carried out in a lime mortar, specified by the architect. Cost estimated for low-level masonry up to top of plinth around full church and other isolated areas.	£8,000
m)		Recommended that all open joints to windows and around glazing be re-pointed in a soft lime mortar.	£1000
n)	Last QI, p.20	Checking security of plaster where cracking evident, filling cracks and redecorating main nave and chancel ceiling	£6,000
o)	Prev. QI	Back-light windows in west gable of church, now looking into roof void of extension	£250
p)	p.31 & 32	Hardstanding - Cut away stone flagging immediately around porch and west end of church, and add gravel filled trench to stop advanced deterioration of stonework at low level. Re-point low level masonry in this area, and to sides of walkway plinth.	£2000
q)	P21	All external doors should be overhauled, redecorated, and all hinges, latches and locks lubricated and checked for correct operation.	£1500
r)	P22	All window drain holes should be checked and cleared. Any defective external mortar to the windows should be carefully raked out and replaced with soft lime mortar.	£500
s)	p.16	Vestry external walls to be repointed. All details should be discussed with the architect or other conservation professional prior to any faculty applications.	£5000

<b>2.04</b>		<b>D: Works required to be carried out within the next five years</b>	
a)	p.14 & 15	Full re-roof of church, including main roof, vestry and porch, including renewal of all leadwork which is coming to the end of its serviceable life, replacement of many broken sandstone ridge stones, and re-bedding of all water-tabling using s/s dowels in lieu of existing cramps, including bellcote.	£80,000
b)			
	p.16	Remove external window grilles, rub down, repaint and re-fix using non-ferrous fixings. Replace or re-work poorly fitting grilles.	£1,500
c)	P21. & prev.QI	Investigate Sanctuary floor by carefully lifting one of the stone flags and inspecting the substrate. This must be carried out by a careful conservation stonemason, preferably with architect in attendance so an inspection can be made.	£250
d)	p.14 & 15 & prev. QI	Improvements to underground drainage system following investigations, new drainage and soakaways where relevant.	£2,500
<b>2.05</b>		<b>E: Works required to be carried out in the longer term</b>	
a)	p.16	Full re-pointing of whole church in soft lime mortars to protect the stonework from advanced decay	£15000
b)	p.15	Excavate French drain to north side of church and hall.	£2500
c)	p.15	Replace coping stones to bellcote, with new stainless steel cramps.	£3500
d)	p.20	Inspect internal wall cracks at each QI	
e)	p.31	Churchyard walls should be inspected periodically and consolidation carried out as necessary only with soft lime mortar.	
f)	p.23	Full refurbishment of the vestry, including new lime plaster, breathable paint, insulation of the floor and ceiling, and new floor coverings. Externally, re-point in lime mortar if not already achieved previously. All to improve internal conditions and alleviate damp and chill. Specifications by architect.	£8,000

## | 3.0 | External Elements

### 3.01 Roof Coverings



Slipped soakers to extension roof.



Several slates on curved apse are displaced and need to be relaid. The lead finial would benefit from renewal



Decayed rafter end to Nave roof above Porch, and damaged slates

The roof of the Church is covered in heather Welsh slate while the roof of the extension appears to be covered in a mixture of second-hand heather and blue Welsh slate, giving an overall mixed appearance.

There are quite a number of broken and chipped slates on the main pitches, particularly noticeable at the eaves level on the south side where thieves have possibly been trying to climb on to the roof to access lead. There are also a number of broken slates on the Apse, with some lead strips that have been wedged up to try and protect vulnerable areas.

The slate work on the south porch is in particularly poor condition with a large number of broken slates on both the east and west pitches. The roof to the vestry could not be seen. The slating to the new extension is in reasonable condition as it is relatively recent.

The leadwork to the west gable of the Nave is in satisfactory condition, although is looking rather thin and coming to the end of its life. There are a number of slipped slates at this end of the roof, and there is water staining internally which suggests leakage. *Recommended to monitor internally for signs of water ingress, and carry out repairs to the verge as required. A*

The leadwork at the apex of the apse is in reasonable condition although does appear thin and would benefit from renewal at some point in the near future. The slating below is poor, with a number of over-large slates which do not follow the curve of the roof properly. There are numerous tingle repairs in this area. *Recommended to locally reslate this area of the roof and replace the lead capping. Additional lead soakers may be required under the upper courses of the slates to maintain weatherproofing where the slates are very narrow. B*

The abutment flashing of the new extension to the west gable has been redressed following leaks seen internally. However some of the soakers appear to have slipped down the south pitch. *Recommended that the soakers should be re-fixed. A*

The flashings to the porch have been replaced with Ubiflex (or similar) and are the pointing to this is poor. The small section of valley at the abutment of the south porch to the nave is in weathered condition and would benefit from renewal in the long term.

The overhanging rafter end to the Nave roof at the south west corner is decayed. *Recommended to strip the slates locally, replace the decayed timberwork with new Douglas Fir, and re-slate. B*

The stone ridges to both the Porch and the Nave are in poor condition as many are broken allowing vulnerability of water ingress soaking into the top of the ridge stones. The ridge to the nave has been re-pointed in a very hard cement which



Displaced water-tabling to Nave verge, and loss of pointing from joints



Some rainwater goods are rusting, and fixings are working loose



Rainwater gullies need to be kept clear of debris, and should have grilles fitted

will accelerate decay of the sandstone ridge stones. When repointing is carried out a lime mortar should be used.

The raking water-table stones to the west gable are showing signs of delamination and slight jacking between the two kneelers. The water-tabling is cramped together, with (presumably) iron cramps between each stone that are mortared on top. *Recommended to lift the buckling water-tabling and re-bedding between the kneelers. C*

The water-tabling to the south porch are in a similar condition, although not cramped; they appear slightly dislodged between the kneelers, with a particularly wide open joint on the eastern slope. The sandstone again is fracturing and delaminating. *Recommended to repoint the open joints with lime mortar. C*

The ridge and hip tiles to the extension are clay and appear in reasonable condition. The hips have recently been re-bedded.

*Recommended in the longer term to plan for a complete re-roof of the Nave, Chancel, and Vestry, with all associated leadwork and masonry work. D*

### 3.02 Rainwater goods and disposal systems

The majority of the gutters and downpipes are cast iron and are in fair condition.

The gutters to the south Porch and the downpipes to the south elevation of the Nave appear to have been painted fairly recently, however the main guttering system to the Nave, both north and south elevations, are showing signs of rusting and salt damage.

The gutters around the apse are aluminium and in fair condition, as are the gutters to the extension. Some of the gutters appear to be falling in an incorrect manner and it is clear, in some areas where there is most probably leaks, although it was not raining on the day of inspection so leaks could not be spotted specifically.

Outlets from the gutters swan neck into cast iron hoppers leading to cast iron downpipes, which all feed into gullies at ground level.

*Recommended to overhaul all the cast iron gutters - de-rust, check fixings, re-seal as necessary and re-decorate. B*

Most gullies appear to be trapped gullies and it is assumed that they lead off to a soakaway or drainage system, although it is not exactly known. Some gullies are choked with debris.

The downpipe between Apse and Vestry is not long enough and does not have a suitable shoe, allowing water to spill all over the ground and the base of the wall. *Recommended that a new extended shoe should be added to bring it lower to the gully and to direct water into the gully. B*

To the Nave and Porch, gutters are fixed with rafter end brackets. To the Vestry, an ogee moulded box gutter is set on



Bell headstock is decayed. The whole mechanism requires overhaul

stone corbels, picking up the north Vestry roof.

The new guttering system to the extension is fixed directly to the stonework as there are not overhanging eaves

### 3.03 Drainage below ground

It is assumed that the gullies run to soakaways or to existing below-ground drainage. *Recommended in the medium-term to trace the drainage runs and produce a plan of the drainage system. D*

To the north of the Vestry the gully is completely clogged. *Recommended that all gullies be cleared out annually. A*

The soft ground conditions around the north side of the Apse and Vestry would benefit from some form of trench or French drain system. *Recommended to carry this out in the longer term. E*

The downpipe on the north side of the Parish Hall runs internally below the floor of the extension, connecting to a manhole adjacent to the Porch on the south side. This indicates that there is no drainage to the north of church.



The masonry of the bellcote in reasonable condition, apart from shaling and opening of joints in the water-tabling

### 3.04 Bellcotes, parapets, chimneys and upstand verges

There is a bellcote over the west gable of the nave with one bell hanging in its centre.

The bellcote is a mixture of pitched and dressed sandstone and appears in fairly good condition. The bell, of 1966, is mounted to a wooden headstock which is heavily decayed. The bearings are fixed to metal straps which are in turn bolted to the masonry. *Recommended that all of the steelwork needs de-rusting and repainting, and the timber headstock requires replacement. C*

The water-tabling is delaminating and there is one stone on the north pitch of the bellcote that appears to be slightly dislodged, and would benefit from re-bedding. The delamination occurring is the same as seen on other water-tabling, and although appears unsightly, is purely a natural occurrence in the soft sandstone. *Recommended that in the longer term the stones will need to be replaced. E*

There are cramps between each of the bellcote water-table stones, a couple of which appear to be springing proud indicating possible rusting and expansion. These should be monitored, and in the long term replaced with stainless steel.

There are no parapets or upstand verges. The chimney to the Vestry has been dismantled in former years.



Walling stone suffering from differential erosion due to hard cement mortar. Where a danger to public, loose masonry should be brushed down and any larger pieces gently pulled away using fingers



Cementitious pointing will accelerate the natural decay processes which break down the soft sandstone.

### 3.05 Walling

The walling generally appears to be structurally in good condition, however there is spalling and delaminating across most of the pitched-face masonry. This spalling is a natural weathering of the sandstone occurring most severely at points where the masonry is getting more damp, for example the battered or sloping plinth is catching more water than the vertical wall faces above, hence, the string courses and plinth are worse.

Other areas, including behind leaking downpipes or below leaking gutters, and areas where there is cement pointing, are also more severely eroded.

The water-tabling to the south Porch and to the Nave gable should be particularly noted because they are splitting along their lengths and could become a hazard.

There is a mix of pointing across the Church; the south Porch and adjacent masonry to its west is pointed in cement in a ribbon style pointing, which will be accelerating the erosion of the sandstone. The south of the Nave and all of the Apse is pointed in a lime mortar which is much better for the stone, although at low level there are many open joints.

The buttress to the south of the Nave / Apse has a lot of open joints indicative of rain run off washing out mortar.

The Vestry and the north of the Nave is heavily pointed in a cementitious mortar, battered across much of the edges of stonework. Although the stonework appears to be withstanding the cement reasonably well, this cement pointing will be holding moisture in the wall, meaning that the wall will be damp and therefore cold. In the long term the cement pointing will accelerate decay of the stone. The wallheads of the Vestry east elevation are particularly poor.

*Recommended to repoint Vestry east elevation (and others) in soft lime mortar. C*

*Recommended that loose and friable masonry is brushed off to remove the worst of the loose material. A*

*In the longer term areas of cement pointing should be replaced with soft lime mortar across all elevations. C*

### 3.06 Timber porches, doors and canopies

There are no timber porches. The main timber doors into the south Porch are of good quality softwood with a dark stain and are in good condition.

The ironmongery is also in good condition although *would benefit from rubbing down and repainting. C*

The timber door to the boiler house beneath the Vestry *would benefit from rubbing down and repainting. C*



### 3.07 Windows

All windows are of simple single or double lancets with a simple pointed head and dressed jamb stones coursed into the walling stone. All windows have galvanised wire grilles, fixed externally with what appear to be ferrous fixings, some of which are now showing signs of rusting. The masonry behind the grilles is rust stained, possibly from earlier grilles.

Most of the wire grilles have been made to fit within the window reveals which is a good solution, while others sit outside and on the walling face of the masonry which are not so attractive and detract from the shape of the window. These grilles that are set on the outside appear to be isolated to those of the apse that have an internal trefoil head rather than simple arch.

The grilles to the east elevation of the Vestry have been made with a pointed trefoil head that illustrates that this work can be done, which only emphasises the lack of thought and detail to the windows of the Apse. All windows grilles do however still serve their purpose.

*Recommended that the window grilles would benefit from being removed, painted black, and reset using non-ferrous fixings. New grilles should be fitted to replace those which are a poor fit, or the existing re-worked. D*

There are a few areas of minor opening of joints, particularly at the heads of the pointed lancet windows where there is a central vertical joint rather than a keystone. The open joint is most probably due to water washing out the mortar in this vulnerable location.

There is a crack in the masonry over the pointed window head of the westernmost window of the north Nave. *Recommended that all open joints to windows and around glazing be re-pointed in a soft lime mortar. C*

The windows of the extension are in a similar style with both double and single simple pointed lancets but the glazing is modern, double glazed units within timber frames without wire grilles. All of the new windows are in good condition.



Some window grilles are ill-fitting and would benefit from being re-made. Grilles should be fitted with non-ferrous fittings to avoid rust staining of the masonry.



## | 4.0 | Internal Elements



Cracking and loss of paint from Apse ceiling



Minor loss of plaster at the junction of Nave and Apse

### 4.01 Towers, spires

There is no tower or spire.

### 4.02 Clocks and their enclosures

There is no clock.

### 4.03 Roof and ceiling voids

The roof and ceiling void could not be seen above the barrel vaulted ceiling which extends throughout the nave and apsidal chancel.

### 4.04 Roof structures and ceilings.

The ceiling of the Nave and Chancel is a continuous barrel vault running directly into the semi-circular Apse. The bays of the barrel vault are defined by the gently curving timber ribs which are exposed with a plastered ceiling over. Shadows of curved rafters above the plastered ceiling can be seen, although the actual structure is not visible.

There are fixings approximately half way up the timber ribs which is most probably fixings into the trussed structure over. The condition of the timber ribs could not be assessed from ground level, but there did not seem to be any obvious signs of distress. The timber ribs are coloured in a dark stain in the centre and painted to the sides where they abut the painted plastered ceiling.

The ceiling itself is plastered and painted in a light blue colour with shadowing illustrating the rafters behind. There are signs of peeling paintwork at the far west end to the north of the bell rope where the paint has peeled away from its plaster backing. The blue paint that has peeled back has revealed a pink colour which may possibly be gypsum plaster or a former paint colour scheme.

There is cracking evident in the plaster in the far western bays, both north and south pitches, and there is definite water markings on the south pitch of the western bay and the next one along. It is unknown whether these are historic or active.

There is minor vertical cracking in most other bays, although from the ground it is difficult to tell how serious these are. There is more substantial cracking in the plasterwork of the bays in the Apse and significant areas of peeling paint and dirt accumulation over the organ, as well as peeling paint on the east bay above the altar and over the Chancel arch.



Loss of paint and water staining to the west end of the Nave

There are painted motifs on the ceiling of the Apse which would require careful treatment when the ceiling is repainted. This ceiling would definitely benefit from closer inspection to establish whether cracks in plasterwork are minor or are indications of detachment.

*Recommended that in the short term the condition of the exposed plaster and the cracking is monitored for any deterioration. A*

*In the medium-long term the ceilings should be redecorated. C*

*Water ingress at the west end of the Nave should be addressed externally as described elsewhere.*

#### **4.05 Internal structures, balustrading, upper floors, balconies and access stairways.**

All internal walls throughout Church are exposed stone roughly coursed and all pointed with cement pointing. All of the masonry itself appears to be in good condition with only minor areas of cracking evident which have been re-pointed in the past. The mortar used for re-pointing is not ideal, being a hard cementitious mortar, and rather jarring in mismatch of colour.

It is essential that any re-pointing works carried out, either inside or outside, should be done using the lime mortar specification suggested by the architect. There are minor open joints which generally appear to be in positions where former fixings have been removed, or areas of slight movement.

The main area of historical cracking appears to be between the south west entrance door and around the westernmost south nave window. The masonry in this area also appears to be slightly friable and salt damaged.

*Recommended that cracking should be inspected at each quinquennial for any further movement. E*

There are no balustrading, upper floors, balconies or access stairways.

#### **4.06 Partitions, Screens, Panelling, Doors and Ironmongery**

There is timber panelling around the sanctuary within the apse, a rood screen at the chancel step, and a high backed panelled choir stall to the south of the apse, all in excellent quality hardwood and in very good condition.

There are two timber glazed screens at the west gable of Church, which now lead into the new Church community rooms. These are of softwood timber and stained and in good condition.

The main internal south porch door is of good quality timber most probably pitch pine, and stained. This is the original door, which most probably opened into an open porch.



Historical cracking, repointed, to Nave window.



Encaustic tiles in riser of chancel step in good condition



Stone damage to floor in sanctuary, as well as damp showing through - investigate construction of floor build-up



Exceptional quality pair of windows, dedicated to the Rev'd Wesley Farrar, positioned at the east end of the north nave

The vestry door is also pitch pine and stained with a dark stain, in reasonable condition, although its ironmongery has been changed several times, requiring various alterations to the leading door stile that is now looking a little bit worse for wear. *Recommended that all the external doors should be overhauled, redecorated, and all hinges, latches and locks lubricated and checked for correct operation. C*

#### 4.07 Ground floor structure, timber platforms and underfloor ventilation

The position of the Church on the site, as well as the design, has allowed for a substantially raised floor with a good sized underfloor void. The floor is predominantly flagged with stone flags, with raised timber pews to either side of the central aisle.

The west end is carpeted and there is a carpet runner down the central aisle up to the altar in the sanctuary. The stone flagged floor itself appears in reasonably good condition, although worn in some places as expected. There are some encaustic tiles set into the riser of the chancel step and the sanctuary step which are rather nice details.

The timber platforms within the nave and also the raised choir platforms are of simple softwood in very good condition.

External stone air bricks can be seen within the high battered plinth allowing cross floor underfloor ventilation, although these should be checked to ensure all are open and performing correctly.

The stonework to the sanctuary has diamond tile inlays. The stonework used for the stone flags appears to be of a slightly different composition and is showing salt damage more so than elsewhere in the rest of the Church. This may be due to lack of ventilation in the end of the apse below the sanctuary itself, that the sanctuary is laid on back-filled earth.

*Recommended to investigate by carefully lifting one of the stone flags and inspecting the substrate. This must be carried out by a careful conservation stonemason, preferably with architect in attendance so an inspection can be made. D*

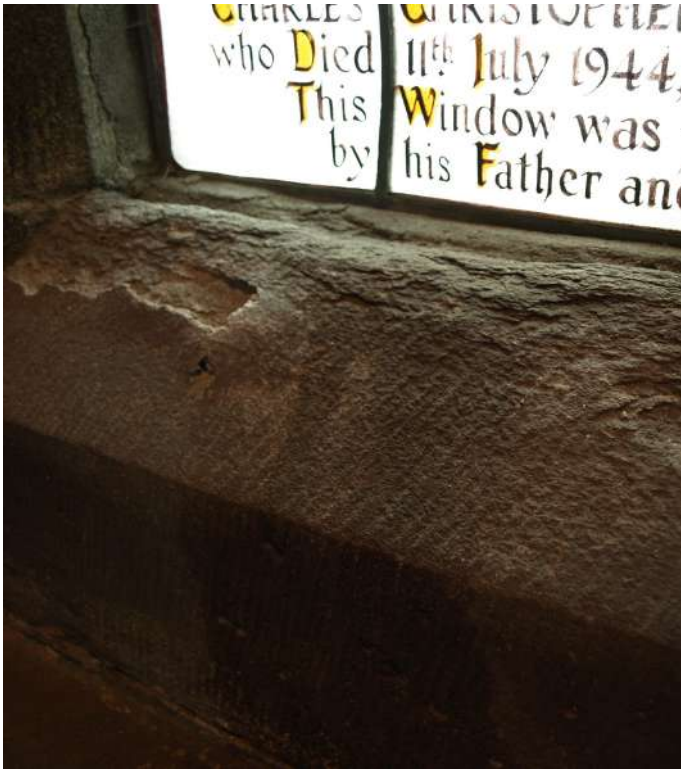
#### 4.08 Internal finishes

As noted previously the internal finish to the walls is bare masonry, all appears in satisfactory condition, aside from the cementitious pointing.

The ceiling finishes, as noted previously, would benefit from redecoration.

#### 4.09 Glazing

Apart from the western window of the north nave and the eastern window of the south nave, all of the other windows are stained glass figurative glazing panels.



Spalling masonry to window cill

Most windows are dedicated to a particular person and most are a mixture of late 19th and early 20th century with a couple of more modern 21st century panels. The most modern window is dedicated to Joyce Malpas who died in 2002 and is in good style and good design.

The double lancet to the far east end of the nave on the north side is dedicated to the Reverend Wesley Farrar who was the first vicar of Castleside and the founder of this Church. The window is of particularly high quality and specific note for its detail and high level of quality paintwork.

The windows in the Apse are all 20th century, some dating from the 1940s, with the most recent dating from 2000. All of the relatively modern windows are attractively designed with borders in clear glazing which nicely enhances the figurative painting in the centre.

The panels that could be reached were checked for stability and appear reasonably sound. A few panes mildly rattle, but none are particularly serious and all are tied back adequately to the saddle bars.

All weep holes at the base of the glazing panels appear to be open. Window sVII has no drain hole, and the masonry to the jambs is spalling.

*Recommended that all window drain holes should be checked and cleared. Any defective external mortar to the windows should be carefully raked out and replaced with lime mortar. C*

There are two tall diamond quarry lancet windows in the west gable of the nave, which are now defunct as they look into the roof void of the community centre to the west end of Church. This west end now feels rather dark and consideration should be given to backlighting these windows from the roof void of the parish centre to give a bit of light back into the church.

#### 4.10 Fittings, fixtures, furniture and movable articles

Pews in the nave are very simple bench style in a particularly attractive design that are very fitting with the Church. The pews are in good condition although slightly worn and showing signs of age.

The timber pulpit, the rood screen, the choir pews, the reader's chair and curate's chair are all of excellent quality hardwood, in very good condition.

The oak altar rail sits on top of cast iron painted balustrades which are very attractive and in very good condition.

There is a round bowl font at the centre of the west end gable. It is of carved sandstone with carved and painted lettering and a very attractive carved timber, painted font cover.

There is a timber panelled box pew with lifting seat sat in the porch alongside a pew. There are other pieces of innocuous timber furniture at the rear of Church holding books and the like, all in reasonable condition.



Internal scheme of colours and motifs will need careful consideration at redecoration

#### 4.11 Toilets, kitchens, vestries, etc.

The Vestry is situated at the north side of the chancel.

The walls are plastered and painted and the ceiling is exposed timber with timber soffit boarding, the timberwork being stained dark.

The floor is a suspended floor over the former boiler house, with carpet over.

The Vestry has been re-decorated and the walls are in fair condition. The previous damp issue is likely to re-occur until the external walls are re-pointed.

There is a sliding vent grille at high level which is closed.

There is scope for further improvements internally. Roof insulation could be added to the underside of the soffit boarding and the ceiling over-boarded. The walls would benefit from being taken back to lime plaster and re-painted in a breathable clay paint. Where the plaster has deteriorated this could be replaced with insulating lime plaster.

The replacement of the cracked and deteriorating cementitious pointing externally would allow the walls to dry out and deal with moisture properly, resulting in a drier and warmer vestry.

*Recommended that in the short - medium term the Vestry external walls should be repointed. All details should be discussed with the architect or other conservation professional prior to any faculty applications. C*

*In the longer-term the Vestry would benefit from being stripped out and replastered in insulating lime plaster. E*

The former Boiler House below the Vestry was inspected; there are some minor damp issues, and evidence of salts on the bare stonework but at time of inspection the space was generally dry.

The soffit of the Vestry floor is uninsulated. There are a couple of odd areas of making-good using mineral boards; it is thought that these may be asbestos cement sheets.

The redundant Boiler Room under the south Porch was inspected - this is a simple structure of stone with a brick vaulted roof and a fire place which presumably served an earlier heating boiler. The space is now accessed from a recent manhole and brick shaft to the west of the porch added as part of the church room extension. Ventilation provision consist of pipes to the manhole shaft, and a vent aperture at ground level on the east side of the porch. This aperture is currently blocked with stone and the space is damp as a consequence. The timber door has active decay and should be removed. Ventilation is essential to keep the former boiler room dry.

*Recommended that the ventilation to the former boiler room is*



Cracked pointing and open joints will be contributing to the damp walls in the Vestry



Original boiler room under south porch - door is decaying due to damp. Improve the ventilation



Vent to the former boiler room - needs to be kept clear. Fit a cast iron grille, and keep vegetation clear.

*improved by fitting a cast iron grille to the vent at ground level. Remove the existing timber door to improve air flow. B*

The new Church Room extension to the west of Church provides toilet and kitchen facilities, as well as a meeting room. This extension was completed in 2015 so is all in good condition. The undercroft to the extension is damp along the south wall - it is possible that gullies above are leaking or that the paving is not draining properly.

*Recommended that the dampness in the undercroft should be investigated and remedied. Check drains above and drainage of paving areas. Cross ventilation of the space should be increased to help keep the space dry. B*

The new extension is constructed using cavity wall construction, stone facings to the outside and masonry brick or block internally. To match in with the existing Church there is a reasonable sized plinth with large underfloor void with new concrete beam and block floor set at the same level as the main Church. Internally walls are all plastered and painted and the floor is carpeted. The original design showed a lofty open ceiling with modern stainless steel truss ties. There is now a suspended ceiling been installed in the meeting room which sits just above the stainless steel tie bar.

The introduction of the suspended ceiling was carried out to allow the completion of the extension in a reasonable time and cost, although it is acknowledged that architecturally it would have been nicer to have the exposed underside of the roof.

The suspended ceiling rakes down at the east end of the meeting room to cover the windows which were in the west gable of the Church. As noted previously it would be beneficial to install lighting in this roof void to backlight these original windows visible from inside the Church.

The new toilet is wheelchair accessible with a baby change unit.

#### **4.12 Organs and other instruments**

The organ is positioned to the north of the chancel next to the vestry door opening, it is constructed of good quality pitch pine with painted round pipes to the front. No date could be seen but it appears to be of early 20th century style.

#### **4.13 Monuments, tombs, plaques etc**

There is one wall mounted marble plaque in the sanctuary in loving member of the Reverend Wesley Farrar, the founder of this Church, which upon superficial inspection appears to be stable.

There are numerous other brass plaques fixed to the walls and a few plaques fixed to the window sills or window reveals, all of which appear to be sound upon inspection.



Vent to the former boiler room in wall adjacent to the steps - keep clear



## | 5.0 | Services



Two new gas convector heaters fitted October 2021.



Audio system has been overhauled and improved with new speakers and mics

### 5.01 Services installations generally

The Church is served by mains gas, electricity, water and drainage.

### 5.02 Gas installation

The new gas boiler is situated in the storeroom in the extension; it is a modern Baxi wall mounted boiler serving a wet radiator heating system in the extension.

There are stand-alone gas fired heaters serving the church; one in the chancel, one at the front of the nave, and one at the rear west end of Church. Two of these were replaced in October 2021. The heaters are externally flued.

The gas boiler central heating system was installed in July 2015 to current standards.

The gas installations were checked and a safety certificate issued in October 2021.

*Servicing and safety checks to gas appliances should be carried out annually by a qualified person and the results recorded and kept.*

### 5.03 Electrical installation

The fixed wiring was subject to a test and inspection and a certificate issued in January 2020.

PAT testing of portable appliances should be carried out on an annual basis.

### 5.04 Water system

The incoming water supply rises in the new kitchen within the extension. An earlier supply to the vestry has been disconnected.

### 5.05 Oil installation

There is no oil supply.

### 5.06 Sound installation

There is a basic sound system installed within Church. Since the last inspection new speakers and mics have been fitted. The amplifier is located in the vestry, serving radio mics and fixed mics to the lectern and pulpit.

### 5.07 Lightning conductor

The last lightning conductor inspection was carried out in January 2015 and all appears to be satisfactory.

### **5.08 Fire precautions**

The fire extinguishers were inspected in July 2021.

### **5.09 Heating and Ventilation**

The means of heating within Church are three large gas fired stand-alone convector heaters. The heaters have balanced flues which pass through the wall behind each heater. The heaters are reported to perform adequately for heating what is a relatively small space.

An independent central heating system with traditional wet system of modern radiators heats the extension and provides hot water.

There are no specific opening windows or hoppers, although the Church feels well ventilated.

### **5.10 Asbestos**

There is no asbestos survey records although there is a suspicion there may be asbestos cement panelling in the boiler house below the Vestry, and the stub of a previous asbestos cement flue. So long as this is left untouched this should not present any immediate hazard. An asbestos survey would however be useful if any works were to be carried out in this area, as contractors would need to know whether there was any asbestos containing materials which they were about to commence work upon.

## | 6.0 | Curtilage

### 6.01 Churchyard

The Church is set within a garden bounded on four sides by a stone wall. The gardens are not extensive and do not include burials. The grassed gardens are in good condition with minimal shrubbery and planting.



Grounds kept in very good condition

### 6.02 Ruins

There are no ruins within the curtilage of the Church.

### 6.03 Monuments, tombs and vaults

There are no monuments, tombs or vaults.

### 6.04 Boundaries and gates

The boundaries to the north, the west and the east are all stonework and are in need of repair. There are many areas of severely friable stonework, open joints within the masonry, and some areas that appear slightly unstable and would require rebuilding. The condition of the walls is considered fairly poor, particularly to the east.

Some recent pointing appears to have been carried out to the north boundary wall in cement mortar.

*Recommended that any further repairs and consolidation must be carried out by a competent mason in a lime mortar. Cement mortar will accelerate the stone decay.*

To the south of the Church the boundary is a low level stone plinth with iron railings. The gateposts are sandstone with a pyramidal top, which are delaminating.

The gates and railings are all in fair condition.

### 6.05 Trees and shrubs

There is a hedge along the boundary to the roadside on the south in good condition and trimmed. An area of shrubbery to the east of the apse has been cleared.

### 6.06 Hard-standing areas

The entrance from the road is along a stone flagged pathway leading directly to the south west porch. Due to the ground falling steeply away, the pathway directly from the roadside to the porch is on a raised plinth.

The plinth allows the pathway to give flush level access to the south porch entrance, and now also around to the side to the new entrance into the extension. This area of hard flagging is taken right up to the Church walls, and is therefore allowing a



Boundary walls recently patch pointed with cement mortar.



Delamination of soft sandstone jambs to the main church doorway

certain amount of advanced deterioration to the stonework at low level.

The walling masonry to the walled sides of the plinth are also showing signs of deterioration and open mortar joints.

*Recommended that forming a strip of gravel around the south Porch and west end of Church would benefit the Church wall masonry; this helps reduce splash-back from the flagstones, and alleviate excessive moisture build up within the base of the wall. The plinth itself would benefit from re-pointing, as well as the walling stone.*

#### **6.07 Buildings within the curtilage**

There are no other buildings within the curtilage of the Church.

#### **6.08 Notice boards**

There is a notice board set high up on legs and fixed back to the south wall of the nave which is raised high enough to be seen over the hedge and railings to the road.

The notice board is large and clear and in good condition.

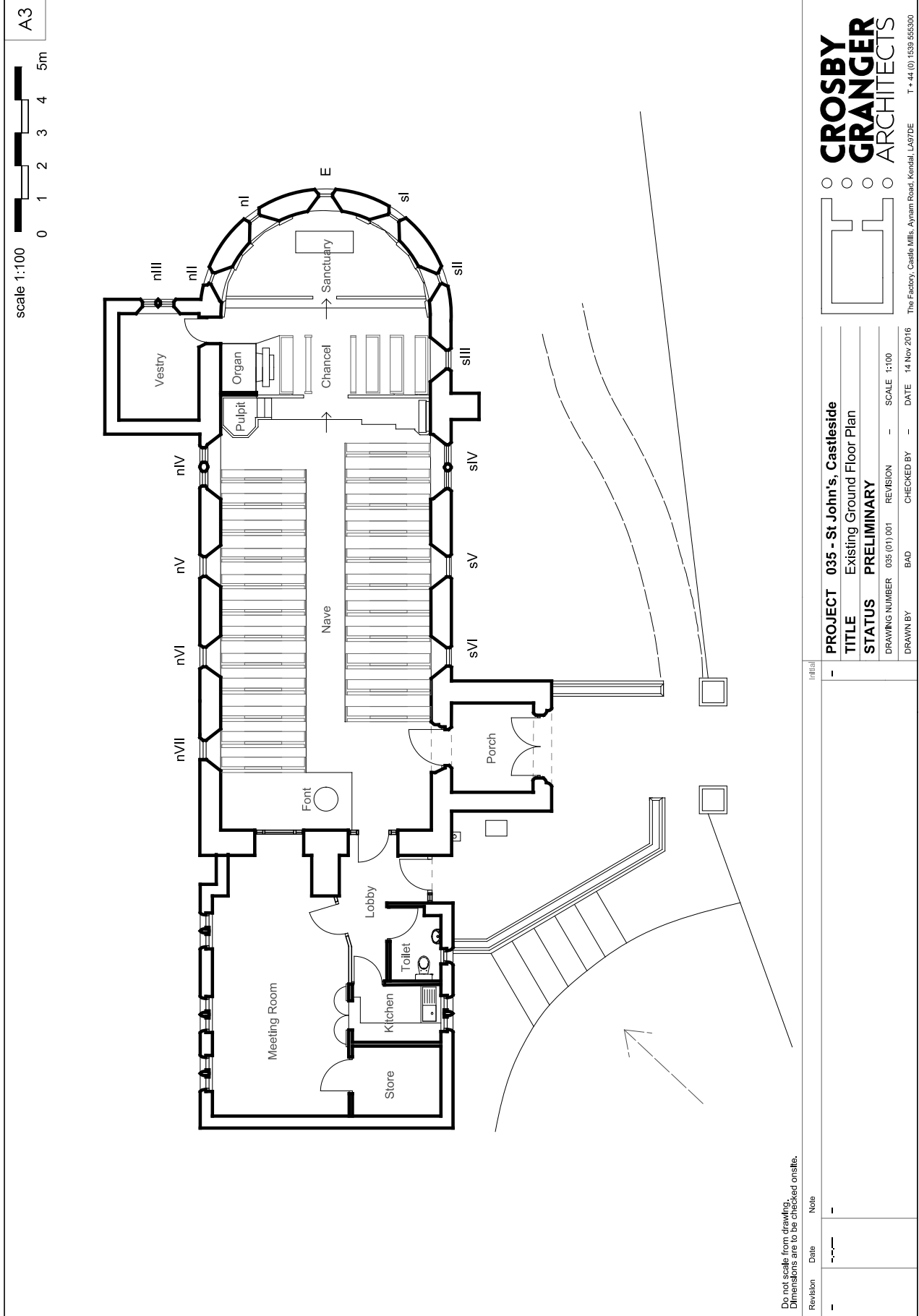
It should be noted that the fixings should be stainless steel where fixed into existing external stonework.

#### **6.09 Works Required to provide Disabled Access and Parking Space**

There is currently level access into the Church from the roadside. There is no on-site parking but street parking along the road that can be used by anyone visiting Church. There is no specific disabled space allocated.

There is a bus stop directly outside the Church which prevents parking directly in front of the gate, but parking is available in the rest of the street.

# Appendix A | Floor Plan

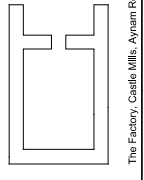


Do not scale from drawing.  
Dimensions are to be checked onsite.

Revision	Date	Note
-	-	-

initial	-
PROJECT	035 - St John's, Castleside
TITLE	Existing Ground Floor Plan
STATUS	PRELIMINARY
DRAWING NUMBER	035 (01) 001
REVISION	-
SCALE	1:100
DRAWN BY	BAD
CHECKED BY	-
DATE	14 Nov 2016

**CROSBY  
GRANGER  
ARCHITECTS**



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# | Appendix B | Maintenance Plan

## ST JOHN THE EVANGELIST, CASTLESIDE - MAINTENANCE PLAN

E/C	External contractor
I/H	In house inspection
X	Applicable
A	Architect quinquennial inspection
SE	Structural engineer inspection
TF	Timber specialist
*	Maintenance inspection/works utilising high level access
**	Maintenance I/H subject to suitable safety measure being put in place

Item no.	Location	Building element	Details of maintenance item	Details of inspection and maintenance	Legal consideration and responsibility	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Comments
A1	External	Roof coverings	Slates	Inspect for cracked, broken or missing slates with binoculars from ground. If required, maintain with new slate replacement using lead or copper tags	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to inspect from ground. If defects found, roofer to be employed
A2	External	Roof coverings	Ridge tiles	Inspect for cracked or broken ridge tiles and missing mortar bedding. Replace/ re-point in NHL5 mortar	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
A3	External	Roof coverings	Lead flashings and valleys	Inspect for splits/ defects. Replace sections of defective lead with new, appropriately coded for length and application	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
B1	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Inspect for leaking/ open joints and poor or loose fixings. Seal joints, repair fixings	Health and Safety Legislation			E/C *			E/C *			E/C *		
B2	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance inspection - Clear out debris and leaves to ensure free-flowing, including all outlets	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
B3	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance - Rub down and repaint inside and out, ensuring all joints are sealed	Health and Safety Legislation						E/C					
B4	External	Rainwater disposal	Gullies	Maintenance - Clear out gullies, ensuring free from debris/ leaves etc, inspect for cracks	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to carry out cleaning
B5	External	Rainwater disposal	Drainage	Maintenance inspection, cleaning / jetting out to ensure all flowing away from building freely	Health and Safety Legislation					E/C					E/C	Wardens/ volunteers to inspect and clear out gullies ensuring water flows away freely
C1	External	Masonry walling	Water-tabling	Inspect for stability, ensuring joints are full. Remedial works to be specified if required	Health and Safety Legislation					A *					A *	Architect to assist with or approve specification
C2	External	Masonry walling	Bellcote	Inspect for stability, ensuring joints are full. Remedial works to be specified if required	Health and Safety Legislation					E/C					E/C	Steeplejack to inspect.
C3	External	Masonry walling	Mortar pointing generally	Inspection of joints for loose mortar/ open joints	Health and Safety Legislation					A *					A *	
C4	External	Masonry walling	Mortar pointing generally	Maintenance of mortar joints - rake out and repoint open joints with lime:sand mortar, as identified by Architect	Health and Safety Legislation, Planning/ LBC					E/C					E/C	Architect to assist with or approve specification
C5	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Inspect for newly developed, or developing cracks, particularly to the underside of rolls, with binoculars from ground. Raise any concerns with Architect	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Staff/ volunteers to inspect using binoculars
C6	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Inspect for newly developed, or developing cracks, particularly to the underside of rolls check for stability/ detaching of stonework. Check for open joints	Health and Safety Legislation					A *					A *	



C7	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Allow for removal of any detaching stonework - indent with new carved sections, as identified by architect. Point up any open joints in lime:sand mortar	Health and Safety Legislation, Planning/ LBC											E/C			E/C	Architect to assist with or approve specification	
C8	External	Masonry walling	Masonry in general	Inspect for stone erosion and new or developing movement cracks in masonry	Health and Safety Legislation											A *			A *	SE to be called upon if deemed necessary by Architect	
C9	External	Masonry walling	Ventilation grilles	Clear of rubbish/ debris	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear	
D1	External	Woodwork	Timber window frames, facias, bargeboards, doors	Inspect woodwork for deterioration/ rot	Health and Safety Legislation											A			A		
D2	External	Woodwork	Timber window frames, facias, bargeboards, door frames and doors	Carry out any timber repairs. Rub down and repaint all woodwork in external grade exterior paint	Health and Safety Legislation, Planning/ LBC											E/C			E/C		
E1	External	Hardstanding	Base of wall	Maintenance inspection of perimeter of masonry walling, removing any vegetation growth	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear	
E2	External	Hardstanding	Access	Maintenance and management of access routes to ensure all users including wheelchair and less able bodied users can safely enter the building	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain	
E3	External	Boundary walls	Masonry stability and mortar pointing generally	Inspection of joints for loose mortar/ open joints	Health and Safety Legislation											A *			A *		
E4	External	Boundary walls	Masonry stability and mortar pointing generally	Maintenance of stonework and mortar joints - repair stonework, rake out and repoint open joints with lime:sand mortar, as identified by Architect	Health and Safety Legislation, Planning/ LBC											E/C			E/C	Architect to assist with or approve specification	
E5	External	Railings and gates	Metal work maintenance	Rub down and repaint all metalwork with appropriate anti-rust metal paint	Health and Safety Legislation											I/H			I/H	Work could be carried out either by Church Wardens or external contractor	
F1	External	Services/ protection	Lightning protection	To be serviced by lightning inspector	Health and Safety Legislation											E/C			E/C		
F2	External	Services/ protection	External lighting	To be checked for servicability and function, bulbs replaced as necessary	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
G1	Internal	Roofs	Roof voids	Inspect for leaks and damp	Health and Safety Legislation											A			A		
G2	Internal	Roofs	Roof voids	Inspect timbers/ wall plates for signs of decay/ rot	Health and Safety Legislation											A			A	Architect to call upon SE or TF should any signs of deterioration/ movement be found	
G3	Internal	Roofs	Roof structure	Inspect timbers for signs of decay/ rot	Health and Safety Legislation											A *			A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found	
G4	Internal	Roofs	Roof structure/ trusses	Inspect timbers and cast iron elements for signs of decay/ rot and displacement	Health and Safety Legislation											A *			A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found	
H1	Internal	Walls	Eaves level	Inspect for areas damp that may indicate failed gutters	Health and Safety Legislation											A *			A *		
H2	Internal	Walls	Low level	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)	Health and Safety Legislation											A			A		
H3	Internal	Walls	Below floor void	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)	Health and Safety Legislation											A			A		
H4	Internal	Walls	Below floor void	Maintain clear ventilation through air bricks/ vents	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain	
I1	Internal	Surfaces	Painted walls	Repaint	Health and Safety Legislation											E/C			E/C	Architect to assist with or approve specification	
I2	Internal	Surfaces	Ceilings	Repaint	Health and Safety Legislation														E/C	Architect to assist with or approve specification	
I3	Internal	Surfaces	Cast iron work	Repaint	Health and Safety Legislation														E/C	Architect to assist with or approve specification	

J1	Internal	Windows	Glazing	Check for broken panes of glass and any damage to leadwork in stained glass	Health and Safety Legislation	I/H	I/H	I/H	I/H	A	I/H	I/H	I/H	I/H	A	Wardens/ volunteers to check & report to Architect
J2	Internal	Windows	Glazing	Carefully clean windows using PHneutral water and a soft cloth	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
J3	Internal	Windows	Glazing	Listen for rattling of panes indicating	Health and Safety Legislation	I/H	I/H	I/H	I/H	A	I/H	I/H	I/H	I/H	A	Wardens/ volunteers to review
K1	Internal	Timber	Windows & doors	Inspect woodwork for deterioration/ rot	Health and Safety Legislation					A					A	
K2	Internal	Timber	Windows & doors	Maintenance inspection of all ironmongery to ensure working effectively, and all openable windows can be easily opening for ventilation	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
K3	Internal	Timber	Panelling, doors & skirtings	Maintenance wax treatment/repainting	Health and Safety Legislation					E/C					E/C	
K4	Internal	Timber	Timber structures generally	Inspect all timberwork embedded into masonry for signs of deterioration/ rot, particularly checking joists, under floors and in cupboards where close environments could lead to ideal conditions for rot	Health and Safety Legislation					A					A	
L1	Internal	Services/ protection	Fire alarm system, fire extinguishers and other fire safety equipment	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
L2	Internal	Services/ protection	Fire alarm system	To be checked regularly (fire alarm test/ drill)	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain - test weekly, or as recommended
L3	Internal	Services/ protection	Electrics generally, including power, lighting and audio installations, PAT	Inspection by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	No legal timeframe - frequently enough to ensure there is no chance of the installation being unsafe. PAT testing recommended every year.
L4	Internal	Services/ protection	Lighting/ audio installations	Maintenance to ensure all in working order	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
L5	Internal	Services/ protection	Security alarm system	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	At the discretion of the PCC - frequently enough to ensure in good working order
L6	Internal	Services/ protection	Heating system	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
L7	Internal	Services/ protection	Hot and cold water supply	Inspected by engineer	Health and Safety Legislation					E/C					E/C	
L8	Internal	Equipment	Organ	To be serviced by engineer	Health and Safety Legislation		E/C		E/C		E/C		E/C		E/C	
M1	Internal	Accessibility	Entrances	Maintain all entrances that enable ease of entry	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
M2	Internal	Accessibility	Sanitary provisions	Maintain all sanitary facilities that enables ease of use to all visitors	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain