

Diocese of Durham

St John's Church, Shildon
(CH. No 184)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report
On the architect's inspection of

26th August 2021

Archdeaconry of Auckland
Deanery of Auckland
Grade II listed – not in a conservation area

Incumbent – Revd. Carol Harris



Report prepared by

Sarah Harrison RIBA

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REVISION D

Dates of inspection - 26.08.2021 (Accompanied by Ian Ness, AABC)

Weather – Mostly sunny, slightly overcast

Date of report - September 2021

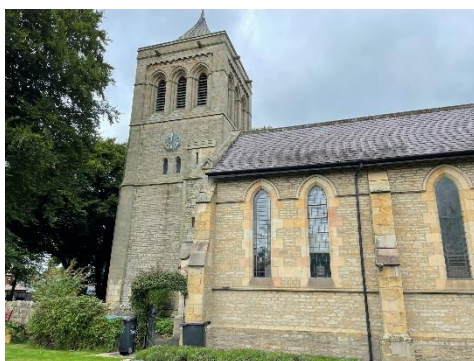
Date of previous report -April 2016

PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
2. The history of the church is such that other asbestos could be present however no areas were observed that were deemed to have a greater risk. If unbroken and left in place asbestos containing materials are not classed as hazardous even if containing asbestos. However, this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('Church Care') website. If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

Brief description

3. The parish church in the centre of Shildon, Grade II listed for its architectural and cultural significance. St John's is a Victorian church owing much to its railway heritage. The bells provided by GNER are in their colours. Timothy Hackworth (pioneer and engineer) is buried by the main entrance in a large tomb. 1833 nave by Anthony Salvin; largely rebuilt and extended in 1881 by C. Hodgson Fowler who also rebuilt the tower between 1891 to 1900.
4. St. John's is situated in the central area of the town adjacent to the main street but lying slightly behind a large building which stands on the corner of the church site. To the south side of the property, there is a small well-maintained garden where a new store room/ garage was constructed in April 2016.
5. The church stands within a large church yard which is crossed by a number of public footpaths on the north side. The land to the south east is occupied by the former vicarage and vicarage car park, which is now separately owned, as are the former halls lying immediately to the east. The land directly adjacent to the east face of the church is therefore only accessible via agreement with the adjacent landowners.
6. Around 17 years ago the Local Authority carried out a major urban improvement scheme to the centre of the town, near to the church and included the provision of a one-way access drive to the west door and created a second vehicle opening in the west boundary wall.



South Facade and Tower



West Elevation

7. The building consists of a nave and a chancel of equal width and 2 side aisles also of equal width, which have been added to the nave and have independent pitched roofs, with a large square tower with pitched roof, to the west end of the nave. The east ends of the aisles are occupied by the clergy vestry and organ on the south and choir vestry on the north. North and south porches at west end Early English style.
8. In 1992 a suite of meeting rooms were inserted at the west end on two floors including 1st floor hall, kitchen and toilets, and at ground floor a narthex, church office, servery and chapel room. There is also a disabled person's toilet situated adjacent to the west door. An enclosed platform wheelchair lift was installed to complete the 1992 scheme in 2015.

Recent recorded works

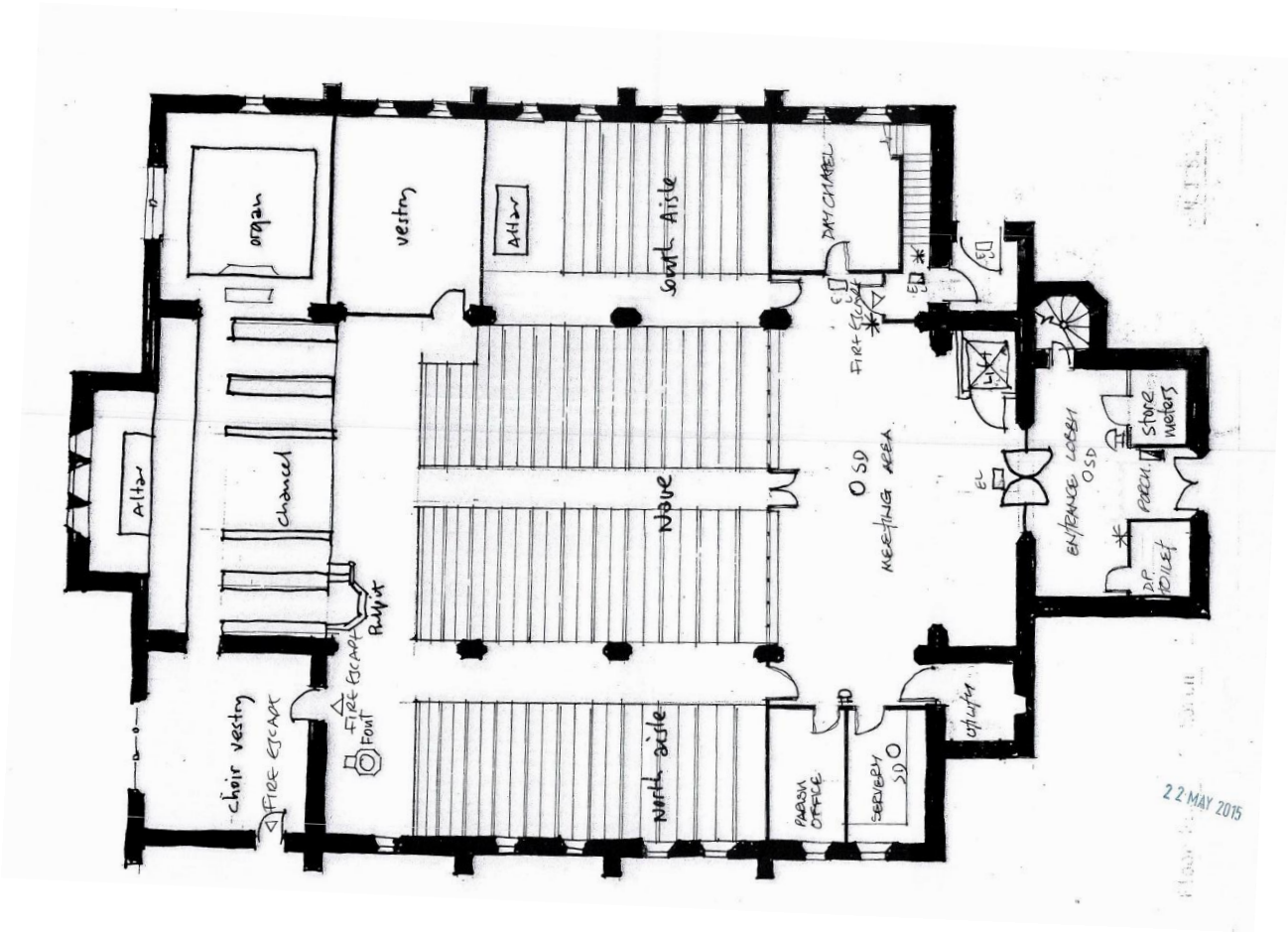
9. The log book was available at the time of inspection and was clear and concise, this should be continued to be populated with works to the church, a note should be made of who carries out the works and their contact details.

Works completed since the last inspection		
June 2016	Mounting of a board to record vicars of church	
Feb 2017	Leaking roof in boiler and flower cupboards repaired	
May 2017	Hot water boilers fitted in kitchen	
June 2017	Boiler in kitchen broken – flooded kitchen	
July 2017	Projector screen clamped to tie above chancel, projector installed to the north arcade.	
Oct 2017	New lights in choir vestry	Trevor
Dec 2017	New security lights installed over side entrance	Auckland electric
May 2018	Removal of pews and timber barrier in Prayer chapel and area to north used for baptisms	
June 2019	Garage roof repairs and treatment of woodworm	Derek Jefferson
Aug 2019	Lift door repaired	
Aug 2019	Window fixed to quiet garden	
Sept 2019	Removal of remaining non-fixed pews and replacement with chairs to match existing	
Oct 19 & Jan 20	Upstairs boiler fixed	G. Johnson
August 2020	Woodworm in garage treated	
Jan 2021	Leak in upstairs WC repaired	
Feb 2021	Hopper and downpipe replaced to east, gutter replaced to southwest	
March 2021	Main boiler seals in burners replaced	
June 2021	Slates repaired to East side of roof	

Summary of condition

10. The buildings are generally in good condition. There are continuing issues with roof leaks from the two main valleys. Historically this has caused areas of dry rot and should be closely monitored closely going forward, including a plan for replacement.
11. The alterations to the rear of the church have led to the increased use of the church to turn it into a thriving community asset.
12. The building structure is basically sound with no major structural defects, there is a slight settlement crack to the line of South Chancel window and to the cill level blocks to the east gable windows, this was not fully detailed within the last QI Report, therefore it is unknown if these are recent or progressive cracks. The load bearing stonework is generally in good condition with limited areas of superficial erosion and a small number of eroded stones which require replacement.

Plan of the church (NTS: Courtesy of TOHP from re-ordering application)



PART TWO

Roof Coverings

13. These are of natural blue Welsh slate throughout. The previous inspection report stated the aisle roofs are under-felted, this was not checked, the nave roof is unfelted. The coverings are in generally reasonable condition, but the main roofs are prone to wind damage suggesting that some areas may be suffering from nail-sickness and areas of slates have been replaced.



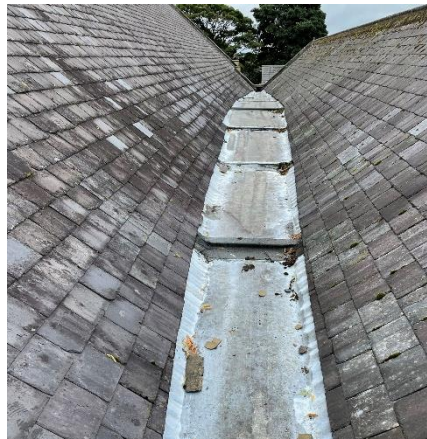
Item 13&14- Roof and Valleys from Tower

14. There are two 10-bay lead lined valley gutters, these have been patch repaired following previous leaks to both the north and south gutters. The repairs to the south valley over the Prayer Chapel failed in 2015 and had been covered in 5 locations using bitumen cover patches. All bays show some signs of repairs many patched using self-adhesive 'flashband' or bitumen. Some areas of felt patching were removed during the last quinquennium as they were exacerbating the leaks, due to the large steps created water was not simply flowing over the top, but finding paths to the side and underneath at any weak points in the seal.
15. **North side of Nave** – Slightly worse condition than the South face of the Nave, several slates cracked or laminating. 2 No. slates visibly slipped alongside an area of 3 slates to the east out of alignment. Vegetation growing in eastern parapet coping joint. Flashings to tower appear sound.
16. **North side of North Aisle** –Some of the vertical slate joints have moss growth due to the presence of trees to this side but otherwise the slope appears complete.
17. **North side of South Aisle** – There are a number of slates which have slipped slightly, particularly towards the east and one area central to the slope. The alignment is much more varied than the North Aisle. Some moss growth towards the ridge. Overall fair condition.
18. **South side of Nave** – The covering appears to be generally complete but many slates are laminating, centrally there is one cracked slate, missing a large section. Two large areas at the west end and a number of individual slates have been renewed to match, a number have been replaced with fibre cement slates. Flashings to tower appear sound.
19. **South side of South Aisle** – The slope appears to be sound. There is one cracked slate central to the slope. Flashings to the east appear to have slightly open joints, the flashings to the west parapet were not visible from ground or ladders.
20. **South side of North Aisle** – This slope is generally sound with 3No. slipped slates and 2No. with damaged corners, but it is a little uneven ridge level. There have been some patch repairs with new fibre cement slates towards the west and east ends.

21. **North Valley Gutter** – 4 No steps and to the east with 1 No split-fall mid-bay and 4 No steps at the west side all had been repaired with bitumen or flashband during the previous quinquennium, however most of these have now been removed. There is a large patched felt area to the western most end of the valley, onto the nave roof. Some undulation and soft under boarding in places (edge of 4th bay from west). There are signs of persistent leaks internally beneath the east end of this valley, as noted at item 94.



Item 21- North Valley



Item 22- South Valley

22. The **North Valley** gutter has 2 No. longitudinal joints (on the fourth and sixth bay from the east) the joints were well to the side of the widest bay (1/8th of width), still leaving the bays still far over recommended sizes. The joints were not well formed, being more like low standing seams than rolls, neither hollow nor wood cored. Such longitudinal joints are very difficult to make waterproof at the steps, given their low height. Any damming by leaves or snow is almost certain to leak through the shallow steps.
23. **South Valley gutter** – similar to north, all the steps and the central rolled joint had been coated or covered with bitumen or flashband during the previous quinquennium, all but three of these have been removed, one to the central rolled joint and immediately to the east and one to the mid-west stepped joint.
24. **South Side - Valley Gutter.** The small hole which led to the dry rot outbreak in 1984 has been filled but not lead burned.
25. Valley Gutters are inherently risky given their nature of a large capacity of water in an unseen area, they are showing signs of fatigue and splitting, exacerbated by the temporary 'repairs' as the felt had been installed over the movement joints to the steps and therefore restricting the movement of the lead. Large bays, max 3m x 1.5m are splitting at junctions due to the size and age of the lead, therefore replacement will be required in the near future, timing will need to be based upon the continuous monitoring of the existing condition and any leaks.
26. The understanding of lead has progressed exponentially since Victorian times. The existing configuration has bay widths and lengths in excess of the current recommended limits in the BS6915. It was also noted that drip heights currently fall slightly short of the recommendations in the Code of Practice, in fact given current guidelines the existing configuration is liable to fail in numerous areas, it is only remedied by the fact it is unusually thick and therefore more forgiving, however still close to needing general replacement. It is therefore essential that an alternative design is provided to enable the installation to be completed correctly, as lead is by far the most durable material for this critical area, if well designed. Rolls will need to be added to split the overall widths, using code 8 lead, most bay lengths would be

borderline acceptable if longitudinal roll joints are added any sections greater than 1m in width and correcting the step height.

27. Given the present signs of leakage the parish should be planning both lead valleys replacement to modern standards in the near future. Logically, this would co-incide with replacement of the slate roofs given the nail fatigue noted at item 13 and overall condition. The replacement could be done in a phased nature to allow fundraising, focusing on areas where there are most leaks. This could, for example, be prioritised to replacing the valley and adjacent slate roofs to the south valley, south nave and north side of the south aisle, in order to protect the organ from damage, whilst also continually monitoring the north valley for any worsening of condition. In the meantime, ensure good clearance of leaves twice a year, with frequent observation inside for new or worsening signs of damp.

West Elevation



Item29- Flashing to South Porch

28. **North Porch** – The slates appear in good condition, the top flashing has been covered with flashband as a temporary repair, as have numerous flashings to the tower. The parapet to the north sits directly on top of the slates, no flashings were visible.

29. **South Porch** – The slates appear in good condition; the top flashing has been replaced with flashband.

Ridges

30. **North Aisle.** These are made of artificial stone in a roll-topped design. They are complete but the cement bedding has been patched in places and other areas are open.
31. **Nave** This consists of angular natural stone and is basically sound. 3 pairs of ridge vents have been incorporated. The east end section of about 2m has moved towards the north side but it appears from the cement bedding that it may have been this way for some time. The bedding mortar is missing or loose or cracked in a number of places.
32. **South Aisle** The ridge is of the same type as the north aisle and appears to be sound on the north side although this is heavily mossed over to the north face.



Item 18 & 31- Area of patched fibre slate & Ridge Vents

Rainwater Goods



Item 36- Tower Spout

33. The gutters and most of the down pipes are of cast iron or cast aluminium and are in reasonable condition but there are signs of leakage to some joints. Black UPVC gutters and down pipes have been fitted on the south side. The surface water drainage appears to be operating satisfactorily. There are wide lead valley gutters between the nave and both aisles, draining into hoppers to the east and onto the main nave roof to the west.

34. There have been large areas of patching to the west end of both valleys, with felt and mortar to encourage correct flow of water to the gutters. Increased erosion of the stone around these areas suggests that the gutters may have overflowed at times.

35. There is vegetation in the eaves gutter to the east end of the north side of the chancel and to the north and south Porches.

36. The **tower roof** is drained through 4 No. spouts which run through the parapet and have stone outlets at high level.

External Wall Surfaces

37. The external masonry consists of squared, coursed, pitch-faced sandstone with dressed ashlar quoins and surrounds to door and window openings. Generally, the stonework is in good condition except for limited areas of surface erosion due to over hard mortar pointing. The areas of surface erosion are currently only superficial and therefore re-pointing is not suggested at this stage but should be monitored to determine when the existing cement-based mortar will need to be removed and re-pointed with a lime mortar.

East Elevations

38. **South Aisle** - 3 eroded stones to south buttress and one immediately above.

39. **Chancel/Nave** - The kneeler to the south side corner and quoin beneath are eroded almost to the full depth across the centre of the stone.

40. Eroded south kneeler has been cement rendered.

41. Vegetation is growing from joints in the south eastern kneeler and there is vegetation and moss growing in each joint of the coping stones to the north.

42. The south facing coping to east gable shows evidence of slipping slightly as the bedding slightly cracked. This alongside the issue at item 39 appears to be causing a damp issue internally, discussed at item 93.

43. **North Aisle** – slight erosion to the coping stone below the apex stone and on the right side. The joints to the latter are also lean. The apex stone looks to have been replaced.



Item 38 - East elevation south buttress



Item 39- Eroded kneeler & quoin

44. The dressed stone redundant chimney which rises from the north side of the aisle gable appears sound, minor erosion to the face of the stonework.

South Elevations

45. **South Aisle** – cement rich over pointing loose, cracked or lean to some buttresses. The hardness of this pointing when next to the softer sandstone has led to areas of erosion on the face of the sandstone. There are also a few slightly eroded stones to the south faces of the buttresses. There is a joint to the garden wall which is filled with a 50mm piece of PU insulation.
46. **Nave** – slightly raised pointing to section above porch.
47. **Chancel** - The section has raised cement rich pointing, which is beginning to break off, particularly at the upper area.

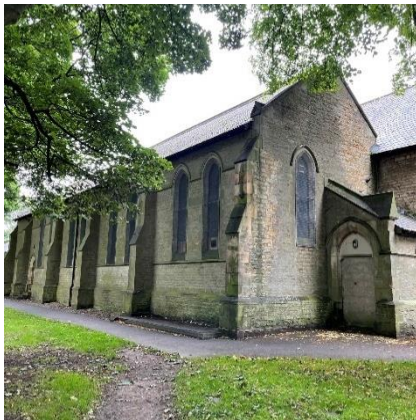
West Elevations.

48. The dressed stonework to both window openings to the **nave either side of the tower** have severe face erosion to the hoodmould and reveals.
49. There is one laminated jamb stone to the **south porch** window and an eroded plinth stone under.
50. There is an open joint to the side of the intermediate kneeler block to the right side of the **North aisle** gable. Much of this area shows signs of surface erosion with over hard mortar. A clean area of stonework could be caused by warm moist air from the kitchen boiler flue.
51. Very minor crack to immediate left-hand block of the kneeler and quoin below to the south corner of the **south aisle**.



Item 50- Open Joint

North Elevations.



Item 50&52- North West Elevation



Item 54- Choir Vestry Steps

52. This side is generally sound with no obvious faults. The top left-hand quoin to the NW corner buttress has spalled where a metal fixing existed previously. The string course

has some damage to the far west and the stonework in this area is free of moss and algae, suggesting water has been overflowing at the end of the gutter and down the wall.

53. The footing to the left-hand corner buttress to the aisle is exposed and slightly undermined, slightly open perp joint to the buttress.
54. The steps to the Choir vestry door are beginning to separate and have vegetation between.
55. Sections of the outer wall have been previously water cleaned of graffiti by the Local Authority.

Tower

56. The three-stage tower was added in 1900. First stage has roll-moulded, pointed-arched doorway, on paired colonnettes, with 3 lancets above; north return has A.D. 1900 datestone. Second stage has circular clock faces and paired lancets to north return. Belfry has 3 louvred lancets, corbelled parapet and pyramidal roof. Flat, 2-stage stair turret to south return

57. **East Tower** – slightly open or lean joints particularly above openings.

58. **South Tower** – some slightly open or lean vertical joints to the upper section and outer corners, with two slightly eroded stones at and below the parapet and some lean pointing above and below string course to stair tower and to the lower part of the left corner buttress.

59. The South side of the tower has a lean-to stone tiled roof over the spiral staircase, this is reportedly leaking. There is no flashing to the abutment, however the mortar appears to be in ok condition at the abutment to the wall, the joints between the slates are slightly open.

60. **West Tower** - Damaged or eroded stonework to the first level openings and to the west doorway were replaced in 2005/06. Vegetation currently growing from string course.



Item 60 - West Tower

61. There are open or lean vertical joints to the ashlar stonework to the top section of the tower and a number of the upper part of the joints to the coping are open.

62. The jamb stone surrounds to the belfry openings are slightly open or lean in places and a number of the stone parapet corbels are eroded with minor damage to bases of buttresses to tower.

63. A number of areas between the stone parapet corbels are eroded on the west elevation, on the north and east elevation some of the corbels themselves are eroded, one severely. Two blocks on the west under the parapet to the tower are severely eroded.

External Windows & Doors

64. All windows are leaded with galvanized wire guards on the north side and more recently added to the stained or more vulnerable windows on the other sides.

65. The external doors are of ledged and braced deal construction and are in reasonable condition. The one on the public north side has attracted graffiti in the past but was 'clean' at the time of the inspection. The former north porch door has been bricked up with cement render finish.



Item 64- Southern Windows

66. There are extract vents penetrating through the west most window on the north façade serving the ground floor kitchen and to the north side of the west façade, serving the first-floor kitchen.

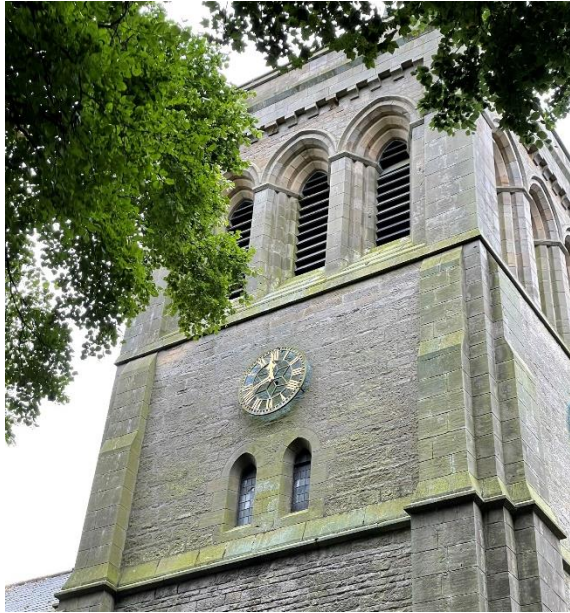
67. Glazing to the two small windows under the north face of the clock is damaged.

68. External doors which are stained and varnished are in fair condition. The south porch entrance doors show a little wear to the bottom rail and the paint is flaking in this area. They look to have been previously repaired with a metal plate over this area.



Item 68- South Porch Entrance Doors

External Metalwork, Woodwork & Paintwork



Item 72- Timber Louvres to Tower

69. The cast iron eaves gutters are rusting around a number of joints and require re-decoration.

70. The previous boiler-house is covered by ground level galvanised steel plates. This is beginning to rust on the surface.

71. There are a series of small metal brackets fitted around the east gable windows which appear to be redundant, and which are staining the stonework.

72. The timber louvres to the belfry are in ok condition generally, to the north elevation there is one louvre which has slipped. All sides require re-decoration.

73. The metalwork to the 3 clock faces appears to be sound but would benefit from redecoration. The metal has stained the stonework behind, specifically to the south elevation.

Tower, Bells & Frames

(Date Bell(s) last serviced: Not Recorded)

74. Access is by spiral stone staircase which has a rendered and painted surface. There are 8 bells ranging in weight from 5 to 16 cwt. The ringing chamber is tidy, and the bells are rung on a regular basis. A chiming installation was installed in 1974 and is still operational.

75. The clock mechanism is also housed at this level and appears to be in good working order (the clock is by J. Smith & Sons, Derby and was converted to automatic electric winding in 1981 by Potts of Leeds). The clock mechanism is serviced by the Nick Hancock, Darlington (01325 314039)

76. There is woodworm in the timber around the access to the bell chamber, this has been self-treated and appears to have spread since the last inspection.

77. The surface and pointing to the internal stonework to the bell chamber is loose in places and subject to dusting. The Chamber is beginning to collect dirt including bird dropping.

78. The weather vane to which the lightning conductor terminal was attached has been temporarily removed as it was found to be in poor condition and insecure. The remaining lead capping has opened to the joint on the east side.

79. The former boiler chimney is in good condition.

80. The lower sections of all four mitred slated hips to the tower roof have been patched repaired using self-adhesive 'flashband' and cover to the N.W. corner is very uneven, this could cause future leaks.
81. The stone parapet is sound, but the joints are becoming a little lean or open in places.
82. The lead parapet gutter and cover flashings appear sound except that the cement upper joint point is becoming a little loose in places.



Item 80- Mitred Corner to Tower

INTERNAL FABRIC

Roof Structure

83. This consists of a series of open and tied timber trusses to both the aisles and nave. The structure generally appears to be sound from ground level in Nave. (Note: The south leg of the 2nd from east truss in the chancel was replaced following the dry rot outbreak in 1984).

84. To the mezzanine storage space above the choir vestry there was softening to the brace of the first truss from the east, on the base of the south corbel. The area the tie meets the wall also shows signs of softening. The main timber members do not appear from ground level to be structurally compromised at this stage. This softening is likely to be a result of water ingress through the north lead valley, which recently had poor temporary repairs removed. It is now unclear if the valley is still allowing ingress in this particular area.



Item 84- Timber Softening

85. The south porch and flower room roof structures are exposed on the inside. The exposed purlin and rafters to the flower cupboard have signs of water staining, however, reports of former leaks in this area could have been temporarily fixed with the flashband repairs noted in item No.28-29.

Ceilings

86. These occur primarily to the nave roof which is plastered and is sound and to the new west rooms which are generally in good condition with small areas which have popped over fixings to the central section. The original lathe and plaster ceiling has had a wire mesh 'safety-net' fitted above the suspended ceiling in case there is any failure in future.

87. North and south aisles do not have ceiling finishes, but exposed sarking boards from inside, these appeared to be in good condition.

88. The first-floor kitchen has a tiled suspended ceiling with no insulation above.

89. The ceiling to the central mezzanine area is also a suspended tiled grid.

Arcades, Internal walls, Plaster & Decoration



Item 91- Arcade Column Base

90. The chancel arch has a slight gap between at the join to the plaster ceiling, which has been filled in the past, but is slightly open. The arch has a small crack to the north side, there is evidence of former movement to the south side, which has been filled.

91. Arcade columns to the bases have signs of continued rising damp, left untouched this has only minimally affected the stone. There have been areas repaired to the base of the columns with a cement heavy render, this has come loose and arguably made the issue worse in these areas.

92. The inside of the electric cupboard to the base of the tower is very damp, this looks to be a combination of rising and penetrating damp. The inside salts are building up around the electrical distribution boards.
93. There is a large patch of damp to the south east corner of the chancel, this could be due to the issues noted at points 39-42 and should be monitored once the defective stonework externally has been rectified.
94. The north and south arcades have several damp patches, the south notably adjacent to the chancel arch, above the organ, at the apex of the mid-arch to the nave and adjacent to the new gallery screen. To the north, over the choir stalls, and at the apex of the mid-arch to the nave. There was also a small section of perished plaster to the north side of the nave. All of the above is highly likely to be linked to possible water ingress through the lead valleys at items 21-25.
95. The internal walls are plastered throughout and are generally sound with areas previously effected by rising or penetrating dampness around the west end and in the chancel/choir vestry having been patch repaired previously, the outer walls to the kitchen and servery are dry-lined. There is a tendency for a build-up of dampness to the switch gear cupboard which is insufficiently ventilated.



Item 97- Damp & Flaking Paint

96. The plaster is perished to areas in the flower room.

97. **Decoration** - This consists primarily of painted plasterwork and is generally in good condition having largely been renewed in April 2000, except where affected by penetrating dampness in various areas, particularly around the organ to both sides of the arcade. The chancel and 1st floor hall have been recently redecorated.

98. The paint is peeling to the upper part of the choir vestry now occupied by the central heating installation and there is slight staining to the S. chancel wall to the right on the 2nd truss from the east which it is presumed to have been caused by a leak from the north valley gutter above, as item 21.

99. The Prayer Chapel has a small crack to the plaster on the south wall.

Partitions, Doors, Paneling, Screens

100. **Internal Doors** - Original framed oak doors are limited to the entrance porches and vestry. The frame to the choir vestry door was renewed in 1993. The doors to the new rooms are either glazed solid ash framed or ash veneered to ground floor and first floor with two sets of glazed ash framed doors installed to the main entrance lobby in 2013.

101. All internal doors are in good condition. The ground floor kitchen and flower room doors catch on the floor. The first-floor ladies W door does not close.



Item 102- South Porch Inner Door

102. The inner door to the south porch has a gap around the frame, the frame is secure, so this is only a decorative issue.

103. **Partitions** - These are limited to the clergy vestry which is of oak panelling and is in good condition, and the new plasterboard partitions forming the new meeting rooms which are generally sound

Glazing & Ventilation

104. The glazing throughout is of leaded lights with four on the north side, two on the south side and those of the east window stained. There are 3 No. hopper vents in the south side of the church which do not open, but those now in the meeting area do open or have been supplemented by mechanical ventilators. The building appears to be adequately ventilated.

105. In the nave there are ceiling vents leading to boxed out ducts in the attic space, terminating at roof vents on the ridge.

106. The external windows to the staircase and landing have been secondary glazed with polycarbonate to reduce draughts.

107. To the clergy vestry area, the window to the east elevation has a hole in one of the glazing panels to the bottom RHS.

108. To the south aisle the second window from the west has a broken pane to the lower half.

109. The north choir vestry window is cracked at low level

Floors, Rails, Galleries & Stairs

110. The floor of the nave and aisles are of pitch pine blocks which are generally in good condition. There are some loose blocks to the north aisle and entrance. The area within the new rooms was sanded and varnished and the remainder of the nave area has been done more recently. The floor of the sanctuary and chancel is finished in 2' x 2' square concrete quarries and has a central carpeted area to the chancel.



Item 110- Block Floor Loose Piece

111. The office has carpet over the pitch pine blocks and the ground floor kitchen has a vinyl flooring over the blocks, this is lifting in places due to stretching with wear.

112. One pitch pine block lifted in the north aisle confirmed a bituminous layer beneath. This may exacerbate the rising damp issue noted at item 91.

113. The sheet carpet covering to the 1st floor hall has recently been renewed. The carpet to the choir vestry is unlevel.

114. Carpet on the walkways next to the arcade to both the north and south cover metal vents beneath. There is an area of carpet to the south side of the sanctuary which is glued onto a loose floorboard.

115. The blocks on the threshold of the inner door to the south porch are not level.

116. There is an oak rail to the sanctuary, which is loose but in good condition, the flooring is slightly cracked under the rail. There is a modern black steel handrail to the chancel.

117. The stairs to the gallery are in good condition and the spiral staircase to the tower is also in good condition.



Item 119- Font

Furniture & Fittings

118. The majority of the furnishings, including the pews and choir stalls, are of pine, the altar rails and high altar of oak, all are in good condition. The altar candle sticks, and cross are made of pewter.

119. There is a simple oak lectern and a brass eagle lectern. The pulpit is stone with brass detail. The font is located in the north aisle, made from stone with a sculpted lid.



Item 119- Lectern

Organ and/or other musical instruments

120. This is 3 manual, 28 stop electro-pneumatic instrument now maintained and tuned twice a year by Brian Brighton, Durham. The instrument was comprehensively overhauled prior to 1995 by J.W. Walker, Suffolk but in recent years has required a number of adjustments. The organ is located directly next to an area of wall which is suffering from continued damp and therefore the water ingress and flaking paint pose a great risk.
121. There is an organ humidifier which is no longer used. There are two upright pianos and an electronic keyboard sited within the building.

Monuments, Brasses

122. There are a number of brass wall plaques in good condition.
123. There are also a number of large and attractive wall hangings and tapestries, including a cross feature on the west wall and a Baptistery tapestry on the walls adjacent to the font.

SERVICES

Heating

124. (Date of last service: December 2020)
125. The previous gas fired pressured hot air blower was replaced in 2011 with a more conventional wet system consisting of 2 gas-fired condensing boilers serving metal convector radiators. This installation is serviced annually.
126. The heating to the new rooms is by a condensing gas fired boiler which was installed during the previous quinquennium, with natural and fan assisted convectors, with independent electric convector heaters in the smaller rooms.
127. The Prayer Chapel is heated by a wall mounted electric panel heater.
128. The controls for the heating are via programmable thermostat and reportedly working well.

Electrical

129. (Date of last check: December 2020- Emergency lighting and fire alarm certs, April 2017 last full electrical check)
130. This consists of a 3-phase installation with MICC cable current circulation to lights and power outlets. The lighting to the church is by floodlights mounted on the arcade (assuming LED fittings) and to the new areas in low energy lighting.
131. A new screen and projector were installed in the nave in July 2017.
132. PAT testing of portable electrical appliances is carried out annually, this was completed last on 7th November 2020.
133. Generally, there is a lack of sockets to the tower, nave and sanctuary, leading to extension leads trailing across these areas. The lighting to the main nave roof void

accessed from the tower needs to be permanently switched as the current extension lead is hazardous.

134. The damp noted at item 92 may cause issues with the distribution board in the tower and therefore consideration needs to be given to moving these off the external wall.

Lightning Conductor

135. (Date of last test: January 2021) Passed.
136. The lightning conductor is not fixed at the top of the tower roof.
137. This consists of a single copper strap connected to the top of tower roof. This installation no longer conforms to the current British Standard which requires at least 2 down tapes and 'all round' protection to accommodate flash-over. However, it should be checked with the insurers as to what is required for existing installations.
138. The existing down-tape has been repaired where the tape passes over the parapet and has been fitted with an anti-theft metal cover close to the ground.

Fire precautions

139. (Date of last test of extinguishers: June 2021)
140. There 7No fire extinguishers and 2 No. fire blankets located in appropriate locations through the building all last checked and serviced in June 2021 by Chubb.
141. There is an automatic fire alarm installation to the meeting rooms and emergency lighting to the main exits. The fire alarm is tested weekly by the church and annually by Auckland Electrical and Security.
142. The emergency lighting is tested monthly by the church and annually by Auckland Electrical and Security. Date of last test November 2018. Auckland Electrical have recommended 6 monthly inspections on their report.
143. The church have prepared a Fire Safety Plan and maintained Fire Exits.
144. The first-floor mezzanine doors are fire doors but do not close fully with ease, therefore on these doors and the kitchen door closers should be considered.

Water and sanitary fittings

145. There is an accessible (disabled person's) toilet at ground floor and male and female toilets at first floor, a servery adjacent to the narthex and a catering standard kitchen at 1st floor level. All are maintained in good condition.
146. The first-floor kitchen is regularly used and complies with current Food Hygiene Standards. Risk of Legionnaires disease should be controlled by regular checks.

Accessibility

147. There is level access to the main west door and throughout the ground floor. There are wheelchair user spaces adjacent to the central walkway within the worship area.

148. An enclosed wheelchair sized platform lift connecting the ground floor narthex and 1st floor hall was installed in 2015. Not inspected - check insurer's requirement which often includes annual inspection by lift engineer Note: LOLER inspections should be carried out every 6 months, documentation should be held on site.
149. There is a sound reinforcement system in use with an induction loop facility. Lighting levels are considered adequate throughout the building.

Security

150. The main tower entrance and choir vestry is bolted from the inside and the south entrance has a security rim lock.
151. Fire and Intruder Alarm installed 1995, serviced/checked annually. There is a PIR in the office and contact points on all main doors.

Environs

152. These consist of essentially private or restricted areas to the east and south sides, with the church yard on the west and north open to the public and maintained by the local authority.
153. The boundary wall to the north side of the church yard is in poor condition, the stone is eroding and there are several areas of large vegetation growing through the wall, destabilizing the stonework. This should be reported to the maintaining authority for action. The remainder of the church yard appears to be in good condition.



Item 153- Boundary Wall

154. The original Vicarage, Glebe Cottage and adjacent former hall lie within separate private ownership and are separated from the church area by a 2m high natural stone wall.
155. The remainder of the church owned land on the south side is being maintained as a garden with the former vicarage garage converted to an external store, the internals of the store were not inspected at the time of the inspection, externally it appeared to be in good condition.
156. The railings to the west of the church, bounding the road, are in fair condition with some localised areas of flaking paint and rust.



Item 157- Sign

157. There is a sign to the west entrance, which is overall structurally sound, however there is some delamination of the ply.
158. The PCC did not provide any information on trees protected by a Tree Preservation Order, or in a Conservation Area, or on the Gazetteer of ancient, veteran and notable trees. There are no trees which pose a risk to the church building at the present moment.
159. The pathways and churchyard to the north are the responsibility of the council to repair and maintain, however the paths appear to currently be in serviceable condition, there are no monuments which currently pose a safety risk, however this should be continuously monitored.

PART THREE
Summary of repairs in order of priority

Category	Comment	Item ref	Budget Costs
Category 1 - Urgent, requiring immediate attention.			
1	A copy of the electrical test certificate should be placed with the Church Log Book and any recommendations carried out or reported to the church Architect for further advice. Emergency lighting and fire protection inspections overdue.	9, 129 141, 142	£0- £1,999
1	Remove completely/or kill vegetation growing from joint to string course on west side of tower, east gable and north east parapet coping, clean out joint and repoint with lime mortar.	15, 35, 41, 60	
1	Re-fix lightning conductor to top of tower roof.	78, 136	
Category 2- Requires attention within 12 months.			
2	Replace any slipped or broken slates to north and south sides of nave, south slope of north aisle and north slope of south aisle.	15-20	£2,000 - £9,999
2	Eroded stones to east buttress and first quoin below kneeler to be replaced and re-pointed with lime mortar.	38, 39	
2	Coping to east gable to be re-bedded with a recommended lime mortar mix.	42	
2	Replace/re-fix slipped slates to tower roof and replace missing lead soakers to hips.	80	
2	Repair open joint to lead cap of tower roof. – Lightening conduct. Roofers same time access	78	
2	Repair broken glazing to window to east, south and north facades monitor cacks.	97, 107- 109	
2	Clean down and re-decorate cast iron rainwater goods, including inside surface of eaves gutters where necessary, and check and reseal any leaking joints.	69	
2	Check for active woodworm to timber around/adjacent access hatch to bell chamber and treat professionally.	76	
2	Replace mortar between stone tiles and abutment to tower and monitor damp condition internally. – LEAVE UNTIL DONE	59	
2	Re-point open joints to west façade and coping to prevent water ingress.	50	
2	Repair timber louvre to north side of tower.	72	
2	Closely monitor softening of timber truss above choir vestry, fix any leaks above.	84	
2	Plane doors and re-fit to ensure free opening.	101	
2	Rub-down and redecorate internal areas subject to damp and paint flaking, specifically near organ as to not cause further damage. Repair leaks to remove root cause where possible without full valley replacement (included in category 4).	94, 97, 98	
2	Fix down any loose or uneven floor blocks.	110, 115	
Category 3- Requires attention within the next 12-24 months.			
3	Monitor condition and replace flashband repairs to the two porches to the west as this is only a temporary fix. Replace with Lead flashings and soakers.	28, 28, 85	£0- £1,999
3	Re-decorate south porch doors.	68	
3	Fill in gap around door frame to south porch inner door.	102	
3	Fill in gap and fill crack to chancel arch, monitor for any future movement.	90	
Category 4- Requires attention within the quinquennial period.			
4	Monitor drying out of positions of former leaks to north and south valley gutters and investigate and action any apparent recurrence of water ingress. Replace valleys with recognised LSTA techniques, full re-design and specification required. Begin Fundraising/ grant applications for full repair schedule.	21- 27	£2,000 - £9,999
4	Check bedding of ridge tiles and re-point where required.	30- 32	£50,000- £249,999

4	Monitor erosion of window reveals to the west Nave, replace if these become structurally compromised.	48	(if lead valley and roof repair commenced)
4	Monitor condition of joints and re-point where required.	61-62	
4	Remove vegetation and re-set step in level position.	54	
4	Replace severely eroded stones to corbel course of tower or closely monitor yearly to be in line with roof replacement for scaffold requirements.	63	
4	Fill and re-decorate crack to plaster in Prayer chapel.	99	
4	Re-decorate external railings and sign.	156, 157	
Category 5- A desirable improvement with no timescale.			
5	The flow of water from the north valley may be over capacity for the gutter, therefore overflowing, monitor in heavy rains and consider replacing with deep flow gutter. Previously blocked- monitor,	33, 52	£0- £1,999
5	Consider moving DB boards off external walls or dry lining room. Additional ventilation may be difficult due to prominent location.	92, 134	
5	Install additional sockets to chancel and tower, make lighting of roof voids more formal.	133	
5	Install closers on kitchen and mezzanine doors	144	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Clear leaves and debris from all gutters and valleys routinely.	21, 22, 33	
	Report condition of north boundary wall to repairing authority.	153	
	The condition of the lead valleys and slate roofs are deteriorating, the condition should be closely monitored and a phased replacement should be considered in the coming years based upon condition.	21-27	

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers

Internals of detached brick storeroom (former garage)

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3 and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility> .

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>