

Diocese of Durham

St HILDA
SOUTH SHIELDS
(110)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

22 March 2019

Sunderland Archdeaconry

Jarrow Deanery

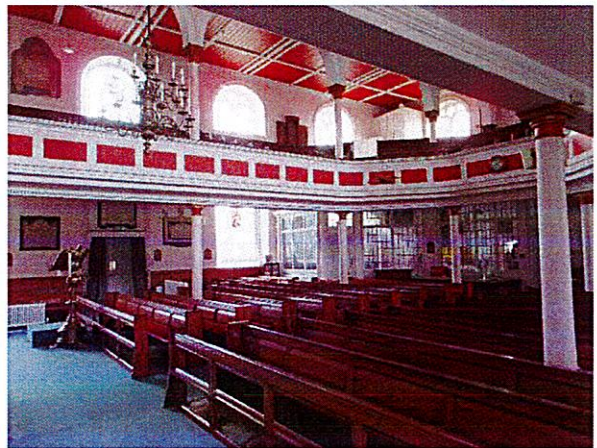
Listed building grade II

not in a conservation area

Incumbent Vacant



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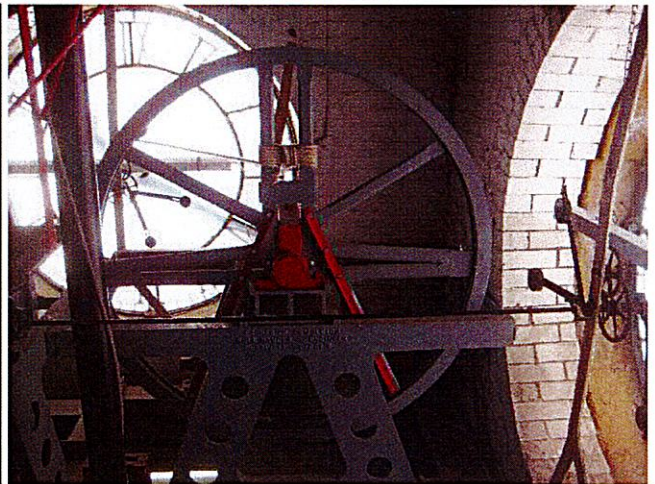
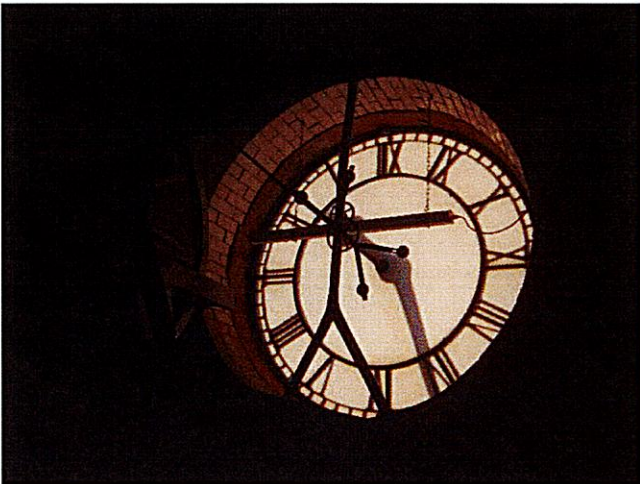




Westward from the high pulpit – preacher visible from all seats



Song Room - former S Porch door case now internal



Tower roof

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, roof void 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 flues were not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos (see note on heating pipe para.106) apart from a former flue pipe in safe form in the basement but the history of the church is such that asbestos could be present. However this report is not a survey under the Control of Asbestos at Work Regulations 2002. The PCC may wish to see the guidance note issued by the Council for the Care of Churches.

Brief description

3. Prominent on the S side of the Market Place, thought to be where in c648 St Hild founded the monastery around which South Shields grew. A medieval church was rebuilt in 1810-19 as a broad stone rectangle given some Classical character by two tiers of round arched windows and an E apse enriched inside by plaster pilasters. A simple hipped slate roof. As common at ancient sites the street and especially churchyard levels have risen but the church floor has not so we step down to enter.
4. A high round arch in the W Tower (visible only in the Ringing Chamber) and part of the Nave W wall are thought to be remains of the older church. The Tower was recased and heightened (stone outer, brick inner faces at top) with rusticated quoins, a large round window over the W door, rectangular louvred openings, round clock faces at top with semi-circular pediments and a parapet with raised corner plinths. The Tower was flanked pre-1870 by flat roofed rendered vestries (now N Vestry and S Kitchen) and external Gallery stairs.
5. In 1875-9 J.H. Morton inserted a central plaster barrel ceiling supported by arcades of cast iron columns (Tuscan lower, Corinthian upper) with wide Galleries filling the N, W and S sides apart from the SE corner occupied by a tall pipe organ. A very high marble, sandstone and brass pedestal pulpit and stair of 1882 put a preacher in line of sight from the Galleries.
6. A S Porch with fine segmental doorcase was absorbed into a Victorian Song Room extension over the S churchyard. Its floor is five steps higher than the Nave.
7. A modern Nave altar platform in the two eastern Nave bays. The N Aisle is fitted as a Lady Chapel.
8. At Nave SE corner an external semi-basement blower room with flat roof and disused boiler room with vaults under raised paving.
9. The S edge of the churchyard was taken for Coronation St and the sloping remainder is now laid out as municipal park with fine gates and piers facing the Market Place at N.

Recent structural history

10. The church is essentially unaltered since the striking interior was finished in 1879. Almost all glass was lost in the war after which the openings behind the Organ and Chapel were blocked. The altar has been moved forward to the Nave platform. The N door was reopened in 1988 with new internal ramp down and a fine glazed screen separating a Visitor Centre under the W Gallery. Nave floor decay was repaired.
11. Exterior repairs in 1999 included Tower roof timber renewal with new parapet gutter linings, reslating the S Nave slope and Tower roof, new rainwater goods, indenting new stones at Nave and Tower, new flat roofs and render at Vestries, new stone piers and gates.
12. Eight bells from Blackhall were retuned and hung in 1999 in a new steel frame replacing eight in an oak frame.
13. The basement boiler room was abandoned in the 1990's when the 19th century hot water pipes were removed and hot air blowers fitted on the W Galleries. Changed again to internal gas boilers and low volume hot water zoned central heating 2010.

14. A Log Book was restarted but missing at present. Known work since 2001:
- Organ restoration and case alteration 2003-4
 - Roof repairs including new lead back gutter E of the Tower 2005
 - New stained glass figures by Alan Davies inserted at six windows and new stations of the cross 2006
 - Structural strengthening of the bell tower 2006
 - Gallery floor boards and stair enclosures repaired 2010
 - Pews refinished, general redecoration and new carpeting 2011
 - Vestry door renewed and exit doors strengthened
 - Wall above Vestry roof repointed and damp sealed
 - Remedial works after electrical report
 - New organ blower after flood caused by sewer fault

Summary of structural condition

15. The parish has achieved substantial repairs and improvements in recent years and St Hilda's is in good general condition and appears stable.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

16. Coverings seen from ground level only. Clay ridge and hip tiles, part blue/grey welsh and part westmorland slate in fair order. A tunnel between the Tower and W hip has a flat lead roof and slate cheeks all seeming in good order except plants on the mortar fillet between the N cheek and the hip slates must mean the fillet is cracked. At S side no fillet, indicating concealed lead soakers.
17. No access to Tower roof this time. A slate pyramid with metal hips in short lengths clipped through the slates. Visible parts sound except one N slate missing.



Slate missing from Tower N side



plants in cracked mortar fillet N of the tunnel between Tower and Nave roof

18. The hidden Tower parapet gutter previously seen is continuous lead welded at corners and middles of each side, without steps or other flexible joints so may be prone to damage by thermal movement. Deep lead cover flashings. A cover strip is stuck over the middle of the W side gutter. Single side outlet over the Nave.
19. In the past the Tower gutter has been deep in nest debris, risking blockage and spilling of heavy rain into the Tower. Timber rot repair in 1999 was needed due to damp from gutter damage or spillage. This time no access to the clock dial stage to see the Tower roof timbers. Photos provided since the inspection do not suggest present trouble but gutter clearance by steeplejack say every two years may prevent repeat.

20. The Nave W hip slates are mortar torched inside, no felt. Large glass slate. Slate fair with some patching. Lead back gutters at the Tower, N renewed 2005. Plants grow in a blocked secret gutter between the N side of the hip and the Tower (wall wet below).



N

21. N slope diminishing westmorland slate, felted, seems sound. Top third is old, remainder smoother and more even, perhaps relaid after war damage. Bottom course fixed by screws and washers. Three small slates missing towards top E end.



E hip

22. E hip and steeper conical apse in small westmorland, bottom course screwed like N. Lead roll ridge and valleys. Two small glass slates.

Fair but one missing near top of hip. Plant growing between slates near N side eave.

23. S slope fair slates of mixed colour, felted. Two missing near ridge. Patch of loose slates at W corner. Dry buckets inside near Gallery wall over 2nd window from W but no obvious damage outside.

24. Song Room fair diminishing westmorland slates on boards. Some welsh patching at ridge and N verge. One loose at SE verge. At W some now held with wide beads of mastic (not a permanent repair). Porch link has shallow pitched green mineral felt with upstands turned into Nave and Song Room walls. Renewed since last report after decay found.

25. Vestry and Kitchen covered in flat Sarnafil pvc membrane with deep upstands carried over parapet copings and their cast stone cornices. Sumps and side outlets through the parapets. Kitchen upstands silicon pointing into church joints. Vestry has mortar fillets, which will have limited life, over the upstands. The Sarnafil appears sound but if there is any future damp it would be better to change to the stronger upstand detail recommended by Sarnafil (metal strip with sloping silicon top bead) especially if damp inside persists.



Kitchen roof

26. On Kitchen eight Sarnafil patches and some silt build up in corners.
On Vestry seven patches (four Sarna, three substitute – well stuck but limited life)

Rainwater System, Drainage

27. Black ogee cast aluminium level gutters, generally sound, on damp proof course on stone cornice. Level gutters at height tend to fill with uncleared debris and to overflow. Two pipes each at N, E and S sides.
28. Nave E appears clear except gutters choked with plants at outlets each side of the Apse.
29. Nave S gutter E end is choked with plants, with more over mid window and at SW outlet



SE corner



N gutter E outlet

30. Water runs down the stone wall under the W end N gutter (over Vestry) which is green with damp. The secret gutter above (para 20) and perhaps the cornice gutter also need to be cleared. Reported damp in the Vestry below.



Wet wall over Vestry

31. Nave N gutter appears clear except plant by E outlet.

32. Round downpipes and gullies except S of the Apse where no gully (disused vaulted boiler room below). Rainwater runs over the raised paving, which must increase damp in the disused room below. Plants in all paving joints.

33. At the E end of the S Nave a new gully needs to be cleaned. The Nave N gullies seem to run.

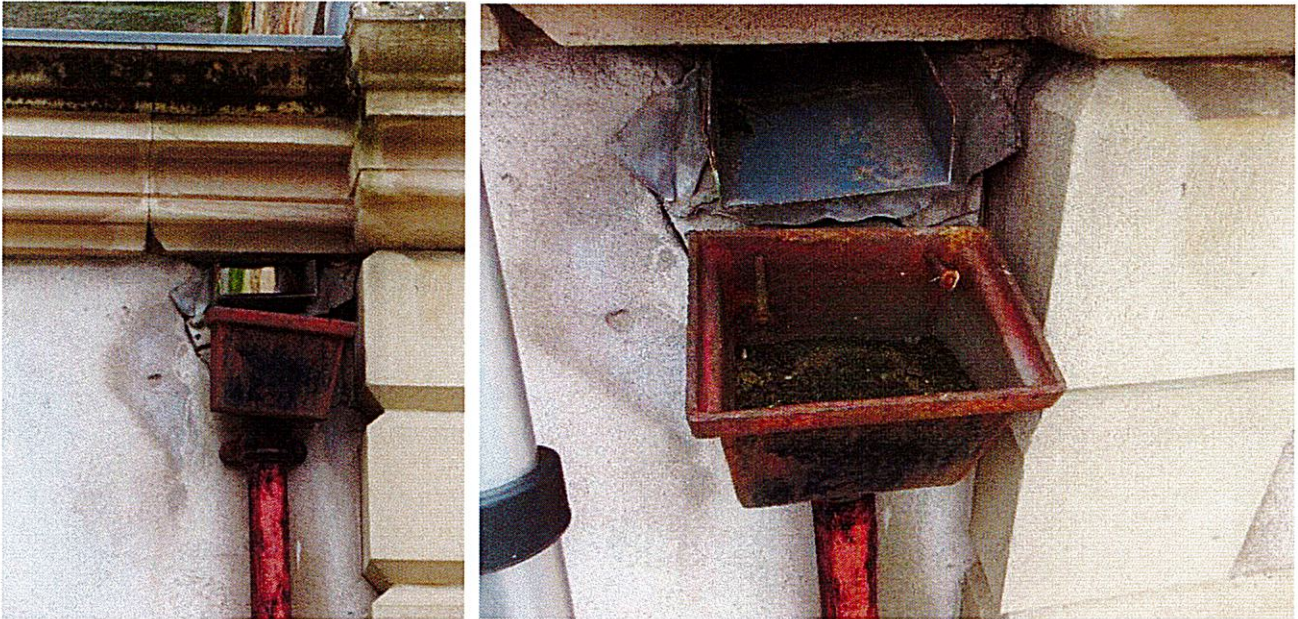
34. The Song Room has plastic half round gutters, old cast iron hoppers and pipes into a channel and gully S of the Nave.

At Porch plastic gutter on fascias, one end loose. Its pipe does not fall over the shared hopper and the wall is wet.

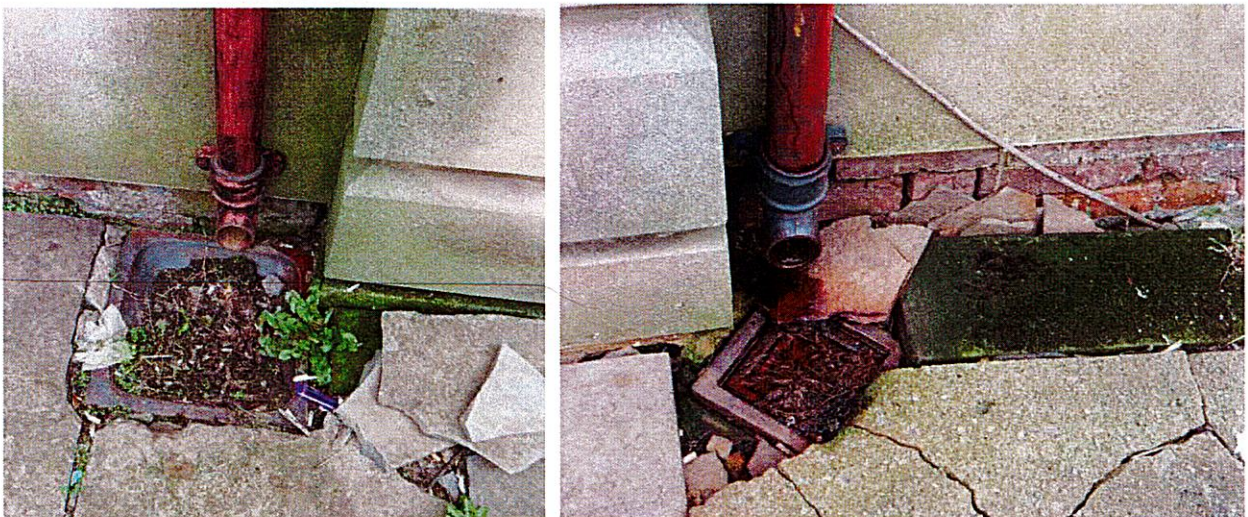


Misaligned pipe misses the hopper E of the Song Room

35. The Vestry and Kitchen sump outlets drain to cast iron hoppers, pipes and shoes. Vestry hopper loose from render. Both hoppers and gullies are blocked by soil. The blockages must wet the walls.



Vestry hopper loose, blocked and lacks paint



Vestry and Kitchen gullies blocked

36. All hoppers, gullies and drains need to be cleaned regularly to prevent blockage and damp walls.



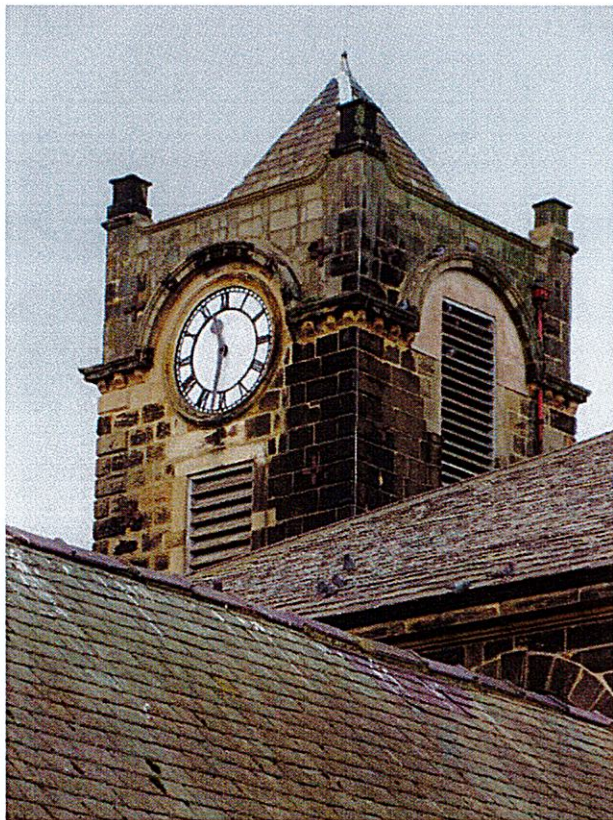
Typical Nave gullies



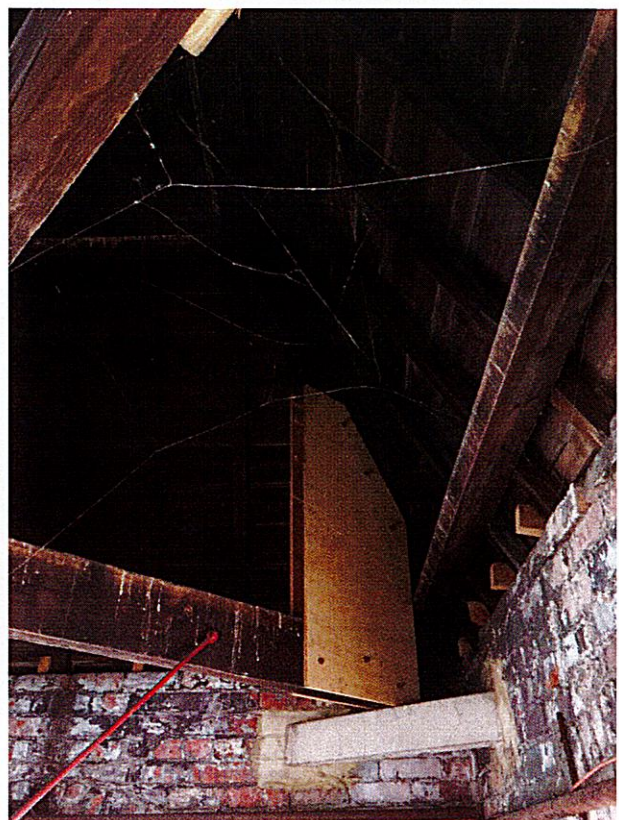
Kitchen hopper blocked and unpainted



plants blocking secret gutter N of the Tower (paras 20,30) wall below wet



Tower E side – hard to access hopper and pipe



Tower roof timbers 2019 including 1999 repairs

37. All cast iron rainwater goods at Tower (E side high level), Vestry and Kitchen are rusting and need preparation and paint.

Walls

38. Large irregular coursed sandstone blocks, well pointed. Plain apart from chamfered quoins at Tower and Vestries and a wide Nave cornice whose classical moulding is completed by the ogee gutter. Clean stone indents and infilling of the former heating grills are scattered among the old stones. Generally in good condition. Three old mortar repairs at SW.

39. Some surface decay low in Apse.

40. Against the Song Room E wall two saplings have been cut but not destroyed and grow again. A cut sapling against the wall N of the Apse is not dead and may need poison.



Saplings among moved headstones against Song Room



Hidden plaque over Song Room porch

41. A hidden oval tablet over the S Porch erodes from the top.

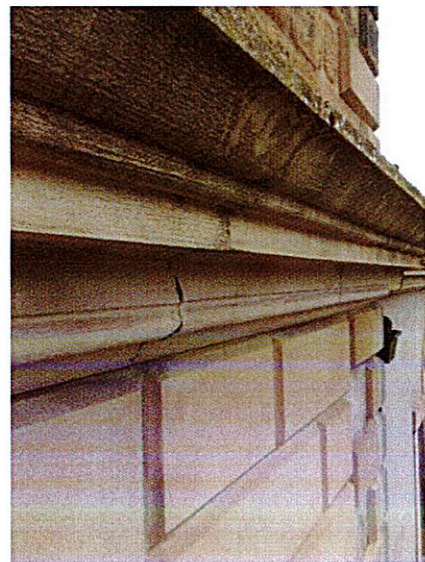
42. Pointed in mixed materials. S side stone blackest so recent pointing stands out most.

43. The rendered Vestry, Kitchen and stair walls have tempted spray painters but are clear now. A patch lost at S end under the Ladies wc overflow.

Open joints in the exposed brick below the render would be better pointed.

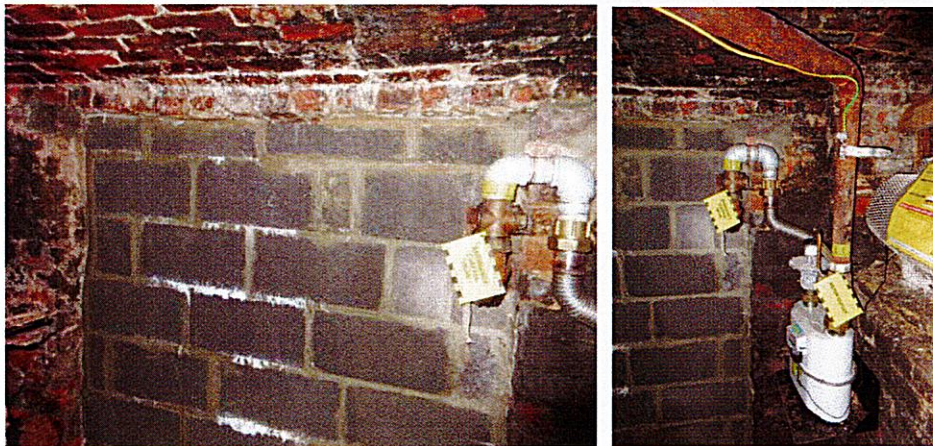
44. The Tower stonework is less massive in design. Rusticated quoins, arched doorway, strings and architraves at the openings. Extensive 1999 stone renewals especially at the top stage. The external stone skin is in good condition. Since work to tie together the wall faces, the floors to the walls and the Tower to the Nave wall the whole is again stiff enough for ringing.

Where the Vestry/Kitchen cornice continues across the Tower ground floor it is not capped with roofing membrane. Its sloping mortar top is mossy and the cornice has cracked slightly in two places.



Heater and Blower Chambers and Paving over

- 45. Outside the SE corner two semi-basement rooms each side of an external stair. Bottom landing enclosed with a locked door and felt roof on boards. Ventilation between the door battens is useful but wet leaves filling the bottom step against the door should be cleared regularly.
- 46. The Organ blower room has a flat roof with parapet. After flood the door lintel, electrical switching and blower were replaced, the blower now raised on blockwork as a precaution. The lintel is decaying again. Both doors are pierced and air is drawn through into the Organ so the blower room is ventilated and dry at last inspection (no access 2019).



- 47. The disused boiler with disconnected asbestos cement flue pipe remain (suggesting a former chimney). The room contains a live gas meter and supply pipe though the Nave wall. Decayed lintels at openings in the stone walls were removed and filled with blockwork to prevent the brick vault collapsing.



Decaying Lintel at Blower door



48. Cracked render beside the stair and open joints in the low stone wall next to the public paving remain. Not known whether the lintel at the (now concealed) former coal drop under the stone wall is sound.

Tower, Bells, Frame, Clock

49. The Tower is a composite structure. The 2006 strengthening work appears successful and overall the Tower is now in good condition. For the record to assist future care past findings are repeated here.

Externally the square stone shaft is in four stages plus parapet, without buttresses. The walls are straight apart from a small set-back above the second stage. The Entrance stage is restrained by the Vestry and Nave walls. The 2nd Ringing stage is pierced by a large round W window and by the wide E arch now opening into the void under the Gallery. The upper stages are weakened by limited masonry thickness, limited tying of the inner face to the outer, the use of timber inner lintels and floors crossing openings and by the close vertical spacing of the openings.

The 1999 bell and frame work reduced the total bell weight at the top of the Tower from about 47 to 43 cwt but increased the top tier of bells from 2 to 3 and increased the weight of bells swinging E-W from 16 to over 23 cwt. Most of the excessive movement measured was E-W and ringing was stopped 2000-6.

Cohesion of the structure was improved in 2006 with Cintec anchors tying the lower stage to the Nave and the Tower corners together, filling a large void found in the NE corner, grouting the core and spaces found behind modern face repairs, stitching cracks in the inner face and filling the inside of most of the tall lower openings with heavy blockwork.

Five internal stages with timber floors, the Clock chamber floor crossing the lower louvred openings. The stiffening effect of the floors is limited by stair openings and corners cut out for pulleys. A diagonal timber tie lies across an open corner at the second floor. The inner wall faces are aligned vertically apart from the top Bell stage whose walls set back some 28cm or 13". The lower two stages have stone walls between 90 and 97cm thick. The next two stages are about 83cm thick mainly stone inside but with ancient brick inside the top metre. The Belfry walls are 61cm thick in brick faced with stone.

50. Most of the Porch stage is hidden by the stair and meter cupboard. The 2nd ringing chamber walls are concealed by cladding except painted plaster at the E arch wall. Two former diagonal cracks over the arch, stitched and painted, are no longer visible. A hatch into the Gallery void where material accumulates, including ladders and loose platforms to make a loft ladder workable.
51. The 3rd stage has whitewashed random stone walls with the lower parts of the tall openings, now block filled except the E where the tunnel gives onto the top of the Nave ceiling vault. No new wall cracks. Occupied by slanting bell ropes and three clock weights on 'bicycle' chains.
52. The low 4th clock stage is cladded, much of which was removed and replaced in 2006 to check the masonry was not cracked. At two of the four long openings the inner timber lintels continue as wall binders halved together at the corners.

53. The 1886 Potts & Son clock remains with bell chimes and 1956 auto winder. Cast iron brackets from N wall. Installed and maintained by Potts at South Tyneside Council expense.

54. No access this time to the Belfry so previous report repeated:

The high 5th Belfry stage is open to the timber pyramid roof, has regular brick inside with no visible crack. Old iron tie bars both ways at mid height and above the clock openings with rusted plates outside. Diagonal reinforced concrete ties across the corners near wall heads. The boarded louvred splayed openings have timber lintels (some stained by former leaks), brick relieving arches and concrete cills. The longer E opening is tied across by a timber at mid height. The new bell frames are founded on upper and lower grids of galvanised steels connected by cast posts and pocketed into the N and S walls on concrete pads. The upper steels have diagonal strap bracing. Three good 6' iron clock dials, illuminated by strip lights.

55. Reports of several investigations, measurements and analyses of the nature and causes of the Tower movement 1999-2001 were summarised in the 2001 quinquennial. They informed the 2006 work which appears successful.

Window and Door Openings

56. Plain arched stone including some modern replacements, in good condition.

Modern Tuscan lead capped N doorcase in excellent condition.

Matching venetian windows at Vestries.

57. At E end two windows filled with pink artificial stone. Each side of the Organ in the SE corner the uppers are filled with pink art stone, the lowers with blockmarked render.

58. At Song Room a fine stone arch at the S gable window. Its side windows have painted wooden lintels and stone cills.

External Iron and Wood

59. Painted timber Vestry and Ringing chamber windows, Tower louvres, Nave upper windows and doors at the arched W entrance, the Vestry, the Nave Gallery stairs and the Song Room Porch all need thorough preparation and repainting.

The S Gallery doors lack a weather mould.





60. The Nave lower windows and the longer upper windows over the N & S doors have leaded glass in painted iron frames in hardwood frames and cills.
The three Apse windows have painted timber frames with two external rusted iron bar transoms at each. Paint poor at all frames.

61. The Song Room windows have timber frames and lintels, appearing sound. Paint is poor at all windows. A ply cover over the W door deteriorates and the whole door needs repair and paint.



62. Weathered varnish on oak N doors. The painted metal N sign by the doors is very weathered.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

63. Vestry flat joists exposed and painted, appear sound. Concealed at **Kitchen**.

64. At **Nave** poor access to roof void due to insulation. Visible truss ends, purlins and rafters appear dry.

65. At **Song Room** four raised tie trusses with curved braces now semi-concealed by lowered ceiling, no visible defect.

Ceilings and External Stairs

66. Over Galleries red painted tongue and groove boards (some wide gaps sheeted over above to prevent draughts) on moulded white painted ribs. On S side sealed vent holes between paired ribs. W end hatches. Under Galleries painted plaster sound except some flaking at S Aisle.

67. At Nave a three centred plaster barrel vault with hipped ends and painted deeply embossed paper between plaster ribs. Good except minor loosening of paper and perhaps cracking of plaster at the Nave W end and SE corner.



68. Song Room painted flat and sloping softboard without insulation quilt. Minor watermark by small hatch.

69. Sound plaster at the Kitchen and lowered accessible wc ceilings.

70. Masonry paint under the stone external stairs and landings. Damp at the Vestry wc. Cement skim on the stair above it is crumbling.



Apse Arch, Arcades

71. Plastered arch only at the Apse, painted iron columns and painted plaster over all sound.

Partitions, Doors, Panelling, Screens

72. Elegant modern Tuscan timber and reamy glass screen and doors painted blue/grey/rose pink and the W and N Galleries. The inner N door needs paint.

73. Tower lobby inner doors good pairs panelled with fanlight. Overhead and floorspring closers good.

74. At Vestry, Kitchen and Gallery flush ply with applied beads and panels on outsides only. No latch at Gallery door. Mixed panelled and part glazed doors at wc and cupboards under stairs. Flush doors with bolts at wcs.

75. At lobby to Song Room, sound panelled doors at Nave, pair double acting panelled at Song Room with upper glass. Top corner of one door is broken.

76. In Aisles dado panelling up to cills has been stripped and varnished, but painted in Visitor Centre to match screen.

77. Vestry lower walls apart from chimney breast has painted matchboard dado panelling, appears sound.

78. Song Room lower walls boarded with cupboards in recesses below windows, good.

Plaster, Decoration

79. Decoration looks well. Former cracking no longer visible near the tops of the Gallery W corners.

80. Very slight damp in base of wall at SW corner of Visitor Centre next to the external stair. On the other side of the wall slight rising damp at the wall monument in the Kitchen.
In the adjacent wc a patch of wall tiling is missing.

81. Wall plaster in the Vestry wc damaged by damp.

82. The Apse has highly decorated plaster. Fluted Corinthian pilasters support decorated ribs between plaster reliefs of Christ Ascending and SS Peter and John. Four good panels with painted saints top a plaster reredos. The top of the cill below the reredos is cracked and slightly lifting.

Ventilation

83. Cast iron grills outside and turned down ducts through the walls both sides ventilate the suspended floors. At Song Room clay subfloor vents.

84. The Song Room wc and Vestry wall fans are switched with the lights, no overrun.
None at Kitchen and Vestry.

85. Access wc has a ceiling extract fan through the flat roof, without overrun timer. The fan has dropped from the ceiling.

Glazing, Protection

86. In Apse vivid Nativity, Crucifixion and Ascension by H.M.Doyle 1952. Painted leaded glass on internal saddle bars each with two verticals. Sound. Some dirt inside. Unpainted galvanised mesh with minor rust.

87. Nave lower windows with arched heads have large cast white leaded quarries in painted steel internal grid. Mid uppers over doors similar. Some dirt. Painted figure inserted in the NE window (S Hilda, Sep Waugh 1980) and five similar (Alan Davies 2001). Good.

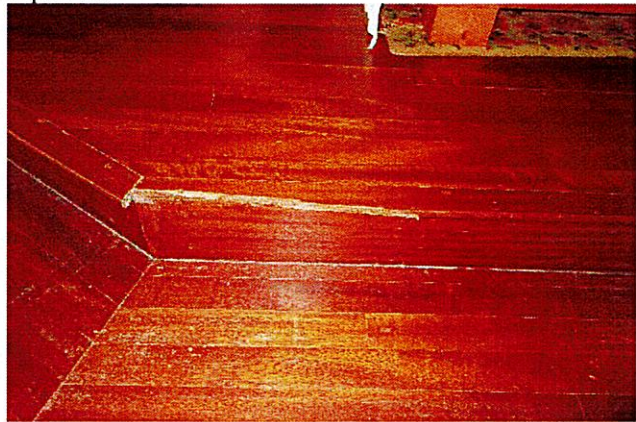
88. In timber Gallery windows sheets of white cast glass except coloured leaded survives in upper parts of two SW windows where two broken pieces at W are covered outside with clear glass. No protection.

89. Sound wired glass in Vestries. Clear glass in Song Room.

90. Black painted mesh at Song Room and lower Nave windows, some rust. If the mesh is removed and powder coated it may last many years. The windows might be cleaned and painted at the same time.

Floors, Rails, Galleries, Stairs

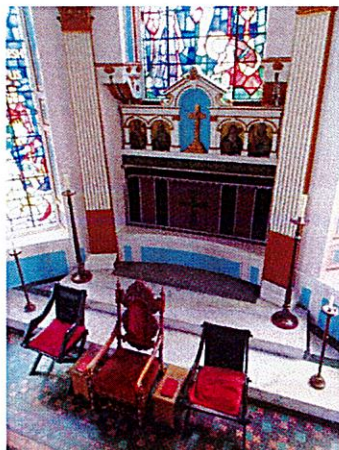
91. In **Apse** small tiles, some encaustic decorative. Rough cement infill where a former altar stood. Two very wide marble steps. Oak step extended with heating grill.
92. Hardwood altar dais on two levels with self supporting kneeler rails. Part of the upper nosing is missing. Rather than repair with matching hardwood replacing all nosings in paler hardwood for slight contrast (similar to the apse step) would help the visually impaired.



93. In **Nave, Aisles and Visitor Centre** four areas of suspended boards at existing and former pews between three solid walkways. There has been local rot in the past and small grills (prone to clog with dirt) have been added in the flooring. No reduction in subfloor ventilation should be allowed. In the boards one small open hole, one small dropped board are minor safety risks.
94. Fitted carpet on the boards and solid floors in the **Visitor Centre, ramp, lower stair** and in **church** except under pews. Includes a coir mat in a well by the counter.
95. Hardwood strip in **Vestry**. Poor quarry tiles, some broken, in **Gents**. Sheet vinyl in **Ladies**. Quarry tiles in Vestry wc. Mixed loose carpets on vinyl sheet in **Kitchen**. Concrete in **W entrance lobby**. Carpet in **Ringin chamber**.
96. Vinyl sheet on floating on solid floor at S lobby, five steps up to **Song Room** where lino on suspended floor which sinks towards S end but seems sound. Sound balusters and metal handrails.
97. **Stairs** to Galleries sound. Handrails and panelled stair enclosures.
98. **Galleries** sound bare boards and steps. Varnished softwood benches with curved backs. Graceful front painted on nave side. At edge facing organ hardwood balustrade too widely spaced for child safety.

Reredos, Monuments, Brasses, Furnishings, Organ, Clock

99. A small reredos has four painted panels. The high pulpit is rigid. Both 1880. Ornate bishop's chair and two dark Pugin chairs. Softwood choir benches and clergy stalls. Wall aumbry with pedimented surround. Brass eagle lectern and platform. Two modern lecterns. Wooden candlesticks with paint embellishment. Twist baluster Font 1675 and post war oak cover are sound. Gilt chandelier and suspended model lifeboat 1802. Very large oak table by W screen.





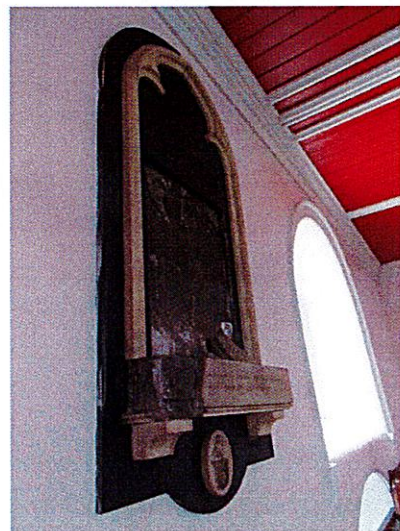
100. Baby grand piano. Small pressed brass stations.

Comfortable varnished softwood pews. Pews removed from balcony NE bay.

101. In Vestry wall monument part hidden by floor safe. In Kitchen large Pemberton monument in painted Doric aedicule. In Nave and Visitor Centre 14 marble classical wall plaques all good quality but dirty in places. Five more in Gallery of which four are very high quality and deserve care and publicity to visitors. At S one is patched after loss of some marble. The NE monument is poorer in design, part missing and may be better removed than repaired.



Example of fine but dirty marble monument



102. In Visitor Centre large brass Great War plaque. Headstone of Wm. Wouldhave moved inside is fine but obscurely placed. The headstone and its wall are slightly damp. It might be moved to stave off decay.

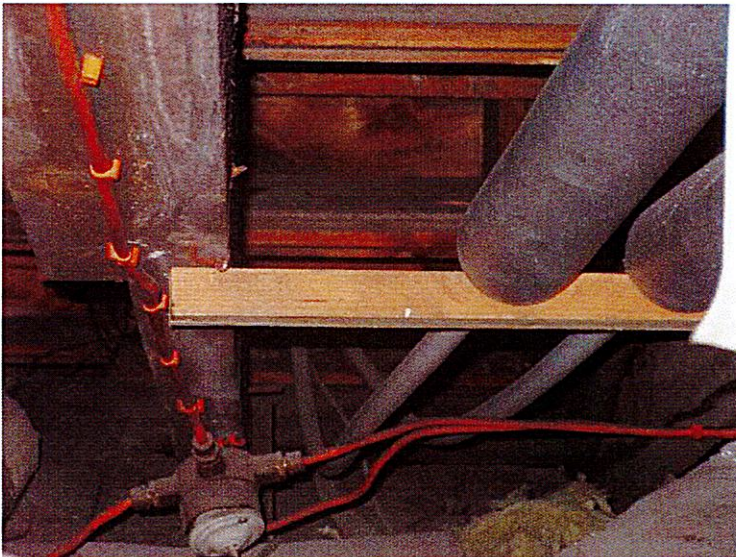
103. 1764 painted psalm panel. A fine wall clock in the Vestry. Kitchen refitted 2001.

104. In Song Room a piano, melamine vestment cupboards, tables and chairs, a silver processional cross.

105. T.C. Lewis organ 1867 said to be a good instrument and restored since 2000 with new glazed sliding doors at consol. Very lively painted case and pipes by J.F. Bentley in red and blue with stencilled vine and Greek ornament.

Heating

106. Small parts of the former cast iron pipe system remain, notably behind the organ where a test in 2003 showed that the thin insulation wrapped in canvas and chicken wire does NOT contain asbestos.
107. Heating installed 2010 reverted to a modern wet system of two wall mounted gas boilers on Gallery, concealed piping and panel and column radiators. A separately controlled circuit for the Visitor Centre. Thermostats and timers. Insulation at parts of plastic circuit pipework in the void under the Gallery.
108. A separate wall combi boiler at the Song Room, radiators and pressurised circuit above floor level. A shroud at the flue through the slates seems displaced and open to the weather.



Heating pipework under Gallery part insulated



Combi flue at Song Room

109. A small wall electric convector on a damp wall in the Visitor Centre. Loose electric panel radiator in the Kitchen.
110. Loose plastic membrane to reduce air loss and glass wool insulation lies over the whole church ceiling. The Nave downlights may allow escape of warm air. No insulation on the Song Room ceiling and none known at the flat roofs.

Electrical

111. In bottom of Tower intake and three phase main switches, one of them for the clock supply which is paid by the Council. Circuit breakers and consumer unit with 16 ways varying up to 60A, distribution by MICC cables rising through Ringing Chamber to void under Gallery and boxing to Nave roof void. After a periodic test and remedial work in 2011 a system retest in September 2011 was 'satisfactory' overall. No known later test.
112. Comments then were lack of emergency lighting (4 fitted not working), no test facility, 'wrong' safety signs and no fire alarms, none of which apply to churches unless used for paying public at large events. The parish's own fire risk assessment may show that at large events it would be prudent to have the doors manned by marshals with torches in case of power cut.
113. In Tower surface pyro cables, lights and surface metal twin 13A sockets at Bell and Clock stages.
114. Twin 13A surface metal sockets in Nave, Chapel, Gallery W end, Visitor Centre, Kitchen and Song Room. Plastic ditto in Vestry, Visitor Centre and Kitchen with cooker control.

115. An effective lighting installation:

- Apse two spots on Nave arcade, three on capitals (not working)
- Nave magnificent brass chandelier with 24 candle lights
ten renewed downlights in boxes above the crown of the vault
eight upright boxes neatly installed in front of upper columns to light vault (one not working)

- Gallery 16 GLS lamps in matching scallop shell glass shades on chains
- Chapel four spots (one not working)
- Aisles, Visitor Centre, Porch, wcs, Tower stair 20 round 2D fluorescent ceiling lights
- Song Room, Kitchen and Vestry 8 twin tubes (six tubes not working)
- Accessible wc batten holder
- Two spots to show stained glass fanlight at W door (not working but lit by Porch ceiling light)
- Multi-gang recessed metal switches by lobby
- No light at N ramp or N lobby but borrowed light. Light at N stair is 2D ceiling but none at half landing lobby.

116. Orange pyro cabling in underground chambers. Modern switch equipment for organ blower.

117. Sound equipment behind door beside the organ. Microphone at Pulpit. Eight mini speakers at tops of columns.

Lightning Conductor

118. Air rod on Tower. Modern pvc sheathed conductors around Tower parapet and Nave gutters, on ridge and down all hips to 8mm aluminium tapes, test clamps and earth rod covers in paving. Appears complete and Sept 2011 test certificate said combined earth resistance 6.45 ohms which is satisfactory. No recent test seen (see Addendum).

Fire Precautions

119. Extinguishers all serviced February 2018:

- N Gallery stair 6 litre foam
- W end Nave 6 litre foam
- S Nave 6 litre foam
- Song Room 2 litre foam
- Organ 2 kg CO₂
- Kitchen 2 kg CO₂ and fire blanket

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

Water and Sanitary facilities

121. Kitchen stainless sink and basins at Ladies, Gents and Access wcs all have hot from a combi boiler with flue through S wall. At Vestry wc basin cold and hot from a working electric wall storage heater with indicating switch. It takes time.

122. In Song Room stainless sink with hot and cold water from new combi boiler, not working at inspection. Off adjoining Porch a recent wc with basin and hand dryer. At Visitor Centre tea point an electric hot water boiler.

Access and use by people with disabilities

123. Easy ramp at N door. Access poor at W door (two steps down) and Song Room (five steps up). Accessible wc off Kitchen with handrails and alarm in the Kitchen and Visitor Centre but no lower pull or reset. Good handrails at stair to balcony for the infirm. No further improvement appears practical.

Security

124. Mortice deadlocks at N and W doors. Heavy barrel bolts at gallery outside doors whose lower panels are reinforced inside. Deadlocks and bars across Song Room doors. Huge floor safes in Vestry and under the N stair (now used as a cupboard) and two wall safes in Kitchen.

Churchyard, boundaries, signs, paths, trees

125. Closed yard slopes down to Coronation Road which is on land still technically part of the churchyard. Laid out as public park with trees and bound gravel paths, part enclosed by railings. Two flat grave slabs remain. The high ground is kept away from the church S wall by a stone retaining wall and flag path.

126. Eleven headstones are cramped to the Song Room walls but now two on the W side are fallen and broken. Under faculty they should be either recorded and removed or assembled and refixed.

127. Renewed N gates, iron overthrow, stone piers and the sandstone flagged forecourt makes an attractive approach. The renewed N metalwork is galvanised and painted, now worn and in need of repainting.

128. Forecourt flags have been replaced or tarmac patched but vehicles continue to damage the flags. The base must be too weak for vehicles. Better to lift all flags, excavate, lay new base overall suitable for vehicles and relay sound and further replacement flags. May be Council responsibility. There may be archaeological interest in such excavation in a historic churchyard.



129. Modern steel handrails at the forecourt steps and S railings are ungalvanised, rusting and need to be thoroughly derusted, prepared and repainted to high standard and repainted regularly.

130. The earlier iron railings around the rest of the churchyard are painted only. There is severe rusting and delamination. Such ironwork rusts slowly but it will destroy the railings unless they are thoroughly chipped, rust treated, primed and painted with suitable paint such as Hammerite.



At NW corner of forecourt

Painted galvanised N railings at L, earlier unpainted now delaminating churchyard railings at R

131. Pedestal sundial of 1703 and four gate piers are separately listed and in good condition.
A fine large war memorial cross.

Archaeology

132. Consultation with the local authority archaeologist indicates that the church and its site are of archaeological importance and they should be consulted when significant works are being considered.

General comments

133. The parish continues to improve St Hilda's which is a pleasure to visit.
More attention to simple annual clearance of gutters, hoppers and gullies seems needed.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Replace missing slates at Tower N side (and clear Tower roof gutter and N secret gutter at same time)	17 – 20
Replace three Nave slates at N and two at S	21, 23
Clear gutters and outlets all sides of Nave	20, 27 – 31
Refix pipe from Song Room Porch to fall in hopper	34
Clear blocked hoppers at Kitchen and Vestry, refix Vestry hopper	35, 36
Refix ceiling fan at Access wc	85
Check and if needed refix shroud at Song Room flue	108
Check boiler in Song Room works	122

For completion within 18 months

Prepare and paint cast iron rainwater goods at Tower, Vestry, Kitchen	37
Poison saplings at E walls of Song Room and church	40
Repair render on S wall of kitchen	43
Prepare and paint all external woodwork and N entry metalwork	59 -61, 127
Repair Nave floorboards	93
Obtain periodic electric installation test	111, 112 and Addendum
Obtain lightning conductor test	118 and Addendum

For completion within five years

Remove broken monument on NE Gallery and repair plaster	101
Act on broken headstones on ground by Song Room	126
Make robust repair and improvement of the forecourt flags (Council?)	128
Prepare & paint all railings around forecourt and churchyard	129, 130

Desirable improvements

Renew or paint metal sign by N door	62
Lay insulation quilt on Song Room flat ceiling	68
Clean off Gallery external stairs and landings and asphalt to dry both wcs	70, 80, 81
Replace nosings at Nave dais with paler hardwood	92

Recommendations on Maintenance and Care

Have steeplejack clear tower gutter every two years	19
Clear rainwater gutters, hoppers, gullies and boiler house steps once a year	27 – 31, 33, 35, 36, 45
Consider moving Wouldhave headstone	102

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) or a member of the Electrical Contractors Association (ECA) 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.

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.