

Diocese of Durham

St SIMON SOUTH SHIELDS
(119)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

14 September 2022

Archdeaconry Sunderland

Deanery Jarrow

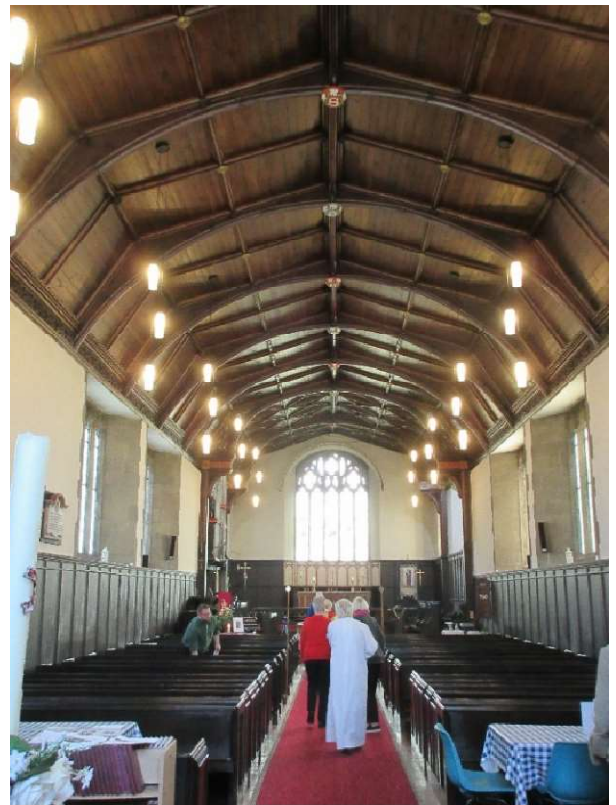
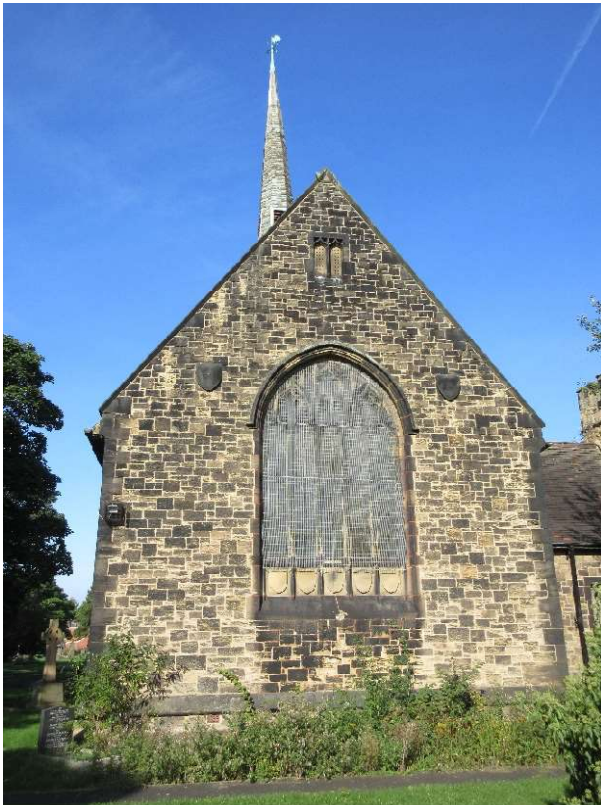
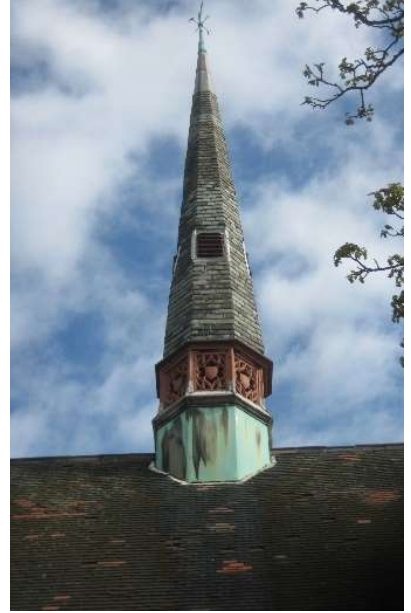
listed building grade II

not in a conservation area

Rector The Revd Lesley Jones



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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. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. An Asbestos Survey with sampling has confirmed that the only materials containing asbestos are vinyl floor tiles in the Vestry and Passage. This is the lowest risk type of asbestos and in a safe form unless broken up. A recent Management Plan says no action is required at the tiles except to note that any removal should be done safely.

Brief description

3. A simple rectangular church of 1879 by R.J.Johnson of Austin, Johnson and Hicks. Nave and continuous Chancel with Vestry at NE (over basement boiler room) and a jolly gabled porch at SW with decorative bargeboards and other detail. An elegant tall fleche on the ridge. Plain clay tile roofs. Roughly coursed sandstone with dressed quoins. Pointed windows at gables. Others wide and square headed. Timber board ceiling, walls plastered with dado panelling. The Chancel is marked by slightly elaborated ceiling and by raised floor and panelling levels. As typical of Johnson a simple shape given strong character by unified Chancel furnishings, panelling and pews.
4. A long irregular closed churchyard between Wenlock Road, sheltered flats, a former community hall at N, a cutting and Metro station to S and an embankment where Newcastle Road crosses the railway. Slight slope down to W.
5. Built on a slight mound at NW which may itself be part fill.

Recent structural history

6. The Log Book records main work :
 - 1954 organ rebuilt reusing pipes
 - 1963 Chancel floor changed from tiles to parquet, woodblock floor relaid on existing concrete
 - 1966 telltales fixed below E, W and two S windows, no appreciable later movement
 - 1968 rewired with pyro cables, 24 new light positions, 4 no. 13A sockets
 - 1969 church cleaned and redecorated, floor and ceiling polyurethaned
 - 1974 report on disruption of the solid floors found sulphate contamination of a deep fill layer. Pitch pine blocks lifted again and relaid on new timber suspended floor on sleeper walls in new metre deep ventilated void.
 - 1978 Porch damaged by fire, roof tiles renewed, ceiling lowered to disguise timbers, rendered, glazed and decorated. Chancel screen removed and part reused as W end choir vestry
 - 1983 – glass in 5 Nave windows, Porch and S Chancel replaced with ‘Tudor Meshlite’
 - 1986 – rot in ends of four inclined timber braces at root of fleche, caused by water percolating under the lead-capped trap door up to the former bell space. Splice repairs, chicken wire behind louvres. Insulation quilt laid over open joints in top of boarded ceiling
 - 1988 general redecoration including bitumastic paint in gutters and pipes. Reredos colours changed to match standard candlesticks
 - 1989 Choir Vestry removed from Nave and war memorial screen fixed to Nave N wall
 - 1997 heating changed to individual gas convectors
 - 2002 structural repair of fleche after gale damage, with fitting of loud speakers
 - 2003 roof repaired with about 200 second hand ‘ Rosemary’ after wilful damage
 - 2004 Nave lamps replaced from scaffold tower, cellar sump replaced, external notice board repainted
 - 2005 boundary wall at bus stop repaired, remedial work after periodic electrical test
 - 2006 rainwater goods repaired, gas pipe purged and tested after leak
 - 2007 roof tile, gutter and lightning conductor repairs, portable ramp for use in Porch,
 - 2008 one gas heater repaired including new fan and control box
 - 2013 outside doors painted
 - 2014 two new floodlights in Chancel to replace broken fittings
 - 2015 heaters repaired
 - 2016 spot replaced in Chancel (another in 2017)
Chancel floor tiles repaired
 - 2019 new heaters
three lights replaced (three more in 2020)

Summary of structural condition

7. The building appears stable. Slight spreading has cracked the walls at all corners (least at NE), over the Porch arch, over the E window and under several windows where old glass telltales remain. Part of the S wall leans out and is separated by about 1" from a post at the Chancel step. Stretching of tile laps at the tops of both gables suggests both gables have leaned out. Slight opening between glass and leads in one small light in the E window is further sign of slight spread of the E gable. No sign of movement for at least twenty years, perhaps much longer.
8. One stone in the inner arch between Porch and Nave has dropped. An unbroken glass telltale mortared across one of its joints is dated 1971 and further external telltales under the E and W windows in the S side of the Nave are unbroken (though the SW telltale has lost one side of its fixing mortar so is unclear but pointing of the wide joints below are barely cracked so again there is no evidence of continued movement).



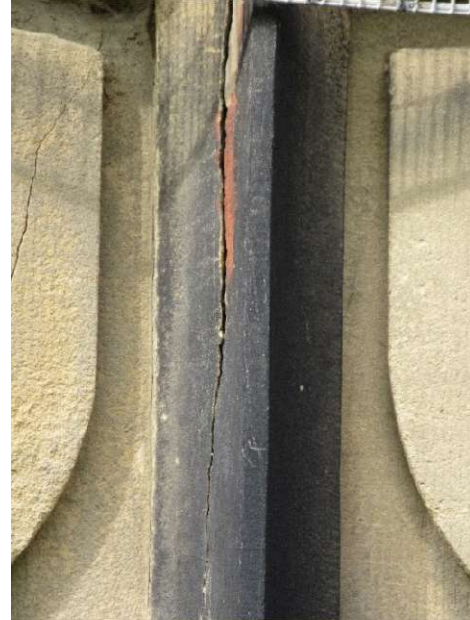
Dropped stone in Porch inner arch



Open joints over Porch outer arch



E window cill



Panel under E window – split in 'mullion' N of centre

9. This confirms observations over several inspections that movement appears to have stopped long ago. It is likely to have happened between 1969 (general redecoration recorded) and 1971 (the dated telltale). It may have been caused in part by expansion of the former floor fill which was removed in 1974.
10. Masonry decay of all E window mullions continues slowly, opening a gap between one mullion and the glass of the main centre light.
11. The roof tile damage is unchanged.
12. The church is in fair overall condition.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

13. The **Nave** and **Vestry** have aged and blackened red clay plain tiles and clay ridges, perhaps original. Lead valleys and mortar fillets where the lower Vestry abuts the Nave. Cracked mortar fillets at all stone gable upstands, part missing at NE Nave, NE Vestry and above the Porch.



Nave SW gable



typical broken mortar fillets

E side of Vestry

14. The tiles seem well fixed to the sarking boards and are mostly sound. Many breakages, some patched with new tiles, mainly at S especially under the fleche and at eave, probably due to age and frost. The loss of laps makes paths for water to enter. In many conditions leaks may evaporate from the well ventilated roof space.
No visible change since last report.
15. The best roofs are the W Vestry and N Nave where some 2% have been replaced and a few others are broken.
On the S Nave and E Vestry some 4% have been replaced and about 2% more are broken.
The amount of damage is not high but the roof appears very patchy. The steep pitch makes prominent the random breakages and cleaner red replacements.
16. Problems are missing tiles (over the Organ arch) and plants in silt at the valley W of the Vestry and ivy again growing up the corner between Vestry and Nave which is now close to the Vestry tiles and may soon grow onto them.
Ivy pushes into gaps and may disrupt the fragile tiles. It should be carefully removed, cut and poisoned at ground level.



Missing Vestry tiles, plants in silt in the Nave gutter, saplings in corner and ivy getting close to Vestry tiles

17. The 1978 **Porch** tiles remain clean red but eight at E and nine at W are broken.
A mortar fillet against the Nave wall is cracked and loose in parts and the whole Porch may have rotated slightly away from the Nave.



18. A slender octagonal **fleche** has a copper weather cock and cap on lead and slate coverings with louvred openings, a lower stage of red painted carved open timber on a lead base weathered to the roof. The former tubular bells and ropes were removed.
19. The weathercock appears stuck. The cock has bent and the NEWS are deformed and part missing.
20. The mitred slate coverings appear sound. They were refixed at the 2002 structural repairs which included new steel rods to tie down the structure. From ground level the fleche as a whole appears in fair condition.



21. The bottom wooden louvres at E and W are missing.
The lead flashing under the N louvres has torn and one end hangs loose.

Rainwater System, Drainage

22. Wide overhanging eaves. The Nave and Vestry have beaded half round cast iron gutters (said to have been replaced in 1955) on rafter brackets. A section at S near the fleche has been replaced in plain gutter.
Gutters complete but rust at some joints.
The Vestry E gutter is plastic
No rainwater goods at the Porch.
23. The cast iron hoppers at the Nave are grand round fluted bowls with sound vertical pipes held off the walls by special scroll brackets. Part of the NW pipe is a replacement on a matching modern scrolled bracket.
Green streak on the wall and full height marks on the pipe suggest it is blocked and overflowing. Clear.
24. Similar Vestry pipes without hoppers. The W pipe is missing. Replacement would keep the wall dryer.
25. The rainwater gullies appear to function, draining to soakaways apart from two W of the Vestry draining into a silted manhole, nearly dry after rain suggesting blocked gullies or pipes.
The NE Nave gully is overgrown with large saplings which must be destroyed. All gullies must be kept clear.
26. The basement boiler room has a sump pump whose outlet pipe discharges over a rainwater gully. The rusted bottom of the Vestry sink steel waste pipe has dropped away from the same gully. The gully drain appears silted. Nonetheless the basement is not noticeably damp.

Walls, Buttresses, Chimney

27. Squared random sandstone with dressed quoins. No buttresses.
Crosses missing from both gables. Single or double plinth. Seven blank shields carved at E end.
28. At E gable very minor crack just over and under the N side of the window and opening of some window arch joints show slight spread of the gable, also shown by opening of some glazing joints (paras 7, 56).
29. Visible slight lean of the S wall has separated its head from the timber cornice inside and dirt falls down the plaster. No change.
30. Some gable coping joints are open. Slight movement of some kneelers (the top stones at the corners which support the copings on the gable). They are too short to be well bonded. Slight movement cracks at the joints around the SE kneeler





paragraph 30

31. The spread of the Porch inner arch is unchanged.
32. Good flush lime mortar pointing throughout except minor erosion and open joints at gables under open joints in the copings, under the SE gutter end and under the Porch W cill.
Old telltales at narrow cracks under the E and W windows and two S windows. The cracks are pointed in hard cement mortar which is dropping out with part of an old telltale under the SW window.
33. Open joints in Vestry plinth. Some stone decay begins at the Porch S and W faces.



34. The disused **Chimney** has dressed quoins with squared rubble sides. Stone decay continues at all sides except E. Most pointing is lost. Some quoins and most rubble stones are decayed.
Part of the S string course has decayed away entirely and much of the N string is missing.
A small stone is missing at upper N and opposite at S a joint has opened through, showing daylight and allowing wind to pass through the whole chimney. Wind scour will increase the rate of decay.
Some cracking lower down the chimney stack. An inset carved shield is eroding.
35. The Chimney is probably not yet dangerous but the time approaches. Wholesale stone replacement and pointing would slow decay or the chimney could be taken down to at least string level and capped (change would require faculty) and the rest repaired.
More drastically it could be taken down to roof level and tiled over.



Chimney N side – general decay and daylight through holes both sides of one flue, letting wind through



Chimney S and E – widespread decay, part of string course (should throw off water) missing and hole lets wind through

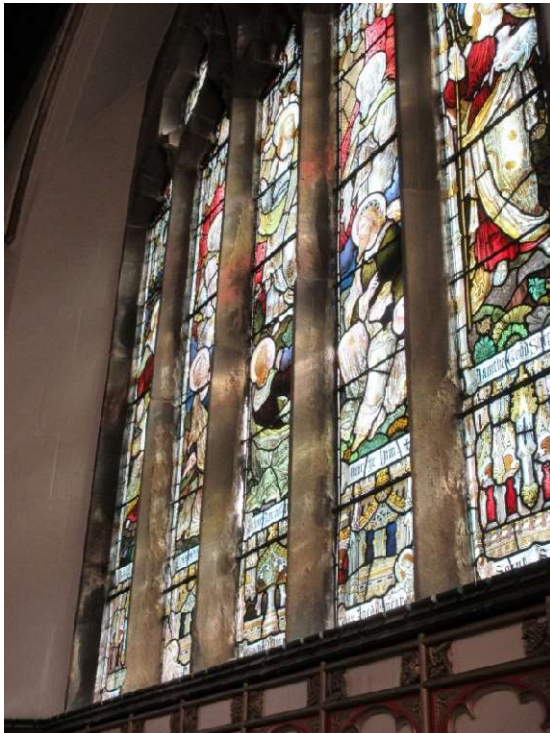


W end – little pointing and stone decay begun

Window and Door Openings

36. Mullioned stone windows with simple tracery. Low arched at E and W, remainder square headed. The narrow joints have been pointed in red composition. Sound except :

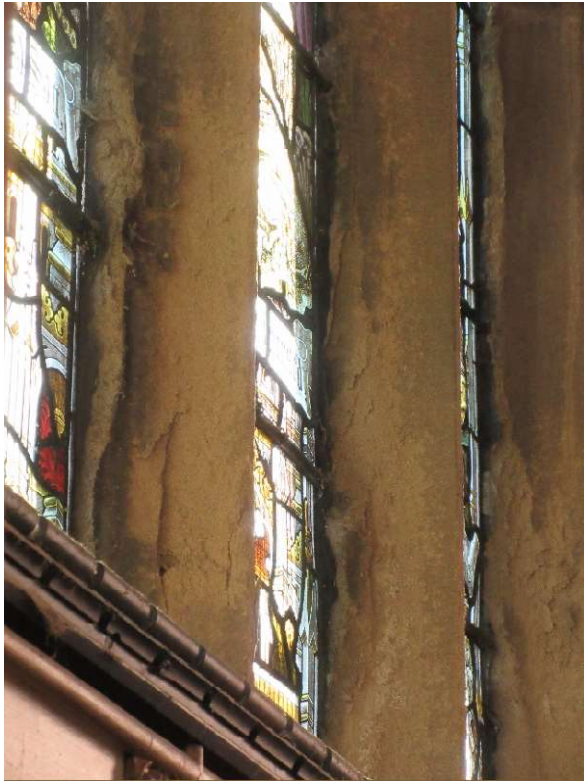
at **E window** widespread decay inside the mullions and outside the bottoms of the two mid mullions. This is more than the common pattern of bottom decay where rain run off soaks the bottoms of mullions. The worst is the mullion N of centre where near the bottom 50cm or so of one edge is missing, letting in daylight (and cold wind) between the glass and the remaining stone. Externally the bottom of the mullion is slightly split (photo next page) Outside the bottom of the mullion S of centre two lengths of stone have broken off and lie inside the grill. All mullions appear to remain strong enough at present but decay may continue and in time some replacement will be needed.



Details of two N mullions, daylight next to N central – see also photos after paragraph 56



Details at two S mullions



Details of N sides of centre mullions



Outside two centre mullions



Base of S central mullion



Base of N central mullion

37. The remaining windows are generally sound except:

S Nave E and mid windows – outside mullions slightly decayed at glass line and cill tables broken at the mid joints

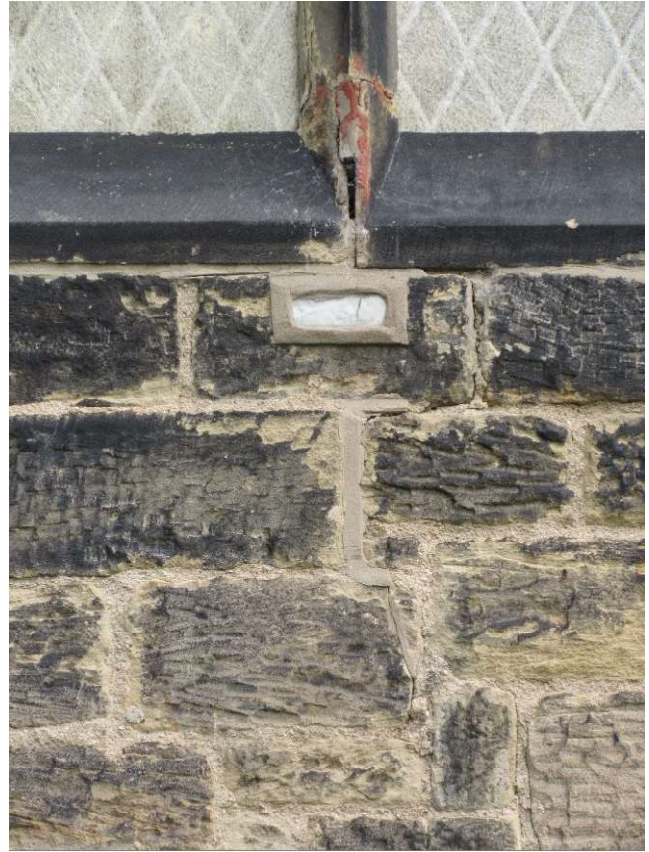
S Nave W window similar but mid mullion worse with some bottom decay. One side of its cill table is all missing and patched in cement mortar (photo next page).

W Nave mullions all cement mortar patched at glass line and mullion over cill joint split at bottom.

No action needed at present but observation should be kept and indents or mortar repair will be needed eventually. Most windows have visible cobwebs.



Nave SW window



Nave SE window

38. The external stone steps at both doors are in poor condition.



External Iron and Wood

39. The Porch is a robust timber structure on low stone walls. Carved barge boards and frames over the doors. The timber appears sound. Slight loss at the W eave. A bead at the door edge is missing.

40. Vestry door good.

41. At the fleche painted carved timbers appear sound. Wooden louvres set into the slates (bottom louvres at E and W are missing, making pigeon perches).

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

42. The church and vestry have steep pitched scissor trussed rafters tied by the sarking boards. Iron straps reinforce halved timbers where the main ties cross, to avoid excessive thrust on the walls. The fleche is built off bearers spanning across five trusses.

43. The trusses appear well aligned and no defect was visible in the past from the access position. Splices at the raking braces appear sound.

Ceilings

44. The **Nave** and **Chancel** wagon ceiling is close butted horizontal varnished softwood between moulded ribs and major curving cross ribs. Gold painted carved minor bosses and white, gold and blue or red major 'S' bosses at the ridge.

The Chancel ceiling is elaborated by diagonal ribs with extra bosses, by added knee braces and posts under the main ribs and by painted carved text on the wooden cornice.



45. Numerous minor gaps between the boards must let warm air escape. The strip of glass fibre laid each side of the ridge does little to prevent heat loss.

46. In the **Vestry** sagging sloping hardboard is fixed under the trusses. Peeling paper strips over the joints look poor and let heat out. Painted insulated plaster or self finished insulation boards with timber cover laths would be better than hardboard and paper.



Vestry

47. The **Porch** has slightly dirty but sound painted plaster.

Doors, Panelling, Screens

48. The **Porch** inner arched doors are good panelled oak. Remains of old draught stripping at the frame inner face. Compressible stripping in the frame rebate and a seal between floor and doors should be possible.
49. Door from **Chancel** to Vestry lobby is good quality panelled stained and painted, sound. Painted door to **Vestry**, sound. On the Vestry side the lock is the only handle.
50. The church is unified by excellent dark stained softwood dado panelling throughout, plain framed with a simple top billet mould. It steps up into the Chancel where it is recessed for a sedilia with carved tracery. Under the E window the panelling becomes a reredos with added simple tracery, small carved detail and cream paint at the panels and ribs. Former decoration in the panels is painted over, Slight dirt.

Plaster, Decoration

51. Church walls plastered and painted. Sound except movement cracks at all four corners, especially over the Porch doors (para 7).
No change in cracks over the E window since notes taken Oct 2001 though some mortar has fallen this month.



Nave SW



Nave NW



Chancel NE



Chancel SE

52. Decoration is generally fair except in the Vestry but all cracks catch dirt and look poor. Corner cobwebs. Dirt at the top of the S wall by the Chancel step due to wind blow at the gap between cornice and wall is highlighted by a floodlight. Vertical cracks in the **Vestry** N wall especially L of the former NW corner fireplace. Flaking paint in the Vestry passage R of the external door.



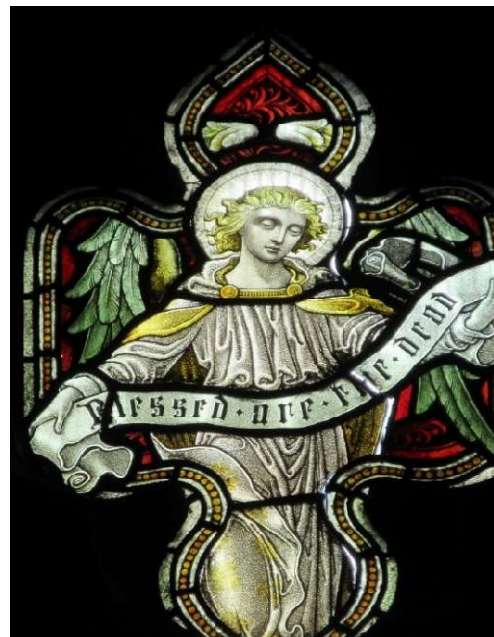
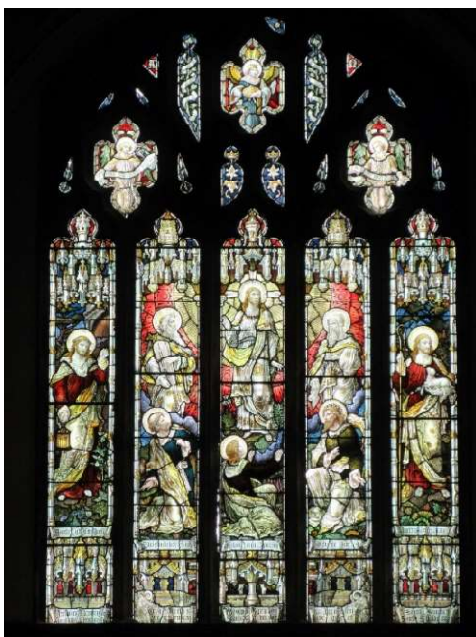
53. Last decoration seems to have been at the end of the 1960's, soon before the expanded floor fill, the probable cause of the cracking, was dug out. Movement appears to have stopped then. Filling and painting at least the cracks would improve appearance and reveal any future movement.
54. Natural stone window reveals, painted over at Chancel.

Ventilation

55. Subfloor airbrick ventilation (except Vestry) was added when the floor was changed to suspended. No other ventilation but ample draughts through the doors.

Glazing, Protection

56. E window five light 1894, Light of the World, Glory, This is My Beloved Son, I am the Good Shepherd, well painted Atkinson Bros Newcastle. Internal iron saddle bars. Some distortion but appears sound though dirty inside. One very small tracery top light appears blocked. Minor gaps between glass and lead in angel in N side tracery due to very slight spread of gable. The L edge of the centre light is detached from a length of its mullion near the bottom by stone decay (para 36) letting in cold air. Slow decay will widen the gap. Galvanised wire mesh guard over whole window sound but visible against sun.



East window and detail of openings between lead and glass in the slightly spread tracery at the top left angel



Daylight through the gap between the decayed mullion and the centre light glass

57. S Chancel two light - Meshlite dirty and very clouded.
58. S Chancel three light – SS Mark and John, The Seed in the Word of God, 1906 Wolstencroft commemoration. Heavy saddle bars, sound glass but very dirty.
Wire mesh sound but visible against sun.
59. Six four light Nave windows and five light W window all have sound Meshlite, clouded with some burn marks and very dirty especially at W.
60. At top of N and S tracery small leaded floral painted glass remains with several minor cracks and seven broken pieces letting out warm air.



61. At Vestry three light and Porch fourteen small shaped lights all in aged Meshlite.
62. Until at least the 1970's all windows (except E and one S Chancel) were leaded white glass with inset patterns of decorative motifs, which must have produced a quality of light similar to the existing, suiting the plain architecture.
63. However Meshlite is translucent fibreglass reinforced with expanded metal mesh. The surface degrades, becomes clouded and collects dirt which cannot be cleaned so the light reduces. Meshlite is cheap and secure but looks poor inside and out and is not fitting for a church. The parish should aim to raise money for eventual better, preferably leaded white glass with good quality polycarbonate protection.

Floors, Rails

64. Porch floor worn sandstone flags. Two stone steps up to Nave.
65. The church floor was originally wood blocks on concrete on a solid fill of ashes, clinker and industrial waste, a common practice in late Victorian churches. Sulphate attack made it expand and heave up. After one attempt to relay the floor it was analysed, dug out and replaced with suspended timber on sleeper walls on hardcore. The existing pitch pine blocks relaid on boards.
66. Nave blocks varnished (a few loose at W end). Part was renewed after rot caused by a leaking heating pipe. Deep sloped edging around a low matwell.
67. Hardwood edged steps up to Choir and Sanctuary where the floors are hardwood strips on suspended floors and platforms. Mixed red patterned carpet in the Sanctuary and as a wide runner in the Choir and Sanctuary with taped edges.
68. A dark stained communion rail with gates and some carved tracery, all sound.
69. In Vestry and Passage vinyl tiles (a few missing or worn) on a vaulted concrete floor on two steel beams over the boiler room. Carpet runner in Passage and half of Chancel.

Monuments, Furnishings, Organ

70. Altar oak panelled and carved with same vine and wheat motifs as reredos. Two plain turned wooden candle sticks. Plain metal aumbry recessed into panel N of altar.
Excellent stained choir and clergy stalls and organ screen all co-ordinated in design with small billet mould. Lectern stained as panelling. A modest pulpit.
71. Jacobean style chair. Paschal candle stick. Comfortable stained softwood pews, not fixed so flexible.
72. One marble memorial on N wall in good condition.
73. At middle of W end a stainless steel font bowl in a 1977 oak stand.
A disused stone font in the Porch with flowers.
74. Part of the former Chancel screen, carved as a war memorial, is fixed against the NW corner.
A good frontal box under the W window. A hymn book cupboard fits into the S Nave panelling.
75. Two manual Organ by Vincent and Co. of Sunderland. Pipes fitted into a stone arch. Lively red paint on the small case. Said to be in good order, in regular use and serviced by Mr Tindale.

Heating and former boiler room

76. Changed 1997 from boiler and radiators to Temcana individual gas fired convectors each with stainless steel balanced flue and sound galvanised mesh cover. All replaced since last inspection. Six Kestral 400s in church, one Kestral 250 in Vestry. Timer and thermostat in Vestry. Said to be effective and economical. The fans in convectors tend to become noisy with age.
77. For the former boiler room an outside stone stair with low kerb is secured by a hinged welded steel mesh lid with two padlocks.
The timber door hangs open and one hinge is broken. Door and frame are deteriorating.
78. The two rooms are well ventilated but said to flood. Sump pump with plastic waste to outside gully. A lagged water pipe to the Vestry sink is not well supported. Used as a gas meter room and furniture store. Cut end of a stainless flue liner still in the disused flue.



Electrical

79. Installation of 1968 with wiring added to heaters. In 2005 the 14 way Distribution Board was replaced with MCBs and conductors and the sockets and switches identified.
80. Last test report November 2021 summary says 'Satisfactory' though aged. Next five yearly test is due November 2026. See Addendum.
81. Pyro cables are gathered above the switches at the SW corner and surface run up to and concealed in roof void. 12 clusters of 3 pendant white glass cylinder shades in the nave sparkle and spread light well but are difficult to access for lamp changing. Lamps now LED.
82. Switch in pulpit for a spot which is misdirected onto the south pews. Could easily be adjusted.
83. In Chancel four floods, two not working. The two floods at Chancel steps give cold white light. Warmer colour light lamps are available. Fluorescent tubes in Passage and Vestry. Vestry slow to strike and need renewal. Hard to obtain so different fittings may be better.
84. Outside LED flood with PIR over the Vestry door and protected flood over Porch door, neither working.
85. Metal clad sockets with copper MICC cables well fixed. Socket by vestry sink is rusting and trips when used.
86. Radio microphone and four speakers mounted on the Nave walls and in window reveals.

Lightning Conductor

87. A thin copper tape without test clamp or earth rod cover is screwed to the stone walls, laid in the Vestry valley and joined to a braided cable laid loose across the roof into the fleche where it presumably connects to the weathercock. It appears complete though physically weak. It should be tested now and every five years for continuity and earth. Note that the insurer EIG does not require a lightning conductor but says that if there is one fitted, it should have not more than 15 ohms resistance. See Addendum.

Fire Precautions

88. Extinguishers last serviced March 2022 :
- | | | |
|----------------------------|---------------------|--|
| SW doors | 6 litre foam | |
| Pulpit | 6 litre foam | |
| Vestry electrical cupboard | 2kg CO ₂ | |
| Passage/organ | 6 litre foam | a second old extinguisher in the passage has antique value |
| By the amplifiers | fire blanket | |

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

Water and Sanitary facilities

89. Lagged riser with stop tap in boiler room. Cold tap only at a stainless sink in the Vestry cupboard. Its waste loose and not in use (see also para 26)

Access and use by people with disabilities

90. Fair level access by paths from pavements but poor at doors due to the three shallow steps into the Porch and three steps at the Vestry door. If the steps remain handrails will help some. Current proposal is instead to remove the steps into the Porch by sloping the path up.
91. More difficult are two high stone steps from Porch to Nave. A portable ramp is in use. Current proposal is to slope up the whole Porch floor. Being internal there is no ice risk and experience elsewhere is that people quickly adapt to a short steep slope.
92. Three shallow steps to the communion rail can be managed with assistance or with a handrail if needed. No wc for any user but again current proposal is to add an accessible wc.

Security

93. The outer Porch doors have shoot bolts and two added padlocked bars. Internal iron grills behind the Meshlite glazing. At Porch inner doors good shoot bolts and hasp.
The Vestry outside door has two 5 lever mortice deadlocks.
94. If the Meshlite were removed the windows could be more vulnerable but their cill height and polycarbonate protection would make intrusion difficult.
95. In the Vestry a floor safe and a wall safe which past intruders were unable to remove. A strongbox fixed to window cill. An intruder alarm with passive infrared detectors in Nave and Vestry.

Churchyard, boundaries, signs, paths, trees

96. A large long yard with scattered trees and headstones of many different styles and conditions. Some stones collapsed, some leaning. A large red granite obelisk E of the church has collapsed. Several graves N of the church have collapsed kerbs and concrete infill. The collapses look poor and should be repaired when possible.
97. Ground at low W end by the road embankment tends to waterlog.
The tarmac paths and boundaries are in good order apart from some damage by tree roots.
Steel paling at the Metro line, open steel tube and concrete post at the Newcastle Rd embankment.
Random sandstone walls along the long N boundary, largely overgrown and hidden.
Well pointed at the road but two patches say 2m² on road side are decaying
98. A well designed painted sign fixed to the Chancel N wall is well out of date and needs refurbishment and full repainting or replacement in a more durable material.



99. Two small trees tight against the Nave SW corner have been cut back but grow again and may damage the Porch roof or restart cracking of the Church walls unless removed permanently (dug out or poisoned).



100. Others against the walls in the corner between **Nave** and **Vestry**, under the **Nave SW** window, against the **W gable**, close to the **E gable** and between black headstones close to the S side of the **Nave** have grown since the last inspection. All should be removed before they grow to damage the walls.
101. Saplings, some large, now grow in or next to some graves and will destroy them if not removed soon. One at S grows through a grave and another through the hole in a large marker.
102. Other trees are not large but together contribute to the landscape. Silver birches to the N, mainly sycamore elsewhere, all probably self seeded.
In April 2007 a new ‘St Simon’s Churchyard’ Tree Preservation Order was notified by the council.

Archaeology

103. Consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance

General comments

104. S Simon’s hides a delightful interior behind a poor looking exterior. The damaged roofs, Meshlite glazing and damaged headstones make a poor approach to a light and well decorated interior. The unified joinery and ceilings and the colour at the altar, Chancel cornice and organ are delightful.
The Meshlite glazing is light and secure but appears defensive, looks dull inside and out and darkens as it ages.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Repair missing roof tiles at Vestry and Porch	16, 17
Remove and kill ivy and saplings in Vestry/Nave corner and against other church walls	16, 25, 99, 100
Clear and check the whole hopper and rainwater pipe at NW Nave	23
Replace missing rainwater pipe W side of Vestry	24
Renew two failed lights in Chancel	83

For completion within 18 months

Remake mortar fillets at all gables and at abutment of Porch to Nave	13, 17
Rake and point all open joints at gable copings and kneelers	30

For completion within five years

Replace damaged lead flashing under fleche N louvres	21
Obtain new electrical system test report in 2026	80 and Addendum
Obtain new lightning conductor test report	87 and Addendum

Desirable improvements

Fill cracks, clean and redecorate whole interior	7, 51 – 53
Carry out planned improvements to access including installation of wc	38, 64, 90
Remake Vestry ceiling and decorate whole room	46
Change all Meshlite to protected leaded glass with repair of broken glass in Nave tracery	57, 59, 62, 63, 94, 104
Redirect spot meant for pulpit	82
Renew external lights at both doors	84
Repair and repaint or renew the external sign or move to Wenlock Rd entry	98

Recommendations on Maintenance and Care

At chimney at least rake and point and replace missing stone at N	34, 35
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ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

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.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

The British Standard earth resistance is 10 ohms but the insurer EIG regards 15 Ohms as acceptable.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.