



**QUINQUENNIAL INSPECTION REPORT  
OF  
ST. IGNATIUS, HENDON, SUNDERLAND**

**DIOCESE OF DURHAM  
ARCHDEACONRY OF SUNDERLAND  
DEANERY OF WEARMOUTH**

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

**QUINQUENNIAL INSPECTION AND REPORT**

**February 2020**

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**Beaumont  
Brown  
Architects LLP**

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# REPORT ON THE 2020 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: 28<sup>th</sup> January 2020. Dry, cold and windy.

Date of report: February 2020

Report prepared by: *David S Beaumont* RIBA AABC

## 2.0 LOCATION AND SITE

**Address:** St. Ignatius, Hendon, Sunderland, SR2 8DY

**Location:** The church building is on a compact site bounded by the main road to the west, cul-de-sac to the north, vicarage to the east and pedestrian area in front of the shops to the south. There is no graveyard.

**National Grid Reference:** NZ 40389 56282

## 3.0 CHURCH AND LISTING DESCRIPTION

**Description:** "1889 by C Hodgson Fowler. Well-proportioned but simple, with grouped early English lancets. High pitched roofs over nave and transepts aisles?; tall clerestory. South west tower with richly moulded opening and a broach spire".

*The Buildings of England, County Durham, 1983 by Nikolaus Pevsner.*

*It has a Lady Chapel at the south east, meeting room at the north east, and cellar store. Sacristy formed at the west of the north aisle in the recent past. Disused heating chamber under the organ at the north east.*

*Roofs are in Westmoreland green slate. Walls are in buff sandstone with ashlar dressings. Internal walls are painted plaster and roofs are mostly open with trusses in the nave, boarded and painted in the aisles.*

*Stained glass by Burlison and Grylls who by the time of the works were one of the most highly regarded stained glass firms in the country.*

**Listing Description:**

*Parish church. 1887-9. By C Hodgson Fowler and paid for by Bishop Lightfoot, Bishop of Durham; site bought with voluntary contributions from the people of Hendon.*

*Ashlar; roof of graduated Lakeland slate with stone gable copings and stone spire. Early English style. Chancel with N vestry and meeting room and S chapel; aisled nave with SW tower.*



*EXTERIOR: lancet windows, 3 stepped at E, 3 to N and S chancel, paired in clerestory and aisles of 5-bay nave, with sill strings continuing around buttresses defining bays except in clerestory, and dripstring to W.*

*4-stage tower has double boarded door in S with elaborate hinges in surround of 3 chamfers with ball-flower-stopped dripmould; paired lancets above; on W a polygonal stair turret with lancets and stone roof, and 2 lancets above; short blank third stage; paired louvred belfry openings in arcade with many shafts and blind narrow end lancets under dripstring, recessed between*



*shallow pilasters which rise from angle buttresses to cusped corbel table; high broach spire with louvred and gabled 2-light lucarnes.*

*W elevation has gabled left buttress; vesica above 3 tall lancets; WWI war memorial panel and cross in low relief under coping below central lancet; door and blocked overlight in W end of N aisle similar to SW tower door.*

*Steeply-pitched roofs, gabled to S chancel chapel and pent on aisles, have stone gable copings and cross finials.*



*INTERIOR shows 5-bay nave arcade with double-chamfered arches on quatrefoil piers with clasping rings and moulded capitals; king post roof. Sanctuary has full-height richly-carved reredos of 1901, with crucifix and many statues including Old Testament prophets, apostles, and Northern saints, for which models were made 'by Mr. Floyce, a Frenchman and executed by Roddis of Birmingham' (booklet in church); a gift from Bishop Lightfoot; made of Bath stone.*

*Shafted chancel arch, high and moulded, with inner arch on corbels. N chancel has organ arch at W and 2 blind arches. S Lady Chapel has crocket capitals on clustered pier and on corbels of 2 arches, rich furnishings including altar by Hicks of Hicks and Charlewood, and wrought-iron screens and communion rail. 5-bay nave has door in blocked NW bay, and arch to tower in SW.*

*Plain wrought-iron pulpit on ashlar plinth at Bishop Lightfoot's instruction.*

*Scheme of stained glass drawn up by Rev GF Brownie, Canon of St Paul's, London and Bishop of Bristol, includes richly coloured pictures of Anglo-Saxon saints and kings in aisles, E and W windows commemorating Bishop Lightfoot, the W with scenes from his life.*

*Foundation stone in SW porch dated 25 October 1887. The church was provided to meet the needs of one of the most crowded areas of Sunderland. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 15-16; Carr Alwyn: St Ignatius-Hendon-1899: Sunderland: 1966-).*

*Listing NGR: NZ4038956282*

## **CHURCH LISTING - Grade 2**

### **4.0 PREVIOUS INSPECTIONS**

This is the author's second inspection.

### **5.0 SCOPE OF REPORT**

- 1 This report is made from a visual inspection from ground level. The tower to the deafening chamber, but not beyond was inspected. The redundant boiler room was not inspected.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.



## 6.0 REPORT SUMMARY

### **Structure:**

The church has some cracking and easing's but it all appears structurally sound. The previous QI reviewed cracks and there has been no change to these. There is past movement in the tower and the south arcade.

The interior of the belfry and spire were not inspected due to poor access and the church should arrange adequate inspection facilities to enable this to happen urgently.



*Belfry ceiling showing white marking suggesting guano build up and possible timber decay*

Pigeons are entering the spire lucarnes (the ventilating openings) and I have a concern that there may well be a high amount of guano at the base of the spire- the belfry ceiling- because it is badly stained- that might be causing some damp problems and that might affect the spire though there is no obvious external sign of problems seen from the ground via binoculars. The interior of the spire hasn't been seen for many years and it is vital that it should be also inspected.

### **Roofs:**

There are a few cracked and foreigner slates as identified before. Most of the ridge pointing is sound, only one bit over the chancel needs attending. The principal problem as always with roofs of this nature is the cost of scaffolding to access the works and so any repair work needs to be saved up until it is viable.

Previously reported leakage over the aisle roofs is no longer present as a result of the water troughs. The last was installed in September 2010. All of the flashings are intact apart from one on the south aisle. There is a variety of lead alternative flashings, mostly at lower level as a result of theft. The length coming off the south aisle is exactly the same as reported in the last QI.

**Rainwater Goods:**

Gutters and downpipes are all cast iron apart from the vestry. They appear mostly to be serviceable though they are showing signs of being rusty despite being painted about 5 years ago and there's the odd gutter that has not been connected quite properly and short downpipe.

The valley between the nave and tower at the south needs investigation to establish its ok, there are no reported problems but it was last checked in 1992. It is reported to have an unusual pipe route out of it. The last QI recommended the valley/box gutter between the Lady Chapel and chancel be inspected as it was lined with roofing felt in 1994. This was carried out and the gutter lining was leaking and it has been replaced.

There is still a little black paint left on the stonework as a result of past gutter redecoration.

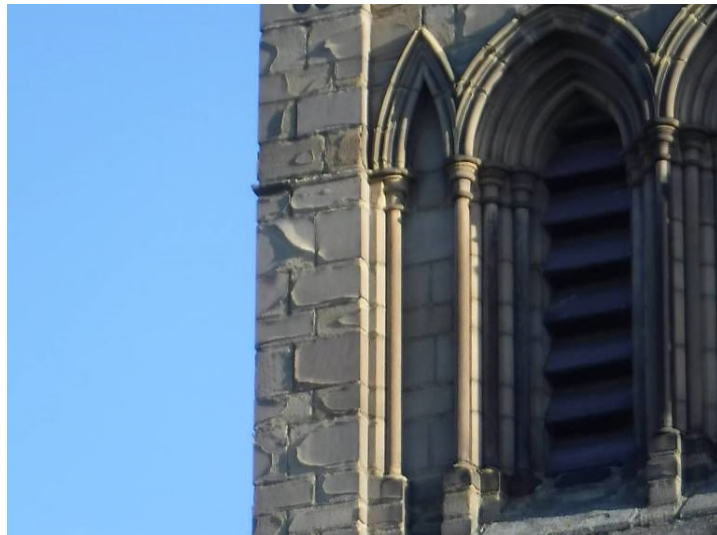
**Walls:**

The surface erosion to the masonry continues. It is most noticeable on the ashlar work at the west tower and south side.



The work is of a high standard with narrow joints but it is losing its crust. It does make me wonder about the quality of the mortar in the joint and whether this has caused the problem.





There are some high level items that may well come down and they are close to the footpath and the south west corner of the building, but as to their likelihood of injuring a passer-by it doesn't seem to be high because these are just flakes and at high level they may well get blown away from the footpath below it. There are small pieces of stone at the bases of the walls and they don't appear to be a hazard. The dilemma is that the cost to remove a small amount of this material is so high relevant related to the risk. The church will no doubt in the future need to go round and de-shale again but we are not at that tipping point yet it may well be another 5 – 10 years before that occurs.

The church was comprehensively de-shaled in September 2007 by Taylor Haswell Steeplejacks.



**Inside:** The decoration is looking tired in places but the quality of the fittings and the general presentation transcends the scruffy margins and the interior with its furnishings is quite uplifting.

## 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

The log book was up to date and recorded the work done, including routine testing.

- **Water:** service reported to enter from the north to the W.C then onwards to the kitchen and the vestry. There is no meter.  
**Recommendation:** None.
  
- **Foul drainage:** there is one W.C. at the vestry at the north and this discharges to drainage to the highway.  
**Recommendation:** None.
  
- **Surface water drainage:** is split to the North and South. The south discharges to the ground. At the north it goes to gulleys and therefore one assumes to an underground drainage system.  
**Recommendation:** None.

- **Lightning conductor:** the tower has a lightning conductor which was tested in 2016 and all ok.

**Recommendation:** Carry out five yearly test and recommendations of the test report.

- **Electricity:** underground service to switch room on the north which contains the distribution board and meter. 2010-June to September - Electrical system overhaul by CPS Electrical Ltd. Last tested in 2016 and no major repairs required.

**Recommendation:** Carry out five yearly test and the recommendations of the test report.

- **Lighting:** tested in 2016 with no repairs required. The lamps have been replaced with LED's in 2013, which has resulted in a reduction of running costs. The circuit was kept and it was just a replacement of the fittings. Theatre lighting in aisle redundant?

**Recommendation:** None.



- **Sound system:** installed in the 1990's and comprises a hearing loop, lapel mics, lectern mics, speakers (Tony Atkinson).

**Recommendation:** None.

- **PAT:** – tested annually in February. Last test February 2019.

**Recommendation:** None.

- **Heating:** by gas fired Temcana Kestrel 250S heaters, individually electrically powered, with gas flue through the wall.

Mixture of new and old models. The old are obsolete and replaced when they fail. Four were replaced in 2009.

They are used just for services. There is a gas fire in the vestry which is difficult to operate. The system is serviced annually in February and the last test was February 2019.

**Recommendation:** Carry out annual test.



- **Gas meter:** gas meter in lower vestry and new in 2018, there are no plans for testing.

**Recommendation:** None.

**B**        **Bells:** Eight in tower, fixed in steel frame and hand rung. Last inspected in 2010.

**Recommendation:** Inspect the bell installation after improving access.

-        **Clock:** none.

**E**        **Organ:** National Pipe Organ Register ref [N15148]

By the Vincent Organ Company, Sunderland c.1890. Rebuilt 1969. Changes made in 2004. Case by Hodgson Fowler and located in the north chancel gallery. Last serviced in January 2020 with minor repairs required.

**Recommendation:** Carry out repairs.

-        **Rainwater goods:** - not annually inspected but looked over every couple of years. Last inspected by Wensley Roofing in 2019.

**Recommendation:** Put into place and annual inspection by roofing contractors.

## 7.2      GENERAL

-        **Churchyard:** None

**Recommendation:** None.

-        **Trees:** None

**Recommendation:** None.

**E**        **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 not been carried out. A handrail to the sw entrance is wanted

**Recommendation:** Carry out an access audit and keep a written record in Parish records. Install handrail at sw.

-        **Wheelchair access:** there are steps up to all entrances into the church. The south west entrance under the tower is the principal access. Where a demountable ramp is utilised.

Within the church there are lay-bys created within the pews for users.

**Recommendation:** None.

- **Fire matters:** The PCC has carried out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

South west entrance – Water

South nave – Water

Lightfoot room – Water

Print room – Water

Print room – CO<sup>2</sup> x 2

Lightfoot room – CO<sup>2</sup> x 2

Bell Tower – CO<sup>2</sup>

Sacristy – CO<sup>2</sup>

All tested in May 2019.

**Recommendation:** None.

- E **H & S policy:** the church are developing their health and safety policy.

**Recommendation:** Continue development.

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

**Recommendation:** None.

- E **Asbestos:** A full management survey was carried out in 2013 and asbestos was identified within the now redundant and locked basement boiler room and has not been removed.

**Recommendation:** The PCC to create an asbestos register, identifying the presence of asbestos within the building.

- **Bats:** None reported.

**Recommendation:** None.



### 7.3 WORK SINCE LAST INSPECTION

**2012** – East window repairs.

**2016** – Lightfoot Room replacement slating. Joinery repairs of dado panelling. New kitchen fitments.

**2018** – West window repairs.

Southside aisle clerestory repairs.

**2019** – Valley repairs at Lady Chapel.

### 7.4 FABRIC INSPECTION

#### 7.4.1 TOWER

##### TOWER INSIDE

**B** **Spire:** Unable to inspect the inside of the spire though it is obvious that there are pigeons accessing it from the outside so there must be a build-up of guano on the belfry ceiling.

**Recommendation:** carry out inspection. Beware of possible major biohazard when accessing the spire.



**B** **Belfry:** Unable to access. This room contains the bells but could just get a look at it through the trapdoor and the following observations are:

- Ceiling – Beamed floor showing white marking at board joints and perimeter suggesting guano build up and possible decay. It looks to be quite damp, there is a lot of cobweb on it and I wonder if that's as a consequence of guano build-up that it is wet. Perhaps the lancets are letting in water.
- Walls – Unable to see.
- Floor – Unable to see. The floor is lead-covered because I guess that is because of rainwater coming through the



louvres so where does that floor discharge to because there are no downpipes within the tower?

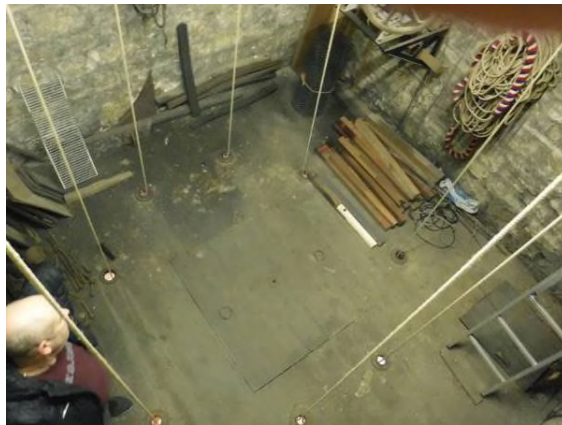
- General – This room contains the bells, looks to contain a ring of eight.

The ladder to the belfry is timber and has got a broken rung. It is not fixed properly and should be replaced with an aluminium raking ladder, fixed at the head and foot. The hatch is too heavy to lift and the bells are in the way and that is why I couldn't inspect any further. There is a secondary aluminium ladder leading to a secondary access. Two accesses into the belfry? Why?

**Recommendation:** replace ladder, lighten hatch, and provide grab rails. Reconnoitre the belfry and establish what is needed to access the spire. Beware of possible major biohazard when accessing the spire.



#### D Deafening Chamber:

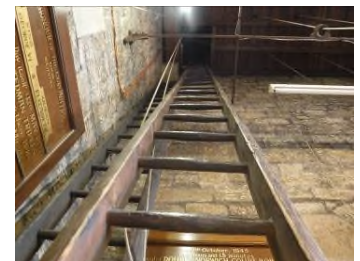
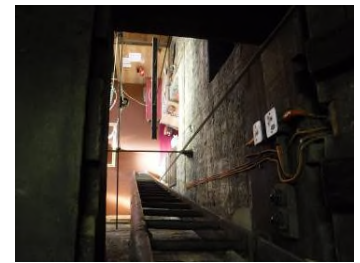


- Ceiling – Heavily beamed and joisted boards which look sound. Some rusting bolts to it.
- Walls – Exposed stonework pointed up with hard cementitious pointing. Signs of old industrial pollution in the cracking where it is black, slightly sooty but all sound.
- Floor – Boarded floor all reasonably sound and dips a bit into the middle where there is a bell hatch. The floor is a little bit dusty.
- General – Room has various bits of lumber that need removing. The room contains the electric motor which chimes the tolling bell. Difficult to exit ringing room ladder.

**Recommendation:** sweep up room. Provide grab handles

B

**Ringin Room:**



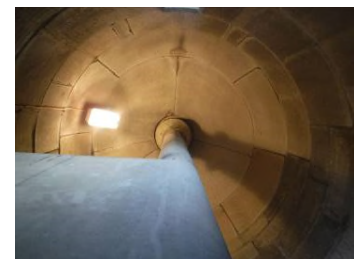
- Ceiling – Timber beams and joisted floor, looks ok, they are set on stone corbels that look sound.
- Walls – Exposed stonework, cement pointed, some minor easing's at the arches of windows but there is no structural cracking.
- Floor – Carpeted reasonably sound, central bell trapdoor.
- General – Room has simple fitting out of some dado panelling in modern materials with some low seating all generally sound.
- Glass is cracked in places does have metal guarding but I guess this is possibly come from air rifles. Access door into the west end looks ok.
- The timber ladder bounces and is not conducive to a safe inspection and you have to negotiate the rope frame at the upper part. It needs replacing with an aluminium ladder at a less steep pitch.

**Recommendation:** replace ladder promptly to enable safer access to inspect the belfry and spire.

D

**Stair:** Open riser spiral stair in good condition, walls are all ok some of the glass is broken and the ceiling of the stair enclosure has a slight watermark as seen at last QI.

**Recommendation:** repair glass



**C**      **Base of Tower:** This forms the entrance in the south west corner and it is split into two, with a draught lobby of elementary timber partition.

The secondary space is the principal lobby. Ceiling decoration is breaking down a bit and there is some damp showing at the walls bottoms but of no consequence. The door looks like it might be catching on the floor and that itself is partially decorated.

The second lobby is generally in fair condition, it contains two reredos memorial boards noting that the reredos was erected as a memory for those that died in WWI and the second board talks of the organ was rebuilt in memory of WWII.

**Recommendation:** ease door, update decoration

### TOWER EXTERIOR

#### General:

The tower is on the south west corner of the church, comprising a broach spire, belfry, deafening chamber, ringing room and tower crossing. The stonework is losing its crust, there are some loose parts particularly at the north west corner of the tower, and I don't think they are going to be big but they might cause a problem. There is a need for a de-shale coming but whether its five years on not is another matter, generally the walling is structurally all sound and all of the mortar joints are fair.

-      **Spire:** The lucarnes which are quite substantial are in fair condition, they have large louvres, and it looks like pigeons are getting in. May need netting externally or blocking internally.

**Recommendation:** see comments at tower interior section for inspection



-      **Belfry:** Multiple order arched openings with nook shafts. The louvre boards (slate?) look good.

**Recommendation:** none



-      **Deafening Chamber:** Walling looks ok.

**Recommendation:** none



- **Ringing Chamber:** Some small slit type windows. Twin lancets on the south face, there is a bit of sand showing to them on the inside. Below this is a lancet arch doorway. All seems ok

**Recommendation:** none

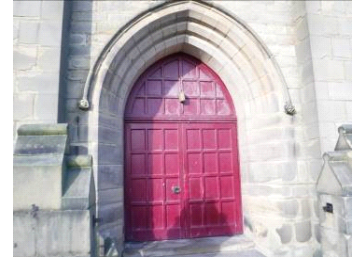
**C First Stage (ground floor level):**

**South-** Pr of boarded entrance doors, decoration is breaking down. Steps up. Possible handrail wanted in future.

**West-** Features the stair tower. This has a darker stone top to it and some slit windows, one guarded at low level.

**North and east sides** –enclosed by aisles

**Recommendation:** Redecorate door





## 7.4.2 ROOF COVERINGS

**Roof general:** Westmoreland slating throughout in variable width and diminishing courses. Probably the original slating. The following defects were noted:

### **SOUTH ELEVATION**



**M** **Chancel:** Broken ridge bedding coming away, couple of slipped slates some missing, some replacements in Welsh. Abutment flashings to nave OK, water tables look alright.

**Recommendation:** monitor ridge bedding

**E** **Nave:** Ridge ok, abutments alright, one lifting slate, one cracked slate midway along at the bottom couple of foreigners as well within their seemingly ok. There is a slight little roof that links the tower that needs investigation, flashing around the back of the tower seem ok.

**Recommendation:** Investigate part tower roof to nave when next on roof

- **Lady Chapel:**

This has two roofs, the back roof facing north isn't easily seen. Ridge is ok and slating is generally ok with some foreigners and the lead flashings look ok. Has seen recent box gutter repairs so trust the rear roof was looked over for defects?

**Recommendation:** none

- **South Door:** Lead alternative flashing over mineral felt roof.  
**Recommendation:** none



**B North Aisle:**

Flashing coming away at the clerestory. The water trays over the aisle are all ok but have rust marks to them. Slating is a bit patched some aren't the right size and others are chipped but looks serviceable, the abutment flashing look ok.



**Recommendation:** fix back flashing

**NORTH ELEVATION**



- **Nave:** Some open joints on the ridge, bedding is a bit suspect but it all looks sound. Abutment flashings look ok. General slating looks ok, one missing perhaps up at the ridge towards the tower end.

**Recommendation:** none

- **Chancel:** Ridge looks ok as do the abutments and slating.

**Recommendation:** none

- **North Aisle:** Same arrangement as the south aisle with metal trays though these don't look so rusty. Flashings are a mixture of real and lead replacement types. Abutments look ok. The slating is sound.

**Recommendation:** none

- **Organ Chamber:**

West Slope – Looks ok. Various flashing up against the chancel look alright.

North Slope – Not easily seen I think it is alright. Chimney with a bit of flaking stonework to it.

East Slope – Looks ok.

The hips are in lead and they seem sound.



**Recommendation:** none



- **Lower Vestry:** All repaired recently and in good condition.

**Recommendation:** none



### 7.4.3 RAINWATER GOODS

**General:**

The majority are in cast-iron and are original to the building, tend to be Ogee for the higher roofs and half-round for the lower, they are rusty but they appear to be serviceable.

All the rainwater pipes discharge to the ground and they find their way to the pavement by various means. The perimeter of the building is all concreted up.

Particular defects noted are the following:



## SOUTH ELEVATION

- B** Grass growing in the south aisle roof gutter.

**Recommendation:** clear gutter grass



- B** **Nave East end:** Looks like there is a blockage in the hopper and the pipe discharges to the ground. The hopper from the box gutter of the Lady Chapel could have been blocked in the past as the walls quite green but I believe that it has been repaired recently.

**Recommendation:** check hopper



- E** There seems to be a waste pipe coming off the tower on the east face that is not attached properly it doesn't look right and I'm not sure what that is- is there a sink in the ringing room? The down tape comes down in this south-east corner.

**Recommendation:** check use of waste pipe



## NORTH ELEVATION

**Nave:** The gutter is wriggling a bit at the west end though no obvious signs of dripping, it might be a leak at the junction at the top of the pipe to the gutter.

**Aisle:** Gutter brackets don't look so good but they are in place. Here the downpipes discharge into salt glaze gulleys suggesting that there is underground drainage to the north-side of the site.

**Organ Loft:** It has drainage on three sides, the west downpipe is a bit high for the salt glaze gully. On the north there is a soil and vent pipe and decoration is breaking down on that, there is also a plastic downpipe leading onto the lower vestry roof.



- E** **Lower Vestry Roof:** Half-round gutter rusting. The upper part of the downpipe has got anti-climb that is worn away.

**Recommendation:** renew decoration and anti climb

#### 7.4.4 WALLS

##### **General –**

The stone is sandstone, coursed and variable height and there are two types of stone finish.

General walling is plain tooled finish.

Ashlar is used for all the quoins, window and door openings, stair tower, west elevation and tower buttresses and belfry walling.

Both types of stone are laminating but the ashlar is the worst. Laminating mostly at the tower, quoins, and window dressings and mostly at the west and south sides.

##### **EAST END**

- **Chancel:** Some open joints at low level as reported last time no real problems, glass has been repaired since last inspection.

**Recommendation:** none



- M Lower Vestry East Side:** Mullion beginning to break away at the lower window, guarding has been lifted in the corner.

**Recommendation:** monitor mullion, refix guarding



##### **SOUTH SIDE**

- D Chancel:** One of the clerestory window glazing is broken. This is the next area of planned window repairs

**Recommendation:** carry out window repairs



- D Lady Chapel:**

This has three elevations –



**East** – Slight loss of moulding to the vesica moulding surround, slight erosion to the water tables. Lifting of the copper grill to the windows.

**South** – Black paint of the stonework and also some copper marks from previous grilles.

**West** – Some breaking up of the water table and some heavy pollution on the stonework, there is also a little windows right up by the apex that has a guarding that looks ok.

**Recommendation:** fix back grilles



- **Nave:** Some chipping to the stringcourse linking through to the lancet moulding.

**Recommendation:** none

- **South Aisle:** Loss of moulding at the stringcourse below the bottom of the lancets and discolouration of the stonework. The buttresses are losing a bit of their stonework on the top angle. Some shaleing of the stonework of the plinth at the west end.

**Recommendation:** none



#### **WEST SIDE**

- **Nave:** Slight erosion to the water tabling and to the vesica moulding. The three light windows look ok they have been re-glazed. Erosion to the stringcourse.





WWI memorial panel. Slight erosion to features but little change since the last inspection.

**Recommendation:** none

**D North Aisle:** This has a door entrance with a lancet archway with typical erosion, the door itself needs redecorating.

**Recommendation:** redecorate door



**NORTH SIDE**

- **Nave:** All sound.

**Recommendation:** none

- **North Aisle:** All reasonably sound.

**Recommendation:** none

**E Organ Loft:**

This has three elevations.

**West** – Looking sound though the guarding to the window is much rusted now, I think the window is boarded but the boarding itself is giving way as well.

**North** – OK.

**East** – OK.

**Recommendation:** improve guarding and blocking up



- **Chancel:** Slight wear on the windows cills but seemingly ok.

**Recommendation:** none

- **Vestry:** This has two sides, East as above. North is ok.

**Recommendation:** none



## 7.4.5 EXTERNALS

### E **General:**



The church site is an island surrounded by footpaths and roads. The site boundary is low walls and railings with a compounded vicarage within brick walls at the east end. The railings themselves are in poor condition and the stone kerbs they sit on are often broken due to rust expansion of the buried fittings. Whilst this may seem a low priority for expenditure of funds, their restoration would indicate a commitment to the long term future of the church.



The area within the railings is a concrete margin and this is broken up in places and has various bits of masonry and rubbish within it some of which will be ammunition for vandals.



**Recommendation:** sweep up the margin, look to restore the railings and stonework kerbs





## 7.4.6 INTERIOR

### E Nave and Chancel:

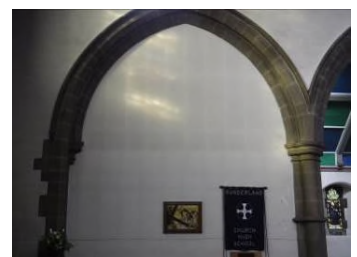
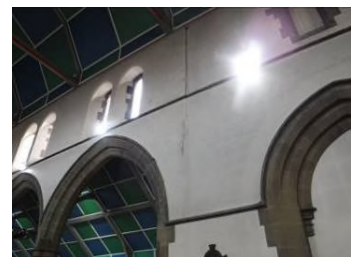
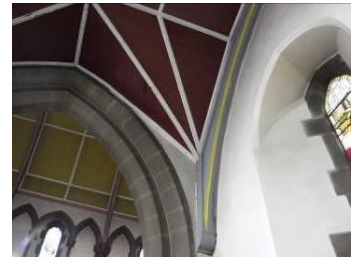


Large volume open space of continuous chancel and nave with side aisles creating a large, open and welcoming space.

- **Ceiling** – Four kingpost trusses to the nave forming a barrel vault with panelled infill panels which are all sound. In the chancel open barrel vault again panelled but no tie rods. The aisles have simple lean-to trusses with exposed purlins, here the boarding shows a bit more water ingress than elsewhere. Within the Lady Chapel this also has a barrel vault ceiling, where there is a breakdown of the decoration at the box gutter.



- **Walls** – These are painted plaster and showing their age now in that the decoration is breaking down a bit. The west wall of the nave has some vertical cracking but it is not evident on the outside and the lower parts are a bit





scruffy now, the infill arches at the west forming the entrance lobby and the sacristy have ghost marks on them for the stud work.



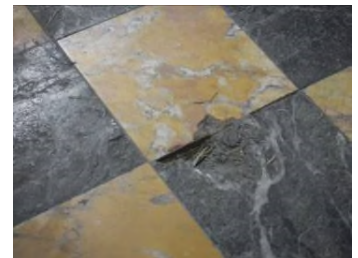
The Lady Chapel east end below the termination of the box gutter shows some broken plaster work, hopefully this is all historic now.

The William Morris wallpaper at the chancel east end is beginning to come away at the joints.

There is some loss of decoration to the walls at high level on either side of the chancel arch and to the west end of the nave.

The east and west glazing has been renewed as well as one of the clerestories.

All the arcade stonework is fine there is no cracking to it, there is slight erosion to the bases of the columns nothing to be concerned about.



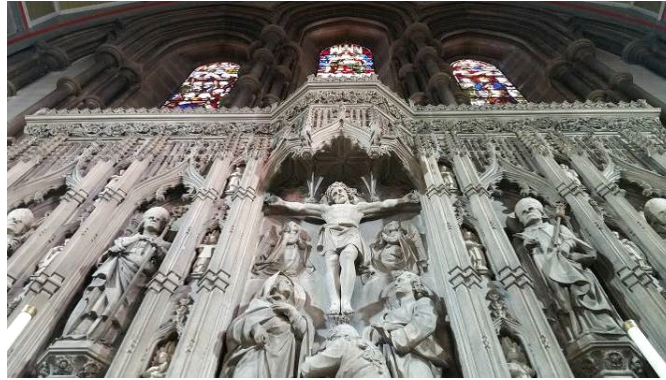
- **Floors** – Solid floors throughout comprising- Chancel; marble floor combination of different types both black and white and coloured all in good order. The choir pews are on large format timber herringbone laid onto solid below it. At the low altar within the nave one or two of the granolithic white floor tiles is lifting and will cause a trip.

Within the nave large format vinyl tiles which look all in good condition.

Lady Chapel has fine Frosterley marble steps leading to timber herringbone floor and the decoration is rather worn on this now.

At the altar there is marble work in the same style as the chancel.





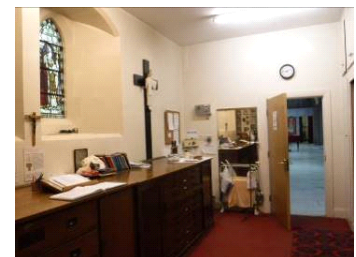
Within the space there is a fine reredos, there is plain oak choir stalls and nave pews. The font is octagonal on a raised platform. There is various other furniture and small altars, there is electronic redundant keyboard I think, little baby grand piano. Within the Lady Chapel is a riddle post screen.



The parclose metal screens separating the Lady Chapel to the chancel are in very good condition.

**Recommendation:** update decoration, perhaps start on the west wall first?

- C** **Sacristy:** Basic fitted out room at the west end of the north aisle. Providing cpding for robes and chests for frontals etc. Has a heavy door to the west that is curtained off that is not used. Room contains a sink but drainage not obvious externally.







Perhaps under planting here?

**Recommendation:** clear planting outside sacristy

- **Organ Chamber:** All looks ok. There is a crack to the arch in the aisle but this is historic.



Below the organ is the blower room containing the incoming electric supply and metering, it has got choir robes in it, it is basic but serviceable.

**Recommendation:** none



- **Corridor leading to Vestry Room:** Generally ok, perhaps a little down at heel but it will do. Stairs leading down are generally sound they have worn over time.

**Recommendation:** none



- **Basement:**



Barrel vaulted plastered out space with some damp showing on the walls, concrete floors quite recent, some old drainage in the floor by the look of it, racked out for various goods provides storage, there is a bolted and padlocked door no longer in use. The ceiling of this passageway -the paint is breaking down a bit and there is damp to the walls quite obviously as below ground. There isn't adequate ventilation, it is slightly musty, the policy is to keep the door open I think and try to get a bit of air through.

**Recommendation:** none



E Vestry:



- Ceiling – Plain boarded in reasonable condition.
- Walls – Plastered at high level with some secondary glazing which looks a little grey could do with being cleaned. Walls have dado panelling some of which was renewed when the roofing works were carried out.
- Floor – Large format timber herringbone pitch pine.
- General – Room is fitted out for a modest tea kitchen with sink and power and some servery spaces. A basic gas fire within the room.

**Recommendation:** clean glazing

- **Vestry Lobby:** A little dated now, contains the wheelie bin, floor slightly uneven with carpet.

**Recommendation:** none



- **W.C.:** Basic but serviceable.

**Recommendation:** none





## 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	£
<b>A – URGENT-</b> none		
<b>B- WITHIN 1 YEAR</b>		
B	<b>Bells:</b> Inspect the bell installation after improving access.	-
B	<b>Spire:</b> carry out inspection. Beware of possible major biohazard when accessing the spire.	-
B	<b>Belfry:</b> replace ladder, lighten hatch, and provide grab rails. Reconnoitre the belfry and establish what is needed to access the spire. Beware of possible major biohazard when accessing the spire.	-
B	<b>Ringling Room:</b> replace ladder promptly to enable safer access to inspect the belfry and spire.	300
B	<b>North Aisle:</b> fix back flashing	150
B	<b>South aisle roof gutter:</b> clear gutter grass	-
B	<b>Nave East end:</b> check hopper	-
<b>C- WITHIN 2 YEARS</b>		
C	<b>Base of Tower:</b> ease south door, update decoration	250
C	<b>Base of tower, west side :</b> Redecorate door	150
C	<b>Sacristy:</b> clear planting outside sacristy	50

## D- WITHIN 5 YEARS

D	<b>Deafening Chamber:</b> sweep up room. Provide grab handles	250
D	<b>Tower Stair:</b> repair glass	300
D	<b>Chancel:</b> carry out window repairs	See supplier quotation
D	<b>Lady Chapel:</b> fix back grilles	250

## E- IMPROVEMENT/NOTE

E	<b>External :</b> a. sweep up the margin, b. look to restore the railings and stonework kerbs	a. – b, 2,500
E	<b>Organ:</b> Carry out repairs.	See supplier quotation
E	<b>Access for the Disabled:</b> Carry out an access audit and keep a written record in Parish records. Install handrail at sw.	-
E	<b>H &amp; S policy:</b> Continue development.	-
E	<b>Asbestos:</b> The PCC to create an asbestos register, identifying the presence of asbestos within the building.	-
E	<b>Nave:</b> Investigate part tower roof to nave when next on roof	200
E	<b>Tower, East face:</b> check use of waste pipe	-
E	<b>Lower Vestry Roof:</b> renew rwgoods decoration and anti climb	350
E	<b>Organ Loft:</b> improve guarding and blocking up	250
E	<b>Nave and Chancel:</b> update decoration	Obtain quotation
E	<b>Vestry:</b> clean glazing	150

## M- MAINTENANCE/MONITOR

M	<b>Chancel:</b> monitor ridge bedding	-
M	<b>Lower Vestry East Side:</b> monitor mullion, refix guarding	75

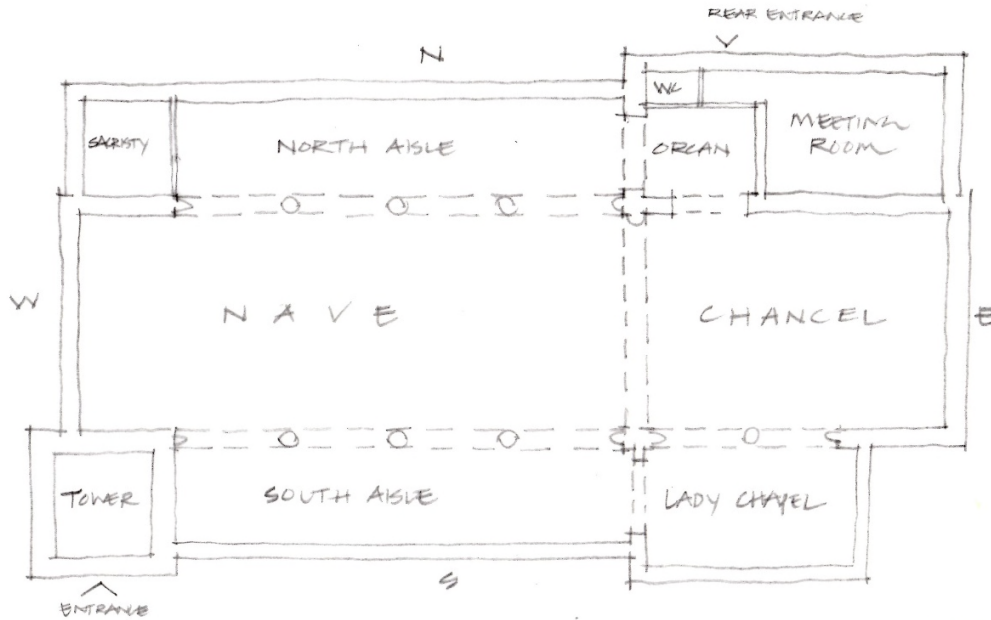
APPENDICES

Church Plan

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



BASED ON SKETCH PLAN BY CHRISTOPHER DONNS RIBA 1993

beaumont : brown architects

The Old Brewery, Castle Eden, County Durham TS27 4SU  
T: 01542 700183  
E: enq@beaumontbrownarchitects.co.uk  
www.beaumontbrownarchitects.co.uk

b:b

Contract:	No.
ST IGNATIUS	1123
HENDON	No.
Drawing:	EXISTING
Scale:	NTS
Date:	OCT 2012
	Rev.

## 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:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
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.