

# St Mary's, Woodland

Bishop Auckland, Co. Durham, DL13 5RQ

DIOCESE OF DURHAM

Quinquennial Inspection



*View from the south*



*The Chancel*

## CONDITION SURVEY 2021

Prepared on behalf of the Parochial Church Council

by

Ian Wells B Arch RIBA AABC

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## Summary of Report Headings

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- 1.02 Name of Adviser with qualifications
- 1.03 Address of Adviser and telephone number
- 1.04 Dates of Inspection and previous inspection
- 1.05 Weather on day of inspection
- 1.06 Brief description of the building
- 1.07 General condition of the building
- 1.08 Safety aspects of the building
- 1.09 Is the Church listed and/or in a Conservation Area
- 1.10 Specific limitations of the report
- 1.11 Schedule of Works completed since the previous report
- 1.12 Work outstanding from the previous report
- 1.13 Records and Health and Safety file

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- 2.02 Works recommended to be carried out during the next 12 months
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**Appendix A: Plans of the Church**

**Appendix B: Explanatory Notes for PCCs**

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**1.0 General Information**

1.01	Name of Church and Archdeaconry	St Mary's, Woodland, Bishop Auckland, Co. Durham, DL13 5RQ Diocese of: Durham Archdeaconry of: Auckland Deanery of: Barnard Castle Incumbent: Revd Brian Whitley
1.02	Name of Adviser	Ian Wells B Arch RIBA AABC
1.03	Address of Adviser	Countryside Consultants, Architects Townhead, Alston, Cumbria, CA9 3SL Tel 01434 381906 Email <a href="mailto:ian@countryside-consultants.co.uk">ian@countryside-consultants.co.uk</a>
1.04	Date of Inspection and previous inspection	This inspection was carried out on 12 <sup>th</sup> October 2021. The previous inspection was carried out on 15 <sup>th</sup> May 2015 by George Stastny
1.05	Weather on day of inspection	Dull and overcast but only slight rain.
1.06	Brief description of the building.	A 'tin tabernacle' and the last remaining in Co Durham. Probably bought as a mail order kit. A major refurbishment in 2012 resolved many issues and brought all facilities up to date. The church is used by a popular and flourishing youth club. For a full history of the building refer to the previous QI prepared by Chris Downs.
1.07	General condition of the building	The church is in acceptable condition and well maintained by the congregation. Generally, the building is in acceptable condition. The external joinery requires overhaul and redecoration, and it would be good to catch this promptly to arrest any timber decay.
1.08	Safety aspects of the building	The escape door from the vestry needs to be made thumb turn operable.
1.09	Is the Church Listed and/or in a Conservation Area?	The Church is not listed. It is not in a conservation area or an ANOB. Consult the Diocesan Office and Local Authority before carrying out any works.
1.10	Specific limitations of the report	The inspection was made from ground floor level, without ladders and no opening up was carried out. The following elements were not inspected: <ul style="list-style-type: none"> <li>• The under-floor void</li> </ul>

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1.11	Schedule of Works completed since the previous report	Not determined.
1.12	Work Outstanding from previous report	<ul style="list-style-type: none"><li>• Nave roof ridge repairs</li><li>• External joinery overhaul and decoration</li><li>• Reports from Fire Officer and Crime Prevention Officer.</li></ul>
1.13	Logbook	The logbook is kept in the vestry at Lynesack Church.

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## 2.0 Recommendations for Repair/Renovation

Please note that the estimates given below are approximate. Some may depend on what may be required after further investigation and also depend on who does the work and whether any is done voluntarily. The PCC is advised to obtain approximate estimates from tradesmen before deciding whether to carry out any item and to have full specifications prepared and to obtain firm quotations. Some items may be eligible for grant aid.

	<b>Priority Rating</b>	<b>Work Required</b>	<b>Budget Costs</b>
2.01	Urgent Works requiring immediate action	1.13 Update logbook. 3.01 Fix down lifted roof ridges. 3.02 Clean out all rainwater goods and repair a broken joint. 3.03 Clean out rainwater gullies and establish if they are running effectively. 4.06 Change the vestry door lock to thumb turn operation. 5.04 Ensure PAT testing is up to date. 5.09 Service fire extinguishers.	£0 £200 £0 £0 £50 £100 £100
2.02	Works recommended to be carried out during the next 12 months	3.01 Redecorate the roof pitches which appear lighter colour and rusty in places. 3.01, 3.04, 3.06 & 3.07. Overhaul and patch repair and redecorate all external joinery. Bargeboards (replace), windows, and doors. 3.05 Clean off the build-up of algae on external wall faces. 4.07 Clean out air bricks and protect with mesh, 6.04 Overhaul and decorate the iron gates. 6.05 Arrange / negotiate the pruning of the overhanging neighbour's trees along the north boundary.	£200 £1,500 £50 £0 £200 £0
2.03	Works recommended to be carried out during the next two years	6.04 Patch repair boundary walls.	Unknown
2.04	Works needing consideration within the next five years	3.06 Re-clad porch roof and upper section of the west gable directly over the porch. Establish a more formal routine for regular maintenance	£1,000 £0
2.05	Works needing attention in the longer term	Regular Maintenance.	Unknown
2.06	Works required to improve the energy efficiency of the structure and services	Not applicable.	

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2.07	Works required to improve disabled access	None.	£
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**3.0 External Elements**



*Nave and Porch: West Elevation*



*Vestry: West Elevation*

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*North Elevation*



*South Elevation*

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*Chancel and Vestry: North Elevation*





*Chancel: South Elevation*

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3.01	Roof coverings	<p><b>Nave</b></p> <p>The roofs are pitched at 30 degrees, with a corrugated steel weathering, and pressed steel ridges which may be original. The roof sheets to the nave and chancel are probably fixed to timber battens and counter battens laid over the sarking boards. The sarking boards appear to span between purlins so there are unlikely to be any common rafters.</p> <p>The fixing type and arrangement appear to be modern.</p>  <p style="text-align: center;">The ridge is lifting in places and needs to be carefully re-fixed.</p>
		<p><b>Chancel and Vestry</b></p> <p>As nave but with a greater need for redecoration. Less black paint appears to have been applied and is in greater need of redecoration.</p>
		 <p style="text-align: center;">The porch roof appears to be older and less satisfactory. Consider new roof sheeting.</p> <p><b>Porch</b></p> <p>The roof appears to be older and has a saddle type patch repair.</p>




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3.02	Rainwater goods and disposal systems	<p><b>Gutters</b> Half round UPVC gutters and brackets.</p> <p><b>Rainwater Pipes</b> Standard round UPVC.</p>  <p style="text-align: center;">A gutter joint on the north elevation has sprung apart.</p>
3.03	Drainage below ground	<p><b>Surface Water Drainage</b> UPVC gullies with plastic grates to most rainwater pipes.</p>  <p>There are no inspection chambers associated with the surface water drainage, so it is likely that the below ground drainage runs to soakaways. Several of the gullies were full and not draining away when I visited. All gullies need jet cleaning.</p> <p><b>Foul Water Drainage</b> Serves the kitchen and the disabled WC and connects to the sewer in the road. There are modern UPVC inspection chambers at changes in direction and connections. The foul drainage route is marked on the plan in appendix A.</p>

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3.04	Bellcotes, Parapets, Chimneys, Verge upstands.	<p><b>Bellcote and Bells</b></p>  <p>A simple steel fabrication houses the single bell. In terms of maintenance, it is unfortunate that the electricity supply bracket is so close to the bellcote.</p> <p><b>Gable Barge Boards.</b></p> <p>The original bargeboards have been over clad with timber plank. The original bargeboard would have been quite decorative and when they need replacing the original design could be reused to good effect.</p> <p><b>Chimneys</b></p> <p>None</p>
3.05	Walling	<p><b>Corrugated Metal Cladding</b></p>
		
		<p>The cladding probably conceals a timber studwork frame. It is unlikely that the voids in the frame are insulated. The inner wall lining is softwood boarding.</p> <p>All the bottom drips lower sections of cladding appear to have been replaced in 2012.</p> <p>A perimeter drip detail protects the vestry door frame.</p> <p>All the cladding appears to be in acceptable condition. The areas that do not get sunlight are going green and the algae should be washed off every few years.</p>
3.06	Timber porches, doors and canopies	<p><b>Doors to the Porch and Vestry.</b></p> <p>Timber ledge frame and board construction with paint finish. All in acceptable condition but would benefit from a cleaning down, overhaul and redecoration.</p>

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3.07	Windows	
		<b>Stained Glass Lights</b>
		none
		<b>Timber framed</b>
		<p>W5 Main glass panel appears to have slipped down</p> <p>A typical internal sill showing some moisture ingress. Fresh putty is required.</p>
		
<p style="text-align: center;">A recent windowsill repairs. It would benefit from a further coat of stain. The whole window requires redecoration.</p>		
		<p>W1 – W11 all similar wood framed, single glazed and lancet headed fixed lights. The frames have a mixture of timber and putty beading. W5 has a slipped sheet of glass. W6 has an air rifle pellet hole in it. Several of the frames have rotten sections usually sills. All require patch repair and redecoration.</p>
		<p><b>Window External Protection</b> None. This does not appear to be a problem.</p>

4.0 Internal Elements



*Nave looking east*



*Nave looking west*

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*Nave looking Northwest*



*Nave looking Northeast*

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*Nave Looking Southeast*





*Nave looking Southwest*

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4.01	Towers, spires	Not applicable
4.02	Clocks and their enclosures	Not applicable
4.03	Roof and ceiling voids.	<p><b>Over the nave, porch, chancel and vestry</b></p> <p>The sloping timber boarded soffit sits above the common rafters. These boards may well also be the sarking boards, or a second set of boards may form the sarking. If this is the case a void of 25mm to 50mm may be present. When the roof is next repaired this arrangement of boards should be checked.</p>
4.04	Roof structures and ceilings	<p><b>To the nave, porch, chancel and vestry</b></p> <p>A primary support of timber trusses support purlins. In the nave the ridge board and two purlins to each pitch split the span of the common rafters into three.</p>  <p>The boarded soffit is stained below the ridge. This staining suggests water leakage from the roof weathering in the past and possibly currently.</p> <p>The scissor trusses have several repair plates. These are the result of damage which occurred when the roof was supporting very heavy snowfalls.</p>
4.05	Internal structures, arcades, upper floors, balconies, access stairways	None.


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4.06	Partitions, screens, panelling, doors and ironmongery, emergency means of escape.	<p><b>Emergency Escape</b></p> <p>The door out of the vestry is kept locked and a key is hung from the frame for use in an emergency. This is unsatisfactory. The lock case should be exchanged for a euro cylinder type lock with a thumb turn on the inside.</p> 
4.07	Ground floor structure, timber platforms.	<p><b>Nave, Chancel and Vestry Floor</b></p> <p>Suspended timber floors; joists on sleeper walls with tongue and groove redwood boards.</p>  <p>Exposed floorboards in the nave. Vinyl floor finish in kitchen area. Carpet in the chancel.</p> <p><b>Nave Floor Under Floor Ventilation</b></p> <p>The ventilation of this floor void is poorly protected and this needs to be sorted out.</p>  <p style="text-align: center;">South side air brick</p> <p>It is essential that airbricks are cleaned out so that they work and are protected by mesh to keep vermin and insects out.</p>

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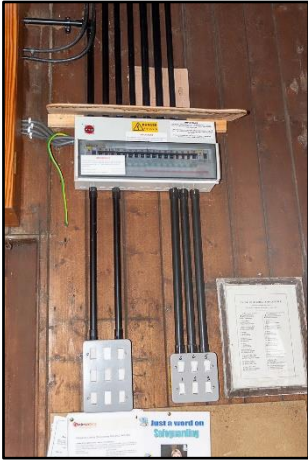
		<p><b>Porch floor</b></p> <p>Concrete slab. No ventilation is provided in the surrounding plinths. All in acceptable condition.</p>
4.08	<p><b>Internal finishes</b> Comment on materials and condition of wall and ceiling finishes noting any dampness, areas of decayed plaster and other defects.</p>	<p><b>Nave, Chancel and Vestry.</b></p> <p>Vertical timber boards, fixed to horizontal timber battens or noggins. No skirting. Chair dado rail at approx. 800mm from floor level.</p>
4.09	<p>Fittings, fixtures, furniture and movable articles</p>	<p><b>Pews and Choir stalls</b></p> <p>All simple, but well made in stained pitch pine. All in acceptable condition.</p> <p><b>Altar and altar rails.</b></p> <p>Simple and effective. All in acceptable condition.</p> <p><b>Font</b></p> <p>Well detailed; with stone step, column with carved head and basin.</p> <div data-bbox="778 808 1163 1189" data-label="Image"> </div> <p>In acceptable condition. There is no pulpit or lectern.</p>
4.10	<p>Toilets, kitchens, vestries etc.</p>	<p><b>Vestry</b></p> <p>A small multipurpose storage space.</p> <p><b>Toilet</b></p> <p>Installed in 2012 for disabled use. Complies with part M of the building regulations.</p> <p><b>Kitchen Vestry</b></p> <p>Also dating from the refurbishments. The oven door appears damaged. All units are in acceptable condition.</p>
4.11	<p>Organs, and other instruments</p>	<p>None.</p>

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4.12	Monuments, tombs, plaques etc	<p><b>World War One Plaque</b></p> <p>On the north wall of the nave. Hammered bronze.</p>  <p>For full details see this link to Northeast War Memorials Project. <a href="http://www.newmp.org.uk/detail.php?contentId=10038">http://www.newmp.org.uk/detail.php?contentId=10038</a></p> <p>In very acceptable condition.</p> <p>I have posted the image to the IWM memorials website.</p>
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**5.0 Services**

5.01	Services installations generally	The reports are based on visual examination only and no tests of services have been undertaken. There is on gas or oil. The electrical installation was carried out very professionally in 2012.
5.02	Heating and ventilation	The radiant heating system is modern and of a good standard. There is 'building regulations' standard mechanical ventilation to the WC and Kitchen. The building feels well ventilated and there is no odour of decay which is often associated with elderly timber structures.
5.03	Gas installation	None.
5.04	Electrical installation	<p>An overhead supply is bracketed onto the apex of the west gable of the nave and enters the porch.</p>  <p>The meters and distribution boards are located on the west gable over and adjacent to the entrance door to the porch.</p>  <p>The lighting is a mix of halogen flood and spotlights. There doesn't appear to be an intruder alarm.</p>
5.05	Water installation	A mains water supply is available. I was not able to identify where it enters the building. A hot water boiler and kettle are provided for tea making. Cold tap only to the sink.



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5.06	Oil installation	None.
5.07	Sound system	A modern sound system is stored in the church. The equipment appears to be set up as and when required.
5.08	Lightning conductor	None present, this is a metal clad building so a conductor would possibly be inappropriate.
5.09	Fire precautions	Extinguishers: 6 litre foam at entrance 2.5 litre CO <sup>2</sup> at vestry door. The test labels are out of date. Please get a check carried out a.s.a.p.
5.10	Asbestos	There are no visual signs of asbestos. An asbestos survey is now a legal requirement prior to any construction work.



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**6.0 Curtilage**

6.01	Churchyard	A very tidy walled churchyard without graves. Neat lawn with neighbouring trees overhanging the boundary wall to the north.
6.02	Ruins	None.
6.03	Monuments, tombs and vaults	None.
6.04	Boundary walls, lych-gates, gates, fencing and hedges	<b>Iron gates.</b> Gates are provided at each end of the pavement boundary. Both gates would benefit from a blacksmith's overhaul and redecoration. <b>Boundary walls</b> Local stone in acceptable condition, albeit mainly pointed in cement-based mortar. A programme of regular maintenance should be established to prioritise the works.
6.05	Trees and shrubs	<b>Trees</b> The neighbour's trees overhang the north boundary. They do require trimming back. Clearly a discussion with the neighbour is required prior to trimming.
6.06	Hardstanding areas	<b>Footpaths</b> The paths are concrete and well maintained.
6.07	Buildings within the curtilage	<b>Garden Shed</b> A brick-built store is built against the west boundary. I was not able to access the building.
		
		
		The door would benefit from an overhaul and redecoration.
		The roof appears to be sound.
6.08	Notice Boards	<b>Main board</b> The noticeboard is at the west end of the south elevation. It is modern and entirely fit for purpose.

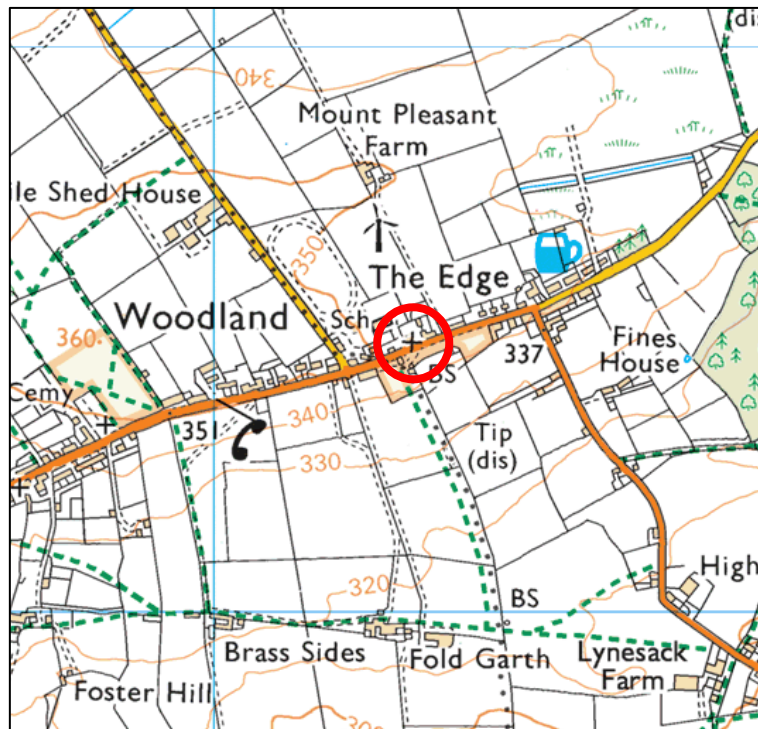
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6.09	Disabled Access	<p><b>Car Parking</b></p> <p>Vehicle parking is only available on the adjacent road. It may be possible to get the local authority to allocate a disabled car parking space.</p> <p><b>External Access Routes</b></p> <p>Both external doors have flush thresholds and level access.</p> <p>The path from the southwest gate forms an acceptable wheelchair route to the porch.</p> <p>At the vestry escape door, the path ramps to give a flush threshold.</p> <p><b>Internal Access</b></p> <p>The usual steps at the chancel restrict flush floor access. The current WC facility is a modern part M standard installation.</p> <p><b>Disabled WC</b></p> <p>The existing arrangements are up-to-date and there is no need to improve them further.</p>
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## APPENDIX A

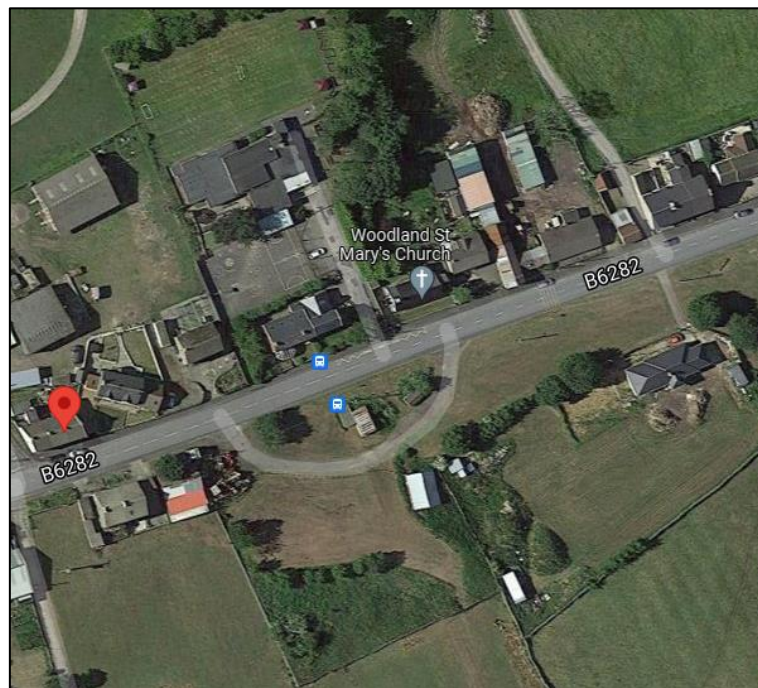
### Site plan

North to top of page. Not to scale



Excerpt from OS Map, the church is circled in red

### Google aerial view

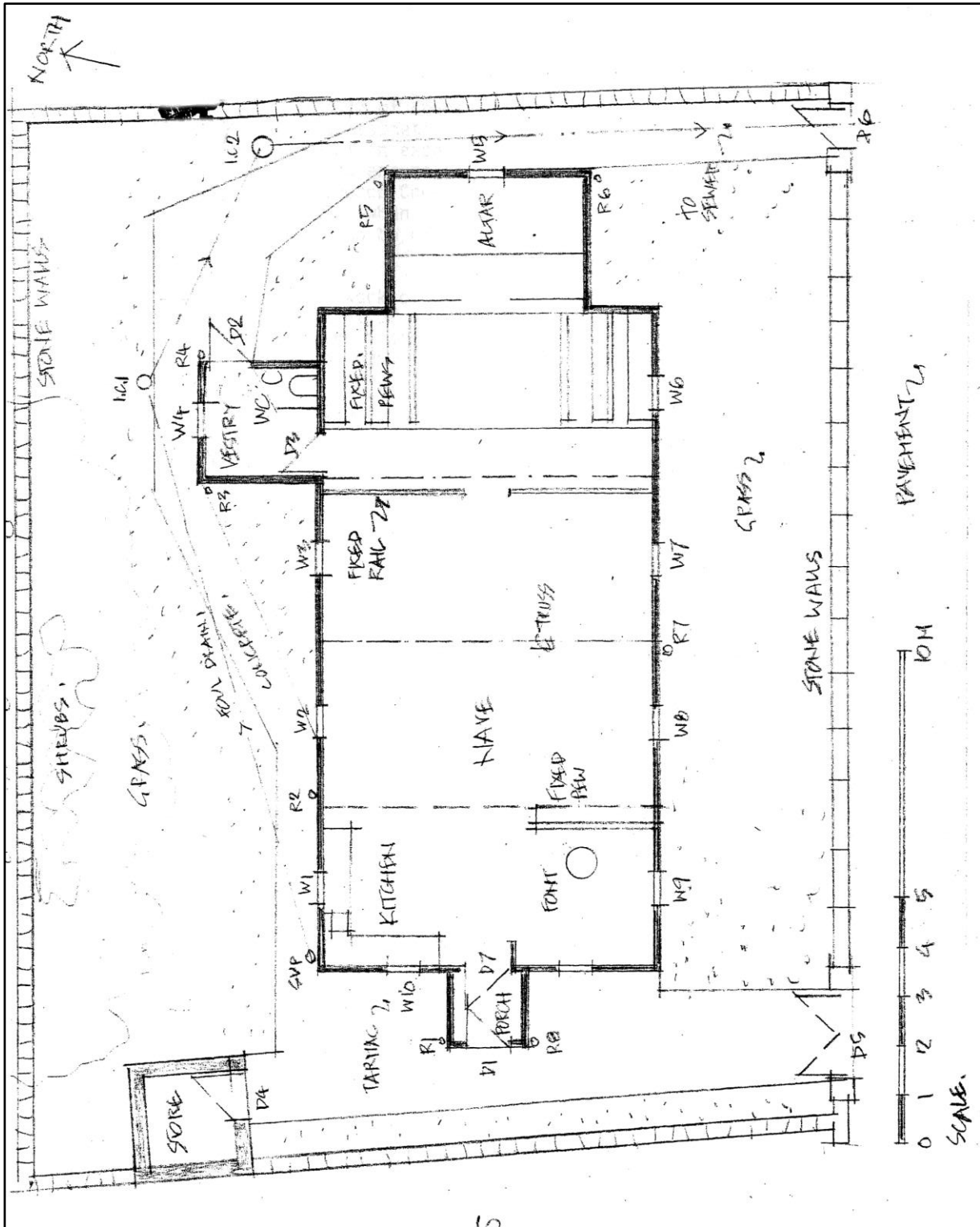


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Ground Floor Plan View

Not to scale.



Reproduced from the 2015 QI

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## **APPENDIX B**

Explanatory notes for PCCs

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- a) The need for a faculty      The inclusion of an item of work in a Quinquennial Report does not remove the need for a faculty before it is carried out. A faculty will normally be required (with the exception of some minor maintenance items).
- b) General Limitations of the Quinquennial Report      The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is *not* a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc may be noted in the Report text.
- c) Annual Inspections by the Church wardens      Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 1991 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This must then be presented with any amendments made by the PCC to the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities are contained in the publication 'How To Look After Your Church' published for the Council for the Care of Churches by Church House Publishing. Guidance on routine inspections and housekeeping is contained in 'The Churchwardens Year' and guidance on cleaning is given in 'Handle with Prayer' also published by Church House Publishing.
- d) Rainwater gutters and downpipes      One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year.
- e)      One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year.
- f) Insurance cover      The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- g) Electrical installation      Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician or other suitably qualified consultant, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- h) Lightning conductor      Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- Heating installation      A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins.

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A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

j) Fire extinguishers

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one for every 250 square metres)
Organ	CO2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry Powder
Oil fired boiler	Foam (or dry powder if electricity supply cannot easily be isolated)

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