



**QUINQUENNIAL INSPECTION REPORT
OF
BLACKHALL, ST ANDREW**

**DIOCESE OF DURHAM
ARCHDEACONRY OF SUNDERLAND
DEANERY OF EASINGTON**

**INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

QUINQUENNIAL INSPECTION AND REPORT

March 2023

David Beaumont BA (Hons) Grad Dip, RIBA, AABC



CONTENTS

1.0	INTRODUCTION	4
2.0	LOCATION AND SITE	4
3.0	CHURCH AND LISTING DESCRIPTION.....	4
4.0	PREVIOUS INSPECTIONS.....	6
5.0	SCOPE OF REPORT	6
6.0	REPORT SUMMARY	6
7.0	CONDITION AND RECOMMENDATIONS	8
7.1	SERVICES	8
7.2	GENERAL.....	11
7.3	WORK SINCE LAST INSPECTION.....	12
7.4	OUTSIDE.....	13
7.4.1	BELLCOTE	13
7.4.2	ROOFS	14
7.4.3	RAINWATER GOODS	18
7.4.4	WALLS, BUTTRESSES AND CHIMNEYS.....	19
7.4.5	FLECHE, BELLS, FRAME AND CLOCK	22
7.4.6	WINDOWS AND DOOR OPENINGS	22
7.4.7	EXTERNAL IRON AND WOOD	28
7.5	INSIDE	28
7.5.1	ROOF TIMBERS.....	28
7.5.2	CEILINGS.....	29
7.5.3	CHANCEL ARCH, ARCADES AND MASONRY	30
7.5.4	PLASTER AND DECORATION	31
7.5.5	FLOORS.....	31
7.5.6	PARTITIONS, PANELLING, SCREENS AND DOORS	32
7.5.7	GLAZING	34
7.5.8	VENTILATION	37
7.5.9	RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN	38

7.5.10	ANCILLARY ROOMS.....	40
7.6.	EXTERNALS	42
7.6.1	CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES	43
8.0	PRIORITIES	44
	APPENDICES	46
	CHURCH PLAN	47
	EXPLANATORY NOTES.....	48
	A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY.....	50

REPORT ON THE 2022 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



Beaumont Brown Architects LLP, The Old Brewery, Castle Eden, County Durham TS27 4SU
T. 01642 700803 E. enq@beaumontbrownarchitects.co.uk www.beaumontbrownarchitects.co.uk @dsbba
Company Registration No. OC366225 | VAT No. 116 3832 28



This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 21st July 2022. Dry and bright.

Date of report: March 2023.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: Hesledene Road, Blackhall, TS27 4LH

Location: Situated within the village of Blackhall

National Grid Reference: NZ45754 39353

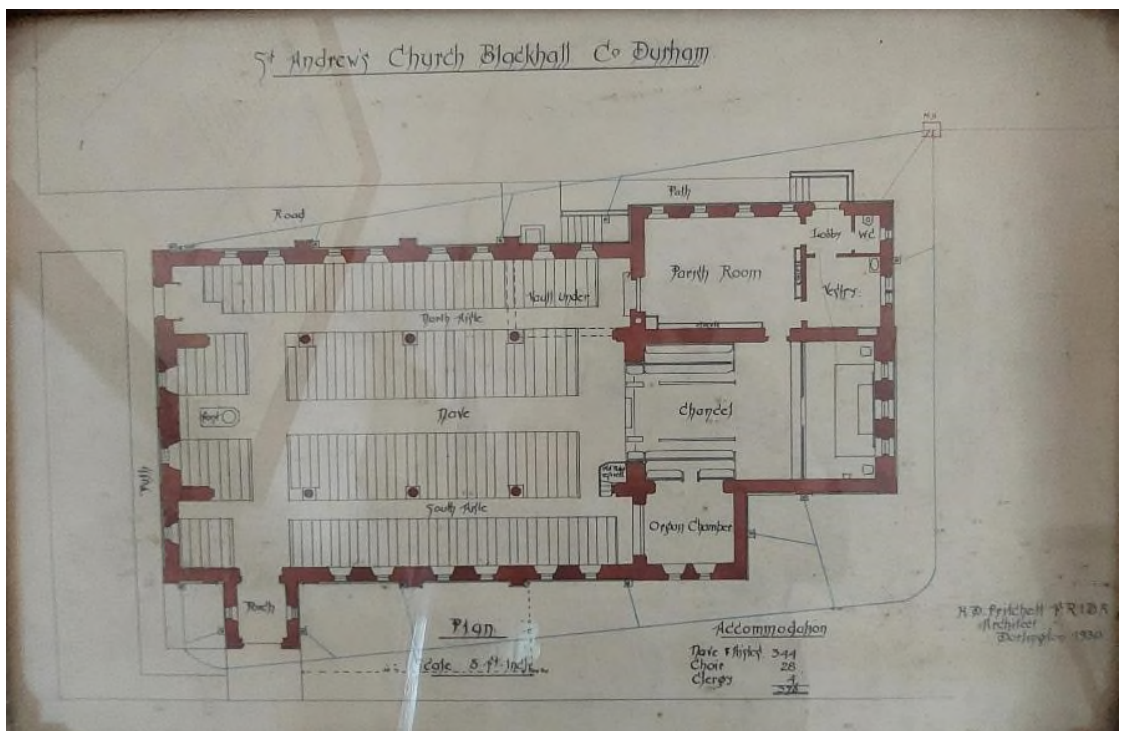
3.0 CHURCH AND LISTING DESCRIPTION

Description:

The church was designed by P. Pritchard of Darlington. It was built in 1885 in Wellington Street, Stockton. Demolished in March 1930 and erected in Blackhall in 1930. Its particular feature is whilst it was built almost to the original design (the chancel aisles weren't built and the porch projects more) the facing bricks were reversed - probably due to pollution?



They are buff coloured with red quoins and buttress features. It has stone window and door dressings. The walls are mostly plastered with brick details painted over. Painted cream inside with mouldings picked out in blue. The plan form is nave and chancel with side aisles and vestry accommodation to the northeast and organ transept to the south.



Original plan in Vestry, note combined drainage layout.

Listing Description: *Not listed.*

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. The boiler house was inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure:

The building is brick construction and probably cavity, with solid floors apart from raised timber boarded pew areas with open trussed rafter nave, chancel, and transept with boarded finish. Slate roof covering. Previous cracking identified in the arcades particularly at the western end isn't evident now, possibly as a result of redecoration that will have filled in the cracks, but a weather eye should be kept out for these in the future. The arcades and the chancel arches are all in good condition.

Externally on the north side, at the western most clerestory windows of the nave, three have cracking's above the points of the lancet arches but there is no evidence of this on the inside so I don't think there is any concern here and these should be monitored.

The rebuild of the 1930's is likely to be on better foundations than the original and so I don't think we will see any significant structural issues here.

Roofs:

Ridged roofs with slates and clay ridges, stone watertables at gables, the roof slates were replaced in 1997 in two phases; the south side west end of the nave was patched in green coloured slates, there are many chipped cracked and slipped slates and one area of slates missing close to the bellcote on the south elevation of the nave, and despite the 1997 repairs I think it would be worthwhile to have an assessment of the roof covering condition by an ecclesiastical roofer.

There will be the need for a constant maintenance of this and its steep pitch and difficulties of access because of the nave aisles means that the cost of repairs will always be high. The vestry roof mineral felt looks ok despite earlier concerns that it might be failing; it has had a good sweep down in the last couple of years and it looks in good condition.

Lead theft of the north and south aisle lead flashing has been replaced in mineral felt and this doesn't appear robust enough, lead alternative would have been better. The mineral felt is not sitting down over the slating well and it maybe that there could be some wind uplift and driving rain getting through though there is no sign inside of any damp.

There is an area of white marking in the nave at the apex up at the bellcote on the north slope which is the exact opposite position of where the slating is missing which suggests it's historic.

Any major overhaul of the slating will inevitably want to consider the condition of the watertables which will be discussed in the walls section below.

Rainwater Goods:

Grey and black plastic at high level and metal at low. The plastic is losing its colour. The gutters are fixed to a painted fascia which requires redecoration. The low-level metal to the aisles looks to have leaks at downpipe junctions and junctions of the gutters there is stain marking on the brickwork. If funds permit it would be good to update all the rainwater goods in metal.

There is a below ground drainage system (combined) which pipes away the water into manholes and away to the highway.

Walls:

The reverse bricks are wearing reasonably well though there are some that have lost their face and they are exposing the granular surface, it looks like the building was bedded in lime mortar, all-be-it, a hard one and there has been subsequent repointing in cement which is spoiling it. Particularly stone window or door dressings have been pointed in cement and that can exacerbate and accelerate their decay.

The porch hoodmould and bottom of the door jambs has been repaired by David France within the quinquennium.

The only other area that might well need repair is the quatrefoil window to the organ in the south transept.

The previous QI refers to the redundant chimney top course needing repair and questioning whether to remove repair obligations it could be removed (review with planning department if permission needed).

The watertables are in position but they have lost their top mouldings at their joints to the built in sections. And also areas where a 'new' joint has been produced. They will probably be letting in some water into the wall heads. If they are cavity, then they should manage the wetting presently. It would be prudent to attend to these when reslating works are carried out so to make a plan and I suggest you have an assessment of the roof covering including gutter replacement now and combine the water table findings into it.

Glass doors and external Joinery:

Windows – Predominantly obscure clear glazed quarries with coloured margins with some ill matching replacements. Good pictorial glass at the east and at south aisle eastern end. South aisle glass is by John Hardman Studio. The glass is a little dusty and has some cobwebs to remove, some of the glass is protected by polycarbonate sheet which remains clear.

The vestry and w.c. window metal vent frame is buckling due to metal expansion caused by rust one fixing threatens to break the stonework. There are other windows without ventilators that are buckling.

Doors – The west door of the north aisle has been refaced and all the other doors are in fair condition and just need minor adjustments and ironmongery oiling. The decoration has broken down now on the vestry back door. The church has applied draught stripping to the external doors but some of this does bind on the floor making them difficult to open.

Inside:

Recent redecoration has lifted the interior and the church is presented very well, it is a shame the funding didn't enable the decoration to be able to get up in the apexes of the nave and gable roofs where there is historical water staining and it would be good to finish these areas off if possible.

The heating is good, and the lights are acceptable though there is a wish for a better light position as the altar has its high level on a beam and is difficult to access.

Externals:

Road on two sides, small garden at the west and narrow back area at the north. All in good condition.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are reordered into their priority categories.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The logbook was up to date and recorded the work done, including routine testing.

- **Water:** Water service from the highway there is a stop tap outside the porch and the water serves the sink and w.c. to the northeast corner of the church.

Recommendation: None.

- **Foul drainage:** the surface water and foul are a combined system to underground pipes and a manhole in the northeast corner and this is likely to go to the highway. See plan above.

Recommendation: None.

- **Surface water drainage:** Downpipes go to salt glazed gullies which is turn lead to the underground combined drainage

system. See plan above.



Recommendation: None.

- **Lightning conductor:** There are now two downtapes to the conductor on the bellcote to improve its earthing and it was last inspected in 2018. Tested and failed in 2020 and thus the new downtape added and passed in 2020, it is inspected on a four yearly cycle by Stone Technical Services and every year a visual inspection by the church wardens.

Recommendation: Carry out routine testing and recommendations of the test report.

- E** **Electricity:** tested 2020.

Recommendation: Carry out the recommendations of the test report.

- **Lighting:** Four low energy lamp chandelier type fittings in the nave arcades. Tungsten spot at high level in nave and chancel. Linear fluorescents elsewhere. Lighting level is acceptable though the alter light is difficult to access and replace the bulb and so the thoughts are to change that. The lighting was tested in 2020.

Recommendation: None.

- **Sound system:** There is a sound loop and sound reinforcing system of lapel and pedestal mics and speakers.

Recommendation: None.

- B** **PAT:** Last tested about four years ago.

Recommendation: Carry out the annual test.

- **Heating:** A new system was installed in 2005 by Christopher Dunphy comprising twenty-one radiators, a combination of full and low height rads under pews, with a Potterton Paramount 80 gas boiler. The heating function's ok, it had an annual service in October 2021 and a fan was replaced.

Recommendation: None.

- **Gas meter:** The gas meter is in the organ transept.

Recommendation: None.

- **Bells:** One single bell in the bellcote which has an electrical chime operation.

Recommendation: None.

- **Clock:** None.

Recommendation: None.

- **Organ:** The organ is a Harrison and Harrison with three manuals and eleven stops, simple case with unpainted pipes over. Maintained by John Olet as and when required and it plays ok.

<https://www.npor.org.uk/NPORView.html?RI=N15048>

1946 [Harrison & Harrison](#)
organ by Harrison & Harrison, 1896, for the Residence of Mr Robson, Hartlepool ([D08098](#)); Installed here from St. Matthew's Mission Church, Stranton, Hartlepool ([D05873](#)); Shop Book, Metal Lists, p.AB2;

Cases

Position **S chancel chamber**
Bare rack case



Recommendation: None.

- B** **Rainwater goods:** The church wardens carry out inspections at low level, and high level hasn't been done recently and the church are going to arrange with an ecclesiastical roofer to carry out an inspection. The stub gutter on the s side has blown away at the chancel.

Recommendation: arrange inspection.

7.2 GENERAL

- **Churchyard:** None.
Recommendation: None.

E **Trees:**



Two trees at the east end which are beginning to mature now, and they may reduce the light coming in at the east end window.

Recommendation: consider trimming branches

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

Recommendation: None.

- **Wheelchair access:** Good disabled access from the highway to the church but there are steps up into the nave at the porch but within the nave there are steps up to the chancel and communion rail and the raised pew platforms. There is no compliant disabled w.c.

Recommendation: None.

- B **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

Nave porch entrance – 6 ltr foam

Organ chamber – CO2 2kg and fire blanket

Choir Vestry – 6 ltr foam
Lobby – 6 ltr foam
Boiler house – 6kg powder
Tested annually in September.

Recommendation: carry out or arrange a Fire Risk Assessment

- **H & S policy:** Updated in circa 2000 and annual health and safety inspections are carried out.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

- **Asbestos:** The church has an asbestos register which identifies that none is known in the building.

Recommendation: None.

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

March 2014:

Boiler house asbestos inspection and clear out (none found)

May 2015:

Mesh fitted to airbricks on north elevation

June 2018:

Replacement of stolen lead flashings on both sides of the nave at the head of the aisle.

February 2019:

Addition of external security lighting in the northeast corner of the church following Police advice.

March 2019:

Masonry repairs to the porch comprising nine jamb stones, eight hoodmould stones and two label stops and some watertabling by David France.

April 2019:

New noticeboard erected outside the church.

September 2019:

Replacement of downpipe on east elevation of vestry.

January 2020:

Church redecorated in the nave and chancel.

October 2020:

New lead to valley between the south aisle and south transept, new soakers stud gutter fitted with new short downpipe which has subsequently blown away.

7.4 OUTSIDE

7.4.1 BELLCOTE

M Not much changed since the last QI, the cross remains rusty and there is erosion to the raking copings. The kneeler to the northside is heavily eroded. The bell within the opening seems ok, it is on recent new metal hangings it is electronically chimed. The brickwork around the opening seems ok.



Recommendation: inspect when carrying out roof covering repairs

7.4.2 ROOFS

E Vestry:



Flat roof, swept down in the last couple of years, mineral felt looks ok. A slate at the chancel rwp outlet will reduce wear and tear on the covering.

Recommendation: slate at the rwp

B Chancel:



North side –Ridge bedding looks ok, slating is good.

East abutment flashing is continuous lead. The watertable has a big notch out at the wall junction halfway down. Can't see the west junction to the nave gable.



South side – Angled ridge with rolltop moulding most of those look in good condition, on cement bedding with a couple of areas loose particularly against the nave, it looks like a bit has broken off and as it skidded down the roof and it has broken the plastic gutter.

Much patched slating, mixture of heather and green some loses up at the ridge and possibly midway down. West abutment flashing stepped in leadwork ok. East abutment flashing continuous to the watertable in lead ok.

Watertables are chipped and there is a bit missing at the uppermost built-in element.

Recommendation: ecclesiastical roofer **to assess covering**

-

South Transept:

East slope – Ridge tile as chancel, bedding looks ok, slating ok. North abutment to chancel stepped flashing in lead ok.

South abutment flashing ok



West face – All as east side. Watertable broken particularly at the walled in junction.

Recommendation: none

B

Nave:



South side – Ridge as chancel, bedding seems mostly sound, slate missing at the bellcote and a couple of other slipped slates.

West abutment flashing stepped at the bellcote and continuous at the watertable ok. Watertable here has a notch out at the apex close to the bellcote and here the inner face of the watertable is heavily eroded just as the lightning conductor wire turns the corner and there is a pocket here where rainwater can sit.

At the foot there is a big notch out as it joins the kneeler and it's the kneeler that has lost its top roll mould as well. There is a slate hanging in the gutter above one of the downpipes.

East abutment continuous over soakers ok, watertable looks ok here apart from a notch out just up by the apex.



North side – Ridge bedding looks sound, slating looks generally ok, its worn than the south side, though there are some slipped slates up at the ridge.

East abutment continuous lead flashing under watertable leads down to back box gutter of flue chimney there is some grass growing in that. Watertable has big notch out at apex.

West abutment one stepped flashing missing at bellcoat at apex and has continuous lead flashing to watertable which has lost a little bit of moulding at the junction to the kneeler.

Recommendation: replace slipped slates

B South Aisle:

The ridge flashing in lead was stolen and it's been replaced in mineral felt and where the pilasters are, the lead has been left, the mineral felt doesn't dress down well on to the slating and it is lifting slightly and it could have been higher up to the bottom of the window cills because that has exposed some areas of open brick jointing that need pointing up, this really wasn't the right material in the first place, it should have been lead alternative. Slating is poor lots of chipped and cracked slates and some missing.

West abutment is a mixture of continuous lead flashing and towards the apex mineral felt, the lead flashing is coming away from the mortar pointing under the watertable. The watertable is fundamentally sound though the kneeler is eroding.

East abutment is to the lead valley of the transom and is ok.

Recommendation: remake flashings

- **Porch:**

East side – Red rolltop ridges not matching the other darker, bedding looks ok as does the slating.

North abutment to aisle is a mixture of lead valley and step soakers. Abutment flashing to south continuous lead flashing looks ok, slates here you can see the top surface is laminating.

West side – Same as east.

Recommendation: none

E North Aisle:

It has also lost its lead at the apex and has been renewed like the north side in mineral felt, it is sitting down a little better onto the slating here and the area above the flashing to the window cills has been repointed. There is a small length of lead remaining on the west end which is ok. Slating looks generally sound, there is a few patches and a couple of loose ones. Where the downpipes exit onto the roofs there could be some lead added here just to take the pressure off the slate joint.

West abutment flashing is mostly mineral felt with the remains of lead at the foot. The watertables look ok though they have patched in notches where they have a sort of rebated joint. West abutment lead flashing ok continuous, watertable above good condition.

Recommendation: add splash lead to slating under downpipes

7.4.3 RAINWATER GOODS

- B** Only the aisles have their original ogee cast-iron gutters and downpipes, all the high level and the remainder of the roofs are in plastic which are is grey plastic with black connection which looks wrong.

North Aisle, North side –Signs of water from failing guttering at the west end slight staining bwke, also at the eastern most downpipe position gutter has probably blocked or failed at that point, can also see it in the mid-point where there is a gutter junction.



We can see salt glazed gullies on the north side and they have got elementary slate covers and the western most is high out of the ground and not really making a connection with the gully which is overgrown with weeds and the porch is also original cast-iron. The south side also goes to salt glazed gullies and the pipes are a little high and their discharge is greening the walls slightly.

Recommendation: check all gutters are not leaking and pipes are running, repair accordingly, reset pipe discharge to gullies and fix covers

7.4.4 WALLS, BUTTRESSES AND CHIMNEYS

- **Chancel:**



South side – Brickwork ok, slight open joints at the lancet heads.

East side – Same design as the west gable, all the brickwork looks ok, couple of eroded stones below the middle window otherwise fine.

Recommendation: none

- **South Transept:**

East side – Brickwork ok, there is just a hole at the eaves where sparrows are nesting just by the watertable.

South side – Upper brick band erosion to the bricks and pointing coming away its cement I think, everywhere, I can't tell what the original is. You can see the concrete foundation showing at the foot of the wall.

Recommendation: none



- **South Aisle:**

Brickwork is ok apart from a couple of minor open joints that don't need attention.

Note – The original pointing is quite hard but not grey, so I think it is probably a hard lime based with added cement and then the repoint over is in rich grey cement mortar.

West side – Kneeler is beginning to erode, walling generally ok, some slight surface erosion to the lighter coloured bricks.

Recommendation: none

Porch:



East side – Oversailing eaves brick course under timber fascia, generally ok, one brick spalling, below that the walling brickwork is ok, paint marks on it from painting the guttering.

South side – Erosion to apex that forms the cross base over the arch doorway, a couple of light coloured stones eroding on the righthand side. Recent jamb and hoodmould repairs by David France.

West side – OK. Heavy cement pointing at the plinth.

Recommendation: none

E

Nave:



South side – Open joints below the windows cills where the lead flashing used to cover. Looks like the original lead flashing tucked into the joint remains. Needs tidying up. Perhaps an additional taller replacement flashing?

West side –



Gable nice, recessed brick detail parallel to the watertables, picked out in different colour looks ok, general walling looks ok no sign of cracking to it and the pilaster buttress is ok. Stringcourse stone moulding leading into the lancet arch is eroding.

North side – Open joints above the three eastern most clerestory windows, the worst being the central one. Some slight open jointing at one of the window cills above the flashing.

East side – Brickwork ok I think, check photographs.

Recommendation: repoint open joints at clerestory windows when carrying out roofing repairs

- **North Aisle:**

West side – Some erosion to the stringcourse stonework leading to the hoodmould. Crack appearing in the kneeler.

North side – Oversailing brick course signs of water from failing guttering at the west end slight staining there, also at the eastern most downpipe position gutter has probably blocked or failing at that point, can also see it in the mid-point where there is a gutter junction. Walls are ok with some slight erosion to the blonde coloured bricks just of their surface.

Recommendation: none

M Vestry:

West side – Incoming electric supply here high-level air grate, wall good.

North side – Slight erosion to the face of the stonework at the plinth otherwise ok.



Chimney stack at the western end not easy to see its condition

East side – OK.

Recommendation: check chimney condition when next on roof

7.4.5 FLECHE, BELLS, FRAME AND CLOCK

See text within wall section for Bellcote and bell.

7.4.6 WINDOWS AND DOOR OPENINGS

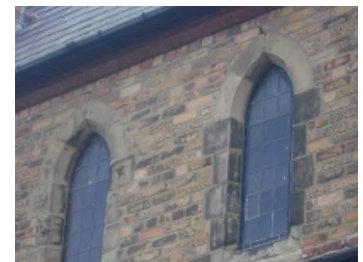
- **Chancel:**



South side – Two lancet windows with polycarbonate glazing, ashlar surrounds look ok.

East side – Three lancet windows, middle one higher than the others, pictorial glazing looks ok, and polycarbonate is ok. Masonry is good. The northern most hoodmould looks to have had a cement patch up rather than an indent.

Recommendation: none



M

South Transept:



South side – Quatrefoil window has cracked ashlar circular surround on eastern side, below that a pair of single lancet windows with good polycarbonate and the ashlar is ok.

Recommendation: monitor

South Aisle:



Six windows, two in each of the three bays.

Bay one from left to right – polycarbonate to all of the windows is ok, ashlar surround is ok.

Bay two – Slight open jointing to the western most window cill at the brick band that applies to both windows.

Bay Three – OK.

West side – Single lancet, polycarbonate looking a little dirty, masonry ok.

Recommendation: none

D

Nave:



South side – Four bays each containing two single lancets, unprotected glazing obscure rectangular comes with coloured margins.

Bay one – eastern most has had a glass repair and looks a little poor.

Bay two – crack at the eastern apex, open joint to the right of the bottom right corner, glass and ashlar surrounds looks ok.

Bay three – chip to the cill of the western most. The eastern also has a break in the cill where the flashing used to be, this has a green glass margin and a couple of the margins are cracked with glass missing it has holes in it.

Bay Four – The eastern most has had blue margin replaced and looks to be siliconed in which is breaking down.



West side – Quatrefoil looks ok, slight erosion at five o'clock to the ashlar surround probably because there is an open joint where water is coming through. Below that pair of lancets with good polycarbonate. Northern has had repairs of the quarries in the past and margin glass looks a bit ham fisted, polycarbonate ok, eastern most also has had some repairs. Ashlar surrounds ok, hoodmould is weathering on both lancets and as they link into the horizontal stringcourse.

North side – Same design as south, having four bays.

Bay one - Eastern most joints opening up at the lancet's tops, same glass design as the south side, unprotected on this side.

Bay two – Eastern most window has cracking to the arch top.

Bay three – OK.

Bay four – OK.

Recommendation: repair s side glass



C **Porch:**



East side – Small rectangular obscure glass with polycarbonate, ashlar surround looks ok.

South side – Pair of oak boarded doors, door handle is missing and the keep for the lever and there is a 100mm step here.

Recommendation: repair ironmongery

- **North Aisle:**





West side – Pair of heavy oak doors, the hinge is breaking one of the stones on the northside and there is also erosion to a lower piece, hoodmould has a couple of eroded pieces which link into the stringcourse, two steps up here.



North side – Four bays same design as south.

Bay one – Unprotected glazing ok.

Bay two – Ventilator to the eastern most and the surround mortar is breaking up I think.

Bay three – OK.

Bay four – is a repeat of bay two with a rusting ventilator.

Recommendation: none

D

Vestry:

North side – Four single lancet windows unprotected.

Window one – crack to margin glass.

Window two – heavily rusted ventilator buckling glass in the ventilator.

Window three – OK.

Window four – heavily rusted ventilator buckling glass in ventilator and apex.

The ashlar surrounds to all windows are fair, they are wearing a bit though at the apex.

Door – Heavy boarded door which is catching the floor slightly it is the draught stripping catching the floor making it stiff to push.

Decoration is breaking down. Hoodmould eroding and label stop fracturing mostly on the eastern side, probably all needs replacing, ashlar jamb is ok slight erosion at joints caused by cement pointing.

East side – Two sets of windows here.



Pair of rectangular unprotected lights, one with heavy rusting ventilator buckling glass and the glass to its neighbour is buckling also.

Single light has major buckling to it and rusting ventilator, and it looks like the ventilator fixings have expanded so much that they are pushing out the northern most jamb stone underneath the lintel.

Recommendation: repair ventilators, update door draught stripping, decorate



7.4.7 EXTERNAL IRON AND WOOD

- E The gutters are on heavy timber fascias, and the decoration is breaking down on these.

Recommendation: redecorate if and when replacing guttering



7.5 INSIDE

7.5.1 ROOF TIMBERS

- **Chancel:**



Barrell vault with single truss.

Recommendation: none

- **Nave:**



Truss roof exposed rafters and purlins.

Recommendation: none

- **Aisles:**



Principal rafters with purlins and rafters no apparent defects.

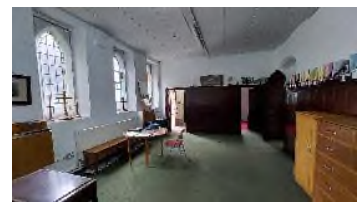
Recommendation: none

7.5.2 CEILINGS

E Ceilings to the nave, chancel and aisles are all boarded and clean of markings apart from the nave west end at the gable on the north slope though confusingly there is a slates out on the opposite, south slope.

The ancillary rooms have flat ceilings with plaster or ceiling tiles, the vestry ceiling tiles are beginning to drop.

Recommendation: consider repair/replace vestry ceiling



7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- **Chancel Arch:**



Pointed arch in painted stonework ok. No cracking.

Recommendation:

- **Arcades:**





Arcades in painted brickwork with pointed arches, they are ok, they are supported by circular and hexagonal columns and these sit on high pedestal bases and they are all in good condition.

Recommendation: none

- **Masonry:**

No masonry internally.

7.5.4 PLASTER AND DECORATION

E The aisles, nave and chancel have recently been redecorated, though the decorator could only reach the eaves line and so the final triangle apex of the nave gable and above the chancel hoodmould of the east window remain undecorated, and they have historical markings of water penetration in the past.

The walls are plastered and there looks to be a dado of remedial plaster applied in the past to the aisles where they are smooth, it may not be the case, it is hard to tell.

Recommendation: complete redecoration

7.5.5 FLOORS

E Floors:

Circulation areas of the nave are solid and carpeted, the pews sit on raised timber pew platforms.

Two steps up onto the chancel and that feels solid at the choir pews, as does the altar platform.

The organ floor is suspended timber.

The vestry floor feels to be suspended timber as is the Vicar vestry.

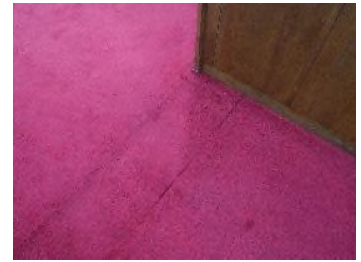
The rear lobby and w.c. are concrete.

The nave and chancel are all carpeted and good condition. The carpet has covered over what I suspect feels like the bumps of heating grills in the past particularly at the chancel.

Flotex style carpet tiles in the choir vestry, lifting in one area and the Vicar vestry carpet is rather worn.

The w.c. has stick down vinyl tiles.

Recommendation: replace vicar vestry carpet, fix down the choir vestry carpet



7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

- **Chancel screen:**

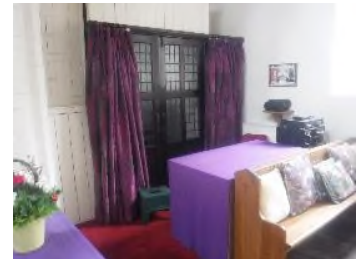


Oak in memory of Herbert Ward Needham of the 18th DLI in oak with a cross and tracery beam, it is very nice work.

Very fine carved tracery panel separating the Lady Chapel from the organ in oak and in good condition.

Recommendation: none

- **Panelling:**





Oak panelling behind altar in good condition

Recommendation: none

Screens: None.

D

Doors:

Porch entrance door – pair of heavy oak boarded doors.

Nave entrance door – pair of heavy oak doors, hinges need oiling.

North aisle –

North aisle lobby: pair of glazed double doors one quarry cracked.

North door: boarding has been recently replaced on existing lattice frame, weather stripping around the edges not there though there is some at the threshold, door not operated so to be checked.

Choir vestry – wide panelled door with draught stripping to it, the bottom rail draught strip rubs on the floor carpet a bit makes it slightly stiff to open and close and could do with oiling.

Chancel door – oak panelled door ok.

Vicar vestry – elementary boarded door that fixes into latches ok.

Lobby door – partially glazed panelled door, handle loose, just latches into the frame.

W.C. – simple boarded door, ok.

Vestry external door – draught proofing catching on the floor, the door is the same design as the north aisle west door.

Recommendation: oil and ease doors, update broken ironmongery, repair draught stripping

7.5.7 GLAZING

E Chancel:



East side – Pictorial triple light, ok.

South side – Pair of single lancets one with ventilator not opening, glass is obscure with coloured margins, cracked quarry to the eastern most.

North side – Single light gold margin rusty and slightly dirty.

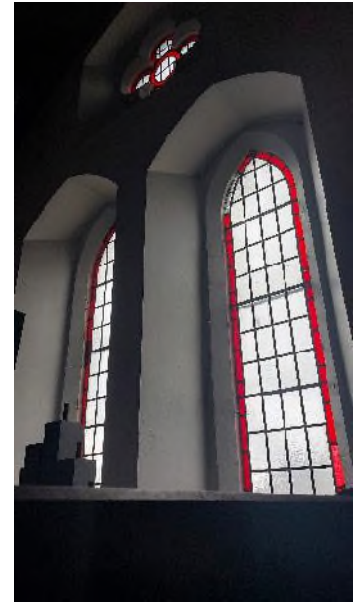
Recommendation: repair cracked quarry

E

South Transept:

Houses the organ around the back, obscure rectangular glass with colour margins the western most red margin infilled with clear when repaired otherwise ok, can't see too well but I think the eastern most is buckling slightly on the saddlebars.

Recommendation: repair buckling glass



E

Nave:

Clerestory –

South – Eight windows in four pairs, from left to right:

One – Orange, ok.

Two – Blue, ok.

Three – Green, ok.

Four – Red, ok.

Five – Crack to the organ margin.

Six – Blue margin ok.

Seven – Green margin looking slightly dirty.

Eight – Red margin ok.

West – Quatrefoil blue margin obscure, ok. Below that two lancets red margin, slight slumping on the south bottom panel, both have ventilators not in use. Northern most has poor red margin placements.

North –

One – Red margin, glass looks dirty.

Two – Green, dirty.

Three – Blue, dirty.

Four – Gold, dirty.

Five – Red, dirty.

Six – Green, dirty.

Seven – Blue, dirty.

Eight – Gold, dirty.

Recommendation: clean the glass

E South Aisle:

Six windows single lancets.

One – Pictorial in memory of Violet Packer, cobwebby otherwise ok.

Two – Blue margin obscure ventilator not in use.

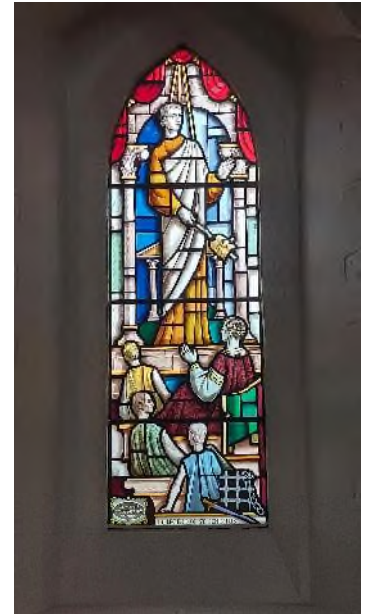
Three – Pictorial in memory of Evelyn Jackson, it is a really fine piece of glass it looks really good.

Four – Red margin, been patched in different coloured reds, there is also some cracking.

Five – Gold margin, has an unused ventilator.

Six – Blue margin some cobwebs.

Recommendation: clean the glass



North Aisle:

West window single lancet, green margin, unused ventilator.

One – Red margin, saddlebars looking a little rusty probably the case all round.

Two – Green, has a ventilator looks to be in fair condition, possibly operational, spilt paint on some of the glass.

Three – Blue, has a collection of flies.

Four – Gold, a bit cobwebby, some water marking on the glass and the bottom righthand quarry leading isn't very good.

Five – Red margin, ok.

Six – Green margin, one green replacement none matching, has a ventilator and some paint splashes.

Seven – Blue, water marking, ok.

Eight – Gold, water marking and some paint splashes.

Recommendation: clean the glass,

E Choir Vestry:

This has four single lancet lights –

One – Red margin, fractured at the arch because of the expansion of the rusting ventilator which is also buckling the glass.

Two – Green, ok.

Three – Blue, same as one not as bad.

Four – Gold, ok.

All of these have elementary secondary glazing over them.

Recommendation: repair ventilator



E

W.C.

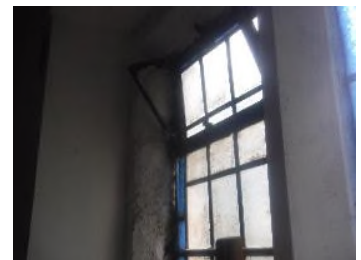
Single lancet with top ventilator, metal expansion breaking the stonework and buckling the window and cracking the glass.

Recommendation: repair ventilator



7.5.8 VENTILATION

There is no formal ventilation arrangement the church would do well to make sure the ventilators work better.



7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

Reredos:



Simple oak panelled reredos installed in 1948 in good condition.

Chancel:

Memorial stone inset in wall February 3rd 1930.

Font:



Simple octagonal font with oak flat lid sat on a platform.

Furnishings:



Simple pew bench seats that are not uncomfortable though the seats don't have much depth to them, and these are in the nave and both aisles.



Oak pulpit reached by steps; it feels a little rocky though it is stable, perhaps a handrail would help coming down.

Portable font



Lady chapel fine oak fret cut front altar table and simple altar rail 1950.

At the w end of the church is the audio visual kit on the north aisle and altar frontals and there is an upright piano in the north aisle.

South aisle book of remembrance on a raised platform.

7.5.10 ANCILLARY ROOMS

C BOILER ROOM:



Ceiling – Shuttered concrete some cracks in it but it is sound enough.

Walls – Painted brickwork some damp showing at the lower levels.

Floor – Concrete channelled for rainwater dispersal into the foot of the stair, it is always damp here because of the ground level water conditions.

Potterton Paramount 80 boiler, casing is rusting, large expansion vessel and Grundfoss pump. There is a Flamco expansion vessel and that is venting onto the floor. The circulating pipes go into

the church here on the south side. Underfloor void looks dry and ok, it might be worthwhile boxing this off.

Room contains fire extinguisher.

Door timber louvered vents, bottom of the door is rotting.

Stairs down in concrete they are ok, the surrounding retaining wall in brick is ok, concrete copings, there is a gully at the foot of the stairs for drainage and there is a bit of ponding here.

Recommendation: check expansion vent is legal with boiler man, repair door, sweep up the foot of the stairs and check gully is running.

- **Choir Vestry:**

Simply furnished with rather shallow garment lockers and some other furnishings, it is also a place of refuge for chairs and one of two safes, it also has an electrical distribution board.

Recommendation: none

- **Vicar Vestry:**



Fairly simple fitting out and contains a safe and shallow cupboard.

Recommendation: none

7.6. EXTERNALS

North side



– A mixture of tarmac, cement and grass kept reasonably tidy. Galvanized fencing with padlocked gates encloses this area.

West side



– Railings, tarmac is a bit broken up at the drive entrance.

South side



– The same west boundary fencing here.

The church is close to the footpath, the area is grassed with Laurel bushes kept very neat, the paving to the porch is in



concrete flags and there are some of which are broken there is also a trip hazard in the concrete junction to them that is missing.

East side



– Garden now incorporated into the east part with domestic fencing, two trees in there that are beginning to grow well and are beginning to influence the light at the east they might need trimming.

Recommendation: repair south side paving, trim back east trees

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

- There is no churchyard.
- The boundaries are well defined as described in externals.



- There is a new church sign.
- The site is small so there are limited paths.

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT		
B- WITHIN 1 YEAR		
B	PAT: Carry out the annual test.	-
B	Rainwater goods: arrange inspection.	-
B	Fire matters: carry out or arrange a Fire Risk Assessment	-
B	Chancel: ecclesiastical roofer to assess covering	-
B	Nave: replace slipped slates	250
B	South Aisle: remake flashings	350
B	All areas: check all gutters are not leaking and pipes are running, repair accordingly, reset pipe discharge to gullies and fix covers	-
C- WITHIN 2 YEARS		
C	Porch Door: repair ironmongery	100
C	Boiler Room: check expansion vent is legal with boiler man, repair door, sweep up the foot of the stairs and check gully is running.	250

D- WITHIN 5 YEARS

D	Nave: repair s side glass	250
D	Vestry: repair ventilators, update door draught stripping, decorate	500
D	Doors: oil and ease doors, update broken ironmongery, repair draught stripping	100

E- IMPROVEMENT/NOTE

E	Electricity: Carry out the recommendations of the test report.	-
E	Trees: consider trimming e end branches	450
E	Vestry: slate at the rwp	150
E	North Aisle: add splash lead to slating under downpipes	150
E	Nave: repoint open joints at clerestory windows when carrying out roofing repairs	200
E	Redecorate fascias if and when replacing guttering	500
E	consider repair/replace vestry ceiling	450
E	complete chancel/ nave redecoration	500
E	Floors: replace vicar vestry carpet, fix down the choir vestry carpet	250
E	Chancel: repair cracked quarry	150
E	Nave: clean the glass	200
E	South Aisle: clean the glass	200
E	Choir Vestry: repair ventilator	500
E	W.C. repair ventilator	500

M- MAINTENANCE/MONITOR

M	Belcote: inspect when carrying out roof covering repairs	-
M	Vestry: check chimney condition when next on roof	-
M	South Transept: monitor quatrefoil window stonework	-

APPENDICES

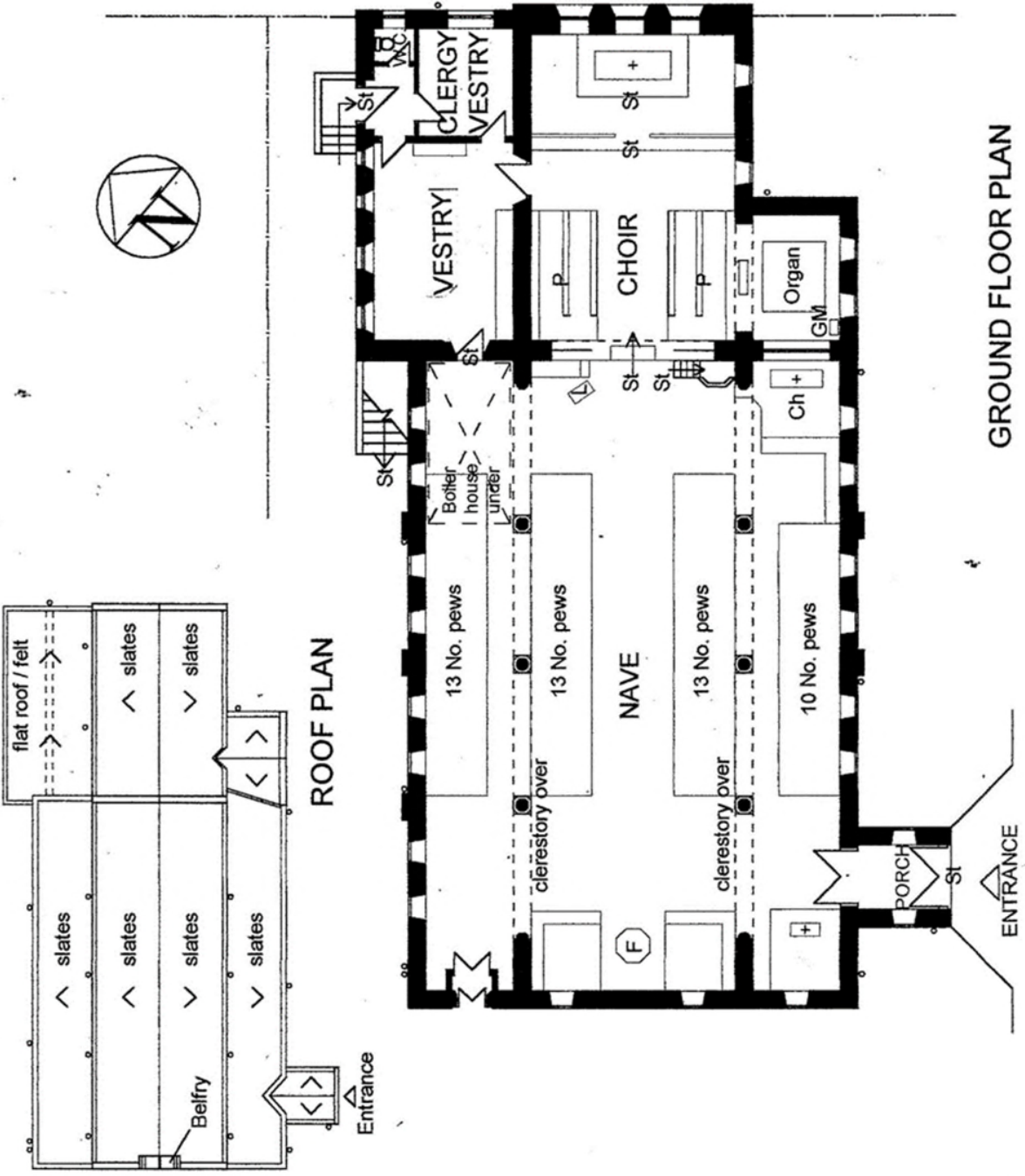
Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN

- L - Lectern
- ST - Steps
- CH - Chapel
- P - Pews
- F - Font
- > - Fall of roof
- GM - Gas meter



GROUND FLOOR PLAN

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church logbook. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church logbook.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so, requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p>
Autumn	<p>Check gutters, downpipes, gullies, roofs etc. after leaf fall.</p>

Rod out any drain runs to ensure water clears easily, especially under pavements.

Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.

Clean rubbish from ventilation holes inside and out.

Check heating installation, lagging to hot water pipes etc. and repair as necessary.

Winter

Check roof spaces and under floors for vermin and poison.

Check under valley gutters after cold spells for signs of leaking roofs.

Bleed radiators and undertake routine maintenance to heating systems.

Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.

Annually

Arrange for servicing of fire extinguishers.

Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.

Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.

Check the extent of any insurance cover and update as necessary.

Every 5 years

Arrange for testing of the electrical systems.

Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.

