

Diocese of Durham

## Church of St John, Stillington

*Ecclesiastical Jurisdiction and Care of Churches Measure 2018*

### Quinquennial Report

On the architect's inspection of

**1<sup>st</sup> February 2024**

Archdeaconry of Aukland  
Deanery of Stockton  
Grade II listed – Not in a Conservation Area

Incumbent – Revd Claire Gibbs (at time of inspection, now in interregnum)



Report prepared by

**Sarah Harrison** RIBA

**HARRISON ARCHITECTS STUDIO LTD**

Unit 5, South Acomb Farm, Bywell, Northumberland, NE43 7AQ  
Email: sarah@harrison-architects.com | Telephone: 07917 633 737

## **REVISION A – *First Issue***

Dates of inspection - 01.02.2024

Weather – Dry and cold, 4°C

Date of report – February 2024

Date of previous report – June 2015

### **PART ONE**

#### **1. Inspection notes**

- 1.1 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 and tower roof level. 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.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20<sup>th</sup> century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.
- 1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

#### **2. Brief description**

- 2.1 The church is within the village of Stillington, on the route of the A177 to Great Stainton. It is on the North side of Morrison Street, next to the William Cassidi Church of England Primary School and adjacent to a former rectory. Stillington is approximately five miles North-West of Stockton on Tees.
- 2.2 A simple rectangular plan, comprising nave and chancel as one space, with arcaded South aisle and South porch. Imposing brick elevations and campanile-style tower.



*Internal View looking from organ loft*



*Internal view to Chancel*

## 2.1 Listing Description

NZ 32 SE 5/568

WHITTON Stillington MORRISON STREET Church Of St John The Divine

(Formerly listed as Church of St John the Baptist)

16.11.67

II

1872. Strongly red brick with sparse stone dressings and high pitched slated roof. Early English style. Nave with south aisle, transept (containing vestry) and porch. One-bay chancel. Just west of transept a small square tower with wood louvred bell stage, tall pyramidal roof and vane.

Pleasing interior has stone piers, brick arches and dressings, arch braced tie-and-collar beam roof. Good modern leading and a little good stained glass to windows.

Listing NGR: NZ3773823624

## 3. Previous Inspections

This is the author's first inspection; however, the previous 2015 report has been obtained and was conducted by Mr David Beaumont, RIBA, AABC. Prior to 2015, reports were previously conducted by Jeremy Kendall of HLB Architects.

#### 4. Recent recorded works

4.1 There was a log book on site and had recently been updated with works as follows alongside routine maintenance and testing:

Dates	Works Description	By Whom
2015	South Aisle ceiling re-painted, incl stainproofing	Adam Featherstone
	Churchyard W wall further collapse, remedial work pursued.	
	Storm and rain damage to Rose Window and sandstone tracery long term deterioration	
	Began regular use of NE churchyard for burials.	
2016	Insurance cover for Rose Window refused – temporary repairs	
	Scrub and low branches removed along churchyard walls	
2017	Deterioration of asphalt path from W Gate, potholes and cracks filled (temporary repair).	Banks Group
	Ivy cleared from W Wall of churchyard	
	Temporary wooden extension of chancel step covered with matching carpet	
	7 of the 8 removed pews sold. One retained in NW corner.	
2018	Missing mortar outer E wall of organ loft ‘stopped up’ against bird access.	
	Extensive clearing of churchyard incl. removal of sycamores.	Graham Kirk
	6 new fire extinguishers installed	HE Wooley
2020	Gap in brickwork S Chancel ‘stopped up’ to prevent bird access	Wesley Armstrong
	Fire risk assessment completed and actions taken	Colin Dunn
2021	Churchyard W wall inspected and made safer (see DAC advice?)	
2023	Specialist re-started unresponsive boiler, boiler also serviced, boiler house cleaned	Royale Fired Services

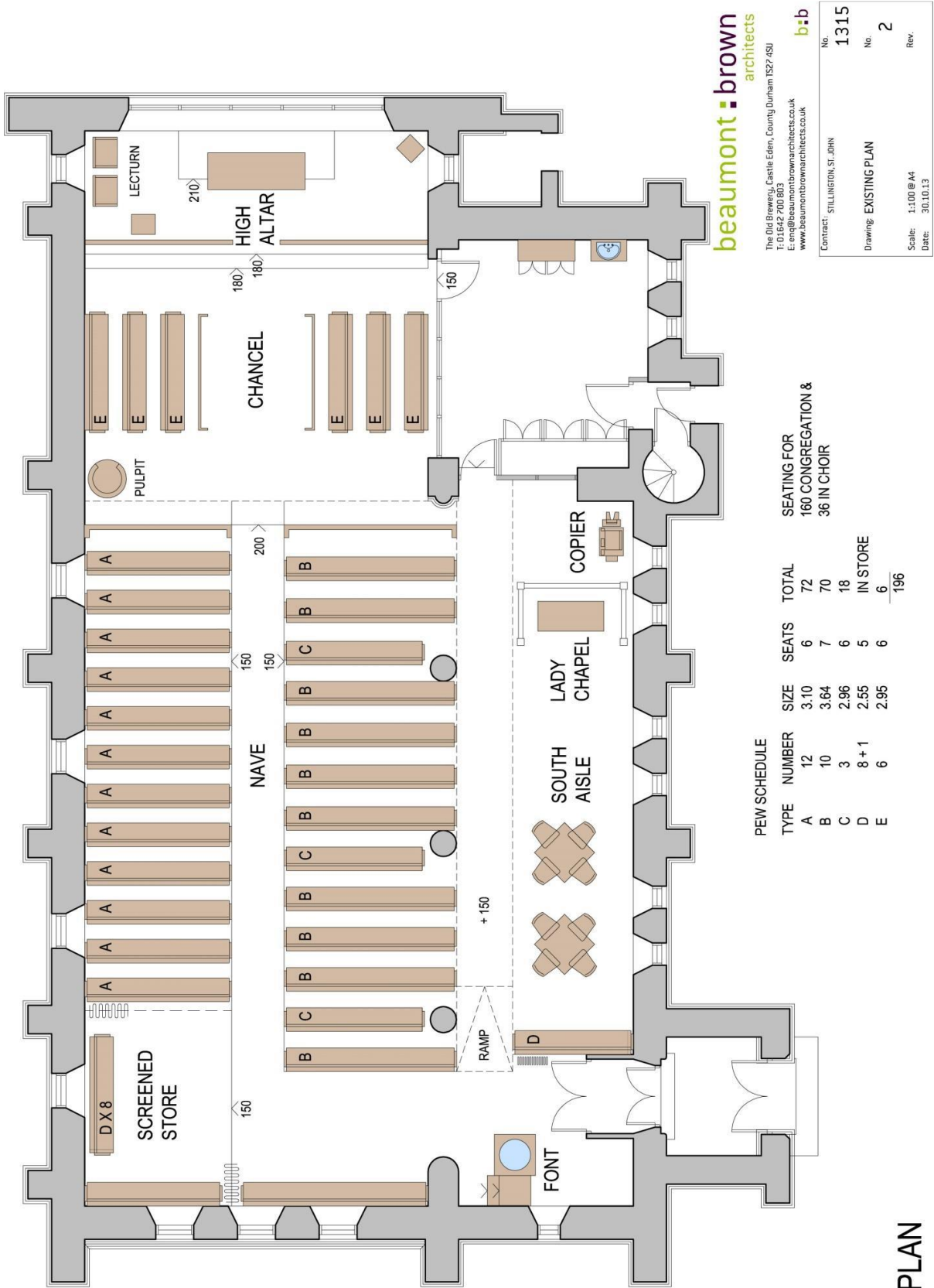
#### 5. Summary of condition

5.1 During the revitalization project undertaken from 2006 to 2008, the church underwent a significant transformation, encompassing comprehensive roof restoration and selective repointing of its walls. The recently applied pointing exhibits a noticeable white hue, anticipated to mellow over time as it naturally weathers. It is imperative to acknowledge that sections not addressed during the repointing process will necessitate future attention.

5.2 Notably, safe access to the belfry and spire remains unavailable, warranting a thorough inspection to assess their structural integrity and address any potential issues. This evaluation is crucial to ensure the long-term stability and preservation of these architectural elements.

5.3 Internally, the church is well maintained but some issues are noted in the report regarding rotten timbers to the roof structure. It is important these are inspected by a specialist and addressed as soon as possible. Externally, the boundary walls require attention as deterioration continues, noted issues from over ten years ago have not yet been rectified.

Plan of the church (Courtesy of Beaumont Brown Architects - NTS)



PLAN

## PART TWO

### 6. Roof Coverings

#### 6.1 Tower



Figure 1- Tower roof

6.1.1 **South** - One hip slate still missing at the Western side. The overthrow looks ok.

6.1.2 **West** - Some general moss build-up but no concern currently.

6.1.3 **North** - Not possible to be seen. The transept abuts and the flashings should be checked soon. There is also a small hidden box valley at low level to the intersection with the south aisle.

6.1.4 **East** - Looks okay. There is a box gutter abutting the transept and this would also benefit from being inspected.

#### South elevation

6.2 The **Nave and Chancel** The roofs were re-slatted in 2006-2008 and there are no visible defects.

6.3 **South aisle:** Slating is generally ok, as are the abutment flashings. However, there is one slate at the mid-pitch low level which looks to have slipped and being propped in with another slate, this should be secured properly.

#### 6.4 South porch:

6.4.1 **East elevation:** There is a slight loss of pointing to the ridge in two locations.

6.4.2 **West elevation:** The ridge tiles all appear a little uneven but are ok currently. The valley gutter has one slate beginning to slip into it. The abutment flashing to the water table is ok.

#### 6.5 South transept:

6.5.1 **West elevation:** Appears ok from the limited view, although you cannot see the abutment flashing to the tower. The lightning conductor tape runs across this roof.

6.5.2 **East elevation:** All okay. There is a capped chimney and the gutter to the rear of this is unable to be inspected. Chimney at item 8.4.3.

6.5.3 **Organ blower room:** This has a low-pitch terne-coated stainless steel flat roof. The lead flashing has been stolen in the past but currently intact. Unable to gain a good visual of the weathered surface.

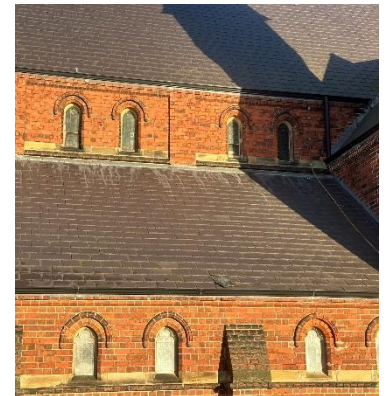


Figure 2- South Aisle roof



Figure 3- Porch east roof

## North Elevation

- 6.5.4 **Nave:** One slipped slate at the mid top of the pitch towards the E end. The abutment flashings all appear ok.

### 7. Rainwater Goods – Gutters and downpipes appear to be ‘Alumasc’ aluminium replacements, it is unknown when these were changed from the original, most likely cast-iron rainwater goods. Ogee gutter profile sits on corbelled brick ledge.

- 7.1 **Tower** – SW corner looks to have dipped slightly and the rise and fall gutter brackets are beginning to rust.

- 7.2 **South Nave:** All the gutters were reportedly cleaned professionally last year. There is still some staining at the joints which could indicate leaks in these positions and should be inspected during heavy rains.

- 7.3 **South aisle:** The silicon is breaking down at the joints, which may lead to leaks. The swan neck still appears to be loose at the change of angle at the plinth.

#### 7.4 Porch:

- 7.4.1 **West elevation:** Silicon pointing breaking down at the downpipe, where there are large gaps to the infill piece of guttering. Downpipe fixing is okay.
- 7.4.2 **East elevation:** Silicon coming away from the junction of the guttering.



Figure 4 – Gutter joint to S Aisle

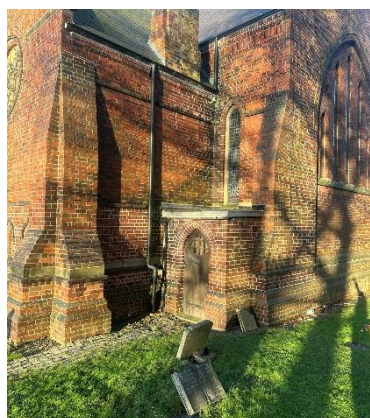


Figure 5 – East Transept & Organ Blower room

#### 7.5 Transept:

- 7.5.1 **West elevation:** Guttering and downpipe appears ok. The complex arrangement at intersection with the aisle roof should be monitored for any leaks.

- 7.5.2 **East elevation:** Guttering appears ok, but should be checked in rain for any leaks. The downpipe has a loose connection just above the swan neck.

- 7.6 **North Nave:** 3No downpipes, the westernmost downpipe is insecure and requires a connector. Gutters appear ok.

- 7.7 **Organ Blower Room** – Single gutter with downpipe to the west. A long fall from weathered surface to gutter and it is unknown if this collects the rain efficiently. The downpipe looks as if it could be leaking and is not connected into the gully at the base which could lead to damp in the walls.

**8. External Walls & Buttresses** – Red brick laid in English cross bond, with sandstone bands Pointing in a variety of styles and conditions across the facades.

8.1 **South Nave:** (The high-level wall above the South aisle). This area was not repointed as part of the renovation works, however appears ok, although there are some minor open joints in three or four locations, predominantly at the buttress edges. To the brickwork itself there are 4No holes, presumably previous fixings. The string course that provides shelter for the flashing has open joints in some locations, mostly at the West end.

8.2 **South aisle:** Some poor re-pointing in a cementitious mortar, by the eastern windows and there is some erosion to the stonework, filled with the same mortar, not currently problematic but could lead to further erosion. The hoodmoulds have a few open joints and one reveal has a historic fracture to the brickwork. The area below the string course has also been repointed in the past, although not completely down to the ground, so some of the string course and lower area have open joints. The buttresses have a couple of open joints at the angled brickwork at the top.



*Figure 6 – Window Reveal S Aisle*

**8.3 Porch:**

8.3.1 **West elevation:** Heavily cement pointed. Some open joints to the lower half which doesn't look to have been re-pointed and to the sandstone band.

8.3.2 **South elevation:** The stone water table incorporates a triangular feature with five narrow lancets. The mesh is poor and offering no protection from nesting birds. This elevation is badly cement pointed and there are some open joints at the stone band course and the hood mould.

8.3.3 **East elevation:** As per the east, heavily cement pointed to the upper half. Some open joints to the lower section and to the buttress. The bricks to the hood mould and below are eroded.

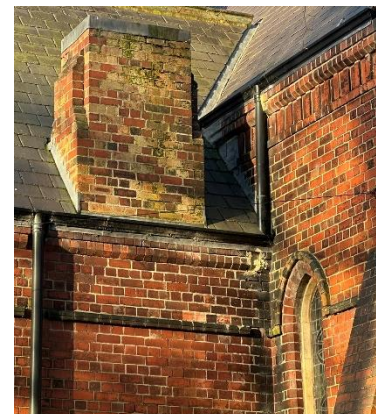


*Figure 7 – S Porch*

**8.4 Transept:**

8.4.1 **West elevation:** Partially repointed. The remaining areas appear to have no defects.

8.4.2 **South Elevation:** Shares the same stone apex detail as the porch. Again, mostly re-pointed though some open joints at very low level and to the window tracery. The sloping stone roof to the entrance doorway and the brick arch to the doorway have some open joints, as well as the hood mould. The buttress appears sound, although there are open joints on the string course.



*Figure 8 – Chimney and poor mortar infills to E Transept*



8.4.3 **East elevation:** Repointed at lower level. Evidence of previous downpipes across elevation from staining and loss of string courses, alongside holes from previous downpipe fixings. There has been some very poor patching in of the end of the corbeled course under the gutter. The buttress is okay. At high-level there is a chimney which is stained and has a loss of pointing. It is unknown if this is capped but appears to have lead flashing to the top. It is notable that this chimney lines up with a damp patch internally at item 13.4.



Figure 9 – Eroded brick to LL East

8.5 **Blower Room:** This has been repointed in lime and does not appear to have any defects apart from some very minor loss of mortar at the corner.

8.6 **East Elevation:** Re-pointed except for area within arch. Several open joints to projection course below window. The arcade itself also has open joints to the hood mould. There are patches of mortar repair to the mullions which could be cementitious and has not blended with the existing pointing. At low level the bricks see some moderate erosion and would benefit from re-pointing.

8.7 **North Nave-** The buttresses and plinth have been repointed, apart from the area behind the oil tank.

8.7.1 **Eastern end:** At the chancel end, there is a soldier course under the gutter and this still has some slight open joints as it joins the string course below it. Staining and moss growth behind the lowest section of downpipe suggests there could be a leak here. There is a brick arch detail within the wall and apart from some minor loss of pointing is generally free from defect, there are also some open joints to the corner of the North-East buttress.

8.7.2 **Nave - Middle:** There are brick gaps in the string courses from a former downpipe. There is also some erosion to brick at the top of the adjacent middle downpipe, and some cement patching. However, it is generally sound, although the string course across the whole of the elevation has some open joints. Minor open joints to the buttress.

8.7.3 **Nave - Western end:** At the area of the oil tank, there is some silicon flashing remnants from a previous lean-to store. There are a couple of places where the brickwork needs infilling from previous downpipe fixings.



Figure 10 – Former lean-to flashing

8.8 **West Elevation:** Sees the same apex detail as the transept and porch, sandstone with narrow lancets. There appears to be a slightly rusted steel bar at the apex, it is unclear why this is necessary, but could be part of a past repair. There are some open joints to the water tabling, particularly to the top of the North slope. High level walling has been repointed, as have the buttresses, nonetheless the S buttress has open joints to the base. Brickwork near the north buttress is eroding in 3No locations. The string course that also forms the hood moulding has open joints, as has an area to the right of the southernmost lancet where the incoming electric supply is. The panels below the windows only have some minor open joints, however the brick

infills with cement pointing to the boiler room are poor. The dedication tablet is eroded and now difficult to read.

- 8.9 **South aisle west end:** Condition the same as at last inspection - Open joint to the water table and erosion of the joints below. Loss of moulding detail to the label stops and open joints to the hood mould. Open joint to the stone band below window. Open joints to the buttress.

## 9. Tower, Bells & Frames

### 9.1 Tower Elevations:

- 9.1.1 **Top stage (timber section)** - the timber is stained and in places looks to have some shakes, the integrity needs to be checked at a closer proximity. Slate louvres all appear to be stable, however the north face could not be seen and the risk if one does fall is significant.
- 9.1.2 **Second stage** - The sandstone ledge that the timber frame sits on has some large open joints, particularly to the southwest corner stone. These would benefit from re-pointing and checking the seatings are stable.
- 9.1.3 **Bottom stage** - Some open joints to the lower string course, but generally brickwork is all in good condition (north face not able to inspect).

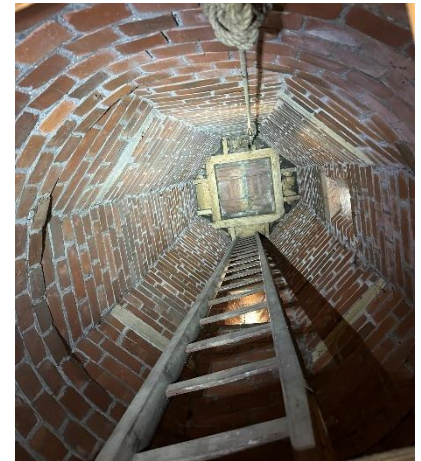


Figure 11 – Inside Tower from base

### 9.2 Tower Internals

- 9.2.1 **Spire** - not inspected due to no safe access being provided, currently there is a loft hatch centrally above a lower spiral staircase, the hatch was opened so that a partial visual was gained up the tower but there was no safe method to enter this hatch. This needs to be reviewed as the area appears to have not been inspected in over 13 years.
- 9.2.2 **Belfry:** last inspected in 2011, when the bell was re-hung. The netting and louvres were reported to be intact at the time but can now only be inspected from ground level externally.
- 9.2.3 **Tower** – notes taken from the last report *‘Slight cracking in the South-Eastern corner but not a defect to worry about. Access up to the steeple via vertical ladder. Rot at the foot and not secured at the head so not deemed safe to use.’* The statement appears to be largely still relevant, though the condition of the timber at high level is unknown.
- 9.2.4 **Ringing Chamber** - The ceiling staging on which the tower ladder stands is modern, unfinished MDF, with a central hatch. There is slight cracking above the lower door opening which will be monitored.
- 9.2.5 **Stair:** Circular stairs down to ground floor. Some slight wear to lower treads and a rope handrail. To the staircase wall there was an infestation of ladybirds, whilst largely harmless, if provoked, they secrete a yellow chemical which can stain walls, furniture and window frames and has an unpleasant smell, therefore better to remove if possible.

## 10. External Windows & Doors

10.1 A series of single lancets with brick hoodmoulds on the south elevation. All in good condition, reportedly restored prior to last QI report.

10.2 To the south transept a rose window at high level has significant damage to the glass to the east side, currently propped from the inside. The tracery also has significant erosion.

10.3 To both sides of the porch there is Georgian wired glass pointed into a sandstone frame, both are loose and rattle with minor winds. The cill to the west side is eroded with very open joints. The east side, the sandstone reveal is delaminating and its condition should be monitored.

10.4 The entrance doors are a pair of timber paneled doors with arched heads, decorative band hinges and latch in cast iron. The doors are ok, although they catch a little and need easing.

10.5 The door to the store/ blower room is aged but ok. The rear of the door has been reinforced with plywood to cover the glazing openings.

10.6 The door to the base of the tower has an arched head and is paneled, the decoration is breaking down and requires re-decoration.



*Figure 12 – East Porch window*

## 11. External Metalwork, Woodwork & Paintwork



*Figure 13- Main entrance doors*

11.1 The upper slits to the transept are backed with a chicken mesh, the middle slit looks as if the mesh has slipped.

11.2 A weathervane sits atop the tower spire and appears ok but could not be assessed at close proximity to comment on its stability.

11.3 To the front of the porch, there are iron gates with some ornament. The decoration is beginning to deteriorate.

## 12. BASEMENTS AND ORGAN BLOWER ROOM

### 12.1 Boiler basement at the West end of the church.

- 12.1.1 Brick vault with some efflorescence at low level. Concrete floor, slightly uneven in places, houses the boiler. Some lumber as it looks to also be used as storage and for garden equipment.
- 12.1.2 Ceiling is arched brick in black with timber access hatch. The access hatch has a broken latch and there could be safety considerations for combustible materials in this area. PCC to check with fire risk assessor.
- 12.1.3 The door has minor rot beginning to attack the bottom rail, this should be repaired and the door redecorated. The door also has two grilles, one of which looks to have been uncovered and one has a piece of boarding over which looks to be an old kitchen cabinet. The last inspection raised questions of the ventilation for combustibility of the boiler unit but no further reports from the boiler service heating engineer has been noted. There is a vent to the rear wall of the room, it is not known where this leads to and it may be causing the combustion smell within the church reported by the reverend.
- 12.1.4 The stepped area to the doorway needs sweeping out and the gulley cleaned, there is a 'spare' bin stored in this area which doesn't assist drainage. The steps are in fair condition. They have been patched up with cement in the past. The retaining brick wall has open joints and a slight collapse at the South end though not currently affecting the overall stability. It has an elementary timber guarding.

- 12.2 **Organ blower room:** This is a simple concrete flat roof in the South-East corner of the church. Brick walls. Reportedly, water has washed down one corner but it is thought this is historic as it now appears dry inside. The blower appears ok. The room contains more garden equipment and some lumber. The blower motor was replaced in 2004.

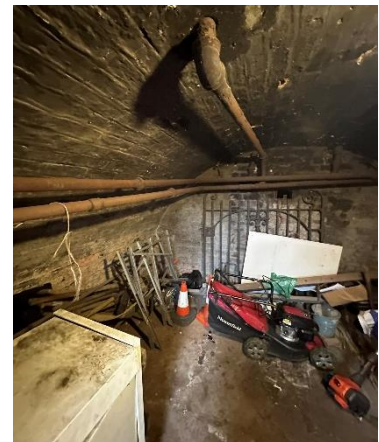


Figure 14- Boiler room



Figure 15 - Hatch to boiler ceiling

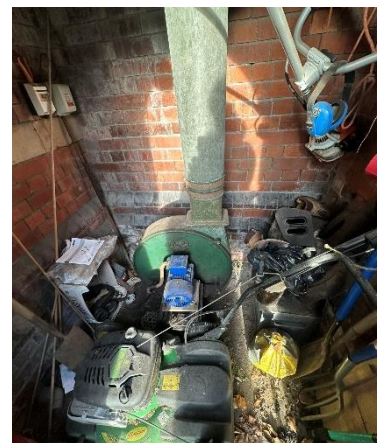


Figure 16- Organ Blower room

## INTERNAL FABRIC

### 13. ROOF STRUCTURE & CEILINGS

13.1 **Nave & Chancel** - Open roof of six trusses. At the junction between the chancel and the nave, there is a double truss and there has been some repair work at the corbel and knee bracing in the past. There are large laminated plywood bosses on the North side in all but two locations at the Western end, the churchwarden reports this was due to rotten timbers, perhaps as a result of defective rainwater goods. The ceiling has purlins and principal rafters with plastered infill panels. At the chancel there is black water staining to the infill panels, reported at the last inspection but no photograph included so unable to comment on whether this is historic. There is an enclosed loft to the apex, but no access to inspect.



Figure 17 – Chancel ceiling

13.2 **South aisle:** Mono pitch roof made up of five angled principal rafters, formed into bays and infilled with plaster and painted. The rafter closest to the office (furthest east) has been pieced with a 'glulam' plywood infill to the lower section. To the top of the wall there is a timber coving. There are several defects in this area:

- 13.2.1 The infill timber between the first and second truss from the east has lost all its integrity to the base near the wall plate. Completely rotten, pieces break away easily as seen in the top left photograph at figure 18.
- 13.2.2 The coving also has rot, on inspection the loose pieces were broken away (as per two lower pictures at figure 18) to inspect that the new glulam base was intact but had no bearing onto substantial material.
- 13.2.3 There is woodworm to several rafters (3No with severe infestations). There are signs of frass indicating it could be an active infestation.
- 13.2.4 The purlin ends, particularly into the eastern wall (to the office) need to be inspected at closer proximity as if they could have also been affected by rot.



Figure 18 – South Aisle timber decay



Figure 19 – S Aisle woodworm

13.3 **Office:** The room has a joisted ceiling with boarding of the organ loft floor visible above, the built-in furniture makes the ends of these difficult to inspect but all appear ok if a little worn.

13.4 **Organ Loft:** Arches, as per the nave, to west side there have also been replacements, a new 'glulam' corbel and plywood bracing to either side of the rafter. As item 12.1 this was reportedly due to rotten timbers. To east there is a damp patch to the infill panel which has lost its decoration, this is in the approximate location of the

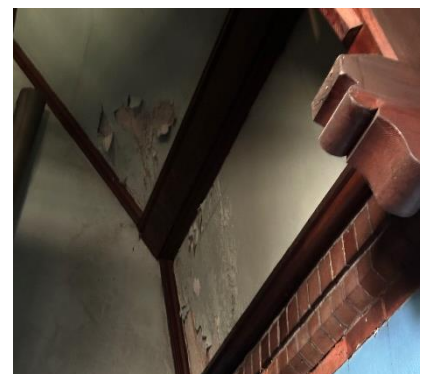


Figure 20 – Organ Loft E ceiling

chimney externally (as item 8.4.3). It is unknown if this is historic as not reported explicitly at last inspection, therefore I would recommend inspection of the roof and valley above and re-decoration if the inside is dry. To the west some historic hairline cracks in the plaster infill section above the door.

13.5 **Porch entrance:** Boarded ceiling, the condition of the timber looks poor and requires re-decoration, nail fixings are stained. Bird nests persist.

13.6 **Organ blower room:** This is a simple concrete flat roof in the South-East corner of the church, no defects visible.



Figure 21 – Porch ceiling

## 14. EXTERNAL WALLS, ARCADES & MASONRY / STRUCTURE

14.1 **Nave:** The North wall contains four lancet windows brick surrounds and these all look ok. The remaining wall area is plastered and painted with a painted dado below it. On the South side, there is a brick arcade with very nice stone columns of a mixture of circular and octagonal, with circular responds and chamfered arches. Above them is a clerestory with a pair of lancets above each arch. Exposed brickwork surrounds as per the other lancets.

14.2 **Chancel** – To the east wall, below the ornate reredos screen on the south side, there is a crack in what appears to be painted stone. This should be monitored for any further movement, no evidence of this externally.

14.3 **Porch** - The walls are exposed brickwork with erosion to the joints. This has had black cement pointing from the past. Some efflorescence to the bricks and some are flaking. The arch to the South aisle is okay but has some slight open joints. The graffiti reported at the last inspection is now barely visible.



Figure 22- below reredos

## 15. Plaster & Decoration



Figure 23- Damp to S Aisle



Figure 24- SW end of S Aisle



Figure 25 – S Wall near organ

15.1 **Chancel:** There is water penetration showing on the left-hand side of the organ arch which is where the previous downpipe repairs have reportedly been carried out and damage to the plaster was reported at the last inspection. Unknown if this is still an ongoing issue and would therefore benefit from re-decoration with breathable finishes.

15.2 **Nave:** Some water penetration at high level to the southern clerestory, though as reported in the last inspection, this could now be historic, though worth checking the rainwater goods in this location. The masonry infill panel to the arched section of the east elevation has some open joints, there is also some flaking plaster above this on the north side. To the west end of the nave - It also has the flue from the boiler which shows water staining at the collars.

15.3 **South Aisle:** The walls on the South elevation are exposed brickwork, there is a lot of equipment up against them. Some efflorescence to the brick and flaking plaster between the lancets. In places there are open joints to the brickwork and some bricks are moderately eroded. The mortar pointing here is very black as if it could have had ashes mixed in. To the south west end the aisle, the plaster damage continues, un-reported previously but appears to have been painted over so unable to comment if this is an ongoing issue.



15.4 **Organ Loft:** There is still some signs of water ingress on the large south transept window, and until the re-pointing and repair of the glazing here, this will be a continuous issue. There is some efflorescence, particularly on the outside of the stair tower brickwork, over the doorway and to the corbel brick course at high level. The gutter joints should be checked in these locations.

15.5 At the **office entrance lobby** doorway there is efflorescence showing to the brickwork at low level.

Figure 26- Efflorescence near office lobby

## 16. Partitions, Screens, Doors & Paneling

16.1 The **organ loft** door is in good condition though the handle remains loose.

16.2 **Office Lobby:** A good heavy door, updated with a Yale lock as well as dead bolts.

16.3 The inner **Office Door** has seen some replacement in clear glass, one small broken pane from a leaded panel is fixed with sellotape, which needs to be repaired properly and the latch keep is breaking away.

16.4 To the **office** the walls are fitted out with pine cupboards which are showing their age. The Northern wall is made of a glazed partition, leading onto the choir stalls, in timber. There are no obvious defects to report.

16.5 **Chancel:** The ornamental reredos screen below the east window is painted, with the saints painted into the trefoil arches which have marble columns.

16.6 There is a timber, glazed lobby leading into the south aisle, multiple leaded lights, one changed to clear glass. All in good condition.

## 17. Ventilation

17.1 To the south clerestory, there are top hung ventilators that have lost their stringing and appear to be seized up.

17.2 There are no other vents apparent apart from the heating ducts which now run beneath the carpeted aisles.

## 18. Glass

### 18.1 Nave-

18.1.1 Some glass is broken and there is a modern Georgian wired replacement.

18.1.2 The East wall contains five clear glazed lancets. The glass could do with being cleaned but is otherwise ok apart from a large amount of condensation at the time of inspection.

18.1.3 The north wall has five lancets with clear lead-lights all in good condition.

18.1.4 To the West end, three lancets with clear lead-lights, the southernmost has two broken panes around half way up.

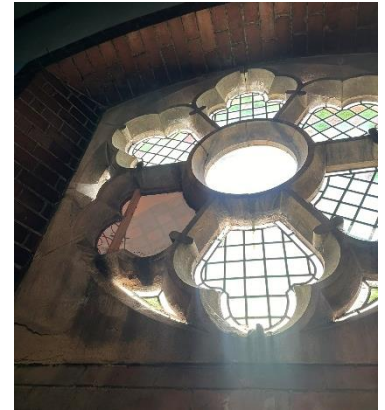


Figure 27- Rose window Organ Loft

18.2 To the **Organ Loft**, the rose window to the south has lost a significant amount of glazing to a large breakage. A temporary repair needs replacing with a more permanent solution.

18.3 All other glass to the south aisle, office and tower has a few scattered hairline cracks to the glass but is otherwise ok, if a little dirty.

## 19. Floors, Rails

19.1 **Nave** - The floor pathways seem to be solid. There is a very dated heavy carpet laid over them. They have heating grilles below the long pile carpet, which are covered with loose pieces of plywood. There are raised pew platforms and fixed pews. To the front of the nave, near the south aisle, the step up to the chancel has been extended with two chipboard boxes, unknown reasoning. Area to the rear near the font is carpeted, as per the office.



Figure 28 - S Ailse walkway

19.2 The **Chancel** is up a level and has a solid floor, with pews on raised platforms. The high altar is up two further steps, mostly concrete, although there is some black and white terrazzo paving with red margin. The central area is carpeted, which does not contribute to the interior aesthetic.

19.3 The South Aisle has a raised pew platform, and it looks as though the walkway has been recently raised to match this level, with a ramped access to each end. A loose runner in blue which has tape to indicate ramp as a rudimentary approach. To the edge of the aisle there is a grille, presumably for the heating vents.

19.4 **Office Lobby**: Stone floor with loose rug made from carpet off-cut which doesn't fit the space.



19.5 **Office** - Solid floor which has been carpeted with a felt-type low pile carpet, unknown if this is a breathable finish.

19.6 **Porch** - Paved stone floor with some wear at the joints but attractive all the same. A recessed floor mat is slightly sunken, which may prove a trip hazard.

## 20. Monuments, Brasses, Furnishings, Organ & Clock

20.1 An ornamental **reredos screen** behind the altar is painted, with the saints painted into the trefoil arches which have marble columns.



Figure 29- Font

20.2 A stone **font** at the rear of the church has two steps up to it. Engraved text in a band and a lightweight timber lid.

20.3 A simple **altar** with turned legs and a timber **communion rail** with cast iron decorative legs at either end.

20.4 **Organ:** The organ is housed in its own floor over the vestry and is accessible from a stone spiral stair. It is a Harrison and Harrison model reportedly in good working order. The console overlooks the choir. It has a single manual, 17 stops and foot pedals. The organ maintenance is carried out intermittently by Mr Brighton and was last reported in June 2016. It is not often played as the church no longer has an organist. A portable keyboard, installed circa five years' ago, is used in its place.

20.5 At the Eastern end there is an area set aside for meetings, with photocopier and altar frontals, which is a little cluttered. There is a storage area curtained off to the northwest corner which contains various items of lumber and would benefit from clearing.

## 21. Heating

21.1 The church has an oil boiler in a heating chamber at the West end. Heating pipes are large diameter cast iron around the perimeter with a number of radiators. The office has a single radiator which has a temporary plinth on a timber offcut.

21.2 This system is coming towards the end of its working life, as noted by an increasing number of repairs in the logbook. Plans were reportedly being developed for an alternative heating method, however this has not yet come to fruition and I would be interested in seeing any proposals. The flue runs within the building on the West wall and there is discolouration, and there may even be leakage from the flue. However, this was inspected in 2014 and there were no recommendations.

21.3 There is a new oil tank on a concrete base at the North-West corner. This does not have a bund, but it is reported by the churchwarden that this is not necessary with a dual skin tank. It is the responsibility of the PCC to ensure they are meeting all necessary health and safety guidelines.

## 22. Electrical

22.1 Supply is from overhead cables to the West gable. The incoming service distribution panel is in the South-West corner. Cable is mostly Pyrotenax mineral insulated cable.

22.2 There was no 5-yearly electrical test within the logbook, and this should be carried out ASAP, with all recommendations actioned. The distribution board states the next test was due November 2019.

22.3 Sound system: installed in 2009 with amplifier, mixer, two radio mics, CD player. Has four speakers including a loop. Including laptop and screen for audio-visual projection.

**23. Lightning Conductor** - Following the 2006-8 refurbishment, a new lightning conductor system was installed, covering the roof areas and spire. The downcomer to the NE elevation is missing a coupling bolt which needs replacing ASAP.

**24. Water & Sanitary Facilities** – None.

**25. Fire Precautions** – Reportedly serviced annually, however report in logbook says they were last serviced in December 2022.

Boiler house-6kg powder  
Porch-9L Water  
Choir stalls- 9L Water  
Organ loft- 2L CO2  
Office-2L CO2  
Copier-2L CO2

25.1 The PCC are directed to the explanatory notes at the rear of the report. Advice can be obtained from the fire prevention officer of the local brigade and all extinguishers should be inspected annually. Certificates should be stored in the log book.

25.2 Good dual escape routes through office and lobby, at opposite ends of the church. The PCC should produce a risk assessment for means of escape. Fire risk assessment of access panel in roof of boiler room to be evaluated.

## 26. Security –

26.1 The church is left open during the day with valuables locked in the office. This is in line with current Ecclesiastical Insurance guidelines, however the PCC should make themselves familiar with all recommendations. The church also lies centrally to the village, increasing passive security throughout the day.

**27. Access** - Disabled access onto the site is good from the adjoining car park at the West. The land gently slopes up to the porch entrance and this has two sets of steps into the building. A temporary ramp is provided to assist disabled users.

## 28. Churchyard, boundaries, signs, paths, trees



Figure 30 – S Churchyard from footpath

28.1 The churchyard is open and contains trees on the boundaries principally. The South has fewer trees. It is laid to grass and there are various memorials. The PCC should check all graves and memorials for stability and safety on a regular basis. The path to the porch is in tarmac with block kerbs, and is breaking up slightly. The other areas of tarmac on the West side is in better condition, but still needs some patching. The area towards the porch on the West side is not well retained and is breaking up into the gravel area.

28.2 The church has gravel paving surrounding the base of the walls and this is retained in most cases by timber edging, some of which is rotting.

28.3 South boundary: Random stonework in average condition, not a strong wall but is holding up with some areas of pointing missing. Gates and gateposts are ok.

28.4 West elevation: An area of walling has collapsed on the Southern side close to trees. The Northern side is fair; it abuts a more modern large format brick wall which has a cement coping and intermediate buttresses. The brick pointing has broken down in many places. There is a crack on the angled corner adjacent to the footpath and to the reserve. This is alongside a public footpath that leads towards the school to the East.



Figure 31 – Collapsed wall to W

28.5 North boundary: A continuation of the brick wall above. There are more open joints. A metal fence encloses the playing fields of the school between is an area of scrub that is not maintained. On the inside of the North wall there are some mature trees growing quite close to it, and this has the chance of breaking the wall in time as there is cracking already forming at some of the trees.



Figure 32 – Sign to SW

28.6 East boundary: Beyond the stone wall boundary is a post and rail fence and this is in poor condition. It is thought that the ownership of the whole of the Eastern boundary belongs to the adjoining former vicarage.

28.7 A sign at the southwest corner sits under a canopy, the signage has worn away and is no longer readable, the timber is beginning to rot. The roof is timber shingles and these have almost entirely become rotten, fallen away and left a delaminating plywood base visible.

**29. Archaeology** – No archaeological information is available, it is suggested that if any works are to be carried out to the church paths or grounds that the county archeologist be consulted prior to starting.

## 29. General comments

29.1 Whilst the church overall seems in good condition, further inspections are needed of certain inaccessible areas. The timbers, specifically to the south aisle where defects have been found, need to be inspected by a specialist and defects rectified. A wider inspection of all timbers susceptible to rot should be carried out as soon as practicable.

29.2 The boundary wall needs some attention, but through discussions with the reverend, the costs prohibited the works, the wall and churchyard should at minimum be made safe to the parishioners and wider public.

29.3 The schemes for a new boiler and to incorporate sanitary facilities for the church have been put on hold, also due to funding whilst the facilities would be an improvement, it is suggested that the PCC begin to save funds for an inevitable boiler replacement in the near future.

## PART THREE

### Summary of repairs in order of priority

	Comment	Item ref	Budget Costs
<b>Category 1 - Urgent, requiring immediate attention.</b>			
1	URGENTLY have timbers assessed by an expert for both stability and condition, check all other rafters and purlins for same issue throughout the church. Treat all woodworm where necessary.	13.2	£0 - £1,999
1	Carry out 5-yearly electrical test and action any recommendations	22	
1	Carry out lightning conductor test and keep certificate in logbook	23	
1	Fire extinguishers are due to be serviced, maintain fire risk assessment	25	
1	Review fire safety and passage of fumes from boiler room hatch/ vent	12.1.2	
1	Provide safe access to tower in order to inspect.	9.2.1	
<b>Category 2- Requires attention within 12 months.</b>			
2	Inspect all hidden roofs, valleys, gutters, and abutment flashings.	6.1.3, 6.1.4, 6.5.1, 6.5.3	£2,000 - £9,999
2	Inspect area around chimney internally and externally to establish if currently experiencing water penetration.	8.4.3, 13.4	
2	Replace hip slate to tower roof	6.1.1	
2	Re-fix slipped slate properly	6.3, 6.5.4	
2	Re-point ridge to porch	6.4.1	
2	Inspect high level tower and gutters to make sure stable and gutters are draining adequately. Inspect weathervane.	7.1, 9, 11.2	
2	Repair sign and replace shingles to roof	28.7	
2	Inspect all gutters, particularly at joints for any leaks when raining	7	
2	Fix swan neck and joints of RWPs	7.3, 7.5.2, 7.6	
2	Re-point water tables & sandstone ledge of tower upper section	8.8, 8.9, 9.1.2	
2	Remove infestation of ladybugs	9.2.5	
2	Fix rose window in S Transept	10.2, 18.1.1	
2	Redecorate area of (former?) leak to chancel and clerestory	15.1, 15.2	
2	Repair boundary walls – ensure stability and safety as a minimum	28	
<b>Category 3- Requires attention within the next 12-24 months.</b>			
3	Selective re-pointing and monitor eroding bricks	8.2-8.4, 8.6	£0 - £1,999
3	Fill in open lancets with new mesh	8.3.2, 8.4.2, 8.8	
3	Secure glazing to porch and monitor erosion of sandstone	10.3	
<b>Category 4- Requires attention within the quinquennial period.</b>			
4	Re-decorate doors and repair boiler room door	10.5, 10.6, 12.1.3	£0 - £1,999
4	Monitor staining to ceilings	13.1, 13.4	
4	Inspect timber and re-decorate porch ceiling	13.5	
4	Monitor crack below reredos screen	14.2	
4	Fix door handle to organ loft and repair office door	16.1, 16.3	
4	Fix broken glass panes	18.1.4, 18.3	
<b>Category 5- A desirable improvement with no timescale.</b>			
5	Consider ventilation – ease vents to clerestory windows	17.1	£0 - £1,999
5	Level entrance mat to avoid trips and falls	19.6	
<b>Advice &amp; routine maintenance.</b> This can mostly be done without professional advice or a faculty.			
	Complete and maintain the Logbook		Approx. £10k for boiler replaceme nt
	Keep the gutters and gullies clear		
	Sweep steps and move spare bin to boiler room entrance	12.1.4	
	Prepare for replacement of boiler	21	
	Ensure all graves are checked regularly for safety	28	

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

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Upper stages of tower inspected from ground level only

## 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>