

Padgett White: **architects** Ltd.
The Dovecot
4 Hunwick Hall Farm
Church Lane
Hunwick, Crook
County Durham
DL15 0JS

T: 01388 665703
E: info@pw-architects.co.uk
W: www.pw-architects.co.uk

PW:a
ARCHITECTS



Diocese of Durham
Quinquennial Inspection Report 2018
All Saints Church
Hurworth
Co Durham

Diocese of Durham

Inspection of Churches Measure 1955

(current version)

Architects Report no. 2

inspected March 2018

Archdeaconry of Auckland

Deanery of Auckland

Incumbent: Rev Adrian Thorp

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 All Saints Church was originally built in the 12th century, although there has been a Church on the site since the 12th century the present building dated from the 19th century.

The current church was built in 1832 incorporating the base of the Tower and two pillars from the original building. Some carved heads and two prone figures were also saved. In 1872 the Chancel and high roof were added and the galleries were moved. In 1985, the rear of the Church was altered for use as a Church Hall. This comprised of a large upper room and toilet and lower room with toilet and beverage area. Two rows of pews were removed but no structural changes made so that it can be dismantled, if desired.

- 1.2 The Church is located on Church View in the village of Hurworth on Tees which lies on the northern boundary of the river Tees in the very centre of the village.
- 1.3 Hurworth is a village in the borough of Darlington, within the ceremonial county of County Durham, England.
- 1.4 Ordnance Survey Map NZ308 101 see attached location plan.

General Description of Church

- 1.5 The Church building is a cruciform Church with a four-bay aisled Nave that has a west Tower and a south Porch, Transepts, a Chapel in the Angle of the North Transept, and a three-bay Chancel with two-bay aisle and an un-aisled sanctuary.
- 1.6 The external walls are of close-jointed squared and tooled stone with ashlar dressings.
- 1.7 The roofs are largely covered in graduated Lakeland slates. However the Northern side aisle to the nave is covered in welsh slate laid in even courses.
- 1.8 Trees
- 1.9 The Church is a Grade II Listed Building under the Town and Country Planning Act and lies in a Conservation Area. The Planning Authority is Darlington Borough Council. The listing status is attached to this in the Appendix.
- 1.10 Little remains visible of the Medieval Church; it is clear that some of its fabric survives, but it is difficult to ascertain exactly how much. A plan of 1828 shows the building in what was presumably its Medieval form. The first of two major 19th century reconstruction took place in 1831,

carried out and apparently designed by the Darlington builder Thomas Tibbats. A number of drawings associated with the work survive and a series can be viewed in the archive of the Incorporated Church Building Society www.churchplansonline.org.

A second major reconstruction took place in 1871 (although the faculty is dated 1869). Despite this documentary evidence, neither the extent of surviving Medieval fabric nor the exact order and extent of each phase of the 19th century works are quite clear today.

Under a faculty granted in 1985 additional facilities were built and another grant in 2015 replaced the existing gas boilers with a single Biomass boiler.

- 1.11 The Church and its site are identified as being of significant archaeological importance. Any significant plans for work to the site and premises should then be the subject of consultation with the Diocesan Archaeological Adviser and Darlington Borough Conservation Officer.

2.0 Scope of Report

2.1 This report is based principally on observations made from ground level, but also from latter access to Parapet level of roofs to Aisle and Transepts, plus internal ladder access to each of the floor levels within the Tower, plus knowledge of the condition of the Tower roof following recent related remedial works. Unless otherwise stated the inspection has been purely visual and no enclosed spaces, inaccessible parts such as roof spaces, or hidden timbers etc. have been opened up for inspection.

2.2 Particular items not inspected or covered by this report are:-

- a) Floor or roof voids.
- b) Full testing of drainage.
- c) Parts hidden by fixed furniture.
- d) Testing of the heating installation.
- e) Testing of the electrical installation including audio system.
- f) Testing of fire alarms and firefighting equipment.
- g) Testing of organ.

2.3 Items b), d), e), f) and g) are assumed to be subject to programmed cycles of regular inspection and testing by relevant specialists. Arrangement should be regularly reviewed to match inspection schedules to the age and condition of particular installations.

2.4 It should be noted that nothing in the Diocesan scheme modifies the need to apply for archdeacon's certificates or faculties where such authorities are necessary, before repair work may be undertaken.

2.5 The repair of Churches in many aspects is a highly specialised subject. There is then a need to obtain specialist advice with the drawing up of a detailed specification for any work to ensure a technically satisfactory and aesthetically acceptable solution. Economy and permanence of repairs are important considerations.

2.6 This report indicates the condition of the buildings at a time of the inspection. It does not purport to be wholly comprehensive or to give definitive solution for remedial work. It is a report only and should not be utilised as a specification for the execution of repairs and must never be used for such purposes, neither should it be used for obtaining quotations from builders. Professional advice should be obtained to avoid inappropriate solutions which may result in the potential aggravation of defects. Repairs should also maintain the architectural character of details, finishes etc.

3.0 Works Carried out Since Previous Report

3.1 Bi-annual gutter clearance – May and November each year.

3.2 Repairs to roof north side 2013.

3.3 Decoration of Church, October – December 2013 and January – March 2014.

3.4 Fire Extinguishers serviced 19th May 2014.

3.5 PAT testing and inspection of new lightening conductor July 2015.

3.6 Installation of new biomass heating system November 2015 by Centre for Green Energy.

3.7 Faculty approved 31st October 2014 erection of 2 no. memorial plaques north wall of Chancel in memory of Peter Reed and Bernard Sanderson and Greta Sanderson.

3.8 Faculty approved 16th December 2014 roof repairs to south roof and Vestry roof.

3.9 Faculty approved 14th September 2015 installation of new biomass heating system and fuel store,

3.10 Faculty approved 5th January 2017 additional roof and repairs Barclay Roofing.

3.11 The above information was obtained from the Church Log which was largely up to date; however there were no details of cost. The log

should be maintained and the inclusion of costs would improve the log.

4.0 General Condition of Church

4.1 The Church is generally in a good state of repair; although it has obviously suffered from amounts of water ingress which would appear largely to have been reduced by earlier repair works to roofs and gutters. This should be monitored closely to ensure that the drying out continues and once drying out has completed repair/re-decoration should be considered.

External Inspection

5.0 Roof Coverings, Tower and Belfry

- 5.1 North side of Chancel is Lakeland Westmorland slate in good condition with decorative ridge.
- 5.2 North side aisle to Chancel is Lakeland Westmorland slate in good condition flashing to east wall of north Transept requires re-pointing.
- 5.3 East side of north Transept roof is concealed by a stone parapet. High level access should be considered to survey condition; when parapet gutters are next cleaned. 2
- 5.4 West side on north Transept and Nave north side aisle as above; however the coverings appear to be in generally good condition when viewed from the tower.
- 5.5 North side of Nave where visible from ground level is Westmorland slate in good condition.
- 5.6 North Side Aisle to the Nave is covered with Welsh slate in even courses. However this roof is in very poor condition with a number of broken, perished and loose slates. The coverings contain areas of significant earlier repair which are also showing signs of failure. The rear of the parapet wall is generally rendered; however at the West end of the roof the quality of the wall and render is poor. The lead parapet gutter looks to be in generally reasonable condition, it is however narrow and the flashings require attention. Replacement and reconfiguration of this roof should be considered. A design similar to that recently installed on the South Side Aisle to the Nave would be a significant improvement. 2
- 5.7 South side of Nave where visible from ground level is Westmorland slate in generally good condition although there are a number of cracked or missing slates which should be repaired. 2
- 5.8 South Side Aisle to Nave has recently been recovered in Westmorland slate in good condition. The lead tapered parapet gutter has also been

replaced and is in good condition.

- 5.9 West side of porch roof Westmorland slate in good condition. East side of porch roof Westmorland slate in good condition; although repairs have been carried out to provide supplementary support to a number of slates. The back of the water tabling on both East and West side requires repointing in NHL sand mortar. 2
- 5.10 West side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition; when parapet gutters are next cleaned. However the coverings appear to be in generally good condition when viewed from the tower. 2
- 5.11 East side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition; when parapet gutters are next cleaned. 2
- 5.12 South side of Chancel Westmorland slate in good condition decorative wrought iron ridge should be decorated to protect from weather. 3
- 5.13 South side aisle to Chancel Westmorland slate in good condition.
- 5.14 Tower roof: Leadwork to roof, access hatch and flag pole base was apparently an original installation with some localised subsequent remedials. Significant improvements to flashing abutments with Parapet stonework etc. were achieved in association with the Parapet stabilisation works undertaken in 2009. All remain in sound condition with no evidence of distress in the roof timbers as viewed from the Belfry. The leadwork and the timber framing to the access hatch in the North East corner require a small amount of repair to prevent water ingress. 2
- 5.15 Significant stabilisation works to the corner piers and Parapet balustrading to the Tower roof were completed in October 2009 including the installation of stainless steel tie rods, together with remedial works to lead roof upstand flashings, with a subsequent return by the Contractor to renew related pointing to flashing chases. These remain in apparently sound order.
- 5.16 Lightning Conductor: The installation appears to be in sound/continuous tape order with terminals at Tower roof level renewed with work at this level in 2009.
- 5.17 A programme of cleaning and maintaining the parapet gutter, rainwater hoppers, rainwater downpipes etc. should be established to prevent blockages and potential water ingress. 2

6.0 Exterior Doors

- 6.1 Entrance door would benefit from re-varnish and redecoration of metal works. 3
- 6.2 Timber door to belfry shows signs of decay; consideration should be given to replacement. 3
- 6.3 Entrance doors timber and metalwork require redecoration. 3
- 6.4 Door to Vestry would benefit from redecoration. 3

7.0 Exterior Windows

- 7.1 Window 12 is protected externally with a mesh grille in good condition.
- 7.2 Window 11 is protected externally with mesh grille in good condition.
- 7.3 Window 10 has been protected with polycarbonate sheet fixed with putty/mastic which is unsympathetic and has the potential to trap moisture and alternative fixing method should be investigated. 3
- 7.4 Window 9 has been protected with polycarbonate sheet with screw fixing into mortar joints.
- 7.5 Window 7 is protected externally by mesh grille in good condition.
- 7.6 Window 6 protected externally with mesh grille in good condition.
- 7.7 Window 5 is protected externally by mesh grille which is generally in good condition. However the right hand lancet stained glass panels appears to have been damaged following external impact. The grille should be repaired or replaced and the stained glass repaired. 3
- 7.8 Window 4 and 3 are protected externally by polycarbonate sheet; consideration should be given to remove for cleaning and re-fixing. 3
- 7.9 Stained glass windows within the spiral stair tower are not protected 2 3
no. have been damaged and require repair. Consideration should be given to installing protection.
- 7.10 Window 2 is protected externally with mesh grille in good condition.
- 7.11 Windows 24, 20 and 19 are protected externally with mesh grilles, consideration should be given to removal to enable cleaning. 3
- 7.12 Window 23 is protected externally by polycarbonate sheet. Consideration should be given to removal for cleaning. 3

- 7.13 Window 21 is protected externally by polycarbonate sheet. 3
Consideration should be given to removal for cleaning.
- 7.14 Window 18 is protected externally by polycarbonate sheet in good condition.
- 7.15 Window 17 is protected externally by mesh grille in good condition.
- 7.16 Window 16 is partially protected externally by polycarbonate sheet in 3
poor condition, consideration should be given to a replacement complete solution.
- 7.17 Window 14 is protected externally by mesh grille in good condition.
- 8.0 Rainwater Goods and Drainage**
- 8.1 Rainwater goods 'to open eaves' are cast iron moulded gutters 3
mounted on moulded stonework with cast iron downpipes which all appear to be in good condition; although some would benefit from redecoration.
- 8.2 There are a number of concealed parapet gutters to the North and South transepts which require additional high level access to enable inspection.
- 8.3 However it should be noted that the hopper and downpipe located 3
between the west wall of the north Transept and the north wall of the north side aisle to the Nave shows significant signs of dampness and salt migration on the stonework; this may be historic but requires further investigation.
- 8.4 However it should be noted that the hopper and downpipe located 3
between the south wall of the south side aisle to the Nave and the west wall of the south Transept shows significant signs of dampness and salt migration on the stonework; this may be historic but requires further investigation.
- 9.0 External Walls and Structure**
- 9.1 North wall of Chancel: Stonework in generally in good condition 2
although area above and left of window 12 should be carefully repointed. Possible leak from gutter should be investigated.
- 9.2 East wall of north side aisle to Chancel: Stonework in generally good 2
condition although area from window cill upwards should be carefully repointed. Holes which appear to be redundant fixings from an old downpipe should also be pointed to prevent moisture gaining access to the stone. Upper level of buttress facing north, east and south should also be brushed to remove loose stone and carefully repointed. Leak

from gutter should be investigated.

- 9.3 North wall of north side aisle to Chancel: Stonework in generally good condition.
- 9.4 East side of north Transept: Stonework generally in good condition 3 however consideration should be given to the removal of redundant fixings and the re-pointing of the resulting holes to prevent water ingress.
- 9.5 North elevation of north Transept: Stonework generally in good condition.
- 9.6 West elevation of north Transept: Stonework generally in good condition.
- 9.7 North elevation of extended north side aisle to Nave: Stonework 4 generally in good condition however stone surround to window 5 shows signs of erosion, which should be monitored and reviewed at next quinquennial inspection.
- 9.8 West elevation of extended north side aisle to Nave: Stonework high 3 level should be carefully repointed. Low level adjacent to downpipe shows signs of water staining as noted previously which requires investigation.
- 9.9 North elevation of north side aisle to Nave: Stonework generally in good condition; however east end shows signs of water staining note above which requires investigation high level from parapet down to the spring points of the arched windows should be carefully repointed.
- 9.10 Walls to spiral stair enclosure to Belfry: Stonework generally in good condition.
- 9.11 North side of Tower: Stonework generally in good condition. Timber 3 louvres to bell chamber should be inspected and repaired/redecorated.
- 9.12 West side of Tower: Stonework generally in good condition. Although 3 stonework to either sides and surround of clock should be carefully repointed. Timber louvres to bell chamber should be inspected and repaired/redecorated.
- 9.13 South side of Tower: Stonework generally in good condition. However 3 eastern corner of parapet to roof has a significant deflection which has been restrained by earlier retention structures. Timber louvres chamber should be inspected and repaired/redecorated.

- 9.14 West elevation of south side aisle: Stonework requires careful repointing around moulded niche, parapet wall and wall beneath moulded stone down to the apex of the niche. 3
- 9.15 South wall of south side aisle to Nave: Stonework generally in good condition. Wall above and to west of porch should be carefully repointed. Buttress to east of porch should be carefully repointed. Wall to east of porch shows signs of water staining which should be investigated/monitored. Also east end adjacent to west wall of south Transept. 3
- 9.16 West side of Porch: Stonework generally in good condition although signs of water staining from leaking gutters are evident and should be investigated. Stonework above window should be repointed. 3
- 9.17 South elevation of Porch: Stonework generally in good condition but would benefit from repointing. The stone pilaster to the left of the doorway should be replaced when funds are available. 3
- 9.18 East elevation of porch: Stonework generally good condition.
- 9.19 West side of south Transept: Stonework generally in good condition although repointing required to parapet and northern end of wall. Further investigation required as a result of water staining at north end chamber should be inspected and repaired/redecorated. 3
- 9.20 South elevation of south Transept: Stonework generally good although consideration should be given to careful repointing around moulded stonework to window 18. 3
- 9.21 East side of south Transept: Stonework generally in good condition, consideration should be given to pointing up redundant holes left in masonry from previously installed rainwater goods. 3
- 9.22 South side of south side aisle to Chancel: Stonework shows early signs of erosion and would benefit from repointing. Stone adjacent to downpipe has been damaged by fixing of downpipe. Consideration should be given to a localised stonework repair. Now that the basement boiler room is redundant consideration should be given to the corrugated plastic roof over the access which is unsympathetic and in poor condition. 3
- 9.23 East elevation of south side aisle to Chancel: Stonework shows signs of erosion and would benefit from brushing and repointing to fill voids. 3
- 9.24 South elevation of Chancel: Stonework at low level shows signs of 3

erosion and would benefit from brushing and repointing to fill voids.

- 9.25 North elevation of Chancel: Stonework generally in good condition 3
although consideration should be given to repointing from cill level
upwards.

Internal Inspection

10.0 Roof Structure and Ceilings & Porch

- 10.1 Chancel consist of 4 no. principal arched timber trusses supported on
stone carved kneelers and 3 no. intermediate timber arched trusses
supported by a wall plate. The trusses support exposed rafters and
purlins and a diagonal timber boarded ceiling. Although the ceiling
timbers were dark all appeared in good condition.
- 10.2 North side aisle to Chancel mono-pitched timber roof with exposed
rafters, purlins and diagonal sarking board (as Chancel) in good
condition.
- 10.3 South side aisle (over Vestry and organ) as 10.2 above although plastic 2
sheeting has been installed to the underside of the roof over the
organ. If this is due to water ingress the cause should be investigated
and repaired; following which the sheet should be removed to allow
the timber to dry.
- 10.4 Nave roof is supported by 4 no. timber trusses and a masonry arch.
Rafters and purlins are exposed with plaster and pointed inset ceilings;
all appear in good condition.
- 10.5 North Transept is a flat timber beamed ceiling with plaster and painted
inset ceilings; all appear in good condition.
- 10.6 North side aisle as 10.5 above although roof is slightly dual pitched.
- 10.7 South Transept as 10.5 above. The west wall shows significant damage 2
from water ingress which should be investigated. See Also 5.6.
- 10.8 South side Aisle has a mono-pitched plaster and painted ceiling with no 3
exposed timber. It appears to be in generally good condition apart
from at this east end where it is damaged. This should be investigated
and repaired.
- 10.9 North side of Church centre has a mono-pitched plaster and painted
ceiling with no exposed timber; in good condition.
- 10.10 Church centre has a timber beam supported ceiling which is plastered
and painted; in good condition.

- 10.11 Kitchen has a plastered and painted ceiling; in good condition.
- 10.12 Wc and lobby to wc have a suspended tile ceiling which is in good condition. Extractor fans appear to be in poor condition and light fittings has no diffuser. 2
- 10.13 South side of Church centre has a mono-pitched ceiling which is plastered and painted; generally in good condition although minor repair and redecoration is required. 3
- 10.14 Ceiling over stair to first floor is a flat plastered and painted ceiling which shows signs of water ingress to west end; to be investigated. 2
- 10.15 First floor Church centre has a flat plastered and painted ceiling; in good condition.
- 10.16 Lobby and wc have a suspended tile ceiling which is in good condition. However light fittings have no diffusers and extractors appear to be in poor condition. Ceiling in the lobby has 4 no. missing tiles which should be replaced. 2
- 10.17 Store room has a suspended tile system however it has a number of missing/damaged tiles which should be replaced, furthermore there are signs of water ingress in the north west corner. 2
- 10.18 Porch roof is exposed timber rafters with diagonal timber sparking board all in good condition.

11.0 Internal Walls, Doors and Panelling

- 11.1 First floor store/wc veneered flush doors; good condition.
- 11.2 First floor Church centre 2 no. hardwood 8 panelled doors; good condition.
- 11.3 Ground floor Church centre wc veneered flush door; good condition.
- 11.4 Ground floor Church centre lobby and store doors are hardwood 8 panel doors; good condition.
- 11.5 Ground floor Church centre has hardwood/composite glazed screen and double door to Nave and lobby; good condition.
- 11.6 The Chancel and north/south side aisles are fair faced stone which are generally in good condition, although there are areas of efflorescence and salt migration which should be monitored. This is particularly prevalent in the area adjacent to the non-redundant boiler flue. This should be carefully brushed back and then monitored over the next 3

quinquennium.

- 11.7 The reredos screen shows a minor amount of movement which should be monitored. If it proves to be stable, consideration should be given to generally repointing the disturbed area. 3
- 11.8 Window 16 within the Vestry shows signs of movement which should be monitored. If it proves to be stable, consideration should be given to repointing the disturbed area. 3
- 11.9 North Transept has plastered and painted finishes which are generally in good condition however there are signs of moisture ingress on west wall which should be investigated. See also 5.6. 2
- 11.10 North side aisle has plastered and painted finishes with timber dado panelling to pews all appear in generally good condition; although there are signs of moisture ingress to the right of window 05 on north wall, around the memorials on the west and north walls which should be investigated. See also 5.6 2
- 11.11 South Transept has plastered and painted finishes and timber dado panelling to pews which appear in good condition with the exception of the west wall which shows significant signs of earlier water ingress, which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 3
- 11.12 South side Aisle has plastered and painted finishes and timber dado panelling to pews. The plaster finishes show significant signs of water ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 3
- 11.13 Ground floor Church centre has plastered and painted finishes in good condition with the exception of the north east corner which shows signs of moisture ingress associated with 11.10 above; to be investigated. 2
- 11.14 Kitchen has plastered and painted finishes north wall shows a crack which should be monitored; consideration should be given to filling and redecoration. West wall has been damaged this should be repaired and redecorated. South wall has vertical crack which should be monitored; consideration should be given to filling and redecoration. 3
- 11.15 Lobby has plastered and painted finishes which appear to have been damaged on south wall by moisture ingress which should be 3

investigated; once dry finishes should be repaired and redecorated.

- 11.16 Wc has plastered and painted finishes which are generally acceptable 3
but consideration should be given at redecoration. There is a small
amount of disruption caused to the decoration by effervescence
adjacent to the hand dryer which should be investigated.
- 11.17 Church centre lobby to staircase has plastered and painted finishes. 3
South and west walls show signs of damage caused by moisture ingress
which should following earlier roof works be drying out; this should be
carefully monitored prior to repair/re-decoration works being
undertaken.
- 11.18 Church centre first floor has plastered and painted finishes in good
condition.
- 11.19 Lobby has plastered and painted finishes in good condition although
the south wall does have an amount of flaking paint.
- 11.20 Wc has plastered and painted finishes in good condition.
- 11.21 Store has plastered and painted finishes in good condition.
- 11.22 Porch walls are exposed stone. North wall shows signs of moisture 3
ingress over internal door which should be investigated. East wall
good condition. South wall shows signs of erosion around the door.
The doors require improvement in terms of weather seal. West wall
good condition.

12.0 Ground Floor Structure

- 12.01 Chancel has a solid floor with tile/carpet finishes; however the choir
stalls have a raised timber boarded floor. The Altar is raised by 2no.
steps which is a solid floor with tile/carpet finishes; all are in good
condition.
- 12.02 The Nave, side aisles and transepts have solid floors to the aisles with 3
tile and carpet finishes but the areas under the pews are suspended
timber boarded floors with no finish. All appear in generally good
condition although a number of the tiles should be repaired and re-
fixed.
- 12.03 The church centre would appear to have a floor construction as noted
in 12.02 above although it is covered entirely in carpet tiles which are
generally in good condition.
- 12.04 Kitchen has a vinyl floor covering in good condition.

12.05 WC had vinyl floor coverings which are damaged and showing signs of age; consideration should be given to replacement. 3

12.06 Lobby and Staircase to first floor as 12.03 above.

12.07 First floor church centre is a suspended timber floor with carpet tile coverings in good condition.

12.08 First floor lobby, WC and store as 12.07 above but with vinyl coverings in good condition.

12.09 Porch floor is a solid floor with tiled finishes and mat well.

13.0 Internal Finishes

13.1 Walls are a combination of fair faced stone work and plastered finishes with stone reveals to window and door opening and stone quoins to arches. The decorative finish is good except where damp has previously disrupted the finish. These areas should be carefully monitored to ensure drying continues. Once fully dry consideration should be given to re-plastering and redecoration. Specification advice should be sought from the Church Architect.

14.0 Fitting, Fixtures and Furniture

14.1 Furnishing generally remain in a good, well maintained condition. These include:-

- A carved marble and stone pulpit.
- Brass communion rail.
- Brass lectern.
- A stone font with timber lid at the bottom of the south west staircase.
- A carved stone reredos with mosaic infill panels behind the Altar.
- A pipe organ – Peter Conacher & Co, Springwood, Huddersfield.
- Stained timber pews, all of which are in sound order and free from any evidence of rot of beetle infestation.

15.0 Vestry and Tower

15.01 The Vestry: Is located within the South side aisle to the Chancel all finishes including carved screens in well maintained condition.

15.02 Some efflorescence in surface of stonework on south wall adjacent Vestry screen related to now redundant boiler chimney. Needs to be monitored but not a significant issue.

15.03 Tower Bell Chamber:
Underside of roof in apparently fair condition with no significant signs of rainwater ingress. No evidence of recurrence of previous problems 3

related to drainage hopper blockage. The inside of the masonry walls would benefit from a general clean down and then repointing to fill voids. Furthermore the internal boarding to the louvered openings should be temporarily removed to allow for inspection of the louvres.

- 15.04 Access to the roof is via an intricate combination of vertical steel ladders. Within which there is a timber beam access plank with guard rails; which are generally in good condition. However in one area the plank has suffered deterioration as a result of water ingress. Consideration should be given to its repair. 3
- 15.05 Bells apparently in good working order, but note again complex triple pulley system for Sanctus bell.
- 15.06 Tower Ringer Chamber:
Whitewashed walls and carpeted floor remain in good order with foot mats for ringers and tidy storage of pull ropes.
Leaded light windows in fair order, but cracked glass in main pane to west window, plus some need for attention to leadwork.
Clock mechanism in apparently well maintained order.
Access to the bell chamber is via a lightweight aluminium ladder stored in one corner.
- 15.07 Tower Access Stair:
Stone spiral and walls in fair order.

16.0 Heating Installation

- 16.1 During the last quinquennium the heating system has been replaced with a new biomass boiler with associated fuel pellet store located to the South of the Chancel which was all reported to be working well and a significant improvement over the previous system. The basement boiler room and associated flue is now redundant and not inspected at the time of this survey. The new heating system should be maintained in full accordance with the manufacturer's recommendations.

17.0 Electrical Installation

- 17.1 At the time of the previous Quinquennial Report the inspecting Architect noted that; a detailed inspection and report had been commissioned in late 2012 noting areas that required upgrading to comply with appropriate certification/safety requirements. Unfortunately at present there does not appear to be a copy of this report available; nor any record of what works have been undertaken in response to it.
- 17.2 The Church Centre distribution board is marked to confirm that it had been inspected May 2013 next inspection due May 2018. However the Chancel distribution board is marked up as inspected on 25 October 1

2012 and requires re-inspection by 25 October 2017; this is now overdue.

- 17.3 Given the issue noted in 17.1 above and the fact that testing and re- 1
certification is now due as noted in 17.2 above. It is recommended
that all electrical systems are inspected and tested by an appropriately
qualified electrician; to ensure compliance with current certification
and safety standards.

18.0 Fire Precautions

- 18.1 The location and type of fire extinguishers apparently match
requirements, and are subject to annual inspection and testing in
March of each year.

19.0 Disabled Provision

- 19.1 Access to the Church appears to be unrestricted with only a small step
at the entrance door which should not present difficulties. Parking
space for wheelchairs should be allowed inside the Church without
causing an obstruction or making users feel prominent. Users with
hearing and visual disabilities now have a hearing loop and sound
reinforcement system available. Wheelchair users are given special
attention to avoid having to negotiate the Chancel steps.

20.0 Toilets and Kitchen

- 20.1 Ground Floor Male/Accessible Toilet: Appeared to be in good working
order.

- 20.02 First Floor Toilet: Appeared to be in good working order.

21.0 Bats

- 21.1 There were no reports of bat roosting in the Church, but if roof timbers
are to be treated then bat friendly treatments are required.

Curtilage

22.0 Churchyard and Environs

- 22.1 The extensive Churchyard continues to be very well maintained in a
tidy condition with Borough Council vested with areas of responsibility
for maintenance. The yard contains a substantial number of burials;
some form its earliest establishment. Some grave stonework and
headstones are noted as having been subject to deterioration primarily
due to age. These should remain the subject of regular monitoring and
rendered safe as appropriate. There are two reductant stone fonts
which have been removed from the Church and placed within the
Churchyard, one laid on its side on the north elevation adjacent
window 5 and the other adjacent to the south porch. The condition,
dating and location of these fonts should be carefully reviewed.

22.2 Boundary Wall: The external walls to tall four boundaries are a mixture of stone and brickwork with some areas of cement render. Those on the north boundary are all generally sound but with only minor localised areas of deterioration in pointing. Their condition should be regularly monitored.

22.3 Lych Gates: There are two Lych gates of similar design located at the west and east end of the street frontage. Both are in sound order with no significant signs of distress in the oak framing except for some binding of gate leaves. Roof tiling to both is in fair order, but should be regularly monitored with respect to broken or loose tiles.

23.0 Log Book

23.1 The log book was made available for inspection recording principal works undertaken since the 2013 inspection report.

24.0 Memorials

24.1 There are various memorial's attached to internal walls to the perimeter of the Church. Defects identified in two in the previous inspection have been addressed.

25.0 Previous Quinquennial Reports

25.1 24th April 2013 Malcolm R Cundick Dip Arch (Oxford) RIBA

Recommendations

Urgent Works Requiring Immediate Attention: Category 1

Item

- | | | |
|------|--|------|
| i) | North Side Aisle to the Nave is covered with Welsh slate in even courses. However this roof is in very poor condition with a number of broken, perished and loose slates. The coverings contain areas of significant earlier repair which are also showing signs of failure. The rear of the parapet wall is generally rendered; however at the West end of the roof the quality of the wall and render is poor. The lead parapet gutter looks to be in generally reasonable condition, it is however narrow and the flashings require attention. Replacement and reconfiguration of this roof should be considered. A design similar to that recently installed on the South Side Aisle to the Nave would be a significant improvement. | 5.6 |
| ii) | The Church Centre distribution board is marked to confirm that it had been inspected May 2013 next inspection due May 2018. However the Chancel distribution board is marked up as inspected on 25 October 2012 and requires re-inspection by 25 October 2017; this is now overdue. | 17.2 |
| iii) | Given the issue noted in 17.1 above and the fact that testing and re-certification is now due as noted in 17.2 above. It is recommended | 17.3 |

that all electrical systems are inspected and tested by an appropriately qualified electrician; to ensure compliance with current certification and safety standards.

Indicative cost for the works in Category 1 would be £ 5,000 - £ 10,000 excluding VAT and fees.

Work Recommended to be Carried Out During Next 12 Months:		Item
Category 2		
iv)	East side of north Transept roof is concealed by a stone parapet. High level access should be considered to survey condition; when parapet gutters are next cleaned.	5.3
v)	South side of Nave where visible from ground level is Westmorland slate in generally good condition although there are a number of cracked or missing slates which should be repaired.	5.7
vi)	West side of porch roof Westmorland slate in good condition. East side of porch roof Westmorland slate in good condition; although repairs have been carried out to provide supplementary support to a number of slates. The back of the water tabling on both East and West side requires repointing in NHL sand mortar.	5.9
vii)	West side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition; when parapet gutters are next cleaned.	5.10
viii)	East side of South Transept is concealed by a stone parapet. High level access should be considered to survey condition; when parapet gutters are next cleaned.	5.11
ix)	Tower roof: The leadwork and the timber framing to the access hatch in the North East corner require a small amount of repair to prevent water ingress.	5.14
x)	A programme of cleaning and maintaining the parapet gutter, rainwater hoppers, rainwater downpipes etc. should be established to prevent blockages and potential water ingress.	5.17
xi)	North wall of Chancel: Stonework in generally in good condition although area above and left of window 12 should be carefully repointed. Possible leak from gutter should be investigated.	9.01
xii)	East wall of north side aisle to Chancel: Stonework in generally good condition although area from window cill upwards should be carefully repointed. Holes which appear to be redundant fixings from an old	9.02

downpipe should also be pointed to prevent moisture gaining access to the stone. Upper level of buttress facing north, east and south should also be brushed to remove loose stone and carefully repointed. Leak from gutter should be investigated.

- xiii) South side aisle (over Vestry and organ) as 10.2 above although plastic sheeting has been installed to the underside of the roof over the organ. If this is due to water ingress the cause should be investigated and repaired; following which the sheet should be removed to allow the timber to dry. 10.03
- xiv) South Transept. The west wall shows significant damage from water ingress which should be investigated. See Also 5.6. 10.07
- xv) Wc and lobby to wc have a suspended tile ceiling which is in good condition. Extractor fans appear to be in poor condition and light fittings has no diffuser. 10.12
- xvi) Lobby and wc have a suspended tile ceiling which is in good condition. However light fittings have no diffusers and extractors appear to be in poor condition. Ceiling in the lobby has 4 no. missing tiles which should be replaced. 10.16
- xvii) Store room has a suspended tile system however it has a number of missing/damaged tiles which should be replaced, furthermore there are signs of water ingress in the north west corner. 10.17
- xviii) North Transept has plastered and painted finishes which are generally in good condition however there are signs of moisture ingress on west wall which should be investigated. See also 5.6. 11.09
- xix) North side aisle has plastered and painted finishes with timber dado panelling to pews all appear in generally good condition; although there are signs of moisture ingress to the right of window 5 on north wall, around the memorials on the west and north walls which should be investigated. See also 5.6. 11.10
- xx) Ground floor Church centre has plastered and painted finishes in good condition with the exception of the north east corner which shows signs of moisture ingress associated with 11.10 above; to be investigated. 11.13

Indicative cost for the works in Category 2 would be £ 5,000 - £10,000 excluding VAT and fees.

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

Item

xxi)	South side of Chancel Westmorland slate in good condition decorative wrought iron ridge should be decorated to protect from weather.	5.12
xxii)	Entrance door would benefit from re-varnish and redecoration of metal works.	6.01
xxiii)	Timber door to belfry shows signs of decay; consideration should be given to replacement.	6.02
xxiv)	Entrance doors timber and metalwork require redecoration.	6.03
xxv)	Door to Vestry would benefit from redecoration.	6.04
xxvi)	Window 10 has been protected with polycarbonate sheet fixed with putty/mastic which is unsympathetic and has the potential to trap moisture and alternative fixing method should be investigated.	7.03
xxvii)	Window 5 is protected externally by mesh grille which is generally in good condition. However the right hand lancet stained glass panels appears to have been damaged following external impact. The grille should be repaired or replaced and the stained glass repaired.	7.07
xxviii)	Window 4 and 3 are protected externally by polycarbonate sheet; consideration should be given to remove for cleaning and re-fixing.	7.08
xxix)	Stained glass windows within the spiral stair tower are not protected 2 no. have been damaged and require repair. Consideration should be given to installing protection.	7.09
xxx)	Windows 24, 20 and 19 are protected externally with mesh grilles, consideration should be given to removal to enable cleaning.	7.11
xxxi)	Window 23 is protected externally by polycarbonate sheet. Consideration should be given to removal for cleaning.	7.12
xxxii)	Window 21 is protected externally by polycarbonate sheet. Consideration should be given to removal for cleaning.	7.13
xxxiii)	Window 16 is partially protected externally by polycarbonate sheet in poor condition, consideration should be given to a replacement complete solution.	7.16
xxxiv)	Rainwater goods 'to open eaves' are cast iron moulded gutters mounted on moulded stonework with cast iron downpipes which all appear to be in good condition; although some would benefit from redecoration.	8.01

- xxxv) However it should be noted that the hopper and downpipe located between the west wall of the north Transept and the north wall of the north side aisle to the Nave shows significant signs of dampness and salt migration on the stonework; this may be historic but requires further investigation. 8.03
- xxxvi) However it should be noted that the hopper and downpipe located between the south wall of the south side aisle to the Nave and the west wall of the south Transept shows significant signs of dampness and salt migration on the stonework; this may be historic but requires further investigation. 8.04
- xxxvii) East side of north Transept: Stonework generally in good condition however consideration should be given to the removal of redundant fixings and the re-pointing of the resulting holes to prevent water ingress. 9.04
- xxxviii) West elevation of extended north side aisle to Nave: Stonework high level should be carefully repointed. Low level adjacent to downpipe shows signs of water staining as noted previously which requires investigation. 9.08
- xxxix) North side of Tower: Stonework generally in good condition. Timber louvres to bell chamber should be inspected and repaired/redecorated. 9.11
- xL) West side of Tower: Stonework generally in good condition. Although stonework to either sides and surround of clock should be carefully repointed. Timber louvres to bell chamber should be inspected and repaired/redecorated. 9.12
- xLi) South side of Tower: Timber louvres chamber should be inspected and repaired/redecorated. 9.13
- xLii) West elevation of south side aisle: Stonework requires careful repointing around moulded niche, parapet wall and wall beneath moulded stone down to the apex of the niche. 9.14
- xLiii) South wall of south side aisle to Nave: Stonework generally in good condition. Wall above and to west of porch should be carefully repointed. Buttress to east of porch should be carefully repointed. Wall to east of porch shows signs of water staining which should be investigated/monitored. Also east end adjacent to west wall of south Transept. 9.15
- xLiv) West side of Porch: Stonework generally in good condition although 9.16

signs of water staining from leaking gutters are evident and should be investigated. Stonework above window should be repointed.

- xLv) South elevation of Porch: Stonework generally in good condition but would benefit from repointing. The stone pilaster to the left of the doorway should be replaced when funds are available. 9.17
- xLvi) West side of south Transept: Stonework generally in good condition although repointing required to parapet and northern end of wall. Further investigation required as a result of water staining at north end chamber should be inspected and repaired/redecorated. 9.19
- xLvii) South elevation of south Transept: Stonework generally good although consideration should be given to careful repointing around moulded stonework to window 18. 9.20
- xLviii) East side of south Transept: Stonework generally in good condition, consideration should be given to pointing up redundant holes left in masonry from previously installed rainwater goods. 9.21
- xLix) South side of south side aisle to Chancel: Stonework shows early signs of erosion and would benefit from repointing. Stone adjacent to downpipe has been damaged by fixing of downpipe. Consideration should be given to a localised stonework repair. Now that the basement boiler room is redundant consideration should be given to the corrugated plastic roof over the access which is unsympathetic and in poor condition. 9.22
- L) East elevation of south side aisle to Chancel: Stonework shows signs of erosion and would benefit from brushing and repointing to fill voids. 9.23
- Li) South elevation of Chancel: Stonework at low level shows signs of erosion and would benefit from brushing and repointing to fill voids. 9.24
- Lii) North elevation of Chancel: Stonework generally in good condition although consideration should be given to repointing from cill level upwards. 9.25
- Liii) South side Aisle has a mono-pitched plaster and painted ceiling with no exposed timber. It appears to be in generally good condition apart from at this east end where it is damaged. This should be investigated and repaired. 10.8
- Liv) South side of Church centre has a mono-pitched ceiling which is plastered and painted; generally in good condition although minor repair and redecoration is required. 10.13

- Lv) Ceiling over stair to first floor is a flat plastered and painted ceiling which shows signs of water ingress to west end; to be investigated. 10.14
- Lvi) The Chancel and north/south side aisles are fair faced stone which are generally in good condition, although there are areas of efflorescence and salt migration which should be monitored. This is particularly prevalent in the area adjacent to the non-redundant boiler flue. This should be carefully brushed back and then monitored over the next quinquennium. 11.06
- Lvii) The reredos screen shows a minor amount of movement which should be monitored. If it proves to be stable, consideration should be given to generally repointing the disturbed area. 11.07
- Lviii) Window 16 within the Vestry shows signs of movement which should be monitored. If it proves to be stable, consideration should be given to repointing the disturbed area. 11.08
- Lix) South Transept has plastered and painted finishes and timber dado panelling to pews which appear in good condition with the exception of the west wall which shows significant signs of earlier water ingress, which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 11.11
- Lx) South side Aisle has plastered and painted finishes and timber dado panelling to pews. The plaster finishes show significant signs of water ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken. 11.12
- Lxi) Kitchen has plastered and painted finishes north wall shows a crack which should be monitored; consideration should be given to filling and redecoration. West wall has been damaged this should be repaired and redecorated. South wall has vertical crack which should be monitored; consideration should be given to filling and redecoration. 11.14
- Lxii) Lobby has plastered and painted finishes which appear to have been damaged on south wall by moisture ingress which should be investigated; once dry finishes should be repaired and redecorated. 11.15
- Lxiii) Wc has plastered and painted finishes which are generally acceptable but consideration should be given at redecoration. There is a small amount of disruption caused to the decoration by effervescence adjacent to the hand dryer which should be investigated. 11.16

- Lxiv) Church centre lobby to staircase has plastered and painted finishes. 11.17
South and west walls show signs of damage caused by moisture ingress which should following earlier roof works be drying out; this should be carefully monitored prior to repair/re-decoration works being undertaken.
- Lxv) Porch walls are exposed stone. North wall shows signs of moisture 11.22
ingress over internal door which should be investigated. East wall good condition. South wall shows signs of erosion around the door. The doors require improvement in terms of weather seal. West wall good condition.
- Lxvi) The nave, side aisles and transepts have solid floors to the aisles with 12.02
tile and carpet finishes but the areas under the pews are suspended timber boarded floors with no finish. All appear in generally good condition although a number of the tiles should be repaired and re-fixed.
- Lxvii) WC had vinyl floor coverings which are damaged and showing signs of 12.05
age; consideration should be given to replacement.
- Lxviii) The inside of the masonry walls would benefit from a general clean 15.03
down and then repointing to fill voids. Furthermore the internal boarding to the louvered openings should be temporarily removed to allow for inspection of the louvres.
- Lxix) Access to the roof is via an intricate combination of vertical steel 15.04
ladders. Within which there is a timber beam access plank with guard rails; which are generally in good condition. However in one area the plank has suffered deterioration as a result of water ingress. Consideration should be given to its repair.

Indicative cost for the works in Category 3 would be £ 10,000 - £15,000 excluding VAT and fees.

- Work to be Considered Beyond 5 Years: Category 4** **Item**
- Lxx) North elevation of extended north side aisle to Nave: Stonework 9.07
generally in good condition however stone surround to window 5 shows signs of erosion, which should be monitored and reviewed at next quinquennial inspection.

Works Recommended Improving Energy Efficiency: Category 5 **Item**
None

Work Recommended Improving Access: Category 6 **Item**
None

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 roll 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 CO² (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.



