

Diocese of Durham

ROWLANDS GILL St BARNABAS
(22A)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT

on the architect's inspection on

4 August 2023

Archdeaconry Sunderland

Deanery Gateshead West

an unlisted building

not in a conservation area

Incumbent Revd Diane Ryan



IAN NESS

ARCHITECT

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PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
2. No access to the Tower roof at this inspection.
3. An 'asbestos survey May 2014' was noted in the Log Book but no report was in the Log or available at this inspection. Following the survey the Boiler room ceiling was removed so it can be inferred that only that ceiling was identified as a risk.
Other materials seen which might contain asbestos are the lower Hall ceiling and vinyl floor tiles. Not known whether either were sampled and excluded in the May 2014 Survey. But if they contain asbestos both are in a form which would be very low risk unless the material is cut.
4. The church Log Book has gone missing since the last inspection. It would help those responsible in the future for a new Log Book to be started and maintained and for it to include the Asbestos Survey and the resulting management plan and Electrical Test Reports in case of need.

Brief description

5. The main axis is NW-SE. For simplicity this report adopts orientations as if it is N-S, the altar at N.
6. In the centre of Rowlands Gill, close to the long side of a rectangular site. Built in 1956 by Taylor and Son architects of Newcastle, replacing a tin church on the same site. Brick and tile.
A roughly square Nave with high ridged open roof on concrete portal frames and purlins.
The Chancel is in a square open Tower pierced by a broad semi-circular Chancel arch. Long beams each side of the Tower open into lean-to extensions making the Chancel the same width as the Nave. High level windows at three sides of the Tower.
W of the middle Nave bay a small flat roofed Baptistry recess.
7. Along the E side of the Nave a flat roofed entrance lobby, store, flower sink, wc, Boiler room and passage to the Vestries in a pitched roof offshot E of the Tower.
8. In about 1982 a steel and timber stair and S balcony were added for an organ and some seating.
9. 1971 the roof was extended almost to the S boundary in matching materials for a two storey Hall extension.
The lower Hall opens to the Nave through new bi-fold glazed doors.
At ground floor a large flat roofed E kitchen.
The smaller upper Hall is partly in the roof space with a large flat roofed 'dormer' W extension and an external steel fire escape. A lower E offshot contains the stair, wcs and stores.
10. The fabric remains as built to the standards of the time, that is uninsulated roofs, plastered cavity brickwork and solid floors with single glazed steel framed windows. The building is not easy to heat.
11. The unusual orientation and the extension covering the S gable of the church allow little direct light and sun into church. In contrast large S gable windows brighten both Halls.
12. The church is shared with a local Roman Catholic congregation.

Recent structural history

13. The Log Book (now missing) showed main work 2003 - 2018:
 - 05 flat roof at church entrance recovered in fibreglass
 - 06 accessible wc installed off lower Hall
elm tree at E corner cut down, cherry tree removed from near entrance
steel fire escape repainted
 - 09 flat roofs at Kitchen and Boiler room recovered in fibreglass
heating at Church and lower Hall replaced
tower roof timber repairs and gutters reformed
 - 10 pipework in upper hall replaced, three new convectors in lower Hall

- 13 fibreglass roof over upper Hall dormer
Church wc ceiling replastered
Further Hall roof repairs, gutters cleared
- 14 Hall boiler 'burst'
Asbestos survey, boiler room ceiling removed and changed to fire retardant
Church office painted
Hall boiler and pipework replaced
- 15 Church decorated with minor lighting changes
- 16 Tower roof gutters recovered in Sarnafil after lead theft
- 17 Baptistery flat roof remade
Security cameras fitted, glass replaced in Church lobby doors
Upper Hall escape door repaired to close better
Church carpets replaced, wood block floor sanded and sealed
Roof tile repairs at Church W side (decayed battens and subsided tiles replaced)
Bell fixings repaired and clapper reattached
- 18 Upper Hall lights replaced and repair of heating pipe leak in corner

14. Known work since last report:

- 2019 Kitchen refitted
Hall floor completed and refinished
Gate post repointed
After a small fire at one Nave flood light a pair were changed to LEDs
- 2021 Remedial work done after an Electrical Test Report (also now missing)

Summary of structural condition

- 15. The fabric is mostly sound though in need of further upgrading.
- 16. The narrow land W of the building seems neglected.

PART TWO

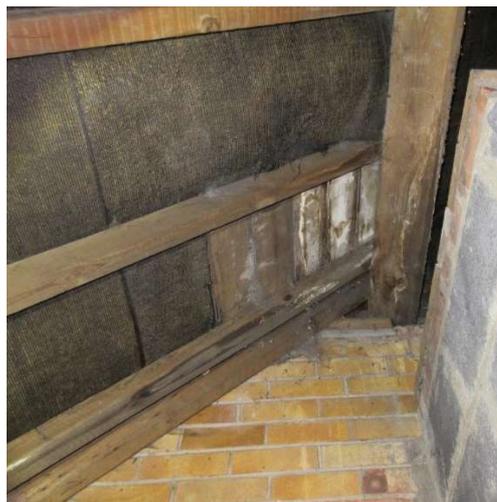
DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

- 17. All pitched roofs have interlocking roll clay tiles on battens on reinforced felt.
- 18. Tower roof a pyramid with a metal cross at the peak and wide stepped gutter inside a deep parapet (no access at this inspection). 2009 repairs included relaying most gutter boards and bearers to better falls and drips. In 2016 most of the gutter lead lining was stolen and replaced in dark grey Sarnafil carried on ply up the insides of the parapets and over their copings. The gutter lining was carried over remaining lead in the two N outlet chutes. No sign of present trouble.



19. Round ridge and hip tiles. Mortared verges and the valleys lead lined except where substitute fitted at E after theft.
Apron and abutment flashings where roofs meet the Tower lead except flashband at the W Nave slope.
20. The older church tiles are reddish brown with minor spalling and much moss in the joints. A few replacements.
At W three broken rolls have been patched with flashband (self adhesive foil tape) and one tile is decayed. The lead cover flashing at the abutment to the Tower has been changed to short life flashband. Ivy on the hidden W wall has reached the gutter. It needs to be controlled to stop it disturbing the roof tiles, where it would cause damage. Cutting at ground and poisoning may be best.
21. On the E side some tiles are spalling including one on the Vestry S side.
One cut tile at the S Vestry valley has slipped out. Two flashband patches on the valley lead themselves appear cracked. Damp below suggests the valley now needs renewal.



Vestry S side

22. The Nave SW corner where the higher Hall dormer abuts the church roof (accessible from the fire escape) was covered in flashband before 2018. Lead cladding would be desirable but interference from the escape is too easy. New battens and an end tile with slate undercloak OR tiles with dry verge lapped over a new upvc fascia might be a permanent solution.
The flashband seems unchanged but is also becoming hidden by ivy and the neighbour's tree so uncertain. Growth must be cut back.



23. The Hall tiles are black in better condition with little moss. Some black and red replacements. 12 glass tiles over the upper wcs and stair. Wire clipped bottom course of tiles over the flat roofed dormer. At the E offshot a rubber valley lining at N, lead at S.
Felt underlay visible at the offshot is sound except a large hole over the gents wc.

24. One W Hall tile has fallen out, leaving an open hole. Its broken bits lie on the dormer roof. The felt must be catching rain at present as no damp appears inside.
25. Lengths of mortar are missing from the verge at the S end of the Hall, exposing batten ends and loosening the undercloaks.



26. The large 'dormer' along the upper Hall W side, formerly felted, is now covered with fibreglass, over a woodwool deck. Water marks on bellied ceiling infillings at the former rooflights suggest condensation. No apparent insulation over the deck ('warm deck') and no alternative ventilation of the voids between joists ('cold deck') either of which might prevent condensation in the roof structure. Extensive ponding especially at the deck inserts in the former rooflights. Other parts of the deck feel soft.
27. No visible defects in the fibreglass though any pinhole would be very hard to see in the dirt in the dried ponds.
28. Flat Sarnafil on the Baptistery with upstand against the Nave, appears good.
29. Church entrance flat roof is glass reinforced plastic to slight fall, with lead cover flashings against Nave. An integral gutter along the outer edge with two sumps. Again part blocked and cleared at the inspection. The gutter and sumps should be cleared more regularly. The corner by the Hall is raised above the general level. Its high GRP upstands are mortar pointed at the top. The GRP seems sound though some ponding and perhaps some lifting.



30. The Boiler room and Kitchen flat roofs also changed from felt to glass reinforced plastic with very slight falls to two internal outlets, seems sound. Its lap over an upstand edge at the earlier flat roof has lifted. It is open and full of silt despite attempts to seal it but does not obviously leak.

31. Deeply ponded over the boiler room around two disused tall metal flues with collars sealed down, because the outlet at that end is choked by growth inside its cage which could not be cleared at the inspection.



32. The flat roof returns S of the offshot roof over a lobby and at slightly higher level over the Hall NE corner. A brick parapet was reduced and the glass reinforced plastic carried up and over the brickwork. Appears sound.

Rainwater System, Drainage

33. Most gutters are level cast iron ogee pattern on rafter straps with swan neck pipes (to pass the wide ply eave soffits) and round eared cast iron pipes to shoes and gullies. Most gutters part blocked. All are rusting, some severely. Unless they are cleaned, prepared and painted soon they will be beyond saving.
34. One joint at the S end is open and dropped.
35. Straight pipes from the church flat roof eave (one iron with bandaged cracks at top and bottom, one plastic). Internal 4" cast iron down pipes from the flat roof at Kitchen and Boiler room with rodding point in Kitchen floor. Cage over Boiler room could not be cleared at the inspection (para 31). In the Boiler room the internal down pipe is rusted cast iron with a broken socket but does not seem to leak.





36. Two high Tower outlets have hoppers and long pipes, sound but very rusty especially at pipe backs, although held well off walls so not hard to paint. One looks blocked.
37. Nave E pipes white aluminium with shoes over the entry flat roof. Nave W gutter S end (by the escape stair) has lost its wooden end and pours into the ground and Church wall, which may cause damage.
38. Baptistery plastic half round gutter and pipe complete but becoming overgrown.
39. The 'dormer' flat roof over the upper Hall drains at N to a rusty gutter, pipe and shoe onto the Nave tiles.
40. Many gullies are overgrown and prone to blockage (including both Tower, Vestry N and Baptistery).
41. Screw down manhole cover in the Boiler room.
Manhole covers not lifted but there is no sign the drains do not run well.

Walls, Window and Door Openings

42. Cavity walls faced with good yellow brick, stretcher bond. Inner leaf unknown but almost certainly brick or clinker block and uninsulated. Damp proof course over slight plinth. Recessed pointing sound. A little pointing damage where leaks have been repaired. Scattered open vertical joints at the Vestry gable.
43. Tower thick stone copings on brick parapets. Covered in the recent repairs but joints outside copings still open.
44. Attractive tile corbels at the gable eaves. Segmental tile arches at the main door openings and round arches at the narrow windows and the large upper Hall window.
Running brick over steel lintels at the Kitchen S end. Brick on edge at the long lower Hall window.
Tile sills generally good but several broken at lower Hall should be replaced.



45. At SE a short parapet wall formerly very decayed was reduced and capped with roof membrane, a much sounder arrangement. Three bricks with damaged faces remain exposed.
46. Many saplings grow at the base of the W walls which if left may cause future damage. The narrow strip along the W side of the church and Hall needs to be cleared of self seeds and ivy now and every few years.

Bell

47. A single bell in a steel frame on hardwood legs is held by its own weight in the Tower parapet gutter with a rope through a raised collar in the gutter.

External Iron and Wood

48. Church entry doors pair rebated flush ply dark stained cut out for cast glass in cross shapes.
Vestry similar single, gloss painted. All sound but would be smarter if recoated.
Hall entry doors a pair gloss painted glazed rebated.
The outer doors are well fitting but lack draught strips.
49. Both arms of the metal cross on the Tower pyramid roof are now missing.
50. A timber framed batten door from the S lobby between Kitchen and Hall, with escape bar, sound but needs paint.
The pair of lower Hall escape doors are steel faced with an escape bar.



S Lobby



Former cross on Tower now rusting away

51. The large flush escape door from the upper Hall is tight to the frame. No drip mould and exposed because nearly flush with the brick face. The door and frame will swell in damp weather.
As a minimum the frame needs paint and the hinges oil but resetting further back would improve.
52. Eave fascia paint becoming poor. A white painted fascia at the upper Hall dormer needs paint.
Most external metalwork well painted but paint lacking at some steel windows and putty.
Extensive rust at escape stair from upper Hall.



DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

53. The Tower roof structure is concealed above an inaccessible high ceiling hatch but known to be timber rafters and hips. Most rafter feet checked for rot at the latest roof repairs and found undamaged. Some gutter bearers replaced.

Tower side lean-tos concealed but likely to be simple timber rafters.

54. In Nave an exposed ridge and three concrete purlins each side with assumed concealed timber rafters.

55. The Vestries have softwood rafters propped from a partition.

Concealed flat joists at the flat roofs except concrete at the Boiler house.

56. Upper Hall pitched roof all concealed above flat and sloping ceilings. The roof over the landing, upper stores and wcs is coupled timber rafters accessible by small hatch. No defect visible from the hatch.

Ceilings

57. **Tower** flat painted plaster with high hatch. Lean-to sides sloping plaster. All appears sound.

58. In **Nave** sloping painted large thin softboard tiles seem sound but two over pulpit and one close to the organ are coming loose. The softboard is nominal insulation only. In **Baptistry** sound flat painted plaster.



Tile loose near organ

59. **Vestries** have plaster on softwood joists with thin insulation quilt over part only. Sound except hatch and adjacent plaster damaged by roof leak over.

Adding thicker quilt throughout for economy and comfort would be easy.



Damaged hatch at Vestry



Over Vestry



Over landing

60. The ceiling of the external recess at the church entrance is dirty with flaking paint.
61. At the **store off the passage** painted plaster skim is loose in one corner.
The flower room has unknown painted boards with cover strips.
62. Church **passage** painted plaster and expanded polystyrene tiles, assumed stuck to plaster.
In unisex wc slight crack in ceiling. Access wc has good painted plaster.
63. Concealment of the present conduited surface wiring under the flat roofs and addition of insulation (avoiding condensation risk) would be an improvement.
64. **Kitchen** flat painted plaster sound since refit. Likely to be uninsulated so future recovering of the flat roof with insulation OVER the existing roof is the best option.
65. **Hall inner lobby** textured mineral tiles, in a concealed grid, mostly sound,
Outer lobby mineral boards, needing filling of fixings and around large heating pipes and painting.
66. In the **lower Hall** large mineral tiles in a grid suspended from the concrete beam and block floor above.
Some tiles missing, water damaged or with broken edges but most sound. General replacement for appearance (with thin recessed lights?) would be an improvement.



67. The **upper landing** sound flat plaster has no insulation, which could be simply added between the joists. The sloping plaster in the **stores and wcs** each side is also uninsulated but no access to the voids. Insulation could be added as a new thermal lining under the sloping plaster or under the roof tiles if the roof is opened.
68. **Upper Hall** minor cracks in the ceiling plaster under the flat 'dormer' roof. The ceiling inserts at the four former rooflights remain bowed and water marked as if affected by water, perhaps condensation. Similar to last inspection so perhaps historic before the last roof recovering.



69. At the N end about 2m² of the ceiling under the flat roof has dropped exposing the ceiling as a skimmed double layer of plasterboard under joists and woodwool slabs.



70. All ceilings can be assumed uninsulated apart from the minimal quilt noted at the Vestries.

Chancel Arch, Partitions, Doors

71. A wide half round masonry arch, fully plastered with mouldings both sides.
72. All partitions sound plastered masonry.
73. All doors are sound glossed flush ply. Good quality bronze lever or knob handles except aluminium at the Vestry, Kitchen and back lobby.
74. In the wide opening between Nave and Hall recent bi-fold oak doors, part narrow gap double glazed. Bottom track makes minor hazard despite oak ramps both sides. Limited sound separation.
75. Doors to Hall pair georgian wired glazed with overhead closers, good condition.

Plaster, Decoration

76. The wall plaster is painted and seems sound apart from
- kitchen walls need paint after alterations and tiles at one sill need replacing
 - minor making good needed at heating pipe alterations
 - in upper Hall paint needed at plaster patching under a convector and around the landing door
77. The only adornment is a plain wooden cross on the Chancel N wall.

Ventilation

78. All Nave and lower Chancel steel windows are bottom hung hoppers for pole opening in. Painted shut or not fully closable and poorly sealed against draughts.
The windows in three sides of the Tower are fixed but one each side has a plastic vent through the glass, perhaps for candle smoke. Together these openings may make excessive ventilation.
79. Similar hoppers at the Vestries, lobby, flower space and church wc, mostly painted shut.
80. The Kitchen (most needing ventilation) has one jammed and one opening hopper, the rest fixed.
A large extract fan through the end window does not seem to work.
81. The lower Hall has large high level top hung lights. Upper Hall has a single opening hopper vent.
The accessible wc has a wall fan controlled by the light with overrun timer, found turned off and left on.
Nil at unisex wc except window permanently slightly open.
The upper Office, wcs and stores have permanent plaster grills in their ceilings connected to ply ducting and a common fan in the roof void (controlled by an indicator switch on the landing) but no visible roof outlet – a puzzle.
82. Air bricks for permanent room ventilation at low level in the Pantry and high and low level in the Boiler room.
83. The only suspended floor needing ventilation is the lower Hall which seems well provided with air bricks IF the air bricks at the solid floor Kitchen connect by ducts to the Hall floor void. A broken Kitchen airbrick has been mortar patched, part missing which could attract vermin.
Under the fire escape stair the ground level and plants have risen too close to the two (or three?) vents. The air brick under the escape doors is both broken and part blocked by the paving, making it both vulnerable to vermin and less effective in ventilating the subfloor.



Kitchen



Hall by fire escape

Glazing, Protection

84. All glass is single float puttied into painted steel frames which seem sound. Clear except obscure at the church lobby, Vestries, wcs, Hall entry, Kitchen, Boiler, lower Hall and landing.
Dirt inside some church windows. No protection. Window poles in Chancel and Vestry.

Floors, Rails, Gallery, Stairs

85. Chancel floor including its two step dais has fitted carpet on vinyl tiles on solid.
Nave floor herringbone hardwood block on solid.
86. Stair to balcony is carpeted. Pitch pine balustrade. Balcony has diagonal boards and pieces of loose carpet.
87. In the lower Hall good sprung suspended hardwood.
In Kitchen, access wc and the Hall lobby welded safety vinyl on solid floors.
88. At the Vestries, flower, passage, wcs, stair and first floor vinyl tiles (para 3) on concrete.
Tiles good except one holed in Vestry and some broken edges at the landing, upper Hall and its steps.
Matwell in passage. Loose mats over tiles at the Hall lobby.
89. The upper Hall and room floors are concrete beam and block on cased steel beams running E-W.

Furnishings, Organ

90. Light oak furnishings generally including an unusual 'boat' section altar, low rails tall candlesticks and an elegant lectern.
A second older oak open table pattern altar with frontals as a Chapel at one side of the Chancel.

91. An unfixed oak pulpit. A cast stone font with loose cross on the oak cover.



92. Good comfortable pews by Thompson of Kilburn screwed down to the floor.

93. Pipe organ in a simple oak veneered case. Organ tuned and but little used at present.

Heating

94. Gas entry and meter in the Pantry backing onto the Boiler house. Two gas wall boilers and balanced wall flues. Pressurised circuits so remaining feed and expansion tank over the landing seems redundant. Separate zones for Church and Hall each with 7 day multi-period timers in the Boiler room. Froststat.



95. Heating reported effective but there appears to be waste of energy due to incomplete lagging of heating circuits and pump in the ventilated Boiler room and uninsulated plastic heating pipes in cold ceiling voids over the Vestries. There may be more in other cold voids. The large exposed heating pipes in the church entry passage and accessible wc are likely to be wasteful. The building itself is almost entirely uninsulated.

96. In church, lobby and Vestries steel panel convector radiators and surface pipes. Two convectors in church and three in the lower Hall.

97. Twin panel radiators under the kitchen worktop, at landing, in the Hall lobby and the accessible wc (with supplementary wall electric blower heater).

98. In upper Hall one old fan convector recessed in a store and one recent wall mounted convector. Nil in upper wcs and Office.

99. The large SW facing hidden roof slope may have potential for photovoltaic panels but use not clear.

Electrical

100. Single phase supply earthed to the incoming main in the accessible wc. Fuse, modern distribution board with RC circuit breakers.

A submain to a DB in the boiler house with mixed MICC and pvc/pvc cables.

A sticker at the distribution board notes a periodic electrical system test was done November 2020.

The test report seems to be missing with the Log Book so not known whether defects were found or remedial work done. The testing electrician can be identified and may provide a duplicate report

In any case a fresh test is due in 2025.

101. Chancel two halogen floods, slow to run up and light cold white. Two pairs of spots (one not working) with warmer light with good emphasis at cross and altar.
Two surface metal and one plastic 13A socket.
All wired in surface MICC on the ceilings and walls.
102. In Nave two halogen floods and two over the organ. Slow run up and light cold white. Light rather flat and some glare looking E. Inflexible for liturgy such as Maundy Thursday and Easter.
Two other have been changed to LEDs giving warmer colour light.
103. In church lobby, store and wc exposed low energy lamps in batten holders with intrusive wiring in surface plastic trunking.
104. In the Vestries surface metal switches and sockets with minitrunking on the walls. Concealed wiring to pendant lights.
105. At Kitchen some recessed 13A sockets with concealed wiring. Further surface sockets and cooker outlet surface wired in minitrunking. Three round LED ceiling lights.
106. Upper hall has exposed fluorescents tubes.
At lower hall two tubes remain. Rest changed to LED equivalent, good except one diffuser is slipping out.
Concealed wiring and recessed plastic switches. Recessed plastic 13A sockets.
107. Emergency lights at Halls and landing, accessible wc and exits, not tested.
108. Floods outside Hall and Vestry doors controlled by PIR.
109. Sound system and loop installed 2006.

Lightning Conductor

110. None.

Fire Precautions

111. Extinguishers all last serviced April 2022:
- | | |
|-----------------|---------------------------------------|
| Balcony/organ | 2 kg CO ₂ |
| Landing | 6 litre foam |
| Upper exit door | 6 litre foam |
| Kitchen | 2 kg CO ₂ and fire blanket |
| Lower hall exit | 6 litre foam |
| Chancel | 6 litre foam |

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

112. Working panic bars at the S escape door (lobby between Kitchen and Hall), the pair lower Hall doors and at the upper Hall escape door.
Good provision of escape doors, emergency lights and fire detectors including smoke detector at landing.

Water and Sanitary facilities

113. At the church lobby a unisex wc and two basins with cold water only. Cold only at basins in the Vestry, two upper wcs and at the Belfast flower/cleaner sink.
Well fitted accessible wc off the lower Hall with cold spray tap and wall electric heater over.
114. Hot and cold at Kitchen stainless sink and wash basin from electric storage heater under.

Access and use by people with disabilities

115. Access from pavement is level then up two low steps into the Church lobby.
Alternatively the path sloped up into the Hall then either back into the church lobby or through the Hall into Church for level access for all.

116. All level in church except the altar dais and the balcony. A short pew has been positioned to make an accompanied wheelchair space. An induction loop.
117. Wide door at well equipped access wc with alarm and reset which seems not to work. Baby changing shelf.
No access for the disabled to the upper Hall and rooms as is reasonable.

Security

118. Mortice deadlocks and shootbolts at the entry doors. The windows would be the weak point to a determined intruder but the building is overlooked and reasonably secure.
Very large floor safes in the flower space and Vestry.

Grounds, boundaries, signs, paths, trees

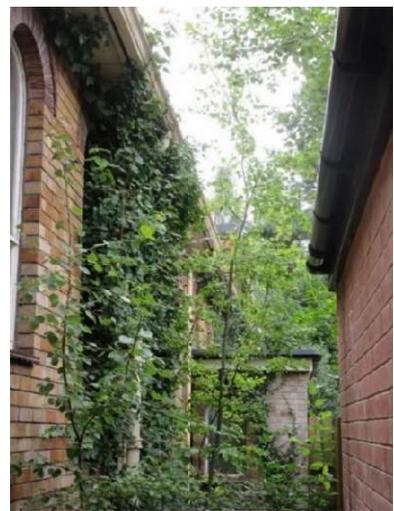
119. A level corner site, mainly lawned and well maintained.
Tarmac and concrete flag paths in good condition.
A cherry tree and yew by the Hall door may become a risk to the building if they grow.
Conifers and shrubs at the site corner have grown and tend to hide the building.
120. The whole hidden narrow W side land appears neglected. Ivy grows into the gutters and many self seed saplings are now large enough to appear in the church windows.
A tree branch from a neighbouring garden now grows over the flat roofed part of the Upper Hall.
All should be removed to prevent damage and allow access for maintenance.
Repeat every few years appears necessary.
121. A timber paling fence on timber posts of varied age, some decaying.
122. A good metal sign in the names of both St Barnabas and St Joseph.
The corner sign is so decayed that it would be better removed.
123. A pair of steel gates in brick piers with flat stone caps. One pier has been rebuilt, the other repointed leaving its gate dragging on the path. Both gates are rusting.



Decaying corner sign



Ivy in gutter over Baptistry



Saplings in the strip of land at W



Branch over Upper Hall



Ivy at Upper Hall



Ivy at Upper Hall



Ivy at W roof



Rusting Gates

Archaeology

124. The local authority archaeologist indicates that the church and its site are not of archaeological importance.

General comments

125. The church was well built and is stable and generally sound. The parish should be commended for its improvements.

126. More work is needed at the roofs, especially over the Vestry and Upper Hall.

More regular clearance of rainwater disposal, ivy and saplings and painting of gutters and pipes is needed.

127. Every opportunity to reduce heat loss should be taken. Ceiling insulation and lagging of hot pipes in cold voids would be very cheap.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

| | |
|--|---------------------|
| Restart Log Book and include all reports including quinquennials | 4 |
| Cut down ivy and saplings at W side to ground and poison | 20, 22, 38, 46, 120 |
| Renew Vestry lead valley and broken tile over upper Hall | 21, 24 |
| Clear roof outlet over Boiler Room and pipe if necessary | 31, 35 |
| Clear all gutters and repair break at S end | 33, 34 |
| Rod the Tower pipe which appears blocked | 36 |
| Clear all rainwater gullies | 40 |
| Repair ceiling at Upper Hall | 69 |
| Check kitchen fan works | 80 |
| Refix light diffuser in Lower Hall | 106 |
| Service extinguishers | 111 |

For completion within 18 months

| | |
|--|--------|
| Renew decayed and broken tiles at both sides of church roof | 20, 21 |
| Clean, wire brush, prime and paint cast iron gutters and pipes | 33, 36 |
| Fit proper iron end cap at Nave gutter next to fire escape | 37 |
| Prepare and paint dormer fascia, escape door and frame | 51, 52 |
| Derust, prepare and paint the steel escape stair | 52 |
| Refix loose ceiling tiles at Nave | 58 |
| Repair ceiling and hatch at Vestry | 59 |

For completion within five years

| | |
|---|------------------|
| Renew mortar verges at S end of Hall | 25 |
| Replace broken tile sill at S of lower Hall | 44 |
| Obtain a Periodic Electrical test report in 2025 and act on important recommendations | 100 and Addendum |

Desirable improvements

| | |
|---|-------------|
| Refinish external doors at Church and Vestry, external Kitchen | 48, 50 |
| Fit new non-ferrous or galvanised cross on Tower roof | 49 |
| Lay 250 thick quilt over all accessible ceilings | 59, 67, 127 |
| Complete decoration | 76 |
| Complete lagging of heating pipes and equipment in boiler room and cold voids | 95, 127 |
| Change remaining Church lights to warm light LEDs | 101, 102 |

Recommendations on Maintenance and Care

| | |
|---|-------------------------|
| Clear flat roofs, gutters, pipes and gullies at least once a year | 29, 33, 40 and Addendum |
| Keep W side clear of ivy and saplings | 46 |
| Renew broken air bricks outside Kitchen and Hall | 83 |
| Decide whether to remove sign and trees at street corner | 119, 122 |
| Repaint or remove entry gates | 123 |

ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.