

**THE PARISH CHURCH
OF
ST JOHN THE BAPTIST
WESTWOOD HEATH
WARWICKSHIRE**



**QUINQUENNIAL INSPECTION REPORT
FEBRUARY 2020**

UNDERTAKEN BY MARK EVANS

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1.0 INTRODUCTION

1.1 Brief

1.1.1 The following Quinquennial Inspection has been prepared at the request of Saint John the Baptist's Parochial Church Council, Westwood Heath. It has been undertaken generally in accordance with the Diocese of Coventry requirements for the Quinquennial Inspection of Churches.

1.1.2 This inspection was undertaken on 3rd February 2020, when the weather was cool and dry. A full re-inspection has been undertaken but where matters remain the same or similar the text from the previous report has been re-included.

1.2 Description

1.2.1 The church is set within its own grounds and is set back from the main road. Access is via a pedestrian pathway from the north or from the car park to the west. The church building consists of a nave; chancel; vestry; north porch; church hall with WCs, kitchen and meeting rooms. The building is statutorily listed grade II.

1.2.2 Information relating to a description of the building has been taken from the previous quinquennial report which took its information from the 150th anniversary book published by the PCC in 1994.

1.2.3 The building was constructed in 1844 to designs by Scott and Moffatt. The Scott of the practice was the famous Sir George Gilbert Scott. The church was built by Bradshaw and Platt on land donated by Lord Leigh. The red sandstone building stone was obtained from Lord Leigh's quarry in Gibbet Hill Road. In 1975 and 1982 substantial extensions were added to the west end to form the church hall.

1.3 Scope and Limitations of the Report

1.3.1 In general, this report contains only descriptions of apparent structural or other defects and does not necessarily attempt to establish causes of such. Recommendations for further and more detailed investigations are contained in the report.

1.3.2 The scope of the report is limited to a visual inspection of the building from ground level and other places that can be easily reached from roof access points.

No floors, roofs or structural voids have been opened up. No floor coverings lifted or any finishes or fittings removed. Woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and it is therefore not possible to report that such areas are free from defect.

- 1.3.3 No tests have been carried out on the electrical circuits, fittings or other installations. A regular inspection test is recommended and is to be carried out by an NIC/EIC registered electrician.
- 1.3.4 We have not carried out any investigation to determine whether High Alumina Cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect.
- 1.3.5 The recommendations contained in this report are not intended to serve as a specification for remedial works and should not be regarded as such, and the church architect should be instructed to prepare specifications and obtain quotations/tender/estimates, when the PCC wishes to proceed with the works. Costs are not normally provided but any estimates of costs given in the report should be regarded as very approximate and are intended to serve only as general guidance. Costs can vary widely depending upon phasing of works and provision of access scaffold etc. Where estimated costs are given they do not include any allowance for professional fees or VAT.
- 1.3.6 The bell and bell support were not inspected in detail for this report and should be inspected by a by a specialist.
- 1.3.7 The underground drainage system was not inspected in any detail. The pipework should be regularly checked as part of the maintenance of the building to ensure that the drains are kept free flowing.
- 1.3.8 A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- 1.3.9 A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order. Further advice can be obtained from the Fire Prevention Officer of the local Fire Brigade and from your insurers.

- 1.3.10 Although the Measure requires the church to be inspected every five years, it should be realized that serious problems may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. The PCC are strongly advised to enter into a contract with a local builder for the cleaning-out of gutters and downpipes twice a year.
- 1.3.11 The repairs recommended in the report will, with the exception of some very minor maintenance items, require a List B permission or Faculty before they may be carried out. If you have any doubts about, or are uncertain as to, these aspects please consult the Secretary of the Diocesan Advisory Committee.
- 1.3.12 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.

1.4 **Site Information and Orientation**

- 1.4.1 The church is set on an east-west axis with the sanctuary being towards the east. A key plan drawing is appended to this report.
- 1.4.2 The last Quinquennial Inspection was carried out in December 2014 by Mark Evans.

1.5 **Works Carried Out Since the Last Inspection in 2014**

- The Log Book file was seen.
- Electrical Testing April 2018, unsatisfactory but remedial work was undertaken in November 2018.
- PAT testing May 2019.
- Asbestos inspection September 2018.
- Gas Safety inspection June 2019.
- Alarm inspection January 2020.
- It is understood that patch repairs have been undertaken to the roofs and moss removed but no detail of the works was seen.
- The toilets, meeting rooms and reception foyer have been refurbished.

1.6 **Summary of Findings**

1.6.1 Roof investigations and repair strategy would be prudent.

1.6.2 Roof repairs.

1.6.3 Cleaning, decorating and resetting of rainwater goods.

1.6.4 Installation of lightning conductor should be considered.

1.6.5 Monitoring of cracks and ceilings.

1.6.6 Review of sub ground drainage

SUMMARY OF SITE NOTES

2.0 EXTERNALLY

2.1 ROOFS

Generally

2.1.1 The roofs to the church are all steeply pitched with clay tile coverings and angled clay ridge. Unless otherwise stated abutments are to walls or stone copings have lead flashings.

2.1.2 Tiles that are visibly defective are noted but it is probable that when access is gained to roofs other defective tiles will be noticed. Indeed care needs to be accessed during repairs to ensure that further tiles are not accidentally damaged. During repairs, it needs to be understood that the roof tile batten is in the same plane as the internal ceiling plaster lath and therefore there is physically little space between the two and there is no roofing membrane. Any defective roof tile would therefore allow water to immediately access the rear of the plaster ceiling and its fixings. It is possible that the original intention was to use the plaster as torching to the underside of the roof tiles. However, this means that the deterioration of the roof tiles has a direct impact on the internal plaster ceiling. Patch repairs to tiles can disturb and weaken the ceiling plaster.

Nave

2.1.3 In 2011, minor patch repairs were undertaken to the nave roof and moss was cleared. There is only a very small amount of moss growth on the north side but not of present concern.

2.1.4 Previously it has been reported that there were two ferns growing in the north roof slope but these are no longer visible although grass is now growing out of the same locations suggesting that the roof covering is still damp and defective in those areas. Localised repairs should be undertaken.

2.1.5 As viewed from the north, the ridge is reasonably well pointed although there are minor cracks and open joints but perhaps adequate at present.

2.1.6 To the north there are several slightly misaligned tiles but no absent tiles. It is probable that on occasion individual tiles will fail and the

A

- roof should be regularly visually checked for localised failures and this could be undertaken with regular cleaning of the gutters. No significantly absent tiles were visible although there may be a tile absent adjacent to the eastern end of the ridge. Other tiles seem to be poorly spaced which create enlarged gaps. A
- 2.1.7 To the west end is a brick bell turret set upon a stone base and housing a single bell supported from an iron beam. There are clay roofing tiles over the offsets to buttresses. The bell turret was rebuilt some years ago and appears to be in good order, but was not accessed.
- 2.1.8 To the base of the bell turret the lead flashings appear sound. To the north slope, the western abutment flashings are sound and appear to be relatively new.
- 2.1.9 To the south slope there is one absent tile adjacent to the ridge and the ridge bed pointing is absent in areas, suggesting that repointing will be required in the medium term. Previous inspections have reported corrosion to roof batten fixings and decay to areas of laths but only spot inspections have been undertaken. For a long period there has been a slight dip in the roof alignment towards the lower western end and this still exists. Without opening up several areas of the roof covering, it is impossible to fully comprehend the condition of the fixings and laths, particularly the plaster laths and a scheme of investigation should be considered. However, as viewed externally from ground level, the appearance of the roof coverings seems similar to as viewed six years ago, but corrosion will be ongoing and progressing. Eventually, when the roof requires significant relaying, if not full relaying, then consideration will need to be given to either renewing the ceiling plaster or underdrawing the ceilings. A
B
- 2.1.10 The abutment flashings appear to be adequate and adequately pointed although there are cracks to the pointing, particularly around the bell turret on the west end to the pointing.

Porch

- 2.1.11 To the northern roof abutment with the coping stone there is a mortar flanching abutment. The flanching is cracked but perhaps adequate at present. The roof covering is in fair order. A small area of tiling on the porch east slope has opened up to reveal that the construction is similar to as previously viewed on the nave roof with both tile battens and ceiling laths being fixed to the rear of the rafter. The ceiling plaster

then appears to have been used effectively as a torching to the tiles. Corroded nail fixings were seen to both the lath and the batten and the ceiling laths have split at their fixings. Roof battens are 25mm x 10mm and ceiling laths are 35 x 5mm.

Chancel

- 2.1.12 To the north chancel, the roof coverings seem similar to as viewed in 2014, although not opened up. However, within the mid to upper western section, there is an orange fungal growth emerging from under the tiles which probably indicates that there is dampness being held below the tiles. This should be closely investigated to establish the extent of any dampness and water ingress. The pointing to the ridge tiles is beginning to fail with there being open joints and repointing is advisable. A scheme of opening up of the roofs to enable investigation of their detailed condition should be considered. A
- 2.1.13 The abutment flashing to the west requires repointing and perhaps resetting. The flashing to the east is in reasonable order. A
- 2.1.14 The nave and chancel both have courses of shaped tiles. The side abutment overlap joints of shaped tiles provide less cover than a standard tile. Given the vulnerability of the internal ceiling to roof leaks the use of the tiles is regrettable but is a very long standing and presumably an original detail.

Vestry

- 2.1.15 The pitched roof appears to be in reasonable order but will have corrosion to the tile batten fixings. The roof abuts the chancel with swept tiled valley, seems adequate. The chancel south gutter discharges onto the vestry roof and it would be prudent to install a lead weathering at this point to ensure that water is not driven under the roof covering. The bedding mortar to the ridge is beginning to decay but is adequate at present. B
- 2.1.16 To the north-west side there is an ashlar lined rendered chimney with lead flashing and a lead back gutter. Flashings would benefit from repointing. The back gutter was not viewed. Where visible the render appears sound. Debris is visible within the back gutter and should be cleared and inspected. A
- 2.1.17 The chimney interrupts the water flow down the chancel and vestry roofs. The western tiled valley drains towards the chimney back

gutter. The outflow water from the roofs in this area is therefore channelled around the chimney and to a small section of roofing at the north west corner. In 2010 the eaves gutter was enlarged and additional leadwork installed and there is now no evidence of this roof outflow overflowing from the gutter.

- 2.1.18 The abutment with the copings to the south is mortar flanchéd and in reasonable order. To the north the lower east slope is mortar flanchéd with the chancel wall, sound. To the south-east copings north face the render to copings is failing and requires repair.

B

Church Hall

- 2.1.19 The hall has a flat roof covered with green mineral felt. The roof has a lower section towards the north eastern end and there used to be several upstanding rooflights, of differing designs which have now all been removed and felted over. There is now one new large rooflight. Where roof ventilator pipes and soil vent pipes penetrate the roof, the pipe collars are sealed with felt and bitumen. As previously reported, a boiler flue has a proprietary collar but the felt upstand stops short of the collar and this may allow a small amount of water to penetrate at this point and should be reviewed.

A

- 2.1.20 There is a perimeter mineral felt parapet gutter which drains to roof outlets and on into internal downpipes. To the lower section of roofing there is a central gutter which drains to an internal downpipe. The condition and effectiveness of the internal downpipes is not known but there are no known problems.

- 2.1.21 As reported in 2009, the roofing felt contains numerous large and small areas of bubbling indicating that there is water below the felt. It is not known whether this problem is a result of the roof being laid on a damp substrate, water vapour rising from the internal rooms or water penetrating the roof covering. The condition of the roof covering seems similar to as previously viewed and will eventually hole. Repairs should be expected.

B

- 2.1.22 As reported in 2009, no visible splits in the felt were seen and there are no known major leaks to the roof. Whenever the roof is walked upon the felt will be damaged and in due course bubbles will lead to splitting and ingress of water. When the felt is next opened up the roof boarding and roof void should be inspected for evidence of water damage/condensation and for evidence of a vapour barrier.

B

2.1.23 As reported in 2009, at the abutment with the church walls the flashings are of a propriety flashing bolted to the wall. To the eastern and nave north wall window adhesive 'Flashband' flashings are installed. The hall roof level makes the weather sealing of the window/roof abutment difficult and although Flashband is not ideal it is probably adequate if regularly inspected and repaired. A cover piece to the southern eaves of the new rooflight has become detached and requires reinstallation.

A

2.2 WALLS

Generally

2.2.1 The church is built of red sandstone ashlar which is generally in good order. The previous quinquennial report states that the stone was obtained from a local quarry, which is no longer operating. There is a simple chamfered plinth and a mid-height string course to the perimeter of the church.

2.2.2 Previous schemes of repointing and localised masonry repairs are visible. Some repointing appears to be cementitious and the pointing has unfortunately visually widened the masonry joints.

2.2.3 Adjacent to the nave and chancel north, east and south sides there is a strip of stone pebbles which presumably indicates a drainage area or land drain. The effectiveness and condition of this drainage area is unknown and would benefit from localised excavation to establish its effectiveness. There is no indication that this drainage has been checked in recent years.

A

NORTH ELEVATION

Nave

2.2.4 The wall is divided into five bays by buttresses which have an offset top. The easternmost buttress is angled. The wall head has projecting stone corbels above which is a chamfered stone eaves course onto which the eaves gutter is set.

2.2.5 The bay, second from the west, is largely covered by the projecting stone porch. The western bay is largely covered by the adjoining church hall.

2.2.6 Each bay except the porch bay contains an arch headed two light window with decorative tracery and a hood mould with plain label stops. The lower section of the window to the westernmost bay is covered over by the church hall.

2.2.7 To the centre of each of three bays there is an iron ventilation grille, adhocly fitted with a finer external steel mesh.

2.2.8 As reported in 2009, the stonework is in reasonable condition. No cracks were visible to the corbels excepting the easternmost. This stone is cracked and in need of repair, before pieces of the stone fall to the ground.

B

Porch

2.2.9 The north wall is gabled with stone copings, an apex cross and two low angled buttress to the east and west corners. There is an arch headed doorway. There have been previous masonry repairs, particularly to the door jambs and gable niche. As reported in 2009, the base of the eastern buttress would benefit from repointing in due course. The wall is in reasonable order. There are open joints within the coping some of which are holding dampness suggesting that they require repointing. The apex cross was not accessed but appears secure.

C

Chancel

2.2.10 The chancel is divided into two bays by buttresses with an angled buttress to the east. Each bay contains an arch headed two light window with decorative tracery and a hood mould with floral label stops.

2.2.11 The wall head has projecting stone corbels above which is a chamfered stone eaves course onto which the eaves gutter is set.

2.2.12 As reported in 2009, at low level there has been some past shaling to the masonry but on the whole the masonry is in reasonable order. At low level open joints would benefit from repointing.

C

2.2.13 The wall head has projecting stone corbels above which is a chamfered stone eaves course onto which the eaves gutter is set. There are cracks within the easternmost corbel and stone above but perhaps not significant now that a section has fallen. Pinning of the stone would be prudent.

B

Church Hall

- 2.2.14 The walls are of red coloured concrete blockwork with two visible courses of red brickwork to the base of the wall. There is a lead clad projecting bay window.

SOUTH ELEVATION

Nave

- 2.2.15 The wall is divided into five bays by buttresses which have an offset top. The westernmost and easternmost buttresses are angled. The wall head has projecting stone corbels above which is a chamfered stone eaves course onto which the eaves gutter is set.
- 2.2.16 Each bay contains an arch headed two light window with decorative tracery and a hood mould with plain label stops.
- 2.2.17 Three bays have a low level iron ventilation grille. The grilles are covered in an ad hoc manner with a finer mesh.
- 2.2.18 The stonework is reasonable condition. There is minor lamination to the corbel stonework but no significant cracks were seen.
- 2.2.19 As reported in 2009, at low level there are some open joints that should be repointed using a mortar that matches the original mortar. C

Chancel

- 2.2.20 The vestry abuts the chancel covering most of the walling. To the eastern end there is an arch headed lancet light with decorative tracery, hood mould and floral label stops.
- 2.2.21 As reported in 2009, the wall head has projecting stone corbels above which is a chamfered stone eaves course onto which the eaves gutter is set. No cracks were visible to the corbels excepting the easternmost, and the stone above it which contain laminations and minor cracking, repair required. The cracks to the easternmost stone are wider than previously viewed and should be pinned in place before the bottom of the corbel falls. B

Vestry

- 2.2.22 The vestry is a rendered and appears to be an extension to the original

building.

2.2.23 As reported in 2009, the wall is gabled and has rendered copings with an apex cross and base stone. The gable and an area of walling to the west have been re-rendered. To the lower west coping an area of render is absent and requires repair. The area of exposed brickwork to this coping is saturated and other areas of render to copings is now cracked and repair is required. Below the kneeler there is a small area of render which is now absent.

B

2.2.24 There is a central arch headed two-light window with a blind niche above. There is minor cracking within the head stonework, the window and in the mullion but not of significant concern. There is notable crack below the window cill which runs down to the ground level and this should be repointed to allow monitoring of any active movement. There is other minor cracking at lower level but not of significant concern. There are two lower level vents both of which are open and require re-meshing.

A

A

EAST ELEVATION

Nave

2.2.25 The wall is largely covered by the chancel but is visible at high level and to the north and south of the chancel.

2.2.26 At high level the wall forms an ashlar gable with stone copings. The base stone for an apex cross remains but there is no stone cross.

2.2.27 As reported in 2009, the coping stones to the north have no visible cracks to their bed joints. There are open joints within the copings and these are approaching the need for repointing. Whilst access is gained, any shaling areas of coping should be inspected and repaired as required. There is minor cracking to the pointing of the chancel abutment flashing.

C

2.2.28 As reported in 2009, masonry contains some shaling but appears to be in reasonable order. The condition of the stonework has not significantly deteriorated in the preceding eleven years.

Porch

2.2.29 The wall head has projecting stone corbels above which is a stone eaves course. The wall contains two small lancet lights. Masonry is

sound. The base of the wall appears slightly damp and perhaps the gutter is leaking but on this dry day this was not possible to ascertain.

Chancel

- 2.2.30 The gabled wall has stone copings and an arch headed central three light window with decorative tracery, hood mould and figurative head label stops. The northern mullion contains some relatively minor lamination. The condition of this wall is similar to as previously viewed.
- 2.2.31 As reported in 2009, to the gable the base stone for an apex cross remains but there is no stone cross. The stone is cracked but was patch repaired in 2010. The joints to the copings are beginning to open up and in the medium term will require repointing. At low level there are minor open joints and the base of the wall appears damp.
- 2.2.32 To the south and north corners there is an angled buttress.
- 2.2.33 The wall masonry contains minor shaling to the gable but is adequate.

C

Vestry

- 2.2.34 The wall head has projecting rendered corbels above which is an eaves course onto which the eaves gutter is set.
- 2.2.35 There is an arch headed door which has two steps up to the threshold.
- 2.2.36 As previously reported, at low level there have been patch repairs to the rendering and the rendering contains some minor cracks but is in reasonable order. The condition of the render is similar to as previously viewed although there do appear to be a few more minor cracks and also cracks within the threshold step.
- 2.2.37 Adjacent to the base of the wall there is a blockwork meter housing.

WEST ELEVATION

Nave

- 2.2.38 The nave west wall is formed by a red sandstone gabled wall with a brick and stone bell turret to the apex. At lower level the wall is obscured by the church hall. There is a central large four light arch headed window with decorative tracery and simple hood mould and

plain label stops.

2.2.39 As reported in 2009, the gable has been refaced or rebuilt. Some stones contain surface spalling but are in fair order. The masonry contains some sand/clay pockets within individual stones which now appear as small holes but are not of particular concern. The condition of this masonry is similar to as previously viewed.

2.2.40 As reported in 2009, some of the pointing is beginning to fail, particularly to the north side and would benefit from localised repair. There has been patch repointing at lower level but some of this pointing is unsightly. There is water marking on the wall below the coping stones indicating that the copings require repointing particularly to the lower third of the south and north.

B

Porch

2.2.41 The wall is largely concealed by the church hall extension. To the north end there is a short section of visible masonry, sound.

Vestry

2.2.42 The wall head has projecting rendered corbels above which is an eaves course onto which the eaves gutter is set.

2.2.43 As reported in 2009, at low level there is an arch headed doorway with 4no. steep brick steps leading down to the boiler room, which is under the vestry. There is no handrail to the steps.

2.2.44 There have been patch repairs to the render but there are minor cracks particularly around the rainwater pipe and at high level within the kneeler and the high level repairs will require attention in the short to medium term. There is minor cracking within the corbels particularly to the north, but perhaps adequate at present.

B

Church Hall

2.2.45 There are projecting bay windows, the housing of which are clad with a black sheet material. Adequate.

2.3 RAINWATER GOODS

- 2.3.1 As reported in 2009, the downpipes and eaves gutters have been replaced with glassfibre goods. The rainwater guttering is ogee shaped and stamped 'Exallot 5" x 4" x v72 No 46' and are grey and painted glass fibre. Significant areas of the paint are beginning to peel and whenever access is gained to an area the rainwater goods should be redecorated. B
- 2.3.2 Most gutters and gullies are in need of cleaning. The alignment of all guttering should be checked because there are some areas where back falls appear to exist. A
- 2.3.3 All downpipes spout over a gulley unless otherwise stated. As previously reported in 2009, it is not known whether the gullies drain to soakaways and the condition of the sub-ground drainage is not known. If there is considered to be any dampness associated with poor drainage away from the gullies then a CCTV survey should be commissioned to establish the condition and location of sub-ground pipework and outfalls/soakaways. A
- 2.3.4 Within the ramped pathway down to the church hall, an inspection chamber was lifted and appears to take outflow water northward towards another inspection chamber which presumably then connects with the main sewer in the road. An inspection chamber adjacent to the church hall north-west corner was lifted and was heavily silted preventing full viewing of the pipework within. There is notable disruption to the macadam pathway adjacent to the church hall north side and this will relate to ground disturbance as well as perhaps tree activity within defective sub-ground drainage. A full sub-ground drainage inspection should be undertaken to establish the condition and position of all known drains. A
- 2.3.5 Within the lavatory lobby there is a double sealed manhole, not lifted, but it is understood that there have been difficulties with the foul drains blocking on occasion.
- 2.3.6 The porch west and east side both have a downpipe to the north, sound. The eastern gutter may have defective joints and these should be inspected during rainfall. There is either a crack in the paintwork of the eastern gutter near the downpipe or the gutter has a crack in its upper outer section. A

- 2.3.7 The nave north side has an eaves gutter and two downpipes. One downpipe spouts onto the church hall roof. There is water marking at the gutter western stop end suggesting that it is leaking and there appears to be a nearby backfall in the gutter which requires resetting. One of the joints has a brighter bolt which perhaps indicates that there have been patch repairs in recent years, but this is not known. A
- 2.3.8 The chancel north side has an eaves gutter and a near central downpipe. The easternmost joint looks suspect and is supporting moss growth suggesting that it leaks. The wall adjacent to the downpipe gully is wet suggesting that the gully might overflow. Investigations required. A
- 2.3.9 The chancel south side has an eaves gutter which drains westward and spouts onto the vestry roof.
- 2.3.10 The vestry west gutter drains via a downpipe and into a water butt. The butt is fitted with an overflow pipe that runs across the south wall of the vestry and into a gulley at the south east corner of the vestry. The vestry east gutter drains to a downpipe at the southern end. To the east, the central gutter joint is supporting moss growth suggesting that it may be leaking. A
- 2.3.11 The nave south contains two downpipes, sound. As previously reported, the nave gutter appears to have backfalls at its east and west ends and these should be checked and realigned. A
- 2.3.12 To the church hall there is a perimeter mineral felt parapet gutter which drains to roof outlets and on to internal downpipes. To the lower section of roofing there is a central gutter which drains to an internal downpipe. The condition of effectiveness of the internal downpipes is not known but there are no known problems.
- 2.3.13 The paths adjacent to the church hall have surface water drainage gullies.
- 2.4 **DOORS AND WINDOWS**
- 2.4.1 As reported in 2009, the nave north contains four arch headed two light windows with decorative tracery. Glazing is of diamond leaded light. Two windows have an iron framed opening light which do not operate and require overhauling. Some window leadwork has been B

remade.

- 2.4.2 As reported in 2009, the north nave westernmost light has diamond leaded lights and an iron framed opening light that is not in use and is in need of overhauling. There is some weakness within window leadwork, particularly to the tracery and repairs will be required in due course. The condition of this window has not significantly worsened in the preceding eleven years, but this does not negate the need to plan for its repair. C
- 2.4.3 The nave south contains five arch headed two-light windows with decorative tracery. Glazing is of diamond leaded lights except for the easternmost which contains stained glass. Two windows have an iron framed opening light which do not operate and require overhauling. Some window leadwork has been remade. Other leading contains notable weaknesses and will require repair in due course. The eastern window has window guards which are unsightly but sound. The condition of the window seems similar to as viewed six years ago. The westernmost window has condensation on the upper glazing. B
C
- 2.4.4 The vestry east door has an arch headed vertically boarded door with a weatherboard. The base of the door is fitted with a weatherboard and brush which presumably is adequate to keep the water out, particularly as the threshold step appears to have a slight inward fall. The door and frame require redecorating. The door is fitted with a deadlock and a modern cylinder night latch. B
- 2.4.5 The south vestry has an arch headed two light decorative tracery window with clear glazed diamond leaded lights. The lower glazing to the eastern light has false leading and there is a notable crack passing through the glazing.
- 2.4.6 The doors to the gas meter housing are adequate.
- 2.4.7 The chancel north elevation contains two diamond leaded lights each with an iron framed opening light. The opening lights are in need of overhauling. B
- 2.4.8 As reported in 2009, the south chancel lancet light contains an iron framed opening light which is in need of repair. The lower section of the window has been renewed with Georgian wired glass which is visually inappropriate and should be replaced with traditional leaded lights. B

2.4.9 The boiler room has a modern vertically boarded ledged and braced thin softwood door with a padlock, reasonable order.

2.4.10 The south side of the church hall has clear glazed painted steel framed windows and trickle ventilation. There are five windows and one 'window' is a glazed doorway, which appears to be unused. The windows appear sound except at the perimeter pointing which requires reapplication.

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2.4.11 The west elevation of the church hall has four steel framed projecting bay windows and a stained timber doorway with a deadlock. The timber cills to the windows appear adequate and to have been relatively recently redecorated. Perimeter pointing to the windows requires repair. The fire escape doorway is a painted flush door with decay to the bottom of the frame requiring repair.

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2.4.12 The church hall north side window is in reasonable order. Since the last inspection, new glazed external entrance doors have been installed, adequate. There is a small Smartwater sticker on the glazing, but it is probably a requirement of Smartwater that a larger notice is displayed externally, review requirements.

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2.4.13 Adjacent to the porch there is a church hall window which is sound.

2.4.14 The porch has a pair of varnished oak vertically boarded timber doors with decorative strap hinges, bolts and a deadlock. Above the doorway there is a fixed panel of timber boarding, sound. There is a gap underneath the doors and perhaps wind-driven rain drives under into the porch.

2.4.15 As reported in 2009, the chancel east window contains stained glass and has a galvanised steel guard set over the face of the whole opening and is therefore visually disfiguring. There is a degree of bowing to the central panel of glazing but the window is in reasonable condition. The condition of the window does not appear to have significantly worsened in the preceding eleven years.

2.5 LIGHTNING CONDUCTION SYSTEM

2.5.1 There is no lightning protection system and a specialist report should be obtained and consideration given to the installation of a suitably designed system. If not already installed, consideration should be

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given to the installation of electrical surge protection.

3.0 INTERNALLY

Generally

- 3.0.1 The nave forms a tall, lofty and broad open space without aisles. To the west end the nave leads into the adjoining church hall. The main church area has had a forward dais installed, pews replaced with loose seating and the floors carpeted.

3.1 ROOFS AND CEILINGS

Nave

- 3.1.1 The nave roof is of 4no. dark stained arched braced timber trusses with 3no. purlins per slope, arch wind braces, 1no. ridge beam, exposed rafters with ashlar posts and painted plaster soffits. The trusses bear onto projecting moulded stone corbels.
- 3.1.2 Ceiling panels are coloured red/orange with a previous scheme of light blue colour being visible in places. The decorative material used on the ceiling is not known.
- 3.1.3 No wood boring insect infestation or decay were noted. However, the roof timbers were not accessed and only viewed using a torch and binoculars.
- 3.1.4 The ceiling panels seem similar to as previously viewed although there appear to be more areas of water disruption to the plaster surface and this is visible in numerous locations. How many of these disruptions are new over the last six years or pre-existed would need careful review of previous photographs but the sense is that there are notably more now. However, no misaligned ceiling panels were seen and the main areas of cracks and previous decay are as previously reported below. *‘However, the security of the plaster is always uncertain and localised leaks or wind disturbance can cause unexpected falls of plasterwork. Towards the south west area, a section of ceiling plaster has previously fallen (May 2008) and it is understood that an area to the north was previously repaired. Decayed laths are visible to the area of collapse. To the north side, second bay from the west the ceiling is water marked but the plaster is not cracked or*

misaligned. It is understood that this is of long standing and the cause has previously been addressed. The condition of the ceiling has not apparently significantly deteriorated during the preceding five years'.

- 3.1.5 It is recommended that the ceiling is regularly visually inspected in case sections of plaster become cracked or misaligned and are therefore addressed prior to any localized collapses. This has previously been advised and remains valid, particularly given the ongoing decay to the lath fixings. It may also be prudent to consider installing discreet netting, fixed to the rafters, so that any plaster which might fall would largely be retained by the netting.

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Chancel

- 3.1.6 The roof is formed with closely spaced (450mm centres) common rafters with no principal rafters or trusses. The rafters have ashlar posts and a high set tie beam.

- 3.1.7 Ceiling panels are coloured red/orange. As previously reported, the decorative material used on the ceiling is not known. There is some cracking to panels, none appear to be of particular concern at present, but should be monitored. Some sections of ceiling have water marking which appears to be condensation marking rather than penetrating water. Condensation was visible on some north windows and the church space is significantly colder than the church hall, which is on a separate heating circuit/system. The condition of the ceiling seems similar to as previously viewed but this does not negate the need for its close inspection. It may also be prudent to consider installing discreet netting, fixed to the rafters, so that any plaster which might fall would largely be retained by the netting.

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- 3.1.8 There was no cracking or water marking at the abutments to the east and west wall.

- 3.1.9 The roof timbers were not accessed but no defects noted. It is recommended that the ceiling is regularly visually inspected in case sections of plaster become cracked or misaligned and are therefore addressed prior to any localized collapses.

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- 3.1.10 As reported in 2009, an area of untilted chancel roof is visible from the vestry roof space. This reveals that there are separate ceiling battens (30mm x 8mm) and roof tiling (25mm x 13mm @ approximately 125mm centres) battens. Both the ceiling and tiling battens are nailed to the outer face of the rafters thus providing very little space and

separation between the two building layers.

- 3.1.11 During any roof repairs great care will be required to ensure that the ceiling plaster is not disturbed when tiles are removed. Indeed, it is probable that ceiling plaster is adhered to the tiles and so it should be expected that roof repairs may result in significant repairs to the ceiling.

Vestry

- 3.1.12 There is an inserted painted hard boarded and softwood joisted ceiling with an access hatch, satisfactory.
- 3.1.13 Within the roof space there is an original dark stained timber boarded ceiling. As previously reported, to the west side there is a section of collapsed timber ceiling boards which appeared to be dry and perhaps indicates the location of a past roof leak.
- 3.1.14 Where viewed the vestry hips appeared sound.

Porch

- 3.1.15 The dark stained timber roof structure is exposed. Rafters have ashlar posts and all appears sound. Since the last inspection, a high level storage area has been inserted.

Boiler Room

- 3.1.16 The ceiling is boarded perhaps with 'Supalux' boards. A hole in the boarding reveals softwood joists and the vestry floorboards.

Church Hall

- 3.1.17 Ceilings are of flat painted plasterboard. In 2009 it was reported that there were various minor damp patches to the ceilings and this is presumed to relate to failure of the roof covering. The ceilings have been painted since the last inspection, no staining was visible.
- 3.1.18 The rooflights have been removed apart from one new large rooflight to the foyer. The ceiling within the foyer is a new grid system ceiling panel type, above which is the old plasterboard ceiling. The new entrance lobby has what appears to be a plasterboard ceiling. The ceiling to the lavatories is now also a lowered inset grid ceiling panel. In the foyer there is one ceiling panel which has lifted for an unknown

reason, but otherwise the ceilings are satisfactory.

3.2 WALLS

Nave

3.2.1 As reported in 2009, the nave walls are of ashlar lined plasterwork which have been painted using a modern plasticized paint. The paint appears to be well adhered apart from some areas at low level where it is peeling. The walls are looking a little grubby and should be redecorated as funds allow.

3.2.2 The east wall contains a tall broad arched opening that leads into the chancel. There is a raking crack near the south eaves at the abutment with the south-east corner. There is also what appears to be a crack running from the chancel arch upward to a horizontal timber on the north side of the arch but this could well be a cobweb, but appears to be a crack. Monitoring of the cracks is advisable.

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3.2.3 The south wall contains five windows. The uppermost part of the western window is internally blinded over. Wall plasterwork is satisfactory.

3.2.4 The west wall has a glazed timber screen with a pair of doors that lead into the foyer of the church hall. The latch to the door requires adjustment as it does not catch. Above the screen is a large four-light arch headed window, sound. The lower part of the wall is oak boarded and there is an oak electrical cupboard and an oak panelled sound equipment platform. At high level there are two large wall mounted speakers and near the apex there is a stone arch which presumably supports part of the bell turret. The bell rope passes from the roof and rests on the cill of the window.

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3.2.5 The north wall contains four two light arch headed windows and an arch headed door that leads to the porch. The lower half of the westernmost window has been boarded over as a consequence of the church hall being constructed adjacent to it. Towards the lower and eastern areas, patch redecoration has been undertaken.

Chancel

3.2.6 The walls are of ashlar lined plasterwork which have been painted

using a modern plasticized paint.

3.2.7 The south wall has two lancet windows and an arch headed door that leads into the vestry. The lancet window eastern reveal to this lower area has a crack in the stonework.

3.2.8 The east wall has an arch headed window and to the sides are a wall mounted Lord's Prayer board and a creed tablet board. The tablets/boards have stone surrounds. There are two horizontal cracks at eaves level, monitoring advisable.

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3.2.9 The north wall houses two lancet windows, sound.

3.2.10 The area of the west wall is largely taken up by the tall chancel archway. To the southern arched area there is water marking but it is unclear whether this is penetrating water, historical marking or condensation and should be monitored. These marks seem very similar to as previously viewed six years ago. Throughout the interior there is evidence of condensation on the walls and heating and ventilation should be reviewed.

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Vestry

3.2.11 Walls are of painted plaster and are sound. The north wall houses a diamond leaded light which presumably was an external window to the chancel before the vestry was constructed. There is also an arch headed doorway with one step up that leads into the chancel.

3.2.12 As reported in 2009, to the south wall the window mullion has a poor cement repair which has failed. A crack continues from the mullion passing down the wall. The crack is not of great concern but, in due course, should be raked out, repointed and the mullion repaired with a matching lime mortar. The top of the window has been boarded over following the insertion of the lowered ceiling. The cracking seems similar to as previously viewed although the crack below the window seems slightly more open, monitoring advisable.

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3.2.13 There are fitted cupboards to the west, sound.

Porch

3.2.14 Walls are painted with a modern plasticized paint which will not aid the breathability of the surfaces. Walls are in reasonable order.

- 3.2.15 The north wall has vertically boarded oak set over the masonry wall.
- 3.2.16 It appears that the cupboard that used to be accessed from the porch west wall has been boarded over and now forms part of the toilet accommodation.

Boiler Room

- 3.2.17 Boiler room walls are of brickwork. The south-west corner is damp. Whether the water butt overflows here is not known but the water butt is fitted with an overflow pipe and the drainage in the area should be monitored.

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Church Hall

- 3.2.18 There is a large foyer adjacent to the west end of the nave and this gives access to the main entrance and all church hall rooms. A pair of doors to the foyer north wall leads to an outer lobby. The lavatories are accessed via a door within the main entrance foyer.
- 3.2.19 The internal walls have a painted plastered finish over masonry (blockwork?) walling.
- 3.2.20 The foyer east wall is the original wall of the church building and is of exposed red sandstone.
- 3.2.21 The Leigh room (south-west corner) has a papered and apparently lined veneered wall finish to the east and it is understood that there used to be a removable partition between this area and the adjacent (to the east) office. To the south wall westernmost window, there is a minor crack at the window head. The walls are well-decorated and satisfactory.
- 3.2.22 The Trinity room (north-west corner) has a hardwood finish to the wall to the north, now painted.
- 3.2.23 The kitchen has a roller hatch to the north and also the south wall, allowing serving into the two adjacent rooms. The kitchen south wall has a door that leads to an external escape door. The external door is openable by a thumb turn, but this is not immediately obvious and the opening of this door should be reviewed as part of the regular review of fire precautions. The door also catches on the frame and requires easing. Adjacent to the base of the door are two cracked tiles.

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3.2.24 Since the last inspection, the lavatories have been wholly changed and refurbished and have new fittings throughout.

3.3 DOORS AND WINDOWS

3.3.1 Refer to external window section in addition to items set out below.

3.3.2 Some windows have condensation evident. All iron framed opening lights should be overhauled and eased to allow provision of background ventilation. There are occasional cracks adjacent to the window ferramenta or fixings suggesting that there is minor ongoing corrosion which will eventually require repair. There are occasional cracked quarrels to the glazing but not of significant concern.

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3.3.3 As reported in 2009, the nave windows are in reasonable condition. Some areas of glazing have been rebuilt, others contain weaknesses and individual cracked quarrels but are in fair order. Further repairs will be required in due course. The condition of the windows has not significantly worsened in the preceding eleven years.

3.3.4 The church windows contain lead condensation trays and it should be ensured that the drainage hole to each tray is clear and free running.

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3.3.5 As reported in 2014, the nave south wall stained glass window contains some buckling and a crack at low level.

3.3.6 The chancel east window is of stained glass and is dated 1916, sound. A monogram suggests perhaps that the window was by William Holland.

3.3.7 The doors from the porch into the nave are of vertically boarded framed and braced painted timber, decorative strap hinges and a latch, sound.

3.3.8 The vestry/chancel door is painted vertically boarded timber. The door catches on the floor and requires easing

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3.3.9 The vestry south window is glazed with sheet glass and false leading, which is cracked.

3.3.10 The Leigh room has a door that leads to an emergency exit on the west wall.

- 3.3.11 The Trinity room has two sliding folding partitions which can be used to sub-divide the room.
- 3.3.12 The church hall lobby contains several doors which lead into hall rooms including the kitchen. The doors have been renewed and contain what is presumably safety glazed vision panels.
- 3.3.13 All of the WC doors have been changed since the last inspection and are adequate.

3.4 **FLOORS**

- 3.4.1 The nave is fully carpeted. It appears that the floor contained raised timber pew platforms with lower central circulation areas. The circulation area appears to remain and the pew platforms have been lowered and boarded over to provide a level floor throughout. It is not known what provision has been made for cross ventilation within the remaining floor voids.
- 3.4.2 The carpeted modern forward dais is fully carpeted over a plyboard flooring and contains ventilation grilles to the step risers.
- 3.4.3 The porch has a flush threshold to a black and red ceramic tiled floor. Tiling contains patch repairs but is in reasonable order.
- 3.4.4 The chancel has level access from the nave dais and is fully carpeted. It appears that the chancel floor level has been set one step higher than the original circulation areas of the chancel and so there is now a step down to the vestry floor level. Excepting the east end which is of solid construction and presumed to be of tiling, the chancel floor is of timber construction and is presumed to be plyboarded. The floor contains air vents. No excessive spring was noted in the floor.
- 3.4.5 Within the chancel the altar is set upon a fully carpeted timber dais. The three steps from the chancel down to the nave are carpeted without nosing visual delineation and this should be improved. There are two handrails at the sides of these steps, but access is hindered by the positioning of musical equipment.
- 3.4.6 The vestry floor is softwood boarded with an area of carpeting. No areas of decay were noted. The vestry floor is one step down from the chancel floor and there is an area of uncarpeted flooring adjacent to the

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east door.

3.4.7 As reported in 2009, the church hall areas all have a floor finish laid over a floor of solid construction presumably concrete and screed. A new vinyl floor covering has been laid throughout the entrance foyer and new lavatories. There is an entrance mat within the external lobby and the meeting rooms have carpeted finishes. It is understood that the vinyl tiles within store cupboards which were thought to contain asbestos have now been removed in their entirety, but the areas are now overlaid with vinyl so not visible. A cupboard in the foyer south east corner appears to retain the early tiles and if so, these should be marked with an asbestos label. A

3.4.8 The kitchen now has a vinyl floor flush with the foyer floor suggesting that the ceramic tiles that used to exist have either been removed or overlaid.

3.4.9 The boiler room floor is concrete and contains a floor gulley. The condition or effectiveness of the drain is not known.

3.4.10 No bat droppings were noted on the church floors.

3.5 FURNITURE AND FITTINGS

3.5.1 Within the nave and chancel seating is provided by modern upholstered timber framed chairs which are clipped together. All appears to be in good order.

3.5.2 To the south west corner is a raised timber stall which has been formed to provide a housing for the sound equipment. The raised area is accessed via a set of timber steps.

3.5.3 The music group's equipment is stored on the south-east side of the nave dais. There are numerous electrical leads and the installation of permanent electrical sockets will reduce trip hazards and improve electrical safety. A

3.5.4 The octagonal stone font is positioned adjacent to the porch door and is now strapped to the wall.

3.5.5 The communion rail is set around the eastern altar, satisfactory.

- 3.5.6 The chancel altar is of a modern plain oak design, sound.
- 3.5.7 In 2009 it was reported that an 'Allen' digital organ was located in the chancel. At that time it was understood that there has been a problem of mice gnawing on the electric cables. The organ was not inspected and if it is still used it should be inspected by a specialist and the electrical supply cable reviewed. It is not known whether the mice problem has been addressed. Box type mouse traps are visible within the main spaces and a vermin control company are periodically engaged so presumably there remains a difficulty with rodents.
- 3.5.8 Within the nave and chancel there is an overhead projector and screen and wall mounted electronic flat screen displays with visually unfortunate conduited surface wiring.
- 3.5.9 Externally adjacent to the chancel east wall is stored a plastic unit which is believed to be a full immersion font. The porch has two taps which it is presumed are used to fill the font when it is moved into the church.
- 3.5.10 There is an oak lectern within the chancel.
- 3.5.11 Since the last inspection, the kitchen has been refitted with stainless steel units. The room contains a wall mounted tea boiler, hand wash basin, two sinks, a gas cooker, dishwasher and fridge. In the north-east area is a Worcester boiler.
- 3.5.12 The vestry has fitted modern cupboards and a floor mounted safe.
- 3.5.13 The church hall rooms contain modern furniture including notice boards, upholstered chairs, tables and toys.
- 3.5.14 The office contains a photocopier, computer, office desks and fitted cupboards to its east wall.
- 3.5.15 It is understood that Inventory is in the process of being updated.

3.6 SECURITY

- 3.6.1 All external doors are fitted with locks. The church hall main entrance has a door security system and security is considered to be reasonable.

- 3.6.2 Fire extinguishers were last tested during 2019.
- 3.6.3 A store cupboard to the north-east side of the hall lobby contains a termination box for the security alarm system.
- 3.6.4 The nave external south wall has a security alarm sounding box indicating that an alarm is fitted.
- 3.6.5 Fire Risk Assessment and a Health and Safety Policy both October 2017 should be reviewed and updated. A
- 3.6.6 It is understood that no emergency lighting or alarm exist in the main church space. It should be ensured that the fire plan addresses the management of emergency escape during hours of darkness. A
- 3.6.7 The chancel/vestry door is marked as a fire exit and it should be ensured that the vestry external door is always unlocked when the nave is in use. Notices suggest that this practice is undertaken.
- 3.6.8 An asbestos inspection was carried out in September 2018 and found possible asbestos in rooflights and floor tiles. The rooflights have been removed although floor tiles may well still be in place and now largely overlaid with a new vinyl floor. Any remaining tiles should be labelled with a warning sticker. A
- 3.6.9 There are external lights to the access route but these were not viewed during darkness.
- 3.7 **ELECTRICS AND HEATING**
- 3.7.1 There are wall mounted radiators and associated perimeter heating pipework in the porch, nave, vestry and chancel. Some of the pipework contains water markings and the system should be closely inspected for leaks when the heating is switched on. In particular, there is water marking adjacent to the radiator second from the east on the nave north wall. A
- 3.7.2 It is presumed but not known that heating to the main church area is adequate. During this inspection, the heating was turned off within the church.
- 3.7.3 The church hall has wall mounted radiators and convector heaters, no

defects noted.

- 3.7.4 Within the boiler room there is a floor mounted 'Hamworthy' boiler. It is not known when the boiler was last tested and if overdue this should be commissioned. The flue appears to pass up the chimney. The door contains 5no. air vents and it is presumed, but not known, that this provides sufficient combustion air to the boiler. Some pipework is lagged but lagging should be more comprehensive.
- 3.7.5 Within one of the individual WC cubicles, there is a wall mounted water heater which presumably heats water to all of the lavatory wash hand basins.
- 3.7.6 A fuse board is located in the cupboard adjacent to the nave west wall.
- 3.7.7 Lighting to the nave is provided by numerous small modern spotlights fitted to the truss corbels. There are also further support spot lights. There are four high level ceiling mounted fans. The spotlights create glare. In due course when the lighting scheme is next reviewed consideration should be given to use of low energy installation and a scheme of lighting that adds to the ambiance of the church.
- 3.7.8 Chancel lighting is provided by spotlights.
- 3.7.9 The vestry has a fluorescent light.
- 3.7.10 Lighting within the church hall is provided by recessed downlighters and ceiling mounted fluorescent lights.
- 3.7.11 The electrical inspection was tested in 2018 and found to be unsatisfactory. It is understood that remedial works have been undertaken and the electricians are now understood to be considered to be satisfactory, with the next inspection due in 2023. PAT testing has been undertaken.
- 3.7.12 It is believed that the building is fitted with a loop system but this was not viewed or tested.
- 3.7.13 Externally there are several lights but these were not viewed in darkness.

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3.8 VENTILATION

3.8.1 The church window opening lights require overhauling and easing in order to provide background ventilation. B

3.8.2 A cooker extract hood is now installed and operated via a switch.

3.8.3 The adjusted lavatories are fitted with extract fans.

3.9 MONUMENTS AND MEMORIALS

3.9.1 The chancel east wall has two wall mounted tablets, appear sound.

3.9.2 The nave and chancel houses two wall mounted stone memorials which appear sound and no loose fixings were noted.

3.10 UNIVERSAL ACCESSIBILITY

3.10.1 In 2009 it was reported that an access audit was believed to exist but was not viewed. It should be ensured that there is an up to date, detailed and written access audit and this should be followed by an action plan for the provision of 'access for all'. No access audit was believed to exist during this inspection. A

3.10.2 Within the car park there is a designated disabled parking bay.

3.10.3 Stored within the porch is a short moveable steel ramp.

3.10.4 There is level access throughout except for the stepped access to the chancel and vestry. To the nave there are chairs which can be moved to accommodate wheelchairs.

3.10.5 The newly formed universally accessible WC is fitted with grab rails and an emergency alarm. The grab rails are white and ideally the paint on the grey coloured wall could be darkened to improve visual delineation of the grab rails. A

4.0 PATHS AND BOUNDARIES

4.1 Grounds

4.1.1 The church is set within its own extensive grounds which are heavily populated with headstones. Many headstones are misaligned and the stability of a random sample was checked by a simple hand push test. All other headstones should be checked. One headstone, dated 1972, approximately 12m south of the church hall was loose and requires refixing.

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4.1.2 In places the ground is uneven, deformed and contains cracks perhaps suggesting that the soil has a high clay content. In 2009 it was reported that there was significant rabbit activity within the churchyard but this appears to have been addressed.

4.1.3 A large gravel surfaced car park is located to the west of the church and this is accessed from the road via a narrow vehicular accessway. From the car park the churchyard is accessed via ramped or stepped pedestrian paths.

4.1.4 To the north the car park boundary is heavily vegetated and contains some mature trees. The trees should be inspected by an arboriculturist and regularly maintained.

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4.1.5 To the west and south of the car park the boundaries are again vegetated.

4.1.6 To the north boundary the main entrance to the churchyard has a low stone wall and a pair of stone gate piers. There are memorial plaques fixed to the south face of the wall. One of the piers is temporarily tied together with wire and both piers are in need of repair. The walling has been repointed with an overly hard mortar and some areas require repointing where mortar is cracked or absent. The need for repair of this wall is approaching and should be planned for.

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4.1.7 As reported in 2009, the tall Scots pine trees to the north side of the boundary are not within the jurisdiction of the PCC. Even so it may be prudent for the PCC to ask the local authority to inspect the trees as there are some old branches that, in time, may fall. The boundary wall is notably deformed and cracked adjacent to each tree.

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4.1.8 Since the last inspection, a yew tree set approximately 8m north of the church hall, has been removed although the stumps remain and shoots

are beginning to grow.

- 4.1.9 From the car park and the north gateway, macadamed paths lead up to the porch and the church hall entrance. The path contains drainage inspection covers, which are not designed for heavy duty but are considered adequate. The pathway leading from the car park to the hall main entrance is very uneven with significant hollows and requires relaying. The sub ground drainage should be investigated first. A
- 4.1.10 The macadam path also runs eastward past the nave and chancel. The condition of the path deteriorates as it moves eastward and to the east of the chancel the macadam is now largely absent. If considered necessary, to provide safe access, the path requires repair.
- 4.1.11 To the south of the church hall there is a macadamed path. A set of uneven steps then lead up to the slightly raised churchyard. The steps and the adjacent ground require repair and installation of a handrail could be considered. A
- 4.1.12 The boundaries are heavily vegetated with trees and large shrubs. It is not known, but is considered probable, that some, if not all, trees are subject to Tree Preservation Orders. It is evident that there has been some recent maintenance of the boundary vegetation.
- 4.1.13 The eastern boundary is formed by a low stone wall which has plaques for cremated remains fixed to its west face. The ivy growth appears to be being managed but requires further removal. The wall requires repointing, if not rebuilding, particularly as a corner to the north has now collapsed. B
- 4.1.14 To the south-east the boundary is formed by a low stone wall and vegetation.
- 4.1.15 The southern boundary is formed by vegetation and trees. The vegetation has been heavily pruned.
- 4.1.16 To the south-west the boundary is formed by a low stone wall and vegetation. The vegetation has been heavily pruned.
- 4.1.17 To the south-east of the chancel there is a detached precast concrete panelled store, adequate.
- 4.1.18 There are a variety of trees within the grounds. Some pruning of dead

wood would be prudent and the trees should be reviewed by a specialist arboriculturist and planned future maintenance set out.

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4.1.19 Within the car park there is a modern timber building which is clad with softwood green stained boarding and appears adequate.

5.0 SUMMARY OF RECOMMENDATIONS

5.1 **A – Urgent Repairs to be Carried Out Within 6 Months**

- Roof repairs (Clauses within 2.1)
- Inspect nave and chancel ceilings (Clauses 3.1.5, 3.1.7, 3.1.9)
- Clean and repair rainwater goods (Clauses 2.3.2, 2.3.6, 2.3.7, 2.3.8, 2.3.10, 2.3.11)
- Drainage investigations (Clauses 2.2.3, 2.3.3, 2.3.4, 4.1.9)
- Review need for a lightning conductor system (Clause 2.5.1).
- Review fire plan (Clauses 3.2.23, 3.6.5, 3.6.6)
- Mesh over ventilation grilles (Clause 2.2.24)
- Review health and safety risk assessments (Clauses 3.4.5, 3.5.3, 3.6.5)
- Undertake an access audit (Clauses 3.10.1, 3.120.5)
- Review asbestos survey and register (Clauses 3.4.7, 3.6.8)
- Review Smartwater (Clause 2.4.12)
- Monitor cracks and marks (Clauses 2.2.24, 3.2.2, 3.2.8, 3.2.10, 3.2.12, 3.2.17, 3.7.1)
- Inspect the organ (Clause 3.5.7)
- Review stability of headstones (Clause 4.1.1)
- Service boiler (Clause 3.7.4)
- Repair pathway (Clause 4.1.11)

5.2 **B – Repairs to be Carried Out Within 18 Months**

- Roof repairs (Clauses 2.1.9, 2.1.15, 2.1.21, 2.1.22)
- Masonry repairs (Clauses 2.1.18, 2.2.8, 2.2.13, 2.2.21, 2.2.23, 2.2.40, 2.2.44, 4.1.6, 4.1.13)
- Door and window repairs and redecoration (Clauses 2.4.1, 2.4.3, 2.4.4, 2.4.7, 2.4.8, 2.4.10, 2.4.11, 3.2.4, 3.2.23, 3.3.2, 3.3.4, 3.3.8, 3.8.1)
- Manage trees and churchyard (Clauses 4.1.4, 4.1.7, 4.1.18)
- Decorate rainwater goods (Clause 2.3.1)

5.3 **C – Repairs to be Carried out Within 5 Years**

- Door and window repairs (Clauses 2.4.2, 2.4.3)
- Masonry repairs (Clauses 2.2.9, 2.2.12, 2.2.19, 2.2.27, 2.2.31)

5.4 **D – Desirable Repairs**

- Review heating and ventilation (Clause 3.2.10)

Signed

Mark B Evans BA Dip Arch RIBA

Date

APPENDIX A



North Elevation



Chancel East Elevation



South Elevation



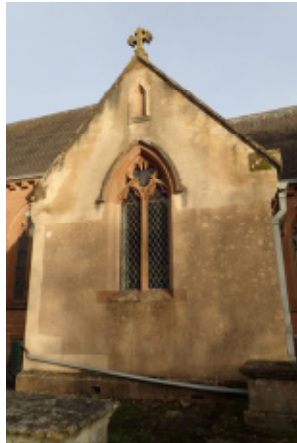
Church Hall South Elevation



West Elevation



Nave West Elevation



Vestry



Church Hall Roof



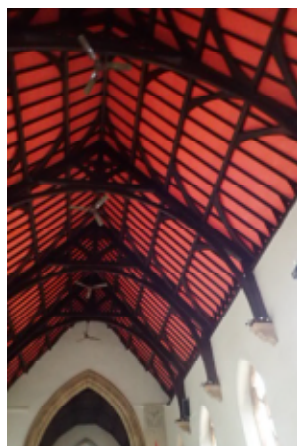
Porch roof



Nave Looking Eastward



Chancel



Nave Ceiling

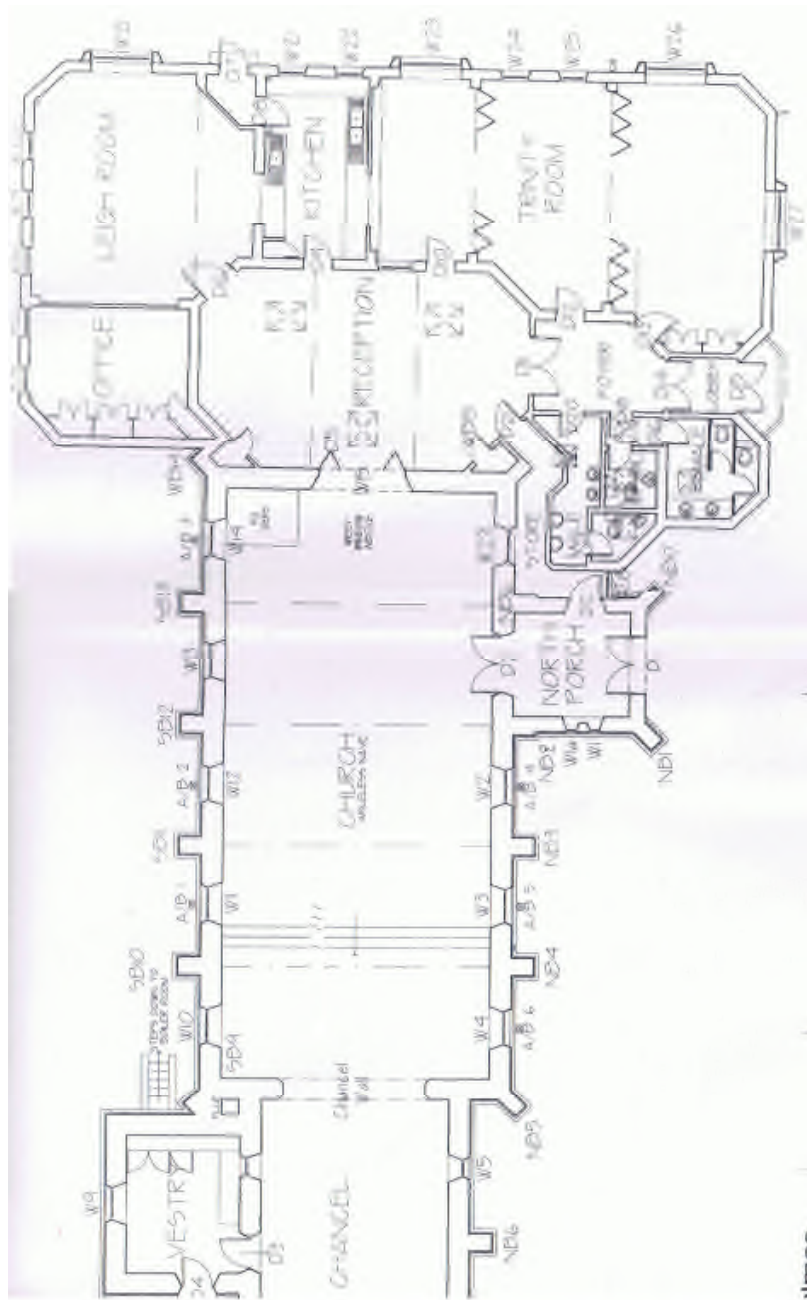


Church Hall Foyer



Church Hall Meeting Room

APPENDIX B



Floor Plan
(Not to Scale and taken from previous quinquennial report)

APPENDIX C

Advisory Committees for the Care of Churches of the Dioceses of Coventry

**Checklist of items required by the Inspecting
Architect from the PCC to enable him/her to
complete the Quinquennial Inspection Report**

	Seen	Unavailable
• The Church Log Book	*	
• Copy of the previous Quinquennial Inspection (to be sent to a newly appointed architect in advance of the inspection)	*	
• Schedule of all works / installations / repairs (including insurance claims) undertaken since the last Quinquennial Inspection (to be incorporated in Section 1 of the Report)		*

	Enclosed	Unavailable	Not applicable
• Copy of Electrical Installation Test Report		*	
• Copy of Quinquennial Tree Report (noting any TPOs)		*	

	Seen	Unavailable	Not applicable
• Copies of Test Reports etc.: -			
Y Lightning Conductor Test Report			*
Y Portable Appliance Test Report		*	
Y Asbestos Inspection Report	*		
Y Access and Disability Audit Report		*	
Y Fire Risk Assessment	*		
Y Health & Safety Risk Assessment	*		
Y Gas Safety / Boiler Service Report		*	
Y Fire Appliances (extinguishers) Test Report	*		
Y Fire Alarm & Emergency Lighting Test Report		*	
Y Security Alarm Test Report		*	
Y Any recommendations from insurers regarding security			*
Y Inventory of fixtures, fittings and furniture		*	

- In order for the Quinquennial Inspection Report to be as thorough as possible, the above information should be made available to the Inspecting Architect before / on the date of the inspection, where relevant
- The Inspecting Architect is required to incorporate this record sheet **as the last item** in the Quinquennial Report