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ARCHITECTS



St Mary Magdalene

Billingham

Diocese of Durham  
Quinquennial Inspection Report July 2019  
St Mary Magdalene

Inspection of Churches Measure 1955  
(current version)

Architects Report inspected July 2019

Archdeaconry of Auckland

Deanery of Stockton

Incumbent: Rev. Richard Radley

Inspection Architect

J M White BA(Hons) PG Dip RIBA

This report has been prepared on the basis of a the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

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### Recommendations

Where work is recommended a code number is entered in the right hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

## **1.0 Background and General**

1.1 Church of St Mary Magdalene  
Whitehouse Road  
Billingham  
Stockton on Tees  
TS22 5BG

1.2 The Church of St Mary Magdalene is located on the corner of Whitehouse Road and Clifton Avenue, Billingham.

1.3 St Mary Magdalene is one of five Churches that make up the Billingham Team Parish.

1.4 Ordnance survey map reference – NZ 44666 24300.

### General Description of the Church

1.5 The Church was constructed in 1956/66 to the design of Darnton Elgee and Wrightson and consecrated in 2000. The Nave/Chancel is a large double height space. Subsidiary accommodation comprising of Vestry, parish office, meeting room, kitchen and toilets are all single storey and are located along both the north and west wall of the Nave.

1.6 The structure of the Nave is a reinforced concrete low pitch portal frame poured in situ. Infill cladding to this frame is of brick/rendered cavity walling with extensive areas of high level glazing, particularly to the south side of the Nave overlooking Whitehouse Road. There exists a full height east window to the Chancel and clerestory glazing to the north side of the Nave. Single storey accommodation is constructed from load bearing masonry with a flat roof and clerestory glazing to the north and west elevations.

1.7 The Church sits within an L-shaped Churchyard existing of grassed areas with planting and trees to the north, west and east of the Church. A tar-bound macadam paved car par exists to the east of the Church accessed directly from Whitehouse Road.

Immediately to the north east of the Church lies the former Church manse now under the responsibility of the Durham Diocese as rented accommodation.

1.8 The Church is not a Listed Building and is not located within a conservation area.

1.9 The Church is planned on a traditional east-west liturgical axis.

## **2.0 Scope of Report**

- 2.1 A visual inspection of the Church has been carried out such as could be undertaken from ground level and any accessible roofs, galleries and staging's. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- 2.2 Date of inspection: the Church was visited and inspected on the morning of the 18<sup>th</sup> June 2019.
- 2.3 Weather: bright and sunny and dry.

## **3.0 Works Carried out Since Previous Report**

- 3.1 Windows replaced to north elevation with UPVC frames.
- 3.2 No other works were recorded as being carried out, as there was no church log book available.

## **4.0 General Condition of Church**

- 4.1 The Church has not been in continuous use and maintenance has been reduced however generally with the exception of electrical and heating systems the building is generally in a sound condition this is despite the potential for weakness and short term effectiveness of 20<sup>th</sup> Century construction techniques.
- 4.2 Some minor incidents and observations of potential movement have been noted to the brickwork which seems to have not worsened since the last inspection, this is good news.
- 4.3 Improvements had been made over the course of the previous quinquennium, the windows to the north elevation had been replaced in UPVC.
- 4.4 Patch roofing repairs have been attended to and appear all to be in good working condition however it would be advisable to obtain costs for whole replacement roof covering to assist longer term financial planning.
- 4.5 The Church may wish to also consider further progress in the development of their external facilities, both kitchen and wc areas would benefit from refurbishment and updating to comply with the Equality Act 2010.
- 4.6 This work would need to be balanced against a rolling redecoration programme to lift several areas of the Church finish that look worn and

dated.

- 4.7 Despite this the main worship space continues to be well presented. Essential to this appearance is the collection of Nave and Chancel furniture ranging from chairs, lecterns, priest chairs, kneelers and offertory table. These are significant objects relating to the life of this Church and as such are to be cared for and maintained accordingly.
- 4.8 Of course the on-going life of the Church and its building depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a maintenance plan that I hope will assist and the Church over the course of the next quinquennium.

### **External Inspection**

#### **5.0 Roof Coverings**

##### **5.1 Nave/Chancel**

The low pitched roof is covered with a built-up bituminous system overlaid with lightly bonded limestone chippings. Perimeter gutters to the north and south sides of the roof and lined with mineral surfaced material which appears to have been overlaid upon earlier coverings.

Access to inspect the condition of this roof covering is problematical and not undertaken as part of the inspection.

Previous QI reports have noted the deteriorating condition of this roof covering with evidence of water ponding repairs, and bare sections of the bituminous covering where limestone chippings have been removed through weathering. These are indications that the covering is aged.

It is recommended to carry out a visual annual inspection of the roof covering and action patch repairs promptly by a local competent roofing Contractor when leaks and /or splits occur. 2

##### **5.2 Community Hall/Vestry/Church Office/WC/Kitchenette**

This low level flat roof is covered with a built-up bituminous system with a green mineral finish high tensile cap sheet. The roof surface drains across the shortest dimension to internal gutters at the perimeter on the north and west sides, inspection was undertaken from a ladder as part of this survey.

Like the main roof covering to the Nave/Chancel the surface condition of the level continues to show signs of age. There are large areas of water ponding (particularly above the community hall) and evidence of bare patching where the mineral felt has been removed through weathering.

The flashing upstands to the north and west abutments to the Nave/Chancel appear to be in a sound condition.

Due to aged condition of the covering it would be prudent to assess the cost of replacement of this roof covering to assist future cost management, planning and potential fundraising. 3

There are two number Georgian wired proprietary glazed roof lights over the toilet accommodation. Both roof lights are in a poor weathered state and the glazing in each is cracked and broken. Replacement should be considered. 2

## **6.0 Exterior Doors**

### **6.1 Main entrance door to south porch**

The main entrance door is of double leaf construction from solid timber with vertical panelled effect painted brown. There are tall thin glazed apertures to each side of door 1 with a glazed fanlight above. Adjacent wall vertical timber panelling painted white.

The door is in satisfactory condition but redecoration is required. 3

### **6.2 Entrance door to north porch**

North porch door is of double leaf constructed from solid timber with vertical panelled effect painted brown. There are tall thin solid panels to each side of door 2 painted white and a glazed fanlight above. Adjacent wall vertical timber panelling painted white.

The door is in satisfactory condition but redecoration is required. 3

**6.3** There has been a series of reported incidents involving individuals gathering around the back of the Church and abusing this secluded area.

The Church may wish to investigate installing a set of metal gates to this area as a preventative measure to deter vandalism and abuse of this secluded alcove. 3

## **7.0 Exterior Windows**

**7.1** The external windows have all been replaced with UPVC frames and double glazing over the last decade, all are in good condition. This is with the exception of glazed entrance screens within the two external porches which remain as timber framed; requiring decoration see 6.1 and 6.2.

## **8.0 Rainwater Goods and Drainage**

### **8.1 Nave/Chancel**

There are two perimeter gutters incorporated into the roof covering



running along both north and south edges of the Nave/Chancel. They both discharge into separate grey UPVC hopper heads/circular downpipes at the west end then directly onto the roof covering below.

All hoppers and downpipes appear in a satisfactory working condition.

There is evidence of staining to the boarded ceiling underneath the perimeter gutters within the Nave/Chancel.

It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year). 1

## 8.2 Community Hall/Vestry/Church Office/WC/Kitchenette

These are three number internal downpipe outlets from the perimeter gutter located in the north/south west corners and mid-way along the north perimeter of the low level roof.

Each outlet has been repaired, relined with new felt and rebounded with bitumen over time, each repair being temporary in nature.

The rainwater outlet in the south west corner was blocked. This should be investigated and rectified urgently. 1

## 8.3 Below Ground Drainage

This was not inspected; however it should be maintained in order to prevent blockages. 2

## 9.0 External Walls and Structure

### 9.1 General

The external walls of the Church are predominantly constructed of brickwork. The pre-cast concrete portal frame is expressed externally, a rhythm of vertical white bands separating panels of brickwork/glazing or white rendered panels. A white painted reinforced concrete eaves beam taps off the Church building.

### 9.2 Nave/Chancel

#### North Elevation

Wall elevation generally consisting of red/black blend brickwork with cement rich mortar. Reinforced concrete columns set between high level Nave windows and brick panelling. A deep concrete eaves beam runs along the roof line.

Brickwork is generally in a good condition.

The concrete eaves beam has evidence of previous concrete repairs due to 'blow holes' within the concrete, mould growth and water

runoff staining. Aesthetically it appears in a deteriorating condition. Water ingress into the concrete or inadequate cover to reinforcement bars are primary reasons for the existence of these localised 'blow holes'.

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration. 3

The concrete eaves beam should be brushed down, suitably prepared and repainted as necessary. 2

There is a mastic joint existing between the brickwork and adjoining reinforced concrete columns which has now failed.

The defective mastic should be carefully raked out and joint fully filled with a 2-pack polysulphide sealant. 2

The flue to the heating system within the Nave is all in good condition.

As noted previously the pipe still requires a weathering collar to shed water away from the brickwork. 3

### 9.3 East Elevation

Walled elevation generally consisting of red/black blend brickwork with cement rich mortar. A deep concrete gable rafter runs along the roof line.

Brickwork is generally in a good condition albeit with suspect workmanship in the laying and mortaring of the brickwork. There are areas where mortar thicknesses exceed the 10mm maximum required and voids in the beds and perps.

There is evidence of hairline cracking to the brickwork in this elevation.

It is recommended that the cracking is monitored over the course of the quinquennium and any changes in these crack lines reported to the Church Architect promptly. 3

The concrete gable rafter has evidence of previous concrete repairs due to 'blow holes' within the concrete, mould growth and water runoff staining.

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration. 3

### 9.4 South Elevation

Walled elevation generally consisting of red/black blend brickwork with cement rich mortar at its east end. Reinforced concrete columns

set between infill rendered panels at low level and low/high level Nave windows. A deep concrete eaves beam runs along the roof line.

There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems).

It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 3

There is a short vertical crack at high level at the eastern end of the elevation immediately below the eaves beam.

It is recommended that this crack is monitored over the course of the quinquennium and any further movement be reported to the Church Architect promptly. 3

There is a mastic joint existing between the brickwork and adjoining reinforced concrete columns which has now failed.

The defective mastic should be carefully raked out and joint fully filled with a 2-pack polysulphide sealant. 2

The concrete eaves beam has evidence of previous concrete repairs due to 'blow holes' within the concrete, mould growth and water runoff staining.

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration. 3

The white rendered panels below each glazing bay are exhibiting signs of excessive shrinkage, cracking and delaminating of the rendered surface.

It is advised that these panels are checked for any loose render, carefully remove all defective render and apply new render patching and repair. Redecoration with a masonry paint system will then be required. 3

#### 9.5 West Elevation

Walled elevation generally consisting of red/black blend brickwork with cement rich mortar. A deep concrete gable rafter runs along the roof line.

Brickwork is generally in a good condition.

There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems).

It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 3

The concrete gable rafter has evidence of previous concrete repairs due to 'blow holes' within the concrete, mould growth and water runoff staining.

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration. 3

The gable rafter should be brushed down, suitably prepared and repainted as necessary. 3

The former Church bell pulley remains in situ.

It is recommended that this is cut back and treated with a rust inhibitor. 3

#### 9.6 Community Hall/Vestry/church Office/WC/Kitchenette North Elevation

Walled elevation consisting of buff facing brickwork with three clerestory windows to the Vestry and Parish office.

Brickwork in generally in a good condition.

There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems).

It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 3

There is a timber boarded fascia running the whole length of the elevation.

This boarding is in a poor weathered condition. It is recommended to redecorate the whole length of fascia in a suitable stain finish. 2

#### 9.7 East Elevation

Walled elevation generally consisting of a buff facing brickwork.

Brickwork is generally in a good condition.

There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems).

It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar.

- 3
- There is a timber boarded fascia running the whole length of the elevation.
- The boarding is in a poor weathered condition. It is recommended to redecorate the whole length of fascia in a suitable stain finish. 2
- 9.8 South Elevation
- Walled elevation generally consisting of a buff facing brickwork. Brickwork is generally in a good condition.
- There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems).
- It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 3
- There is a timber boarded fascia running the whole length of the elevation.
- This boarding is in a poor weathered condition. It is recommended to refix any loose boards, replace any rotting sections and redecorate the whole length of fascia in a suitable stain finish. 2
- 9.9 West Elevation
- Walled elevation consisting of buff facing brickwork in vertical panels set between UPVC windows with solid recessed panels of grey facing brickwork beneath. Brickwork is generally in good condition.
- There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems).
- It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 3
- There is a timber boarded fascia running the whole length of the elevation.
- This boarding is in a poor weathered condition. It is recommended to refix any loose boards, replace any rotting sections and redecorate the whole length of fascia in a suitable stain finish. 2
- Internal Inspection**
- 10.0 Roof Structures and Ceilings**
- Towers, Spires
- There are no towers or spires existing within the Church.

#### 10.1 Roof and Ceiling Voids

Any enclosed roof spaces were not surveyed as part of the inspection. See note made within Section 2, Scope of report.

#### 10.2 Roof Structures and Ceilings

##### Nave/Chancel

Exposed concrete portal frame structure consisting of vertical columns and rafters painted maroon colour. Roof structure between the primary structure consists of a timber frame and exposed joists spanning the portal rafter and overlaid with a match boarded deck.

Generally the match boarding appears to be in a satisfactory condition.

There is evidence of water staining present beneath the parapet gutters, especially within the south east corner.

Elements of concrete construction in buildings erected or altered in the UK between 1923 and 1975 may incorporate high alumina cement and/or calcium chloride additives. Deterioration and ultimate failure of such concrete work is not uncommon when left exposed to excessive amounts of moisture.

It is recommended that small samples of the concrete structure are taken to assess whether these materials are present and whether there is a risk to the structural stability of the Church. 3

#### 10.3 Church Office

Generally skim plaster on plasterboard then painted.

The ceiling finish appears both worn and dated. Some joints have opened up between the boards and there are signs of water ingress in and around the west side of the ceiling. This defect has been noted in previous QI reports. There is water staining to the corner in and around the internal rwp location.

It is recommended that the painted finish and plaster work that has bubbled and delaminated be carefully removed, made good and the whole ceiling surface redecorated. 3

#### 10.4 Vestry

Generally skim plaster on plasterboard then painted.

The ceiling finish appears both worn and dated.

It is recommended that the painted finish and plaster work is repaired where necessary, made good and the whole ceiling surface redecorated. 3

- 10.5 North Entrance Porch  
Part skim plaster on plasterboard then painted and match boarded.
- The match boarding and ceiling are generally in satisfactory condition. There is evidence of salt eruption and water staining to the ceiling immediately above the door to the Nave.
- The ceiling finish appears worn but in a satisfactory condition.
- It is recommended that the painted finish and plaster work is repaired where necessary, made good and the whole ceiling surface redecorated. 3
- 10.6 Store  
Generally skim plaster on plasterboard then paint.
- The ceiling finish appears both worn and dated. Some joints have opened up between the boards. This defect has been noted in previous QI reports.
- The ceiling has suffered from water ingress and the room is damp. Roof to be checked and room dried out. 2
- It may well be necessary to replace sections of ceiling boarding due to prolonged exposure to moisture. Defected boards should be fully stripped out and the area allowed to dry out completely. 2
- Install new boarding and skim together with redecoration to follow. 2
- 10.7 Meeting Room/Community Hall  
Generally skim plaster on plasterboard then painted.
- Water ingress has caused damage to the ceiling and also the heater beneath. It should be proven that the water ingress has ceased, then the damaged area of ceiling should be cut out and replaced and re-skimmed. 2
- It is recommended that the whole ceiling surface is redecorated during the next quinquennium. 3
- 10.8 Kitchen  
Generally skim plaster on plasterboard then painted.
- The ceiling finish appears worn, cracked and dated. It is recommended that the whole ceiling surface is repaired and redecorated. 3

- 10.9 Electrics/Store  
Generally skim plaster on plasterboard then painted.
- The ceiling finish appears both worn and dated, previously there had been excessive water staining to the corner ceiling in and around the internal rwp location; this had now fallen off.
- It may well be necessary to replace section of ceiling boarding due to prolonged exposure to moisture. Defected boards should be fully stripped out and the area allowed to dry out completely. 2
- Install new boarding and skim together with redecoration to follow. 2
- 10.9 Ladies Toilet  
Generally skim plaster on plasterboard then painted.
- The ceiling finish appears worn but in a satisfactory condition.
- It is recommended that the whole ceiling surface is redecorated. 3
- Refer to item 5.2 regarding the condition of the roof light.
- 10.10 Men's Toilet  
Generally skim plaster on plasterboard then painted.
- The ceiling finish appears worn but in a satisfactory condition.
- It is recommended that the whole ceiling surface is redecorated. 3
- Refer to item 5.2 regarding the condition of the roof light.
- 10.11 South Entrance Porch  
Part skim plaster on plasterboard then painted and match boarded with varnish/stain finish.
- The match boarding and ceiling are generally in satisfactory condition.
- There is evidence of salt eruption and water staining to the ceiling immediately above the door to the Nave. Refer to item 5.2 regarding recommended action.
- The ceiling finish appears in a satisfactory condition.
- It is recommended that it is painted and varnished/stained within the next quinquennium. 3

## 11.0 Internal Doors and Panelling



11.1 All Church partitions, screen, panelling, doors and door furniture are generally in good condition.

11.2 The sliding/folding screen between the Community Hall and Nave is made up of 10 panels of clear stained ply wood. They appear to be all in satisfactory condition.

It is recommended that these panels are cleaned and re-stained during the course of the quinquennium. 3

## **12.0 Ground Floor Structure**

### **12.1 Nave/Chancel**

Solid construction overlaid with thermoplastic tile finish. There is a deep red carpeted aisle and area before Chancel step.

The floor finish appears to be in sound albeit worn condition. There is the occasional damaged tile and replacement tile in a mismatching colour. 3

The Chancel has a riven Westmorland slate paved floor which is at approximately 100mm above the general floor of the Nave. The floor requires repointing. 3

The floor covering is generally in good condition.

### **12.2 Church Office**

Solid construction overlaid with thermoplastic tile finish.

The floor finish appears to be in a sound albeit worn condition.

### **12.3 Vestry**

Solid construction overlaid with thermoplastic tile finish.

The floor finish appears to be in a sound albeit worn condition.

### **12.4 North Entrance Porch**

Solid construction overlaid with thermoplastic tile finish.

The floor finish appears to be in a sound albeit worn condition. There is the occasional damaged tile.

There is a coir mat located within its own recessed well which is worn and aged condition.

It is recommended that this matting is replaced with one of thicker and 3

deeper pile to help with preventing dirt ingress within the Church.

12.5 Store

Solid construction overlaid with thermoplastic tile finish.

The floor finish appears to be in a worn and deteriorating condition. 3  
There is the occasional damaged tile and some missing tiles and evidence of staining from water ingress.

12.6 Meeting Room/Community Hall

Solid construction overlaid with maroon coloured carpet.

The carpet finish is in satisfactory condition.

12.7 Kitchen

Solid construction overlaid with thermoplastic tile finish.

The floor finish appears to be in a worn and deteriorating condition. 3  
There is the occasional damaged tile.

12.8 Electrics/Store

Solid exposed concrete floor construction.

The floor finish appears to be in satisfactory condition.

12.9 Ladies Toilet

Solid construction overlaid with vinyl floor finish.

The floor finish appears to be in a worn and deteriorating condition. 3  
There is the occasional damaged tile.

12.10 Men's Toilet

Solid construction overlaid with vinyl floor finish.

The floor finish appears to be in sound albeit worn condition.

12.11 South/Main Entrance Porch

Solid construction overlaid with vinyl floor finish.

The floor finish appears to be in a worn and deteriorating condition. 3  
There is the occasional damaged tile and evidence of staining from water ingress.

There is a loose laid maroon carpet which could be a trip hazard, it 2  
should therefore be properly fitted and fixed with trims or be removed.

There is a coir mat located within its own recessed well which is worn

and aged condition.

It is recommended that this matting is replaced with one of thicker and deeper pile to help with preventing dirt ingress within the Church. 3

### **13.0 Internal Finishes**

#### **13.1 Nave/Chancel**

##### **North Wall**

Fair faced facing brickwork and painted (white) plaster on solid walling.

The brickwork appears to be in satisfactory condition albeit with areas of suspect workmanship in the laying and mortaring of the brickwork. There are areas where mortar thickness exceed the 10mm maximum required and voids in the bed and perps.

There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. 3

The removal of the middle high level clerestorey window to make way for the boiler installation has led to a section of walling framed out, plaster boarded and painted white. The adhesive dabs to the plasterboard have bled through resulting in an aesthetically unpleasing appearance.

It is recommended that this area is redecorated appropriately to alleviate this problem. 3

There is evidence of running water stains to the walling below the existing large glazing elements to this elevation. This is due to the deteriorating condition of the windows above allowing water penetration through the cill.

It is recommended that the plastered wall is redecorated once the windows above have been replaced and adequately sealed. 3

#### **13.2 East Wall**

Fair faced facing brickwork.

The brickwork appears to be in satisfactory condition albeit with areas of suspect workmanship in the laying and mortaring of the brickwork. There are areas where mortar thicknesses exceed the 10mm maximum required and voids in the bed and perps.

There are several areas of unsightly and defective pointing that 3

preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed.

The major window to this elevation consists of 4 light glazing set within a pre-cast concrete frame in crucifix form. The 4 panes of glazing are set within white UPVC frames.

Despite the repair of this pre-cast concrete frame and window there still exists a short vertical open crack within the central pre-cast mullion. The crack is much shorter than noted in previous QI reports, but is still visible.

It is advised that the condition of this crack is regularly monitored for any further deterioration. 3

### 13.3 South Wall

Fair faced brickwork and painted (white) plaster on solid walling.

The brickwork appears to be in satisfactory condition albeit with area of suspect workmanship in the laying and mortaring of the brickwork. There are areas where mortar thicknesses exceed the 10mm maximum required and voids in the bed and perps.

There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. 3

The painted plasterwork also appears to be in satisfactory condition.

### 13.4 West Wall

The brickwork appears to be in satisfactory condition albeit with areas of suspect workmanship in the laying and mortaring of the brickwork. There are areas where mortar thicknesses exceed the 10mm maximum require and voids in the bed and perps.

There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. 3

### 13.5 Church Office

Painted (yellow) plaster on solid walling except plasterboard/stud partition to Vestry.

- Generally the wall decoration appears both worn and dated.
- It is advised that redecoration of these wall surfaces is undertaken. 3
- The clerestory glazing to the Nave is in good condition.
- 13.6 Vestry  
Painted (pale green) plaster on solid walling except plasterboard/stud partition to Church Office.
- The clerestory glazing to the Nave is in good condition.
- 13.7 North Entrance Porch  
Painted (blue and red) plaster on solid walling.
- Generally the wall decoration appears both worn and dated.
- It is advised that redecoration of these wall surfaces is undertaken over the course of the quinquennium. 3
- 13.8 Store  
Painted (yellow) plaster on solid walling.
- There is evidence of plaster spalling particularly to the damp affected north west corner; generally the wall decoration appears both worn and dated.
- It is advised that redecoration of these wall surfaces is undertaken. 3
- 13.9 Meeting Room/Community Hall  
Painted (red, grey, blue) plaster on solid walling.
- The wall finish was redecorated in 2005 and remains in good condition.
- To maintain this quality it is advised that redecoration of these wall surfaces is undertaken over the course of the quinquennium. 3
- 13.10 Kitchen  
Painted (white) plaster on solid walling.
- Generally the walls to the kitchen are in satisfactory condition.
- It is advised that redecoration of these wall surfaces is undertaken. 3
- 13.11 Electric/Store  
Fair faced brickwork.

Generally the walls to the electrics/store are in satisfactory condition.

- 13.12 Ladies Toilet  
Painted (white) plaster on solid walling.

There is minor evidence of plaster spalling and generally the wall decoration appears both worn and dated.

It is advised that redecoration of these wall surfaces is undertaken over 3 the course of the quinquennium.

- 13.13 Men's Toilet  
Painted (white) plaster on solid walling.

There is minor evidence of plaster spalling and generally the wall decoration appears both worn and dated.

It is advised that redecoration of these wall surfaces is undertaken over 3 the course of the next quinquennium.

- 13.14 South/Main Entrance Porch  
Painted (White/maroon) plaster on solid walling.

It is advised that redecoration of these wall surfaces is undertaken over 3 the course of the quinquennium.

#### **14.0 Fitting, Fixtures and Furniture**

- 14.1 All fittings, furniture and movable articles are generally in a satisfactory condition.

Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in all timber Church elements.

The Church own and enjoy a collection of Nave and Chancel furniture ranging from chairs, lecterns, priest chairs, kneelers and offertory table.

They date from the original Church build and are generally constructed from clear stained ply wood and possess a design quality in their simplicity contemporary styling and appearance.

Some items are bleached and/or patchy in appearance either due to prolonged exposure to sunlight of presence in and around excesses moisture/water.

It is recommended that the Church consider a rolling programme of refurbishing their Church furniture over the course of the quinquennium. 3

#### 14.2 Organs and other Musical Instruments

There exists an electronic Church organ located to the south side of the Nave and is reported to be in good working order.

There is also an upright piano located at the north side of the Nave.

Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

#### 14.4 Monuments, Tombs, Plaques Etc

Those existing plaques within the Church continue to be kept in a good condition.

#### 14.5 Kitchen

There is a single small kitchen existing within the Church and is located adjacent to the meeting room/community hall at its south end. It provides basic facilities and is in a particularly dated and aged condition.

4

It would be well worth considering the refurbishment of the kitchen facilities to provide updated accommodation and facilities as part of any future reordering works of the Church.

#### 15.0 Toilets

15.1 There are both male and female toilet facilities existing within the Church and are located adjacent to the main (south) entrance to the Church. They are both in a particularly dated and aged condition.

It would be well worth considering the adaptation of the toilet facilities to provide an accessible wc to provide facilities for the ambulant and wheelchair bound. 6

#### 16.0 Heating Installation

16.1 The Church had previously been heated by a series of direct fired gas unit heaters, this system supersedes electric underfloor heating long since disconnected; it was understood that all heating systems had been condemned and therefore disconnected.

A number of freestanding electric radiators had been used in the short

term.

Urgent consideration should be given to the possibility of 1  
repair/recommissioning or replacement of heating system.

## **17.0 Electrical Installation**

17.1 The existing electrical metering and distribution equipment is mounted  
in a cupboard located off the kitchen area in the south west corner of  
the building.

The date of the last electrical inspection and testing is not known and 1  
was not at the time of the previous quinquennial inspection. The  
system should therefore be fully inspected and tested by a fully  
competent and certified Electrical Contractor as a matter of urgency.

It is recommended that the electrical installation in inspected every 3  
five years by a competent, experienced and accredited Electrician.

### **17.2 Sound System**

The Church operates a sound reinforcement system that includes an  
induction loop for hearing aid users.

The operation of the system is understood to be in a good working  
condition.

### **17.3 Lightning Conductor**

There is no lightning protection system installed on the Church.

Despite the Church's lack of spire and/or tower it is recommended that 2  
the Church approach a suitable qualified and competent Engineer to  
determine the requirement for lightning protection under BS 6651 and  
BS EN 62305.

## **18.0 Fire Precautions**

18.1 Refer to appendix A. regarding number and location of fire  
extinguishers.

## **19.0 Disabled Provision**

19.1 The Equality Act 2010 makes it unlawful to discriminate against  
disabled persons in connection with the provision of goods, facilities  
and services or the management of premises.

The Act covers all forms of disability such as sensory, mobility, manual  
dexterity, hearing, sight and speech impairments and learning  
difficulties.

The Church previously has given due consideration and deliberation to



the facilities at the Church. In August 2000 an access audit and report was carried out by Access Initiative (Disability North).

It is recommended that this report is revisited and potentially undated 6 in relation to the Equality Act 2010.

Any subsequent compliance requirements arising from this exercise 3 should be programmed and implement over the course of the quinquennium.

## **20.0 Security**

20.1 All external doors appear to be adequately locked.

20.2 Windows at low level are generally secure.

## **21.0 Bats**

21.1 It is not uncommon to find roosting bats in Churches in both rural and urban environments.

There are no known bats presently roosting within the Church and as such it is a low risk category.

All bats within the UK are protected by law because their number have decreased so dramatically. For further advice it is recommended that the Church contact The Bat Conservation Trust ([www.bats.org.uk](http://www.bats.org.uk)).

## **Curtilage**

### **22.0 Churchyard and Environs**

22.1 The Church sits within L-shaped ground existing of grassed areas with planting and trees to the north, west and east of the Church. A tar-bound macadam paved car park exists to the east of the Church accessed directly from Whitehouse Road.

Immediately to the north east of the Church lies the former Church manse now under the responsibility of the Durham Diocese as rented accommodation.

22.3 Boundary Walls, Lychgates and Fencing

The boundaries to the Churchyard are open and identified only by a change in ground surface between private and public land.

There exists a new timber fence separating the former Church manse and Church grounds that appears to be in excellent condition. It is understood that the repair and maintenance of this boundary falls under the responsibility of the Durham Diocese and not that of the Church itself.

22.4 Trees and Shrubs

The tree located within the south west corner of the Church grounds is spreading over and above the single storey toilet accommodation, shedding leaves onto and into the drainage gutters and downpipes in this area.

It is advised that an arborist be approached to trim back the spread of this tree to restrict its growth near the Church. 2

22.5 The trees located to the north and east of the Church are generally in satisfactory condition.

Those trees closet to the Vestry and parish office accommodation on the north side of the Church need to be monitored for continual spread and growth that would eventually interfere with the roof and gutter runs in this area.

It is advised that an arborist be approached to provide recommendations for the future maintenance of these trees. 2

22.6 The grassed areas to the south of the Nave, the west of the toilet and meeting room, and also north of the Vestry continue to be maintained and kept in good condition.

22.7 Along the east wall of the Church there is a tendency for sporadic areas of planting to develop giving an untidy appearance to this elevation.

22.8 It is recommended that this elevation is regularly inspected and maintained to restrict any plant growth. 2

22.9 Along the south wall of the Nave planting is generally well kept and in reasonable condition.

It is recommended that this planting is regularly trimmed and maintained to control its uninhibited growth. 2

22.10 Hardstanding Areas

There are two simple concrete paved paths to the north and south side of the Church both in satisfactory condition.

22.11 The car park immediately adjacent to the east of the Church is made up of tar bound macadam.

As reported in previous QI reports there is evidence of minor repairs to this surface. Its condition continues to deteriorate and the wearing surface has broken down such that the limestone aggregate is now a loose dressing over the base course beneath. Aesthetically this area is

unpleasing to the eye however the base course of the macadam continues to perform its structural purpose.

As such it would be prudent to assess the cost of relaying the car parking surface to assist future cost management, planning and potential fundraising. 4

It is recommended therefore to prepare a specification for hardstanding recovering and approach three competent local ground working Contractors to provide quotations.

#### 22.13 Misc

The Church signboard is located on the south east boundary of the Churchyard constructed from timber and painted.

It is generally in a satisfactory condition if looking a little worn.

It is recommended that the signboard is maintained and repainted on an annual basis. 2

#### 23.0 Log Book

23.1 The Church log book was not available for examination as part of the quinquennial inspection. It is important that if the Church log cannot be found, the Church Wardens should start and maintain a log book for all works to be carried out during this upcoming quinquennium. 1

#### 24.0 Previous Quinquennial Reports

24.1

- Mr A Garland, Elder Lester Garland McGregor Chartered Architects – 2004
- Mr M Atkinson, Purves Ash LLP - 2008
- Michael Atkinson, Architecture & Heritage – July 2014

#### Recommendations

item

#### Urgent Works Requiring Immediate Attention: Category 1

- i) It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year). 8.1
- ii) The rainwater outlet in the south west corner was blocked. This should be investigated and rectified urgently. 8.2
- iii) Urgent consideration should be given to the possibility of repair/recommissioning or replacement of heating system. 16.1

- iv) The date of the last electrical inspection and testing is not known and was not at the time of the previous quinquennial inspection. The system should therefore be fully inspected and tested by a fully competent and certified Electrical Contractor as a matter of urgency. 17.1
- v) The Church log book was not available for examination as part of the quinquennial inspection. It is important that if the Church log cannot be found, the Church Wardens should start and maintain a log book for all works to be carried out during this upcoming quinquennium. 23.1

**Indicative cost for the works in Category 1 may be up to £ 20,000.00 excluding VAT and fees.**

**Work Recommended to be Carried Out During Next 12 Months:  
Category 2**

- vi) Nave / Chancel Roof Covering 5.1  
It is recommended to carry out a visual annual inspection of the roof covering and action patch repairs promptly by a local competent roofing Contractor when leaks and /or splits occur.
- vii) There are two number Georgian wired proprietary glazed roof lights over the toilet accommodation. Both roof lights are in a poor weathered state and the glazing in each is cracked and broken. Replacement should be considered. 5.2
- viii) Below Ground Drainage 8.3  
This was not inspected; however it should be maintained in order to prevent blockages.
- ix) The concrete eaves beam should be brushed down, suitably prepared and repainted as necessary. 9.2  
There is a mastic joint existing between the brickwork and adjoining reinforced concrete columns which has now failed.  
  
The defective mastic should be carefully raked out and joint fully filled with a 2-pack polysulphide sealant.
- x) The defective mastic should be carefully raked out and join fully filled with a 2-pack polysulphide sealant. 9.4
- xi) There is a timber boarded fascia running the whole length of the elevation. This boarding is in a poor weathered condition. It is recommended to redecorate the whole length of fascia in a suitable stain finish. 9.6
- xii) There is a timber boarded fascia running the whole length of the 9.7

elevation. The boarding is in a poor weathered condition. It is recommended to redecorate the whole length of fascia in a suitable stain finish.

xiii) There is a timber boarded fascia running the whole length of the elevation. This boarding is in a poor weathered condition. It is recommended to refix any loose boards, replace any rotting sections and redecorate the whole length of fascia in a suitable stain finish. 9.8

xiv) There is a timber boarded fascia running the whole length of the elevation. This boarding is in a poor weathered condition. It is recommended to refix any loose boards, replace any rotting sections and redecorate the whole length of fascia in a suitable stain finish. 9.9

xv) The ceiling has suffered from water ingress and the room is damp. Roof to be checked and room dried out. 10.6

It may well be necessary to replace sections of ceiling boarding due to prolonged exposure to moisture. Defected boards should be fully stripped out and the area allowed to dry out completely.

Install new boarding and skim together with redecoration to follow.

xvi) Water ingress has caused damage to the ceiling and also the heater beneath. It should be proven that the water ingress has ceased, then the damaged area of ceiling should be cut out and replaced and re-skimmed. 10.7

xvii) It may well be necessary to replace section of ceiling boarding due to prolonged exposure to moisture. Defected boards should be fully stripped out and the area allowed to dry out completely. 10.9

Install new boarding and skim together with redecoration to follow.

xviii) There is a loose laid maroon carpet which could be a trip hazard, it should therefore be properly fitted and fixed with trims or be removed. 12.11

xix) Despite the Church's lack of spire and/or tower it is recommended that the Church approach a suitable qualified and competent Engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305. 17.3

xx) It is advised that an arborist be approached to trim back the spread of this tree to restrict its growth near the Church. 22.4

xxi) It is advised that an arborist be approached to provide recommendations for the future maintenance of these trees. 22.5

- xxii) It is recommended that this elevation is regularly inspected and maintained to restrict any plant growth. 22.8
- xxiii) It is recommended that this planting is regularly trimmed and maintained to control its uninhibited growth. 22.9
- xxiv) It is recommended that the signboard is maintained and repainted on an annual basis. 22.13

**Indicative cost for the works in Category 2 would be £10,000 excluding VAT and fees.**

**Work Recommended to be Carried Out During Next 5 Years:  
Category 3**

- xxv) Community Hall/Vestry/Church Office/WC/Kitchenette Roof Coverings Due to aged condition of the covering it would be prudent to assess the cost of replacement of this roof covering to assist future cost management, planning and potential fundraising. 5.2
- xxvi) The door is in satisfactory condition but redecoration is required. 6.1
- xxvii) The door is in satisfactory condition but redecoration is required. 6.2
- xxviii) The Church may wish to investigate installing a set of metal gates to this area as a preventative measure to deter vandalism and abuse of this secluded alcove. 6.3
- xxix) It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration. 9.2

At noted previously the pipe still requires a weathering collar to shed water away from the brickwork.

- xxx) It is recommended that the cracking is monitored over the course of the quinquennium and any changes in these crack lines reported to the Church Architect promptly. 9.3

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration.

- xxxi) It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 9.4

There is a short vertical crack at high level at the eastern end of the elevation immediately below the eaves beam. It is recommended that

this crack is monitored over the course of the quinquennium and any further movement be reported to the Church Architect promptly.

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration.

The white rendered panels below each glazing bay are exhibiting signs of excessive shrinkage, cracking and delaminating of the rendered surface. It is advised that these panels are checked for any loose render, carefully remove all defective render and apply new render patching and repair. Redecoration with a masonry paint system will then be required.

- xxxii) There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems). 9.5  
It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar.

The concrete gable rafter has evidence of previous concrete repairs due to 'blow holes' within the concrete, mould growth and water runoff staining.

It is recommended that the concrete repairs are monitored over the next quinquennium for any further deterioration.

The gable rafter should be brushed down, suitably prepared and repainted as necessary.

The former Church bell pulley remains in situ. It is recommended that this is cut back and treated with a rust inhibitor.

- xxxiii) There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems). 9.6

It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar.

- xxxiv) There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems). It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 9.7

- xxxv) There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems). It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 9.8

- xxxvi) There are numerous areas of unsightly and defective cement rich pointing (this may well cause future brick erosion problems). It is desirable that this mortar should be carefully raked out and repointed with a similar profile using a colour matched cement mortar. 9.9
- xxxvii) It is recommended that small samples of the concrete structure are taken to assess whether these materials are present and whether there is a risk to the structural stability of the Church. 10.2
- xxxviii) It is recommended that the painted finish and plaster work that has bubbled and delaminated be carefully removed, made good and the whole ceiling surface redecorated. 10.3
- xxxix) It is recommended that the painted finish and plaster work is repaired where necessary, made good and the whole ceiling surface redecorated. 10.4
- xL) It is recommended that the painted finish and plaster work is repaired where necessary, made good and the whole ceiling surface redecorated. 10.5
- xLi) It is recommended that the whole ceiling surface is redecorated during the next quinquennium. 10.7
- xLii) The ceiling finish appears worn, cracked and dated. It is recommended that the whole ceiling surface is repaired and redecorated. 10.8
- xLiii) It is recommended that the whole ceiling surface is redecorated. 10.9
- xLiv) It is recommended that the whole ceiling surface is redecorated. 10.10
- xLv) It is recommended that it is painted and varnished/stained within the next quinquennium. 10.11
- xLvi) It is recommended that these panels are cleaned and re-stained during the course of the quinquennium. 11.2
- xLvii) The floor finish appears to be in sound albeit worn condition. There is the occasional damaged tile and replacement tile in a mismatching colour. 12.1
- The Chancel has a riven Westmorland slate paved floor which is at approximately 100mm above the general floor of the Nave. The floor requires repointing.
- xLviii) It is recommended that this matting is replaced with one of thicker and deeper pile to help with preventing dirt ingress within the Church. 12.4



- xLix) The floor finish appears to be in a worn and deteriorating condition. 12.5  
There is the occasional damaged tile and some missing tiles and evidence of staining from water ingress.
- L) The floor finish appears to be in a worn and deteriorating condition. 12.7  
There is the occasional damaged tile.
- Li) The floor finish appears to be in a worn and deteriorating condition. 12.9  
There is the occasional damaged tile.
- Lii) The floor finish appears to be in a worn and deteriorating condition. 12.11  
There is the occasional damaged tile and evidence of staining from water ingress.

It is recommended that this matting is replaced with one of thicker and deeper pile to help with preventing dirt ingress within the Church.

- Liiv) There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. 13.1

The removal of the middle high level clerestory window to make way for the boiler installation has led to a section of walling framed out, plaster boarded and painted white. The adhesive dabs to the plasterboard have bled through resulting in an aesthetically unpleasing appearance. It is recommended that this area is redecorated appropriately to alleviate this problem.

There is evidence of running water stains to the walling below the existing large glazing elements to this elevation. This is due to the deteriorating condition of the windows above allowing water penetration through the cill. It is recommended that the plastered wall is redecorated once the windows above have been replaced and adequately sealed.

- Liv) There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. 13.2

Despite the repair of this pre-cast concrete frame and window there still exists a short vertical open crack within the central pre-cast mullion. The crack is much shorter than noted in previous QI reports, but is still visible. It is advised that the condition of this crack is regularly monitored for any further deterioration.

- |        |   |       |
|--------|---|-------|
| Lv)    | There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. | 13.3  |
| Lvi)   | There are several areas of unsightly and defective pointing that preferably should be raked out and repointed with a similar profile using a colour matched cement mortar. Voids between brickwork to be similarly repointed. | 13.4  |
| Lvii)  | It is advised that redecoration of these wall surfaces in undertaken.   | 13.5  |
| Lviii) | It is advised that redecoration of these wall surfaces is undertaken over the course of the quinquennium.   | 13.7  |
| Lvix)  | It is advised that redecoration of these wall surfaces is undertaken.   | 13.8  |
| Lx)    | To maintain this quality it is advised that redecoration of these wall surfaces is undertaken over the course of the quinquennium.  | 13.9  |
| Lxi)   | It is advised that redecoration of these wall surfaces is undertaken.   | 13.10 |
| Lxii)  | It is advised that redecoration of these wall surfaces is undertaken over the course of the quinquennium.   | 13.12 |
| Lxiii) | It is advised that redecoration of these wall surfaces is undertaken over the course of the next quinquennium.  | 13.13 |
| Lxiv)  | It is advised that redecoration of these wall surfaces is undertaken over the course of the next quinquennium.  | 13.14 |
| Lxv)   | It is recommended that the Church consider a rolling programme of refurbishing their Church furniture over the course of the quinquennium.  | 14.1  |
| Lxvi)  | It is recommended that the electrical installation in inspected every five years by a competent, experienced and accredited electrician.  | 17.1  |
| Lxvii) | Any subsequent compliance requirements arising from this exercise should be programmed and implement over the course of the quinquennium.   | 19.1  |

**Indicative cost for the works in Category 3 would be £12,500 excluding VAT and fees.**

**Work to be Considered Beyond 5 Years: Category 4**

Lxviii) It would be well worth considering the refurbishment of the kitchen facilities to provide updated accommodation and facilities as part of any future reordering works of the Church. 14.5

Lxix) As reported in previous QI reports there is evidence of minor repairs to this surface. Its condition continues to deteriorate and the wearing surface has broken down such that the limestone aggregate is now a loose dressing over the base course beneath. Aesthetically this area is unpleasing to the eye however the base course of the macadam continues to perform its structural purpose. 22.11

As such it would be prudent to assess the cost of relaying the car parking surface to assist future cost management, planning and potential fundraising.

**Works Recommended Improving Energy Efficiency: Category 5**

None

**Work Recommended Improving Access: Category 6**

Lxx) It would be well worth considering the adaptation of the toilet facilities to provide an accessible wc to provide facilities for the ambulant and wheelchair bound. 15.1

Lxxi) The Church previously has given due consideration and deliberation to the facilities at the Church. In August 2000 an access audit and report was carried out by Access Initiative (Disability North). 19.1

It is recommended that this report is revisited and potentially undated in relation to the Equality Act 2010.

## Appendix

### a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

### b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

### c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers

at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sup>2</sup> (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.

