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Diocese of Durham
Quinquennial Inspection Report 2017
St Andrew's Parish Church
Tudhoe Grange
Spennymoor

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Tudhoe Grange
Spennymoor
Co Durham
0729/Dch189

Inspection of Churches Measure 1955
(current version)

Architects Report no. 12a

inspected 8th November 2017 and 23rd March 2018

Archdeaconry of Auckland

Deanery of Auckland

Incumbent:

Fr John Livesley

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 The Church, designed by Hodgson Fowler, built in 1883, Church Hall and Vicarage all lie within a corner site near a roundabout on the front of an area known as Tudhoe Grange, a part of Spennymoor about 4 miles west of the main A1(M) trunk road.

1.2 Ordnance Survey Map Reference NZ266340.

General Description of Church

1.3 The Church comprises of a Nave and north aisle with a Clergy Vestry and Lady Chapel at the north east corner, a Belfry tower attached to the south wall of the Nave and a south west entrance porch. Boiler room under Choir Vestry.

1.4 All roofs are slated and are steeply pitched at 45° with trusses exposed internally. There is a continuous unbroken ridge over the Nave and Chancel and another, parallel, over the north aisle/organ/Clergy Vestry.

1.5 Walls are of random stone with dressed stone quoins, piers and surrounds to windows and doors, plastered internally but with dressed stone surrounded exposed.

1.6 Floors are wood block in the Nave and aisle, Vestries and Lady Chapel. Tiles are marble steps in the sanctuary. Some areas have been overlaid with carpet.

1.7 Heating is by means of a gas-fired boiler supplying low pressure hot water to mechanical convectors and radiators.

1.8 Foundation stone laid by the Bishop of Durham on 16th July 1883.

1.9 St Andrew's Church is a Grade II Listed Building under Town and Country Planning Act. A copy of the Listing Status is attached in the appendix to this report.

1.10 Pevsners The Building of England, County Durham volume describes the building as:-

"St Andrew, Tudhoe Grange, 1884 by C Hodgson Fowler. Neo-Perp. It has a thin tower with a polygonal top and spirelet like his Church at Tudhoe.

2.0 Scope of Report

2.1 The report is based on findings of an inspection made on 8th November 2017. Viewing was from ground level with the use of binoculars. No means of access was available to the valleys within the roof geometry.

Access was made into the Tower at Belfry level only. The basement boiler house was opened for inspection.

- 2.2 There were no roof voids or ceillures which require opening up.
- 2.3 There were no suspended floors or voids which could be inspected.
- 2.4 The Churchyard was inspected but not the adjoining Vicarage or Church Hall which are outside the scope of this report.
- 2.5 No manhole covers were lifted or drains checked.
- 2.6 See appendix "c" of this report for a full description of the limitations of the report.

3.0 Works Carried out Since Previous Report

The Church log book was not up to date and was not therefore available for inspection; however the Church warden has provided the following record of works carried out within the last quinquennium.

3.1 Year Ended December April 2012

- 1) Major repairs to Church heating system.
- 2) New sink unit in choir Vestry.
- 3) Plaster work repaired on rear wall due to water damage from heating system.
- 4) Rain water down pipe replaced.

3.2 Year Ended April 2013

- 1) Church bell bearings cleaned and greased, rope and wheel inspected.
- 2) High Alter candlesticks modified to stop burning of outer holders.
- 3) Bell Tower, rear boiler house and storage room doors repainted.
- 4) Stations of the cross wall mounted in the Nave.
- 5) New sound receiver and microphone installed.
- 6) All Church drains and sinks cleaned and inspected.
- 7) Smart water applied where necessary to comply with insurance requirements.

3.3 Year Ended April 2014

- 1) Valley gutter sump capped and sealed.
- 2) Slates replaced on roof above Vestry and third main arch.
- 3) New coach bolts fitted to flag pole.
- 4) Corner stone at end of steps to choir Vestry replaced.
- 5) Broken down pipe at end of east wall repaired.
- 6) Majority of wax candles were replaced with nylon acetal rod

and tea lights.

- 7) Leak in lead valley repaired and decayed snowboards removed.
- 8) St Andrew's Icon mounted on screen.
- 9) Church boundary wall pointed.

3.4 Year Ended April 2015

- 1) Valley on the Church roof and all debris of snow boards removed.
- 2) Broken and missing slates replaced on the valley sides.
- 3) Asbestos insulated heating pipe in the boiler house. encapsulated in concrete and warning notice fitted.
- 4) Extra fire extinguishers installed together with instruction notices for correct usage.
- 5) All exterior doors fitted with security steel bars.
- 6) Electrical installation upgraded to present regulations.
- 7) Lantern above south west door refurbished and fitted with two fluorescent lamps

3.5 Year Ended April 2016

- 1) The lead valley on the roof was renewed.
- 2) Roof tiles on the porch were replaced when needed.
- 3) Stone cross on the east gable was treated with resin to seal the cracked base stone.
- 4) Bell Tower/Spire – water was found to be standing in the gutter due to the outflow pipe being blocked. This was cleared to allow a free flow of rain water. The lead sides of the gutter was dressed back to the connect position and a new flashing fitted to seal the top edge of the old flashing. This was pointed with a lime/sand mixture; also the open joints with the earth conductor were repointed.
- 5) North Aisle roof new lead was fitted to both ends of the abutments.
- 6) All open joints on the stone window cills both internal and external were repointed together with the external window arches.
- 7) The rope on the flag pole has been replaced with weatherproof rope and extended to allow the flag to be raised without the use of a ladder.

3.6 Year Ended April 2017

- 1) Porch refurbished including cleaning and staining of main doors and all inside woodwork, walls decorated, new carpet and noticeboards fitted.
- 2) Roof slates replaced and main valley lead repaired.
- 3) Temporary repairs made to the main heating pipe in the boiler room. This will require a new pipe to be fitted at the end of the heating season.

- 4) A rolling programme has commenced to replace halogen lighting tubes with LEDs.
- 5) Fire extinguishers checked.

3.7 Buildings insurance renewal is August each year. Ecclesiastical Insurance, Beaufort House, Brunswick Road, Gloucester, GL1 1JZ

4.0 General Condition of Church

4.1 The Church and grounds are once again in good condition and, as before, this is a clean and well cared for Church. The normal maintenance works have been attended and these should continue as before. The roof valley gutter needs to be inspected and cleaned as necessary; and duck boards lifting for further inspection. All windows with the exception of the upper Vestry are now protected with polycarbonate secondary glazing.

External Inspection

5.0 Roof Coverings, Tower and Spire

5.1 The Nave and Chancel are covered by one continuous pitched roof of the same height. The coverings are of Welsh slate laid to even courses which are generally in good condition though there are a number of repairs wired in. Lead flashings at the gable abutments have open joints and need re-fixing and re-pointing. 2

5.2 South face of the Nave and Chancel roof has a number of broken/loose slates which should be replaced and or re-fixed. 1

5.3 East face of porch appears in good condition.

5.4 West face of porch appears in good condition.

5.5 The valley gutter between Nave and north aisle runs the full length of the Church with a high point at the half way position and water flows east and west to rainwater outlets on the east and west gable walls. 2

The leaded valley is formed in stepped bays; the west end is in 3m long bays and the east end in longer 4m bays. The lead has been repaired a number of times with welded lead repairs and also a 'flashband' material. The lead appears to be nearing the end of its useful life and consideration should be given when funds permit to replacement. However in the interim the 'flashband' repairs should be removed and replaced with lead repairs.

At the east end there was previously a silt sump in the sole of the gutter which had leaked and in recent times has been covered. Unfortunately there remains a leak; furthermore the cover to the sump

actually traps debris in the gutter. Therefore either the sump should be re-formed in welded lead work and welded into the sole of the gutter or the sump should be stripped out and boarded over such that the boarding is flush with the gutter boarding and a lead repair made to the sole of the gutter to make it watertight.

The duck boards mentioned in the previous report have been removed which is considered a positive step.

The slating on the north side of the Nave and Chancel roof was generally in good condition however there were a small number of slates just above the gutter level which should be re-fixed. The majority of which were close to the high point of the gutter.

The slating on the south side of the north side aisle is generally in good condition however there are a small number of slates just above gutter level which should be re-fixed.

The chimney stack over the Vestry should be carefully repointed in NHL sand mortar.

The stone water tablets to the east end of the valley should be fully repointed and lead cover flashings re-dressed.

The lead flashing at the base of the chimney stack should be re-dressed and clipped.

5.6 The north face of the side aisle roof is generally in good condition.

5.7 There is a short valley lead gutter between the Lady Chapel and the north side aisle which runs west to the outlet. The duck boards are rotten and should be removed and debris removed to allow inspection of the lead gutter. 2

The slate to the north slope of the side aisle is generally in good condition although there were a number of loose slates above gutter level which require re-fixing.

The slating to the south slope of the Lady Chapel is nearing the end of its useful life. There are a number of slates which require replacement or re-fixing. The ridge of this roof requires re-bedding where loose and fully repointing.

5.8 Slating to the north slope of the Lady Chancel appears to be satisfactory; although the ridge tiles require re-pointing. Architect to be consulted regarding the mortar specification. 2

5.9 There is no external access to the spire except by ladder or scaffold and this makes maintenance difficult and costly. Consideration should be given to providing a hatch into the Spire base which can be accessed from inside the Belfry for maintenance this avoiding the decay that occurred previously. An external handrail to the parapet would be required for safety regulations. 4

5.10 The slated spire could only be viewed from ground level and appeared to be intact. New slates were installed following restoration in 1995. It is important that the Tower/Spire gutter is checked regularly at high level to ensure rainwater is discharging and ensure the tower timber work is kept dry and trouble free. 3

5.11 Tower internal inspection:-
The raised timber platform at the Tower base is dry and in good condition. From here a vertical metal ladder rises to Belfry level. The ladder is now decorated and in good condition.

At Belfry level a hatch needs attention to hold back on hook. 2

There is debris on the floor that should be cleared. 2

The large single bell is hung from a metal frame which is painted. A timber frame appears to be in satisfactory condition but should be treated to prevent decay. 2

From this position can be seen the new Spire timbers and boarding which appears satisfactory.

Stonework eroding internally especially to north and west elevations further inspection required, it would also be wise to fully inspect the bell and armature at the same time. 2

Water ingress occurred during 2016 but this has been resolved leadwork re-dressed.

6.0 Exterior Doors

6.1 The main entrance doors are a pair of arched timber doors on the south side in the entrance porch and these appear to be sound except for water seepage through open joints which has stained the rear face of the door. There is no apparent sign of rot, but repair may reveal further decay. There are three steps to the door externally but handrails have now been provided to help those who need aids. Consideration should be given to the provision of a temporary or permanent ramp for disabled users to comply with the Equality Act. The side entrance door could be converted for ramped access.

6.2 Rear entrance north side: This door is used for direct access from Church Hall behind the north boundary and has a handrail to one side. The door is in good condition.

6.3 Vestry entrance east elevation: Again there are steps and a platform for access by a single timber arched door. The door and locking are in good condition.

7.0 Exterior Windows

7.1 Nave: Four windows each side clear glazed with leaded lights, all intact and weathertight. Some window cills are arched and erosion is probably due to condensation. Tracery of two windows are eroding and should be monitored at the next inspection.

New windows at the west end are in as-new condition and add a new look to the Church.

7.2 Chancel: The east window glass and tracery is in good condition but the cill is eroding again caused by condensation. Two windows to the south side are clear glazed and one is stained figure glass. Cills again are de-laminating and eroded. To be monitored at next inspection.

7.3 All windows except the upper Vestry, are protected with polycarbonate glazing. A maintenance plan should be prepared for cleaning glass by removing the secondary glazing. 3

8.0 Rainwater Goods and Drainage

8.1 These are cast iron on the south side and aluminium to the north side. There were a number of gutter joints leaking on all sides and these need attention and repair. 1

8.2 All gutters should be checked following rainfall. 1

8.3 Generally all gutters should be cleaned out, joints checked and inner linings re-coated in bitumen paint. Outer faces of gutters and downpipes need to be re-decorated. 1

8.4 All rainwater pipes discharge into gullies and then into drains. Gullies should be cleared of any debris and checked for free-flowing by discharging water. Also check manholes and ensure covers are cleaned and free of rest to help maintenance. 1

9.0 External Walls

9.1 South Elevation: Stone soft but weathering evenly, pointing satisfactory. Noted rust staining of stonework below windows from previous metal grilles. The Tower walls are pot-marked and generally well pointed. However on the east face there is 1no. open perp joint, 2

south face there are 3no. open perp joints and west face there are 3no. open perp joints; which all require re-pointing. Architect to be consulted regarding the mortar specification.

- 9.2 West Elevation: West gable window – repairs to tracery carried out in 1995 when new window glazing introduced. All appears satisfactory.

The efflorescent in the north side buttress has now largely reduced following repairs to the downpipe and hopper head. Mason to check the stability of the stone cross on the gable apex. Some of the stone panels are pot-marked but do not require any attention at present. The sloping table stones of the gables still need re-pointing where open joints can be seen. The northern Nave buttress requires the low level to stonework to be carefully raked out and re-pointed. Architect to be consulted regarding the mortar specification. 2

A section of the moulded stone string course behind the rainwater down pipe, adjacent to the northern Nave buttress, on the west elevation of the northern side aisle requires replacement. 3

- 9.3 North Elevation: All windows now have polycarbonate protection so the rust staining from wire grilles will diminish.

- 9.4 East Elevation: The east gable window tracery was repaired in 1995 and polycarbonate sheeting was added. The Vestry windows are in satisfactory condition. The stonework is well weathered and pointing satisfactory. The short length of metal railings at ground level are in need of decoration. The stone cross on the east gable apex should be checked for stability. 2

Internal Inspection

10.0 Roof Structure and Ceilings

- 10.1 There are six arch braced timber trusses over the Nave with intermediate trusses between. Purlins and roof joists are exposed with boarding over decorated in light blue, all in sound condition with no signs of distress. North side of 2nd truss from west shows signs of water ingress and should be investigated. 1

- 10.2 The north aisle roof is of similar construction, minor cracking in lining should be monitored.

- 10.3 The Chancel roof structure is also exposed as the Nave but more decorative, also appears generally in good condition. However the ceiling adjacent to intermediate truss south wall shows signs of water ingress and this should be investigated. 1

- 10.4 The Lady Chapel roof and ceiling are in satisfactory condition; minor

cracking within panels should be monitored.

11.0 Internal Walls, Doors and Panelling

- 11.1 Porch: Good condition plastered and decorated.
- 11.2 Nave: Wall finishes are plastered and decorated and in good condition 2
except for one area which required attention. Paint is peeling off a
small area on the south Nave adjacent to the Chancel. Remedial works
to touch up decorations are required. Decoration of north wall under
water ingress noted in 10.1 requires re-decoration once ingress
resolved.
- 11.3 Chancel: The high level damp on the north Chancel wall has been
remedied and the decorations made good. Generally satisfactory
condition.
- 11.4 Lady Chapel: Decorations to walls are in good condition. The
damp/musty smell noted at the previous inspection was not apparent
at this visit and reports of improved ventilation by leaving the door
open appears to be working.

12.0 Ground Floor Structure

- 12.1 Nave: Woodblock floor sanded and sealed in good condition. Central
aisle carpeted on solid floor satisfactory. West end carpeted/vinyl –
satisfactory although starting to show signs of ageing; fixing should be
improved.
- 12.2 Chancel: Red carpet on solid floor – satisfactory.
- 12.3 Clergy Vestry: Sanded woodblock/sealed – good condition.
Choir Vestry: Sanded pine boards/sealed – good condition.
- 12.4 Porch: Concrete floor and mats – satisfactory.

13.0 Internal Finishes

- 13.1 Walls are plastered and decorated throughout with stone reveals to 2
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 redecoration.

14.0 Fitting, Fixtures and Furniture

- 14.1 Organ: 1887 Harrison and Harrison 2 manual pipe organ restored in
1973, reported still to be in good condition and serviced by Harrison
and Harrison in November 2017, continue to maintain.

- 14.2 Pulpit: Stone with four steps, solid and in good condition.
- 14.3 Font: At rear with three steps, stone octagonal base with oak lid and lead lined – satisfactory.
- 14.4 Other Items: As listed in the last report are in good condition. Cleaning and polishing is good and should continue.
- 14.5 New large metal forged candle stands by Brian Russell Blacksmith have been added to the Church's furnishings.

15.0 Vestries

- 15.1 The Clergy Vestry: At the north east corner of the Church has adequate space for robes, etc. There are two safes including a new SMP Mercian safe. The doors to the Chancel and Choir Vestry are arched, framed and boarded and in good order with locks. Finishes are satisfactory, signs of slight efflorescence visible in arched head on south wall to be monitored. Over this Vestry is an upper room accessed via a good timber spiral stair. The room over is used for storage and finishes are good now that decorations have been undertaken. The south wall shows signs of water ingress which should be investigated. A galvanised water header tank is located in the corner and the float valve was checked and was in working order. 2
Floorboard missing adjacent to south wall and skirting boards missing on north and east walls should be replaced.
- 15.2 Choir Vestry: Also containing built-in wardrobes for vestments. Finishes satisfactory and basic. There is a new kitchen sink and unit with splashback tiling. The outer door is sturdy and locking by Yale and 5-lever mortice lock is good.

16.0 Heating Installation

- 16.1 The basement boiler house is sited below the Vestry down steps from the east elevation. The sump pump was reported to be in full working order – boiler serviced 26/10/17.
- 16.2 The Ideal Concord Series 3 boiler is gas-fired and was reported to be in good working order and is understood to be regularly maintained. Most of the heating pipework is insulated with some replacement needed. 2 no. leaking valves should be repaired. 1
- 16.3 Electrical wiring is in pyrotenax and requires urgent attention. Air supply is to be increased by removing internal door and installing increased ventilators into exterior door. 1
- 16.4 The hot water circulating system supplies Dunham Bush fan convector heaters and some cast iron radiators. It was reported that the fan

- convector filters had been cleaned ready for the new heating season.
- 16.5 There is a Kestral 550 gas heater in the Choir Vestry and a new Kestral 400s heater in the Lady Chapel which was reported to be working satisfactory.
- 16.6 All heating equipment should be checked and cleaned annually by a Corgi Engineer. 2
- 17.0 Electrical Installation**
- 17.1 Incoming electrical supply in Choir Vestry north wall: Lighting in the Nave and north aisle was previously by tungsten halogen fittings as these units fail they are being replaced with LED floodlights (approx. 50% complete).
- 17.2 Electrical systems tested by Jon D Patchett Electrical Contracting Services 04/07/14 retest required 04/07/19. 3
- 17.3 Tar appears to be melting and leaking from main incomer; this should be fully investigated by a competent person. 1
- 17.4 There is a lightning conductor on the Spire which is routed down the Tower to ground level on the south side. An earthing test certificate was not available but should be obtained as soon as possible and re-tested every five years. The test certificate to be attached to the Church log book. 1
- 17.5 PAT appliance testing is carried out annually in September by Jon D Patchett Electrical Contracting Services this should be continued. 2
- 18.0 Fire Precautions**
- 18.1 There are a number of fire extinguishers sited in the Church and these appear to be serviced annually. The last date recorded was March 2017. Continue to maintain. 2
- 19.0 Disabled Provision**
- 19.1 The Equality Act 2010 required Churches as service providers not to discriminate. Access etc. must now comply with the Act. Access to the Church is difficult by reason of the entrance steps and mention has been made earlier in the report and a recommended solution. 6
- 19.2 There is no toilet provision in the Church but facilities are available on request in the adjacent Church Hall.
- 20.0 Security**
- 20.1 The west end doors are all secured by bolts internally and more recently a large square section steel bar; following an earlier break-in.

- 20.2 The day to day entry door is by the Vestry and this is double locked by 5-lever mortice lock and Yale and satisfactory.
- 20.3 There is no alarm system installed.
- 20.4 The Vicarage is adjacent to the Church and has given a measure of security.
- 20.5 All windows are protected by polycarbonate sheeting which offers an additional level of protection to glass breakage or break-ins.

21.0 Bats

- 21.1 There were no reports of bats roosting in the Church building.

Curtilage

22.0 Churchyard and Environs

- 22.1 The extensive parking area to the south side of the Church, together with the footpaths around the Church were re-laid with bitumen macadam surfacing; with new kerbs and a drainage channel on the south kerb line in 1996. This remains in good condition with only minor ponding.

- 22.2 There are stone boundary walls on all side of the Churchyard except as the north east corner where the Vicarage adjoins the site. Walls are generally in good condition. The lower south boundary wall has now been recapped with a rounded in-situ topping following vandalism. The east boundary has a low wall with privet hedge which is well maintained by the Parish. Grassed areas within the Churchyard are well maintained and are also understood to be cared for by the Parish.

The north and west boundary walls are tall stone blast walls originating from the foundries and appear to be in good order except for some vegetation at high level which was noted and should be removed and pointed up. There are not gates or memorials in the Churchyard.

The main vehicle entrance is at the south east corner of the site with access directly off the roundabout. There are no gates or posts.

It is understood that occasionally water drains off the highway and flows into the Churchyard. This should be reported to the County Highways Department with a request for diverting drainage with a Channel on the highway side of the access drive.

23.0 Log Book

- 23.1 The log book was unavailable for inspection as it is not up to date; it is recommended that this is brought fully up to date and maintained for

the Church building records.

24.0 Previous Quinquennial Reports

24.1

- No 1 - February 1959 - T & M White, Newcastle
- No 2 - May 1963 - T & M White, Newcastle
- No 3 - August 1968 - T & M White, Newcastle
- No 4 - November 1973 - T & M White, Newcastle
- No 5 – May 1979 – AO Lee, Durham
- No 6 – March 1984 – AO Lee, Durham
- No 7 – July 1989 – AO Lee, Durham
- No 8 – March 1995 – JB Kendall, Durham
- No 9 – May 2001 – JB Kendall, Durham
- No 10 – September 2007 – Hayton Lee & Braddock
- No 11 – Was unfortunately un-available although it was thought to have been carried out; neither the Church nor the DAC could locate a copy.

Recommendations

Urgent Works Requiring Immediate Attention: Category 1

Item

- | | | |
|------|--|------|
| i) | South face of the Nave and Chancel roof has a number of broken/loose slates which should be replaced and or re-fixed. | 5.2 |
| ii) | There are six arch braced timber trusses over the Nave with intermediate trusses between. Purlins and roof joists are exposed with boarding over decorated in light blue, all in sound condition with no signs of distress. North side of 2 nd truss from west shows signs of water ingress and should be investigated. | 10.1 |
| iii) | The Chancel roof structure is also exposed as the Nave but more decorative, also appears generally in good condition. However the ceiling adjacent to intermediate truss south wall shows signs of water ingress and this should be investigated. | 10.3 |
| iv) | The Ideal Concord Series 3 boiler is gas-fired and was reported to be in good working order and is understood to be regularly maintained. Most of the heating pipework is insulated with some replacement needed. 2 no. leaking valves should be repaired. | 16.2 |
| v) | Electrical wiring is in pyrotenax and requires urgent attention. Air supply is to be increased by removing internal door and installing increased ventilators into exterior door. | 16.3 |
| vi) | Tar appears to be melting and leaking from main incomer; this should be fully investigated by a competent person. | 17.3 |

- | | | |
|------|---|------|
| vii) | There is a lightning conductor on the spire which is routed down the Tower to ground level on the south side. An earthing test certificate was not available but should be obtained as soon as possible and re-tested every five years. The test certificate to be attached to the Church log book. | 17.4 |
|------|---|------|

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: Category 2 **Item**

- | | | |
|-------|---|-----|
| viii) | The Nave and Chancel: Lead flashings at the gable abutments have open joints and need re-fixing and re-pointing. | 5.1 |
| ix) | The valley gutter between Nave and north aisle runs the full length of the Church with a high point at the half way position and water flows east and west to rainwater outlets on the east and west gable walls. | 5.5 |

The leaded valley is formed in stepped bays; the west end is in 3m long bays and the east end in longer 4m bays. The lead has been repaired a number of times with welded lead repairs and also a 'flashband' material. The lead appears to be nearing the end of its useful life and consideration should be given when funds permit to replacement. However in the interim the 'flashband' repairs should be removed and replaced with lead repairs.

At the east end there was previously a silt sump in the sole of the gutter which had leaked and in recent times has been covered. Unfortunately there remains a leak; furthermore the cover to the sump actually traps debris in the gutter. Therefore either the sump should be re-formed in welded lead work and welded into the sole of the gutter or the sump should be stripped out and boarded over such that the boarding is flush with the gutter boarding and a lead repair made to the sole of the gutter to make it watertight.

The duck boards mentioned in the previous report have been removed which is considered a positive step.

The slating on the north side of the Nave and Chancel roof was generally in good condition however there were a small number of slates just above the gutter level which should be re-fixed. The majority of which were close to the high point of the gutter.

The slating on the south side of the north side aisle is generally in good condition however there are a small number of slates just above gutter

level which should be re-fixed.

The chimney stack over the Vestry should be carefully repointed in NHL sand mortar.

The stone water tablets to the east end of the valley should be fully repointed and lead cover flashings re-dressed.

The lead flashing at the base of the chimney stack should be re-dressed and clipped.

- x) There is a short valley lead gutter between the Lady Chapel and the north side aisle which runs west to the outlet. The duck boards are rotten and should be removed and debris removed to allow inspection of the lead gutter. 5.7

The slate to the north slope of the side aisle is generally in good condition although there were a number of loose slates above gutter level which require re-fixing.

The slating to the south slope of the Lady Chapel is nearing the end of its useful life. There are a number of slates which require replacement or re-fixing. The ridge of this roof requires re-bedding where loose and fully repointing.

- xi) Slating to the north slope of the Lady Chancel appears to be satisfactory; although the ridge tiles require re-pointing. Architect to be consulted regarding the mortar specification. 5.8

- xii) Tower Inspection: 5.11
At Belfry level a hatch needs attention to hold back on hook.

There is debris on the floor that should be cleared.

The large single bell is hung from a metal frame which is painted. A timber frame appears to be in satisfactory condition but should be treated to prevent decay.

Stonework eroding internally especially to north and west elevations further inspection required, it would also be wise to fully inspect the bell and armature at the same time.

- xiii) These are cast iron on the south side and aluminium to the north side. 8.1
There were a number of gutter joints leaking on all sides and these need attention and repair.

- xiv) All gutters should be checked following rainfall. 8.2

- xv) Generally all gutters should be cleaned out, joints checked and inner linings re-coated in bitumen paint. Outer faces of gutters and downpipes need to be re-decorated. 8.3
- xvi) All rainwater pipes discharge into gullies and then into drains. Gullies should be cleared of any debris and checked for free-flowing by discharging water. Also check manholes and ensure covers are cleaned and free of rest to help maintenance. 8.4
- xvii) South Elevation: The Tower walls are pot-marked and generally well pointed. However on the east face there is 1no. open perp joint, south face there are 3no. open perp joints and west face there are 3no. open perp joints; which all require re-pointing. Architect to be consulted regarding the mortar specification. 9.1
- xviii) The efflorescent in the north side buttress has now largely reduced following repairs to the downpipe and hopper head. Mason to check the stability of the stone cross on the gable apex. Some of the stone panels are pot-marked but do not require any attention at present. The sloping table stones of the gables still need re-pointing where open joints can be seen. The northern nave buttress requires the low level to stonework to be carefully raked out and re-pointed. Architect to be consulted regarding the mortar specification. 9.2
- xix) East Elevation: The short length of metal railings at ground level are in need of decoration. The stone cross on the east gable apex should be checked for stability. 9.4
- xx) Nave: Wall finishes are plastered and decorated and in good condition except for one area which required attention. Paint is peeling off a small area on the south Nave adjacent to the Chancel. Remedial works to touch up decorations are required. Decoration of north wall under water ingress noted in 10.1 requires re-decoration once ingress resolved. 11.2
- xxi) Walls are plastered and decorated throughout 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 redecoration. 13.1
- xxii) The Clergy Vestry: At the north east corner of the Church has adequate space for robes, etc. There are two safes including a new SMP Mercian safe. The doors to the Chancel and Choir Vestry are arched, framed and boarded and in good order with locks. Finishes are satisfactory, signs of slight efflorescence visible in arched head on 15.1

south wall to be monitored. Over this Vestry is an upper room accessed via a good timber spiral stair. The room over is used for storage and finishes are good now that decorations have been undertaken. The south wall shows signs of water ingress which should be investigated. A galvanised water header tank is located in the corner and the float valve was checked and was in working order. Floorboard missing adjacent to south wall and skirting boards missing on north and east walls should be replaced.

| | | |
|--------|--|------|
| xxiii) | All heating equipment should be checked and cleaned annually by a Corgi Engineer. | 16.6 |
| xxiv) | PAT appliance testing is carried out annually in September by Jon D Patchett Electrical Contracting Services this should be continued. | 17.5 |
| xxv) | There are a number of fire extinguishers sited in the Church and these appear to be serviced annually. The last date recorded was March 2017. Continue to maintain. | 18.1 |
| xxvi) | The log book was unavailable for inspection as it is not up to date; it is recommended that this is brought fully up to date and maintained for the Church building records. | 23.1 |

Indicative cost for the works in Category 2 would be £ 20,000 - £ 30,000 excluding VAT and fees.

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

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|---------|--|------|
| xxvii) | The slated spire could only be viewed from ground level and appeared to be intact. New slates were installed following restoration in 1995. It is important that the tower/spire gutter is checked regularly at high level to ensure rainwater is discharging and ensure the tower timber work is kept dry and trouble free. | 5.10 |
| xxviii) | All windows except the upper Vestry, are protected with polycarbonate glazing. A maintenance plan should be prepared for cleaning glass by removing the secondary glazing. | 7.3 |
| xxix) | West Elevation: A section of the moulded stone string course behind the rainwater down pipe, adjacent to the northern nave buttress, on the west elevation of the northern side aisle requires replacement. | 9.2 |
| xxx) | Electrical systems tested by Jon D Patchett electrical contracting services 04/07/14 retest required 04/07/19. | 17.2 |

Indicative cost for the works in Category 3 would be £ 2,500 excluding

VAT and fees.

Work to be Considered Beyond 5 Years: Category 4

Item

- | | | |
|-------|--|-----|
| xxxi) | There is no external access to the spire except by ladder or scaffold and this makes maintenance difficult and costly. Consideration should be given to providing a hatch into the spire base which can be accessed from inside the Belfry for maintenance this avoiding the decay that occurred previously. An external handrail to the parapet would be required for safety regulations. | 5.9 |
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Design and Quotations required to establish cost

Works Recommended Improving Energy Efficiency: Category 5

Item

None

Work Recommended Improving Access: Category 6

Item

- | | | |
|--------|---|------|
| xxxii) | The Equality Act 2010 required Churches as service providers not to discriminate. Access etc. must now comply with the Act. Access to the Church is difficult by reason of the entrance steps a ramped approach should be considered. | 19.1 |
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Design and Quotations required to establish cost

Note

Church Wardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which included guidance to routine maintenance and inspection of Church property. "A Guide to Church Inspection and Repair," published by the Council for the Care of Churches can be obtained from SPCK bookshops.

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.



