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Church of St Nicholas

Durham City

Diocese of Durham

Quinquennial Inspection Report 2020

St Nicholas Church, Durham City

Inspection of Churches Measure 1955

(Current version)

Architects Report inspected March and August 2021

Archdeaconry of Durham

Incumbent: Rev'd Arun Arora

Inspection Architect

J M White BA(Hons) PG Dip RIBA

This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches ' CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

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Recommendations

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority: as follows:

(1) Urgent works requiring immediate attention.

(2) Work recommended to be carried out during the next 12 months.

(3) Work recommended to be carried out during the Quinquennial period.

(4) Work needing consideration beyond the Quinquennial period.

(5) Work required to improve energy efficiency of the structures and services.

(6) Work required to improve accessibility.

Appendix A

1.0 Background and General

1.1 The Church occupies a prominent site at the northern side of the Market Place, with its adjoined two storey hall between the Church and Leazes Road (A690) to the north.

1.2 Ordnance Survey Map reference NZ2741842587

General Description of the Church

1.3 The Church only has a very small paved curtilage to the north and west of the Nave above stone retaining walls.

1.4 The original Church is thought to have been founded in the early 12th Century at which point the north wall formed part of the City walls and to the south was a Church yard with the Market Place beyond.

1.5 In 1854 a competition was held to secure an Architect to renovate the Church which was won by 24 year old Architect James Pigott Pritchett from Darlington. However, it was later established that the Church was beyond repair and Mr Pritchett was engaged to design a new Church.

1.6 The original Church was demolished in 1857, although it is thought that the 5no. bells (1687) and font (1700) were saved. Pritchett's new Church was constructed and opened in December 1858. The octagonal spire did not form part of the original design but was added at the behest of the Incumbent; and it is understood paid for by him.

1.7 The Church consists of a Nave with two side aisles, Chancel with south porch and south tower.

1.8 Parish Church. 1857-8 by J.P. Pritchett. Snecked sandstone with ashlar dressings; graduated Lakeland slate roof with stone gable copings. Aisled Nave and Chancel; south porch and south tower. Decorated style. 5-stage tower in second bay from west has angle buttresses with gabled offsets; double door with ornate iron hinges in shafted and moulded surround with ballflower decoration; arms of City of Durham and Church in blind quatrefoils at either side under quatrefoil band and sloped coping, imitating Kepier Hospital gatehouse (q.v.). Elaborate canopied niche above contains statue of St. Nicholas, flanked by blind cross-slits. Tall third stage has 2 high windows. Mask brackets support clock under pinnacled gablet; paired 2-light belfry openings above under battlemented parapet on ballflower- and-mask brackets. Gabled corner pinnacles; tall octagonal stone spire with lucarnes. 3-light aisle windows in bays defined by buttresses with gablets and pinnacles; 4-light Chancel window in first bay. Clerestory has rounded triangular windows. East front has shallow gabled porch in south aisle and 2-light window in north, with gabled buttresses; large 5-light east window; 4-light west window.

Interior: painted plaster with arch-braced collar and king-post roof. 4-bay north arcade and 2-bay south arcade have leaf-carved capitals to

shafted columns; high Chancel arch in similar style. Re-ordered, with Chancel arch and aisles filled with glazed screens forming Chapel. Tower has 8-ribbed vault with heraldic and floral corbels; central boss carved ST.N. and dated 1858. Traceried stone screens in chancel commemorate Ralph Dixon and are gift of the proprietors of Durham Waterworks in 1858. Glass by L.C. Evetts in south aisle, 1963.

1.09 In the period between 1975 to 1982 George Carey, later Archbishop of Canterbury was Incumbent Vicar of St Nicholas; during which time period he led with Ecclesiastical Architect Ronald Sims a project to re-order the interior of the Church. As part of which the pews and the majority of Victorian features were removed to allow the Church to be used more flexibly for workshop and community activities. The work involved the installation of glazed screens within the Chancel arch and aisle to form, Chapel and office space.

1.10 Part of the south side aisle is occupied by 'Gateway Crafts' as a Fair Trade gift shop with its own external access within the eastern gable and an internal access from the Church.

1.11 Heating is provided by gas fired boilers in the basement plantroom which supplies an early underfloor heating system which is thought to date from approximately 1980. The boilers were replaced within the last quinquennium and various other repairs were carried out to the heating system at that time. The boilers also supply hot water to the convector heaters in the Lower and Upper Halls.

1.12 Dates of inspection: the interior of the Church (excluding Tower) was inspected on 16th March 2021, a high-level inspection of the south side aisle, Chancel and Nave was carried out from a mobile access platform on 9th July 2021; with the external and the Tower inspected on 17th August 2021 weather on each occasion was generally dry and bight.

2.0 Scope of Report

2.1 All areas accessible were inspected from ground level and a view of the pitched and leaded roof areas was gained from the Tower roof. Floor voids were not opened up for inspection or carpets lifted. High-level internal wall areas and roof timbers were not accessible for close inspection. Binoculars were used for roof inspections externally. Access onto the Chancel roof was not possible as ladders were not available.

2.2 There were no roof voids in the Church as construction is open to the underside of the roof boarding.

2.3 The extent of the Churchyard is shown on the location plan in the appendix.

2.4 Although manhole covers were visible no drains were checked.

2.5 See appendix 'c in this report for a fuller description of the report limitations

3.0 Works Carried out Since Previous Report

3.1 The Church log book confirms that the following works have been undertaken since the last Quinquennial Inspection.

3.2

- Guttering clean and roof repairs, Church, October 2015, Ferryhill Roofing.
- Unblock kitchen sink, Church, November 2015, TW Steam and Heating Services Ltd.
- Decoration of parts of the Sanctuary, Church, November 2015, ASC Decorators.
- Gas boiler service, Church, November 2015, T W Steam and Heating Services Ltd.
- Repair faulty toilet, Church, November 2015, T W Steam and Heating Services Ltd.
- Identify and fix motorised valve on heating system, Church, December 2015, T W Steam and Heating Services Ltd.
- Fire alarm maintenance, Church, December 2015, CDS Fire and Security.
- Emergency lighting, Church, December 2015, CDS Fire and Security.
- Repair kitchen tap, January 2016, T W Steam and Heating Services Ltd.
- Annual service of Copeman Hart Organ, 1st February 2016, Makin Organs Ltd.
- Inspection of high level access lift, 9th February 2016, Pickering Lifts Ltd. (This is thought to be referencing the wheelchair lift)
- Portable appliance testing, Church, 4th May 2016, R Lightfoot Electrical and Alarm Engineers.
- Annual lighting and test and inspection, 18th May 2016, R Lightfoot Electrical and Alarm Engineers.
- Maintenance of hand dryers in Church, 18th May 2016, Stuart Martin Ltd.
- Maintenance of intruder alarm, 1st June 2016, CDS Security and Fire Services Ltd.
- Check switch for speakers for the AV, 13th July 2016, R Lightfoot Electrical and Alarm Engineers.
- Repairs to beech flooring in lower hall, 23rd August 2016, Stenhouse Flooring Ltd.
- Call out to faulty speakers, replaced spur and pattress, 14th September 2016, R Lightfoot Electrical and Alarm Engineers.
- Floor restoration, 19th October 2016.
- Repair Hardwood flooring with matching reclaimed timber 25th October 2016, Durham Joinery.
- Replace flu fitting and diffuser, 3rd November 2016, R Lightfoot Electrical and Alarm Engineers.
- Decorating lower hall, 8th November 2016, Nevill Langley Painter and Decorator.

- Attend to faults with boiler, 23rd November 2016, T W Steam and Heating Services Ltd.
- Maintenance of fire alarm, 8th December 2016, CDS Security and Fire.
- Call out to boiler, 26th October boiler service, 23rd November 2016, Byfield Heating.
- Attend leak from toilet and repair, 21st December 2016, T W Steam and Heating Services Ltd.
- Wheelchair Lift inspection, 2nd February 2017, Pickering Europe Ltd.
- Replace strip light in office, 2nd February 2017, R Lightfoot Ltd.
- Replace parts on boiler, 8th February 2017, T W Steam.
- Maintenance of emergency lighting, 8th February 2017, CDS Security.
- Maintenance of fire alarms, 8th February 2017, CDS Security.
- Annual Organ Services, 22nd February 2017, Church Organ World.
- Attend to heating pump, 29th March 2017, T W Steam.
- Emergency light fixed, 6th April 2017, CDS Security.
  Part of fire system replaced, 5th May 2017, CDS Security.
- PAT testing 136 items, Church, 10th May 2017, R Lightfoot, Ltd.
- Annual lighting protection inspection, 10th May 2017, R Lightfoot Ltd.
- Maintenance charge for intruder alarm system, 18th May 2017, CDS Security.
- Call out to oven, 18th May 2017, Catertech.
- Attend to faults with pump and heating, 24th May 2017, T W Steam.
- Call out to check water heater, 31st May 2017, R Lightfoot Ltd.
- Attend to fault in disabled toilet, 7th June 2017, T W Steam.
  Routine maintenance of fire alarm system, 12th July 2017, CDS Security.
- Attend to hot water and problem with pilot, install pilot assembly, 22nd August 2017, T W Steam.
- Attend to faults with tap/strip down and replace washer, 29th September 2017, T W Steam.
- Re-glaze broken shop window, 25th October 2017, B & R Glazing.

3.3 The log book beyond October 2017 is incomplete, this should be completed where possible. Moving forward the log should be fully maintained.

4.0 General Condition of Church

4.1 The Church continues to be well maintained in an overall good condition. The hard work of the Church Wardens and Church members is to be acknowledged and encouraged greatly.

4.2 There are issues that should be addressed within the next 12 months as noted in the sections below. Furthermore, there are issues that should be addressed within the next quinquennium.

4.3 Of course, the on-going life of the Church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a maintenance plan that I hope will assist the Church over the course of the next quinquennium.

4.4 Works of the most importance / urgency are those contained within the report attached within Appendix A; it is understood that contracts have been awarded and works are to commence imminently.

External Inspection

5.0 Roof Coverings

5.1 General: The external covering is in Westmorland slate laid in diminishing courses and appears to be generally in good condition.

5.2 The slate roofs abut stone water tabling which appears generally to be in good condition. However, the tabling at the west end of the Nave has a number of open joints which require re-pointing with NHL lime sand mortar. Furthermore, the recent high level inspection dated July 2021; see Appendix A on the south elevation identified water tables which require re-pointing between the slate and underside of water table. 2

5.3 Cruciform finials: At the eastern end of the Nave and Chapel there are 2no. curved stone cruciform finials. These show signs of degradation as scheduled in July 2021; see Appendix A. Inspection work is on-going and restoration works to be specified. 1

6.0 Exterior Doors

6.1 Entrance door in south elevation of tower: Pair of vertically boarded stained timber doors with decorative black painted ironmongery are in good condition.

6.2 Boiler Room: Black painted vertically boarded timber door in reasonable condition.

6.3 Church Hall: Pair of vertically boarded stained timber doors with decorative block painted ironmongery all in good condition.

7.0 Exterior Windows

7.1 Glazing is generally a mixture of clear and stained glass in leaded lights all of which appear to be in good condition; with the exception of the 5no. clerestory windows on the south elevation as scheduled in July 2021; see Appendix A. These require significant repair. 1

8.0 Rainwater Goods and Drainage

8.1 The Tower has a masonry/concrete drainage channel around the base of the spire which is drained through 2no. vertical outlets; which have a tendency to block. The Church warden is aware of the issue and regular inspection/clearance should be maintained. The drainage channel had an amount of debris in it, which should be carefully removed. 2

8.2 The valley gutter between the Church and Church Hall was not inspected at close quarters; however, from the tower it appears to contain debris and redundant materials which should be removed to prevent the potential of blockage. 2

8.3 The south side of the Nave, Chapel and side aisle have lead lined parapet gutter which require repair/replacement as scheduled in July 2021; see Appendix A. Furthermore, the sump outlet on the side aisle was partially blocked with debris/vegetation which should be removed. 1

8.4 The west end of the Nave (south elevation) and all north facing roofs are drained via cast iron gutters and downpipes which appear in satisfactory condition. However, regular cleaning and inspection is advised.

9.0 External Walls and Structure

9.1 Generally, the stonework and pointing are in good condition.

9.2 The western gable of the Nave however, shows some signs of movement; some of which has previously been repointed, but continued movement is now evident. Furthermore, the moulded stone string course has a significant gap within it which allows water to pass through and mark/soak the wall beneath. It would be good practice to repair the string course in order to prevent the above issue. Furthermore, consideration should be given to raking out and repointing the masonry where movement has previously occurred using NHL lime sand mortar. The areas should then be inspected regularly to understand whether or not the movement is developing or has in actual fact abated. 2

Internal Inspection

10.0 Roof Structure and Ceilings

10.1 Porch – stone vaulted roof in good condition.

10.2 South side aisle ground floor – steel framed pine clad mezzanine in fair condition.

10.3 South side aisle first floor – painted fibreboard panels between pained rafters in fair condition; however, there are signs of water ingress at high level on wall to Nave and in front of Tower. High level external inspection on 9th July 2021 uncovered gutter faults in the high level 3

flashings and parapet gutter (see Appendix A). Once roof / gutter issues are resolved and materials have dried out, redecoration should be considered.

10.4 Office – painted fibreboard panels between painted rafters in fair condition.

10.5 Nave – painted fibreboard panels between painted rafters supported on exposed painted timber trusses; all appear in fair condition.

10.6 North side aisle – painted fibreboard panels between painted rafters; all in fair condition.

10.7 Chapel – painted fibreboard panels between painted rafters supported on exposed painted timber trusses; all now in fair condition. During the last quinquennium however, repair works were necessary at high level above the eastern gable truss following masonry/painting becoming loose.

10.8 Lobby to kitchen and lower hall – painted plaster in fair condition.

10.9 Kitchen – painted plaster in fair condition.

10.10 Stair to upper hall and landing – painted fibreboard panels, painted rafter/cladding boards and plastered ceilings all in fair condition.

10.11 Vestry – painted fibreboard panels between painted rafters in fair condition.

10.12 Upper hall – painted plaster between exposed timber trusses all in fair condition.

10.13 Lower hall – painted plaster in fair condition.

10.14 Wc's – painted plaster in fair condition.

10.15 Gateway Crafts – painted plaster in fair condition.

11.0 Internal Doors and Panelling

11.1 Lobby to south side aisle – clear finished timber double doors with glazed panels, in fair condition.

11.2 Glazed screen and doors to Gateway Crafts – clear finished glazed timber screen and double doors with glazed panels, in fair condition.

11.3 Gallery to Tower – Clear finished timber door in good condition.

11.4 Glazed screen and door to office – clear finished glazed timber screen and glazed door in good condition.

11.5 Glazed screen and doors to Nave and Chapel – tall aluminium framed glazed screen and sliding doors, in fair condition.

11.6 Nave to kitchen lobby – clear finished timber glazed door in good condition.

11.7 Lobby to Chapel – clear finished timber glazed door in good condition.

11.8 Lobby to Kitchen – solid core painted fire door in good condition.

11.9 Lobby to lower hall – clear finished timber glazed double door in good condition.

11.10 Vestry – clear finished veneered solid core door in good condition.

11.11 Upper Hall – Clear finished timber glazed door in good condition.

11.12 Staircase to lower hall – clear finished glazed screen and glazed double doors in good condition.

11.13 Entrance lobby to lower hall – clear finished glazed timber door in good condition.

11.14 Accessible and female wc – painted solid core doors in fair condition.

11.15 Male wc – 4 panel painted timber door in fair condition.

12.0 **Ground Floor Structure**

12.1 Church – The Church generally has a solid floor containing underfloor heating. There are no visual signs of degradation.

12.2 Lower hall – has a hardwood strip floor which has been repaired previously; consideration should be given to further repairs where strips have lifted. 3

13.0 Tower

13.1 The Tower contains several levels of accommodation and is accessed internally from the ground floor entrance porch and first floor gallery.

- Ground floor – entrance porch
- First floor – store room for gateway crafts
- Second floor – bell ringing chamber
- Third floor – clock chamber
- Fourth floor – belfry
- Fifth floor – gallery
- Spire above

The porch, store room, clock chamber and belfry are served by a stone spiral staircase which is generally in good condition. However, there are a number of broken panes in the windows to the stair which should be repaired. 3

The areas above the belfry are both accessed by a mixture of a movable aluminium ladder and fixed timber stairs which are in satisfactory condition. These provide access at high level to a timber door which provides access out onto the external gallery around the base of the spire.

The bell ringing chamber is accessed via a timber stair within the first floor store room.

13.2 Store Room: has a stone floor, whitewashed stone walls and timber joisted ceiling all of which appear to be in fair condition. The room contains timber shelving for storage and a timber stair to provide access to the bell ringing chamber.

13.3 Bell Ringing Chamber: has a carpeted timber floor, whitewashed stone walls and a timber joisted/boarded ceiling through which passed the bell ropes. In the south west corner, there is a floor to ceiling timber boxing which is thought to contain the weight mechanism for the clock above. Within the chamber there are a number of padded timber benches and a plaque to commemorate "Durham City Freeman Contributed to the Restoration of St Nicolas' Bells in Memory of Alan Atkinson 1926 – 2007".

13.4 Clock Chamber: has a timber boarded floor, pointed sand stone walls and a recently replaced steel framed timber joisted and boarded ceiling which forms the floor to the belfry above. The bell ropes pass vertically through this space from the ringing chamber below to the belfry above, adjacent to the south wall is the clock mechanism with electronic auto wind unit. The clock was manufactured in 1871 by Dent. It is understood that the auto wind equipment is currently broken; however, the PCC are actively engaged in replacing the unit. There is an amount of debris and redundant objects on the floor which should be cleaned and tidied. The north elevation contains a door access the Nave roof; however, no key was available. 3

13.5 Belfry: The bells are supported on a relatively recent steel framework which appears to be in good condition. The walls are pointed sandstone and above the bells is a timber joisted and boarded galley which is also supported on steel framing. Above this timber gallery is the base of the stone spire.

13.6 The Spire: the timber floor is covered to a large degree with pigeon droppings and other nesting materials. Above head height there has been a galvanised mesh screen installed, presumably to prevent access to pigeons. However, this is now not intact and pigeons are nesting on it. Consideration should be given to seek expert guidance on the removal of the pigeons and thereafter removal of the debris and droppings. The masonry inside the face of the spire has previously been pointed using a cement rich mortar which has since exacerbated the erosion of the stone. Consideration should be given to removing the cement mortar and repointing using NHL lime sand mortar. 2

14.0 Fittings, Fixtures, Furniture and Moveable Articles

14.1 Most furnishings are relatively new, designed within the re-ordering in 1982 and are in good condition.

14.2 There are 2 monuments, both was memorials, within the Nave on the south wall either side of the original entrance at the base of the tower:-

- 1914 – 1918 marble
- 1939 – 1945 bronze

14.3 The original stone 17th Century font stands adjacent to the entrance door in the south west corner of the south side aisle.

15.0 Toilets

15.1 Accessible wc and baby change non slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition.

15.2 Female wc has a wc cubicle and a wash basin area, non slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition.

15.3 Male wc has a wc cubicle and a wash basin area, non slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition.

16.0 Heating Installation

16.1 The heating is provided by gas fired boiler with underfloor heating to the main Church (and also the Chapel) area and traditional radiators to other areas which is reported to work well. The upper and lower halls are heated by convector heaters, with electric fans and hot water supplied by the boilers. The two IDEAL Evomax 60 boilers were installed in 2017 and have been serviced regularly thereafter.

16.2 The boiler room has stone walls, a brick vaulted ceiling and a brick floor; all of which are in reasonable condition. However, the lower portions of the stonework and pointing are showing signs or erosion. Consideration should be given therefore to repointing these areas. 3

16.3 The boiler room had a number of items stored within it; these should be checked to ensure that they are not flammable, and removed if so. It would be good practice for the boiler room to be kept clean and tidy. 1

17.0 Electrical Installation

17.1 All electrical installations should be tested every 5 years and immediately if not done within the last 5 years, by a competent 3

electrical engineer. The engineers report should be kept with the Church log book.

17.2 It was noted that within office accommodation and Gateway Crafts that a significant number of multi plug adaptors; which are considered as a significant fire hazard. These should be removed. Consideration should be given to revising the permanent installed wiring to remove the need for adaptors. 1

17.3 Any lighting conductor should be tested every year by a competent person. The record of the test should be kept with the Church log book. 2

18.0 Fire Precautions

18.1 Fire extinguishers and blankets are installed as follows:- 2

i. Boiler room – powder 6kg
ii. Side aisle ground floor – foam 6 litre
iii. Side aisle first floor – foam 6 litre
iv. Parish office – Co^2 2kg
v. Nave – Co^2 2kg (x2)
vi. Kitchen lobby – foam 6 litre
vii. Kitchen – fire blanket
viii. Upper landing – foam 6 litre
ix. Upper hall – Co^2 2kg
x. Lower hall lobby – foam 6 litre
xi. Lower hall – Co^2 2kg

All fire extinguishers should be inspected annually in line with BS5306 and fully discharged tested in line with current regulations. Record of testing should be kept with the Church log book.

18.2 The fire alarm system should be inspected and tested every 12 months, by a competent person. The record of the test should be kept with the Church log book. 2

19.0 Accessible Provision

19.1 The Church is generally level access from the Market Place and an accessible wc is provided with other facilities via a wheel chair lift in the lower hall.

19.2 The Church should commission and 'Access Audit' under the terms of the Equality Act 2010. 6

20.0 Security

20.1 The Church is protected by an intruder alarm system which is understood to be in working order.

21.0 Churchyard and Environs

21.1 The Church has no Churchyard as such. However, there is a stone paved area to the north of the Nave. This area has no access to it other than through a locked gate at the west end of the Nave. The pointing in the paving is in poor condition and although access is prevented, consideration should be given to repointing to reduce plant growth and water ingress. 3

21.2 The iron guard rail and gate which has been installed to prevent access to the area noted in 21.1 is poorly fixed. Additional fixing/bracing is required in order to prevent the potential for collapse and injury. 2

21.3 The stonework beneath the railing noted in 21.2 is in poor condition. Consideration should be given to a small quantity of replacement stone and repointing. 3

21.4 The retaining walls which support the paved area noted in 21.1 above are showing signs of degradation and plant growth. Consideration should be given to the removal of vegetation and repointing. 3

22.0 Church Log Book

22.1 The log book should be kept up to date at all times to record works that have been carried out, by whom and at what cost.

22.2 It is noticed that the log book is complete and comprehensive up to 2017 however, since that date it has not been completed. It would be good practice to complete where possible and records exist.

23.0 Previous Quinquennial Reports

23.1 Dennis H Jones – 21st August 2015

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category 1

i)	Cruciform finials: At the eastern end of the Nave and Chapel there are 2no. curved stone cruciform finials. These show signs of degradation as scheduled in July 2021; see Appendix A. Inspection work is on-going and restoration works to be specified.	5.3
ii)	Glazing is generally a mixture of clear and stained glass in leaded lights all of which appear to be in good condition; with the exception of the 5no. clerestory windows on the south elevation as scheduled in July 2021; see Appendix A. These require significant repair.	7.1
iii)	The south side of the Nave, Chapel and side aisle have lead lined parapet gutter which require repair/replacement as scheduled in July 2021; see Appendix A. Furthermore, the sump outlet on the side aisle was partially blocked with debris/vegetation which should be removed.	8.3
iv)	The boiler room had a number of items stored within it; these should be checked to ensure that they are not flammable, and removed if so. It would be good practice for the boiler room to be kept clean and tidy.	16.3
v)	It was noted that within office accommodation and Gateway Crafts that a significant number of multi plug adaptors; which are considered as a significant fire hazard. These should be removed. Consideration should be given to revising the permanent installed wiring to remove the need for adaptors.	17.2

Indicative cost for the works in Category 1 would be £25,000 excluding VAT and fees.

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS: Category 2

vi)	The slate roofs abut stone water tabling which appears generally to be in good condition. However, the tabling at the west end of the Nave have a number of open joints which require re-pointing with NHL lime sand mortar. Furthermore, the recent high level inspection dated July 2021 on the south elevation identified water tables which require re-pointing between the slate and underside of water table.	5.2
vii)	The Tower has a masonry/concrete drainage channel around the base of the spire which is drained through 2no. vertical outlets; which have a tendency to block. The Church warden is aware of the issue and regular inspection/clearance should be maintained. The drainage channel had an amount of debris in it, which should be carefully removed.	8.1

viii)	The valley gutter between the Church and Church Hall was not inspected at close quarters; however, from the tower it appears to contain debris and redundant materials which should be removed to prevent the potential of blockage.	8.2
ix)	The western gable of the Nave however, shows some signs of movement; some of which has previously been repointed, but continued movement is now evident. Furthermore, the moulded stone string course has a significant gap within it which allows water to pass through and mark/soak the wall beneath. It would be good practice to repair the string course in order to prevent the above issue. Furthermore, consideration should be given to raking out and repointing the masonry where movement has previously occurred using NHL lime sand mortar. The areas should then be inspected regularly to understand whether or not the movement is developing or has in actual fact abated.	9.2
x)	The Spire: the timber floor is covered to a large degree with pigeon droppings and other nesting materials. Above head height there has been a galvanised mesh screen installed, presumably to prevent access to pigeons. However, this is now not intact and pigeons are nesting on it. Consideration should be given to seek expert guidance on the removal of the pigeons and thereafter removal of the debris and droppings. The masonry inside the face of the spire has previously been pointed using a cement rich mortar which has since exacerbated the erosion of the stone. Consideration should be given to removing the cement mortar and repointing using NHL lime sand mortar.	13.6
xi)	Any lighting conductor should be tested every year by a competent person. The record of the test should be kept with the Church log book.	17.3
xii)	Fire extinguishers and blankets are installed as follows:- i. Boiler room – powder 6kg ii. Side aisle ground floor – foam 6 litre iii. Side aisle first floor – foam 6 litre iv. Parish office – Co^2 2kg v. Nave – Co^2 2kg (x2) vi. Kitchen lobby – foam 6 litre vii. Kitchen – fire blanket viii. Upper landing – foam 6 litre ix. Upper hall – Co^2 2kg x. Lower hall lobby – foam 6 litre xi. Lower hall – Co^2 2kg All fire extinguishers should be inspected annually in line with BS5306 and fully discharged tested in line with current regulations. Record of testing should be kept with the Church log book.	18.1

xiii)	The fire alarm system should be inspected and tested every 12 months, by a competent person. The record of the test should be kept with the Church log book.	18.2
xiv)	The iron guard rail and gate which has been installed to prevent access to the area noted in 21.1 is poorly fixed. Additional fixing/bracing is required in order to prevent the potential for collapse and injury.	21.2

Indicative cost for the works in Category 2 would be £ 7,500 excluding VAT and fees.

WORKS RECOMMENDED TO BE CARRIED OUT DURING THE NEXT 5 YEARS: Category 3

xv)	South side aisle first floor – painted fibreboard panels between pained rafters in fair condition; however, there are signs of water ingress at high level on wall to Nave and in front of Tower. High level external inspection on 9th July 2021 uncovered gutter faults in the high level flashings and parapet gutter (see Appendix A). Once roof / gutter issues are resolved and materials have dried out, redecoration should be considered.	10.3
xvi)	Lower hall – has a hardwood strip floor which has been repaired previously; consideration should be given to further repairs where strips have lifted.	12.2
xvii)	Tower Stair: However, there are a number of broken panes in the windows to the stair which should be repaired.	13.1
xviii)	Clock Chamber: There is an amount of debris and redundant objects on the floor which should be cleaned and tidied.	13.4
xix)	The boiler room has stone walls, a brick vaulted ceiling and a brick floor; all of which are in reasonable condition. However, the lower portions of the stonework and pointing are showing signs or erosion. Consideration should be given therefore to repointing these areas.	16.2
xx)	All electrical installations should be tested every 5 years and immediately if not done within the last 5 years, by a competent electrical engineer. The engineers report should be kept with the Church log book.	17.1
xxi)	The Church has no Churchyard as such. However, there is a stone paved area to the north of the Nave. This area has no access to it other than through a locked gate at the west end of the Nave. The pointing in the paving is in poor condition and although access is prevented, consideration should be given to repointing to reduce plant growth and water ingress.	21.1

xxii)	The stonework beneath the railing noted in 21.2 is in poor condition. Consideration should be given to a small quantity of replacement stone and repointing.	21.3
xxiii)	The retaining walls which support the paved area noted in 21.1 above are showing signs of degradation and plant growth. Consideration should be given to the removal of vegetation and repointing.	21.4

Indicative cost for the works in Category 3 would be £ 7,500 excluding VAT and fees.

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category 4

None

WORK RECOMMENDED TO IMPROVE ENERGY EFFICIENCY: Category 5

xxiv) It is understood that the PCC are currently investigating the possibility and design of a replacement lighting scheme for the Church to replace the existing tungsten halogen lighting with LED fittings; this would be considered a significant improvement in terms of energy efficiency.

WORK REQUIRED TO IMPROVE ACCESSIBILITY: Category 6

xxv)	The Church should commission and 'Access Audit' under the terms of the Equality Act 2010.	19.2

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

1 Urgent works requiring immediate attention.
2 Work recommended to be carried out during the next 11 months
3 Works recommended to be carried out during the Quinquennial period.
4 Work needed consideration beyond the Quinquennial period.
5 Work required to improve energy efficiency of the structure and services.
6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry
Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation
Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation
Any electrical installation should be tested every Quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors
As a defective conductor may attract lightning, the lightning conductor should be tested every Quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections
Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance
The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam of CO^2 (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.

Appendix A

Schedule of Works July 2021

Repair works to clerestory window, Nave and Chancel Parapet gutter and associated masonry; St Nicholas Church.