

2021 QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. JOHN, INGLETON (Ref.2120)

Diocese of Durham
Archdeaconry of Auckland
Deanery of Darlington



Prepared by John A. Barnes B.A B. Arch. RIBA AABC IHBC EASA

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Date of Report: 10th September 2021

Date of Inspection and weather conditions:

16th August 2021: warm and sunny

(Date of previous Report: July 2016 by John Niven)

1. Executive Summary of General Condition

The building is in reasonable condition though is beginning to deteriorate owing to water ingress caused by defective gutters, gullies and pointing, and insufficient ventilation beneath the floors. There is also cracking which appears to have been caused by outward thrust of the largely unrestrained roof.

2. Previous Report.**2.1** Work completed since previous report:

1. Parapet mortar haunching repairs
2. Re-paint gates
3. Patch repointing
4. Window repairs
5. Re-lay church path upto porch
6. Slate repairs
7. Repair burst water pipe
8. Clear 3No. blocked drains
9. Clear gutters and seal joints
10. Replace high level lights with LED
11. Airbricks replaced in plastic.

2.2 Work outstanding from the previous report:

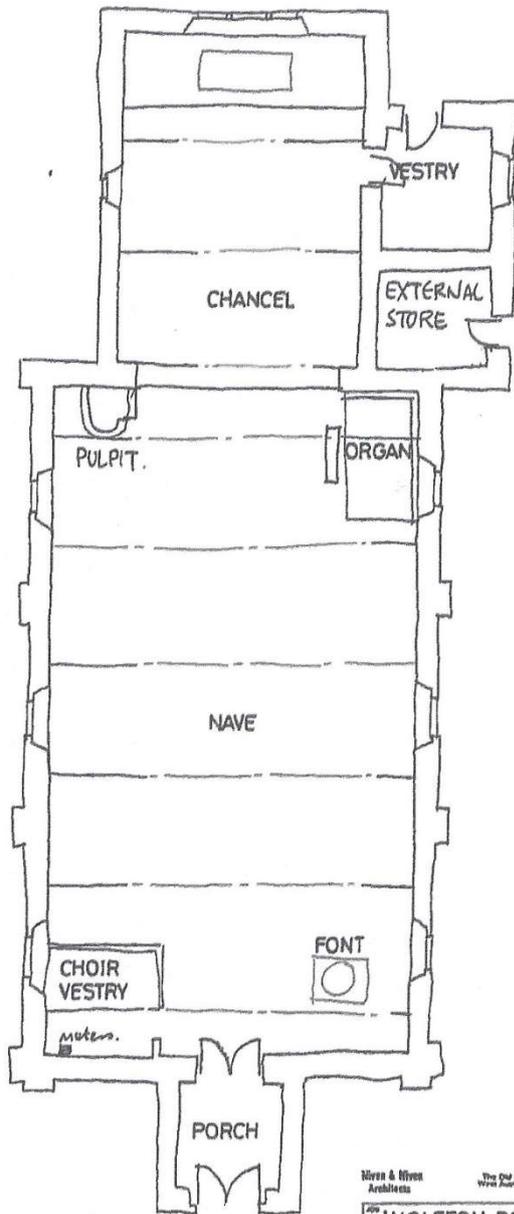
1. Overhaul bell mechanism
2. Replace damaged plaster and redecorate
3. Repoint east gable and nave north and south sides
4. Investigate condition floor joists
5. Inspect for woodworm
6. Increase ventilation below floors.

2.3 Log Book was available for inspection**3. Brief Description of the building**

The large churchyard lies south of Front Street (B6279) on the Staindrop to Darlington road, in the centre of the village. The parish church dates from 1843 , a three-bay aisled nave with chancel, a lean-to vestry and former boiler room to south, and a west porch.

Welsh slate roofs with coped gables and west bellcote. Constructed in local sandstone rubble with ashlar dressings.

4. Plan of the church - Sketch by John Niven



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INGLETON PARISH CHURCH.

SKETCH FLOOR PLAN.

DATE: 1997-08-19 DRAWN BY: JN PROJECT NO: 215

5. Statutory Listing

The building Listed Grade II No.1121087

NZ 12 SE INGLETON FRONT STREET (South side) 2/21 Church of St. John the Evangelist

Parish church. 1843 by Ignatius Bonomi and J.A. Cory. Dressed sandstone with ashlar dressings; steeply-pitched Welsh slate roofs. Nave, chancel, south vestry and west porch. Early English style with plate-tracery windows consisting of paired lancets and quatrefoil under pointed hoodmoulds. Nave and chancel have double-chamfered plinth, sill band and flush quoins. Flat-buttressed, 3-bay nave has clasping buttresses at west end and at junction with chancel. West end has 5 stepped lancets, of which 3 are blocked, and a gabled bellcote, with single trefoil-headed opening, which projects slightly from wall on a row of 3 corbels. Lower and narrower 2-bay chancel has single lancet in north wall and 3 stepped lancets at east end. 2-bay south vestry attached to chancel has pointed-arched doorway, paired lancet opening and corniced ashlar stack. Gabled west porch has moulded, pointed arch of 2 orders. Roofs have flat-coped gables.

Interior: pointed rear-arches; double-chamfered chancel arch dying into wall; nave has barrel roof with 6 arched braces on mid-wall corbels; chancel has barrel roof-with 3 arched braces.

Listing NGR: NZ1738820514

6. Maintenance Responsibility

The churchyard is open and is the responsibility of the PCC.

7. Specific Limitations of the Report

For General Limitations see also Appendix 1; Explanatory Notes

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Inspections were made from ground level.

The following parts were inaccessible and excluded from the inspection:

1. Wall heads.
2. Above ceiling.
3. Below floor
4. Organ

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 2020. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work and a Specification on which DAC consent, and quotations from suitably qualified contractors can be sought.

Where information has been supplied to the Inspector this is assumed to be correct.

8. Carbon reduction targets

The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the 'Practical Path to Net Zero Carbon' (PPNZC) to show how this might be achieved. They have created an 'Energy Footprint Tool' which can be used to establish the church's carbon footprint as part of the Online Parish Returns System. By inputting your most recent energy bills you will be able to calculate the amount of carbon produced, and receive helpful tips to reduce carbon omissions.

9. External Elements

9.1 Roof coverings

1. All roofs are Welsh slated at 55° pitch except for vestry and former boiler at 30° pitch.
2. Nave south intact though 2No. slipped upper slates and several repaired slates on upper courses. Mortar fillets cracked and loose against gable copings. North side also intact with several repaired upper slates and light moss growth. Stone ridge intact.
3. Chancel south intact though 2No. slipped and many repaired slates especially around stack and at swept junction to vestry. Mortar fillet intact to gable coping, wide remedial lead flashing at nave abutment. North side intact, flashings as south, light moss growth between slates. Stone ridge intact.
4. Vestry has many repaired slates especially at west verge where there are 2No. iron hold-down straps. No projection at verges. Mortar fillet to nave corner buttress intact.
5. Porch has 2No. broken eaves slates north side, stone ridge intact though there appears to be an empty mortar joint in centre. Mortar fillet to gable coping and lead flashing nave wall abutment intact.

9.2 Rainwater goods and disposal systems

1. 120mmØ half round cast iron gutter on drive-in iron brackets to north and south, painted green. Poor alignment nave south side to central outlet. Leaks at joints and open end to east appears to be leaking down stonework. Nave north also leaking at joints and ponding east end. Chancel north and south sides are corroded and leaking adjacent outlets. Vestry gutter appears in good condition.
2. 80mmØ cast iron RWP, except for 65mmØ north side of nave, are secured by iron straps. South side of nave has broken and corroded collar, north side has reducer at head which can lead to a blockage. Paint flaking and missing generally.
3. No gutters are present on porch, water just splashes onto wall and ground adjacent.

9.3 Bellcotes, parapets, chimneys and verge upstands

1. Ashlar stone bellcote with single bell and fleur-de-lis stone ridge appears in reasonable condition, though is soot stained beneath.
2. 320mm wide stepped gable coping on porch with fleur-de-lis finial, 420mm wide on nave and chancel with Celtic cross finials to both east gables appear in good condition. Slight movement on southwest coping with loose pointing below. Slight outward slippage on south side of porch has opened a 20mm gap between apex block and upper coping.
3. Square ashlar stone stack over south wall of chancel with red terracotta vent cowl and flashings intact. Slight erosion of stone, otherwise in reasonable condition.

9.4 Walling and pointing

1. Pale lilac sandstone with buff sandstone window and door surrounds and copings. Original lime mortar eroded and weak. Patch pointing mainly in cement mortars is contributing to damp ingress and erosion of stones adjacent. Also 2No. areas of cement render south side of nave and at low level on vestry.
2. Minor crack through west cill south side of nave.
3. Shallow corner buttresses have open joints below copings where rainwater is entering.
4. 2No. small plastic airbricks to nave south, 2No. cast iron airbricks to north blocked with gravel and metal covers, preventing subfloor cross ventilation. Third cast iron airbrick to nave north and fourth to chancel north, though partly blocked by soil.
5. Many joints have eroded mortar at ground level.

9.5 External doors

1. Porch has wide arched oak door which closes against stone face, with ornate strapwork, ring pull and studs. Timber weathered on lower face, ironmongery beginning to corrode.
2. Vestry has similar narrow door, again with weathered lower face.
3. Former boiler room is similar to vestry, except for 250mm extension on lower edge where floor level appears to have been lowered.

9.6 Windows

- | | | |
|---|---------|---------------------------------------------------------------------------------------------|
| I | Chancel | Triple lancet stained glass with several patches, fair condition behind galvanised grilles. |
|---|---------|---------------------------------------------------------------------------------------------|

sII	Vestry	Pair of coloured glass lancets with margins. Reasonable condition though east light bowed.
sIII	Nave	Pair of coloured glass lancets with quatrefoil above. West light has corroded vent and is bowing with eroded leadwork.
sIV	Nave	Reasonable condition.
sV	Nave	East light has corroded vent which is bowing, otherwise reasonable condition.
nII	Chancel	Single lancet stained glass (2008) with powder coated guard; excellent condition
nIII	Nave	Pair of coloured glass lancets with quatrefoil above; good condition.
nIV	Nave	East light has corroded vent which is bowing, otherwise reasonable condition.
nV	Nave	Pair of coloured glass lancets with quatrefoil above; good condition.

9.7 Below ground drainage

1. South nave and vestry RWP shoes discharge over flush plastic grilles in concrete paths causing much water to miss and run to ground. This is especially so on Vestry where shoe is 350mm above grille, and concrete runs down towards building.
2. Chancel north and south sides, and nave north side run to clay dishtops but informed that there are no drains beneath. A wet area of ground adjacent the north dishtop where ground level runs down towards the building means that water could be running beneath the church.

10. Internal Elements

10.1 Tower/spire – none present

10.2 Clocks, bells and frame – none present

10.3 Roof and ceiling voids and ventilation

1. Small apex voids above nave and chancel appear inaccessible.

10.4 Presence of bats and other protected species

1. No signs of bats or protected species within the church.

10.5 Roof structures and ceilings

1. Nave roof is supported on 6No. narrow pine collar trusses with extended legs and curved spandrels. Ceiling aligns with collars, single purlin with pine boarded soffit. Cobwebs visible west end though no signs of water ingress.

2. Chancel roof is supported on 3No. smaller collar trusses with curved spandrels over a moulded wall plate. Ceiling aligns with collars, single purlin visible, pine boarded soffit. Mouldings form rectangular panels, and eaves plate. No sign of water ingress.
3. Porch roof has 75 x 63mm rafters at 400mm centres, ridge and pair of purlins painted black, with lath and plaster between. Some decay of plaster below ridge west side.
4. Former boiler house has decayed joists and plasterboard ceiling.

10.6 Upper floors, balconies and access stairways – none present

10.7 Ground floor, timber platforms

1. Nave has short oak parquet blocks over a solid floor and appears in reasonable condition. Central aisle carpeted and in good condition
2. Chancel has tiled solid floor between 4No. stone steps upto altar. Tiles in good condition though stone steps have eroded faces owing to dampness (see 9.7.2). Choir stalls have raised pine boards fronted in oak with round holes in face providing some ventilation; good condition.
3. Porch has buff stone flags in good condition.
4. Portable timber ramps stored in former boiler room.

10.8 Partitions, screens and internal doors

1. Vestry has arched double plank door against stone face; reasonable condition.
2. Storage area constructed in pine planks with matching plank door; reasonable condition.

10.9 Internal wall finishes

1. Nave internal walls have oak panelling between 400mm and 1200mm in good condition.
2. Chancel has carved oak reredos in good condition.
3. Elsewhere walls have a plastered finish with extreme blistering and efflorescence. This is particularly noticeable on the southwest corner of the nave, on the north side and northeast corner of the nave, above the chancel arch and at east end of the chancel (see 9.4.1). Also the walls at low level in the vestry and porch are blistering owing to rising damp.

10.10 Monuments, tombs, plaques etc.

1. Extended war memorial in polished brass on chamfered oak surround (2003); in excellent condition.
2. Wilkinson memorial (1920) slate and marble; in excellent condition.
3. Wright memorial (1868) slate and marble; in good condition.
4. Wright memorial (1874) marble; in good condition.
5. Shepherd memorial (1929) marble; in good condition.
6. Davies memorial (1947) copper on oak; in good condition.

10.11 WCs, kitchens, vestries, meeting rooms etc.

1. No WC, kitchen or meeting room, though these are available in the nearby Village Hall.
2. Vestry has wide plank flooring with loose boards. Grained chest in fair condition, oak tall cupboard and steel safe in reasonable condition. Dehumidifier.

10.12 Fittings, fixtures, furniture and moveable articles.

1. Square stone font on columned base with oak top, good condition.
2. Plank pine screen with door supports shelving and metal cabinet in northwest corner of nave; reasonable condition.
3. Oak pews with square ends in good condition, 2No. removed at southwest corner.
4. Tall fluted oak candle stick in good condition.
5. 2No. oak hymn boards in good condition.
6. Moveable oak memorial clergy stall (1957) in good condition.
7. Small carved oak octagonal pulpit with 3No. carpeted steps in good condition.
8. Locked cabinet in reasonable condition.
9. Pair of plain oak clergy stalls at ends of matching choir stalls; in good condition.
10. Oak lectern in good condition.
11. Oak altar rail with brass hinge in good condition.
12. Oak side table in good condition.
13. Carved oak altar table in good condition.
14. Bishops' chair in reasonable condition; chained to wall.

10.13 Organ

1. Harrison & Harrison organ refurbished recently and said to work well. Blower box noisy, situated on window cill behind with asbestos cement panel cladding.

11.Churchyard

11.1 Buildings within the curtilage – none present

11.2 Ruins maintained by the PCC – none present

11.3 Monument, tombs and vaults

1. Many large headstones and Price memorial leaning, though none appear unstable.

11.4 Boundary walls, railings, fencing, hedging and gates

1. Mortared stone walls around churchyard in reasonable condition except for several bulges and leaning west side where there is also ivy growth and a rainwater pipe from neighbouring properties. South boundary also has a dilapidated cow byre adjacent which is in a dangerous condition with a roof which is about to collapse, and loose tiles.
2. Pair of iron entrance gates to north (2007) with older iron arch and over-light, all in good condition.

11.5 Hardstanding areas

1. Edged sandstone flagged path to porch in good condition.
2. Concrete flags to garden of remembrance is in good condition.
3. Insitu concrete path to south in good condition.

11.6 Grassed areas

1. Grass kept neatly cut with no areas of weeds.

11.7 Notice Board

1. Aluminium and fibreglass sign on replaced timber posts; all in good condition.

12. Trees

1. Not advised of any tree preservation orders.
2. Several mature yews, cypress, cherry, whitebeam, holly, rowan and birch in central and lower churchyard. Large laburnum east of gate. Recent cherry and rowan planted near east boundary.
3. Trees are not adversely affecting the building or the boundary walls, though 1No. Cypress tree has fallen damaging the tree adjacent.

13. Services

13.1 Electrical installation

1. 500V 3-phase electrical supply overhead from pole to northwest onto west gable bracket, down wall into meters and consumer units. Last inspected 25/1/17. Surface mounted conduit to metal and plastic sockets & switches.

13.2 Water installation

1. Water supply against north boundary wall. Stand pipe with insulation and stopcock in plywood housing. No water within building.

13.3 Gas installation – none present.

13.4 Oil installation – none present.

13.5 Heating installation

1. Redundant cast iron heating pipes run from former boiler now removed from room next to vestry. Whole system recently replaced with 8No. High level ceramic heaters and small black convectors on the underside of pew benches, all controlled by an electronic timer (2014). Said to function well, though there is a notice in the meter area not to run all pew heaters simultaneously as this could overload the system. Blower heater in vestry.

13.6 Insulation and air leakage

1. No insulation visible.
2. Air leakage low as solid floors, windows are in a reasonable condition and both external doors are lobbied.

13.7 Sound system – none present.

13.8 Fire protection

1. 2kg CO₂ and 9L water extinguishers at west end of church.
2. Last inspected 03/20.

13.9 Lightning protection – none present.

13.10 Asbestos

1. Asbestos panels to organ blower box.
2. No evidence of an asbestos survey having been carried out.

1. Schedule of Repairs with priority and budget cost.

The following categories denote urgency of work:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

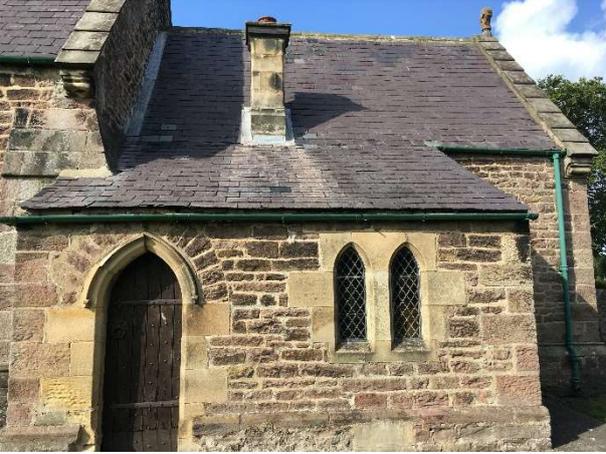
C - Requires attention within 2 years

D - Requires attention within 5 years

E – Desirable improvement with no timescale

M – Routine maintenance which can be carried out without professional advice or a Faculty.

Please note that the estimates given below are approximate and based upon prices at the time of the Report. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.

ELEMENT	SUMMARY	TIME	COST £
9.1 Roof coverings			
	<p>Condition: Welsh slate roofs in reasonable condition though many previous repairs and chipped slates. 2No. slipped to Chancel south ad nave south.</p> <p>Repairs: Securely clip 4No. slates and check remainder.</p>	B(M)	120
	<p>Condition: Cracked mortar fillets to nave copings, vestry verges and porch ridge.</p> <p>Repairs: Replace mortar fillets and pointing</p>	D(M)	120

9.2 Rainwater goods and disposal systems



Condition:
Gutters corroded and leaking at joints. Also poor alignment to nave.

Repairs:
Dismantle all but vestry gutter, clean, repaint and reassemble with new where required.

B 800

Condition:
South RWP union broken and leaking, north has reducer into RWP.

Repairs:
Replace union and reducer.

B 120

9.4 Walling and pointing



Condition:
Eroded lime mortar, unsuitable cement repointing and missing mortar at ground level.

Repairs:
Prepare specification to replace defective mortar, beginning with the worst affected areas.

D 1800





Condition: Insufficient ventilation to sub-floor caused by blocked air bricks and sheet metal covers. Also corroded air bricks.		
Repairs: Clear all obstructions.	A(M)	30
Replace corroded airbricks.	E	300

9.5 External doors



Condition: Weathered oak on 3No. external doors, ironwork corroding.		
Repairs: Prepare, repaint ironwork and oil timber.	B(M)	300

9.7 Below ground drainage



Condition: Water missing gully and running below foundation.		
Repairs: Neatly cut out concrete, reposition gully away from wall and form kerbed funnel to catch water.	A	200
Condition: Informed that 3No. RWPs run from dishtops to ground.		
Repairs: Investigate, install new gullies and pipes to new soakaways.	A	?

10.5 Roof structures and ceilings



Condition:
Former boiler house has decayed joists and plasterboard.

Repairs:
Remove defective plasterboard and joists, investigate cause of water ingress.

B(M)

100



Condition:
Porch plaster ceiling damaged by water ingress.

Repairs:
Replace damaged plaster and repaint.

E

400

10.7 Partitions, screens and internal doors



Condition:
Stone steps damaged by dampness from below.

Repairs:
Repair drainage (see 9.7) and improve ventilation (see 9.4).

A

Inc.

10.9 Internal wall finishes

	<p>Condition: Plaster damage southwest corner of nave.</p>		
	<p>Repairs: Cut out and replace plaster, re-paint.</p>	D	600
	<p>Condition: Plaster damage north side of nave.</p>		
	<p>Repairs: Cut out and replace plaster, re-paint.</p>	D	180
	<p>Condition: Plaster damage around pulpit.</p>		
	<p>Repairs: Cut out and replace plaster, re-paint.</p>	E	400

11.4 Boundary walls, railings, fencing, hedging and gates

	Condition: West boundary wall leaning with bulges.		
	Repairs: Rebuild loose sections of wall	D	200
	Condition: West boundary wall has ivy growth and neighbours rainwater pipe.		
	Repairs: Remove ivy and RWP	B(M)	30
	Condition: South boundary wall has dangerous building adjacent.		
	Repairs: Provide tape and posts to restrict access.	A(M)	100

12.3 Trees

	Condition: Fallen trees and other branches.		
	Repairs: Remove	A(M)	300

13.10 Asbestos



Condition: Asbestos in organ blower.		
Repairs: Carry out asbestos inspection and report. Remove or mitigate as necessary.	A	?

Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).
- b) General limitations of the Quinquennial Report The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church Wardens Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 2018 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. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.
- d) Rainwater gutters and downpipes One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- e) Insurance cover The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- f) Electrical installation Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.

g) Lightning conductor Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.

h) Heating installation A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins, and the report should be kept in the Church Log Book.

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

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one per 250m ²)
Organ	CO ₂
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity on)

Further advice is available on the Churchcare website.

k) Asbestos It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is, or is liable to be present. Further advice is available on the Churchcare website.

l) Equality Act The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.

m) Protected species The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website