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St David's Church
Tudhoe

Diocese of Durham
Quinquennial Inspection Report March 2025
St David's Church

Inspection of Churches Measure 1955
(Current version)
Architects Report inspected 6th March 2025

Archdeaconry of Auckland
Deanery of Auckland
Incumbent: Rev. Barbara Hilton

Inspection Architect
J M White BA(Hons) PG Dip RIBA

This report has been prepared on the basis of a the 'Modern 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 and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

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Recommendations

Where work is recommended a code number 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 improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

1.0 Background and General

- 1.1 The Church is located in Tudhoe Village, on Tudhoe Lane 200m west of its junction with Front Street (the B6288 Croxdale to Spennymoor Road).
- 1.2 The site is narrow with its south side fronting Tudhoe Lane and the long sides being the west and east boundaries. The north boundary abuts the site of a Church Hall built in 1971. The site boundaries are close to the building on all sides. The site constraints force the Church plan into an unconventional arrangement, where the main axis of the Church is approximately north north east to south south west with the Chancel and Altar at the north east. For sake of brevity in the remainder of this report the Chancel end of the building is referred to as north and the entrance as south with the two long sides as west and east respectively.
- 1.3 The site slopes down from south to north.
- 1.4 The ordnance survey map reference is NZ 265 354. The post code is DL16 6LL

1.5 General Description of the Church

- 1.6 The Church consists of an entrance porch, Nave, Chancel, organ chamber, kitchen and Vestry. There is a basement under the Vestry and the Chancel which contains the central heating boiler. The sub-floor void under the Nave floor averages 1.0m deep.
- 1.7 The Church was built in 1880 of timber framed construction, built on a masonry plinth. The external walls are clad externally in profiled metal sheeting and softwood match boarding on the interior. The roof is supported on metal trusses and also clad in profiled metal sheeting. The floors are of suspended timber construction supported on the walls of the plinth and intermediate masonry piers with joists supporting a boarded deck spanning between them. The long sides of the building are each supported by four raking 100mm x 50mm steel channels which are clad in sheeting to match that of the walls.
- 1.8 During 2015-2016 the Church underwent significant refurbishment, including the replacement of all external windows, repair/replacement of the Bellcote, recoating or roof cladding, replacement of all lighting systems, re-location of the 2no. electrolier's, internal re-decoration and implementation of a fire-resistant enclosure around the boiler within the Undercroft.
- 1.9 Heating is by means of a gas fired boiler situated in the basement, which serves pressed steel radiators by means of small-bore copper heating pipes. The gas boiler was replaced during the last quinquennium.
- 1.10 Date of inspection: the Church was visited and inspected on the

morning of the 6th March 2025.

1.11 Weather: dry and bright.

2.0 Scope of Report

2.1 A visual inspection of the Church has been carried out such as could be undertaken from ground level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were in accessible, enclosed or covered were not opened up or any loose floor coverings lifted.

2.2 The inspection does not comprise of a structural survey of the Church. Where in the opinion of the inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.

2.3 The following inaccessible parts were not included in this inspection

1. Any hidden floor spaces.
2. The undersides of roofs were examined from floor level only through binoculars.

2.4 No manhole covers were lifted or drains checked.

2.5 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repair costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.

2.6 The Church is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be sited in support as identifying the need for repairs.

2.7 One copy of this report should be kept with the Church log book and records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

3.0 Works Carried out Since Previous Report

3.1 The Church log book was not complete nor available at the time of the inspection. However, Church Wardens have since rectified this situation and subsequently provided full details.

3.2 It is important that the Church wardens keep a comprehensive record of works/services carried out within the Church log book.

- 3.3 Works carried out since last inspection:-
- October 2023 – work carried out on boiler room; boiler ceased to function.
 - May 2024 – annual contract for checking extinguisher – H.E. Woolley
 - June 2024 – Pat testing £230 plus VAT, meters in porch checked £165 plus VAT – Northern Electrical Installations Ltd.
 - June 2024 – periodically cleaning of debris in contact with cladding – members of congregation.
 - June 2024 – gutters cleaned – A Parnaby.
 - July 2024 – front door refurbished – Church members.
 - July 2024 – locks repaired and renewed; woodwork repaired – R.M. Jefferson - £115.
 - February 2025 – new gas boiler, pipe work and radiators installed – Odin - £12,888 – Funds from 2 recent bequests.

4.0 General Condition of Church

4.1 Following the refurbishment works carried out during 2015 and 2016, the Church continues to be well maintained in an overall good condition. It is presented well within what is an attractive setting. 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.

External Inspection

5.0 Roof Coverings

5.1 Nave/Chancel/Porch/Kitchen

The main Church roofs are dual pitched; clad in dark green organosol coated profiled steel sheets with matching ridge and verge flashings. The bottom edge of which had previously corroded as recorded in the last Quinquennial Report. However, this has been treated and re-coated as part of the major refurbishment works; and remains in good condition. The roof sheets on the east side of the Nave have deteriorated and the coatings are failing. Consideration should be given to re-coating by specialists to prevent further deterioration. 3

5.2 Vestry

The Vestry roof is a mono pitched lean-to roof, clad in dark green organosol coated profiled steel sheets with matching ridge and verge flashings. The bottom edge of which had previously corroded as recorded in the last quinquennial report. However, this has been treated and re-coated as part of the major refurbishment works; and remains in good condition.

6.0 Exterior Doors

6.1 External Entrance Doors to Porch

The porch has double entrance doors on the south side. The doors are stained and have black japanned door furniture and decorative non-functional wrought iron straps. Decoration is in generally good condition.

6.2 External Door to Vestry

The Vestry door is a solid core timber door painted black; and is in satisfactory condition.

6.3 Basement Store 1 (Undercroft to Church)

Vertically boarded timber door painted black in satisfactory condition. The door lock has been recently replaced.

6.4 Basement Store 2 (Undercroft to Vestry)

Vertically boarded timber door painted black in satisfactory condition.

7.0 Exterior Windows

7.1 All windows were replaced as part of the refurbishment works during the last quinquennium. All windows are double glazed in hardwood frames with stain finish. All are in excellent condition.

7.2 North Elevation of Chancel

The feature window is formed with a pair of tall lancet shaped panes flanked by shorter lancet shaped panes within rectangular frames. The lancet openings are clear glazed with the external quadrants glazed in red. This feature window was designed specifically to house and display a stained glass rondel (by H. M. Barnett of Newcastle c.1870) which had been previously salvaged from the demolition of the Mother Church of Tudhoe Holy Innocents in 1986. This had previously been mounted in a light frame at the west end of the nave and displayed for over a decade.

7.3 East Elevation of Nave - 5no. Windows

The four northerly windows are formed with a pair of tall lancet shaped panes within rectangular frames. The lancet openings are clear glazed with the external quadrants glazed in red.

The fifth, most southerly, window is a rectangular frame which displays two other linked stained glass panels which had been donated by Duncan Macintosh, the former local authority Conservation Officer who had saved them from the demolition of the Mother Church of Tudhoe Holy Innocents in 1986.

7.4 South Elevation of Nave – 2no. Windows

Windows are formed with a single tall lancet shaped pane within a rectangular frame. The lancet openings are clear glazed with the external quadrants glazed in red.

7.5 West Elevation of Nave - 5no. Windows

Windows are formed with a pair of tall lancet shaped panes within rectangular frames. The lancet openings are clear glazed with the external quadrants glazed in red.

7.6 Porch East Elevation - 2no. Windows
Windows are formed with a pair of small lancet shaped panes within rectangular frames. The lancet openings are clear glazed with the external quadrants glazed in red.

7.7 Porch West Elevation - 2no. Windows
Windows are formed with a pair of small lancet shaped panes within rectangular frames. The lancet openings are clear glazed with the external quadrants glazed in red.

7.8 Vestry North Elevation – 1no. Window
Window is formed with a single tall lancet shaped pane within a rectangular frame. The lancet opening is clear glazed with the external quadrants glazed in red.

7.9 Kitchen East Elevation - 1no. Window
Window is formed with a pair of small lancet shaped panes within rectangular frames. The lancet openings are clear glazed with the external quadrants glazed in red.

7.10 Kitchen South Elevation – 1no. Window
Window is formed with a single tall lancet shaped pane within a rectangular frame. The lancet opening is clear glazed with the external quadrants glazed in red.

8.0 Rainwater Goods and Drainage

8.1 General

All rainwater gutters are half round PVC with round downpipes all brown in colour. All are generally in a satisfactory condition with replacements and repairs undertaken as part of the refurbishment works during 2016.

8.2 Particular attention is drawn to the need for regular checking and cleaning of gutters, downpipes, outlets and gulleys round the Church at least twice annually. 2

9.0 External Walls and Structure

9.1 North Elevation

The elevation comprises three gables, clad in pale green organosol coated profiled steel sheet above a masonry base and is in two parts, with the main section of the Church having a projection accommodating the Vestries. The elevation contains the main window to the Chancel (the east window in a conventionally oriented Church) and a smaller window in the projecting section. There is an external steel staircase and landing giving access to the vestry door. At low level there is a door which provides access to the void beneath the Chancel/Nave which also contains the boiler room enclosure.

The elevation is in generally good condition with the following defects noted:-

- i) The render has cracked away at low level on the north west corner of the Vestry, which requires repair/redecoration. 3
- ii) The treads and balustrades on the external staircase do not comply with current building regulations but are generally sound, consideration should be given to improve the balustrade to remove the potential risk of children falling. 3
- iii) The pointing around the lower section of the centre rainwater pipe is eroding. There is no gully at the base of the right hand (west) rainwater pipe. 3

9.2 East Elevation

The east elevation is of similar construction to the north elevation, with profiled sheeting cladding the walls above a masonry plinth. The wall extends upwards to the eaves; there is a upvc gutter at the eaves. There is a projection at the north end of the elevation which encloses the kitchen and vestry. The main wall is divided into five bays by raking buttresses of varying profiles, also clad in profiled sheeting. Each bay contains a window.

The elevation is in generally good condition with the following defects noted:-

- i) There is a hole in the sheeting above the overflow pipe near the top left hand corner of the vestry extension. 3
- ii) The timber pattress supporting the external light fitting at the top left hand corner of the Vestry elevation has badly eroded paintwork. 3
- iii) Masonry below sheeting would benefit from re-decoration. 3

9.3 South Elevation

The south elevation presents a single main gable, with a smaller gabled projection forming the entrance porch; the main elevation is surmounted by a timber bell cope. There are single light windows symmetrically placed either side of the porch and the porch has a small window on each of its side walls and double entrance doors on the south side. There is an security alarm box near the apex of the gable

The elevation is in generally good condition with the following defect:- 3

- i) The gravel surface to the ground at the base of the wall is above the base of the sheeting at both sides this should be reduced to prevent damage and potential water ingress.

9.4 West Elevation

This elevation is similar in all respects to the east elevation described above, save that the projection at the south end of the elevation encloses the organ chamber and the west elevation of the Vestry is visible at the north end.

The elevation is in generally good condition with the following defects

noted:-

- i) The gravel surface to the ground at the base of the wall is above the base of the sheeting at the south end. This should be reduced to prevent damage and potential water ingress. 3
- ii) Masonry below sheeting would benefit from re-decoration. 3

10.0 Internal Inspection

10.1 Vestry Undercroft - The void below the Vestries was being used for general storage.

10.2 Chancel/Nave Undercroft - The void below the Chancel/Nave contains the boiler room, the remainder of the space was being used for a small amount of storage. The floor in the front area is paved in brick, but the remainder of the Undercroft has an earth floor. There are openings in the south and east walls giving access to the void under the floor of the Nave. The ceiling in the Undercroft is of timber joists and boards formed by the soffit of the floor of the Church. The floor is supported on a series of brick pillars and the stone outer walls. The Undercroft appears generally dry and sound.

10.3 Boiler Room – The boiler room enclosure is formed by rubble stone walls with a ceiling formed by the underside of the joisted and boarded floor above. The boiler compartment is partitioned off from the main area by a stud partition that has been faced in plasterboard and skim to provide 30 minutes fire resistance, the ceiling in the boiler chamber is plasterboard and skim, which down stands to the top of the masonry walls. The door into the boiler compartment was previously a hardboard faced flush door; this was replaced with a solid core 30 minute fire door as part of the refurbishment works undertaken in 2016. See 11.3 for further detail.

10.4 Vestry - The Vestry is located in the north east corner of the Church in a projecting section of the plan, it has a boarded floor which is covered in a fibre bonded carpet, the walls are clad in vertical softwood match boarding which is gloss painted. The ceiling is plasterboard with taped joints, painted in emulsion paint. There is a modern framed and panelled door to the exterior. The room is illuminated by a single fluorescent batten light fitting.

The north wall has a new timber window glazed in obscure glass with an electric panel heater below, fire extinguisher and clock.

The east wall has a wardrobe for vestments.

The south wall is formed by a partition which is plastered and covered in textured wall paper. The wall has a melamine faced work surface with a base unit at its right hand end, below which are filing drawers, a safe and storage space. There is a mirror mounted on the wall. The opening to the outer vestry has no door.

The west wall has a fire exit door covered by a curtain.

The condition of the finishes and decorations in the room is generally good.

10.5 Kitchen - The finishes in this room are similar to the Vestry in 10.4 above.

The north wall is again the new partition noted at 10.4 above, here there are kitchen base units, with moulded white doors, supporting a melamine faced work surface above which the wall is clad in white ceramic tiles up to the underside of wall units which are mounted at 1.30 metres above floor level. Above this the wall has a textured paper finish at high level.

The east wall is clad in gloss painted vertical softwood match boarding and contains a two light timber new window with a pointed arch head; the window is glazed in obscured glass. There is also a single panel radiator, and a first aid kit attached to the wall.

The south wall has a boarded finish as before, and a range of kitchen base units and work surface similar to those on the north wall. There is also a single bowl single drainer stainless steel sink top with 2 chrome plated pillar taps and an electric water heater with a swivel nozzle outlet above the sink. The pipe work serving this item is exposed. There is a stop tap and drain cock to the right hand side of the kitchen unit, at lower level the pipework is part insulated. Above the work surface is a square headed new timber window with a single pane of obscured glass. This wall also contains the door from this room into the Nave, which is a four panelled framed and panelled door, fastened by a ball catch and equipped with black japanned steel door furniture. The paint on the vestry side is in good condition.

The north wall has a boarded finish as before and contains a full length curtain in the centre.

10.6 Nave - The Church is a simple rectangular plan comprising the Nave with a central aisle. The Chancel is a square extension at the north end of the Nave.

The walls of the Nave are formed by the outer walls of the building and are vertically boarded in softwood match boarding up to a dado rail above which is diagonal timber boarding in symmetrical panels in each bay, the bays are defined by the location of the raking supports visible on the outside of the building. There is a new timber window in each bay which has two vertical lights, each with a pointed arched head. They all have obscure glazing which is in different patterns with the exception of the feature stained glass window as noted in 7.03 above. The door to the kitchen is a framed four panelled door with diagonally boarded infills. All lining timber is finished in dark staining as in the kitchen door. The double doors to the entrance porch are lined in red baize and have brass handles, a tower bolt on the right hand leaf and a self-closer on the left. The south wall of the Nave has two single light

windows arranged symmetrically about the doors to the porch. All lining timber and the Vestry door is finished in dark stain.

The roof is supported by metal trusses, parts of which are visible beneath the ceiling; they appear to be fabricated from steel plate joined by cast iron nodes. The trusses support softwood purlins at approximately 1.20m centres, which have been spliced over the supporting trusses. The ceiling is softwood tongued and grooved boarding. Timber work is generally stained in a dark brown colour. The floor is finished in fibre bonded new carpet on a softwood boarded deck.

The pews are in pine finished with light varnished finish.

The southern end of the Nave contains the following:-

- The Font, which is carved sandstone with a moulded top, fluted centre and a houndstooth moulding at the bottom; the base is circular and moulded the whole exterior of the font is painted off white and there is a plain timber cover, with a polished finish.
- Previously there was an illuminated cabinet with a leaded light in the door. The leaded light is from the former Church of the Holy Innocents, Spennymoor which was St David's Mother Church. This is now mounted in the feature window in the north elevation of the Chancel.
- Bookcases and tables.

On the south wall there is a lectern under the east window and a Book of Remembrance.

Artificial lighting of the Nave is achieved by a number of means; at each side of each bay is a decorative bulkhead light below each truss. There are two circular wrought iron electroliers suspended from the first and third truss. Each bay of the roof has modern multi spotlight fittings mounted on the purlins.

Heating is by means of enamelled pressed steel radiators painted brown, round the perimeter of the nave served by small bore copper pipe work. The gas meter is located in a cupboard at low level in the south east corner.

At the north west of the Nave is a pulpit constructed from carved and fretted scumbled pine. The pulpit carries a brass plaque commemorating those who fell in the Great War. There is also a candle holder, a brass eagle lectern with clawfeet, a piano and a table.

The heating in this area is by a panel radiator at each side of the Nave. The light switches and controls are also located in this area.

The Nave interior is in good condition.

10.7 Chancel - The Chancel is to the north of the Nave, like the remainder

of the building it has vertically match boarded walls finished in the same manner as the Nave with the exception that here the vertical boarding is gloss painted in a tan colour with a gold capping. The roof and ceiling are a continuation of the Nave in structure and finishes although they are both lower than that of the Nave. The floor level is raised by one step from the level in the Nave and it is carpeted. There is a partition forming a pointed arch above the step to the Chancel which is decorated by a lettered board bearing the legend 'This is none other than the House of God and this is the Gate of Heaven' in an uncial script.

At low level the Chancel is separated from the Nave by varnished hardwood communion rails with vertical metal brackets and upholstered kneelers

At the west side the Chancel is divided from the organ chamber by a decorative fretted screen with a framed and boarded arch over.

There are two further steps to the Altar dais, the boarded dado on the west, north and east walls steps up in height until it is the same height as the window cills on the north wall. The north wall has a feature window that was designed specifically to house and display a stained glass rondel (by H. M. Barnett of Newcastle c.1870) which had been previously salvaged from the demolition of the Mother Church of Tudhoe Holy Innocents in 1986; see 7.2 above. There are plain pine crosses on the east wall.

The Altar of modern design in veneered hardwood with a white cloth cover and two candlesticks. There is an ornamental chair on the east side of the Chancel which is from the former Church of the Holy Innocents in Spennymoor and was presented by the Girl Guides Troop in 1909. There is a brass cross in the centre of the north wall.

The heating in this area is provided by an enamel radiator.

The structure and finishes in the Chancel appear in good condition.

10.9 Entrance Porch - The walls are lined with stained plywood and the ceiling here is flat with 'T' falls at the west and east sides and also lined with stained plywood with beaded joints. The floor is carpeted.

The external doors are located on the south wall and are framed with moulded panels, the doors are hung on brass butt hinges with false hinge straps, other furniture is black japanned steel. The west and east walls each contain a small two light window. The north wall contains the doors to the Nave which are of similar construction to the external doors, covered in red baize on the porch sides; but showing greater wear on the right hand leaf.

The porch is illuminated by 2no. decorative bulkhead light fittings. The east wall previously contained the control panel for the building's security system which has since been removed, and a cupboard unit

containing electric meters and distribution boards.

The floor is covered in red carpet.

The room also contains two portable ramps for disabled access purposes.

The general condition of the finishes and decorations in the porch is good.

11.0 Internal Doors and Panelling

11.1 Internal Entrance Lobby Doors

The double doors to the entrance porch are lined in a crimson baize and have brass handles and a self-closer.

11.2 Kitchen Door

Four panelled framed and panelled door, fastened by a ball catch and equipped with black japanned steel door furniture. The paint on the vestry side is in fair condition. The panels on the nave side of the door are diagonally boarded infills, the stain finish is in good condition.

11.3 Boiler Room Enclosure

Solid core painted 30 minute fire door installed as part of the recent refurbishment works and is therefore in good condition. However, the door would appear to have swollen, possibly due to its location, which prevents the door from closing. This should be adjusted as it cannot currently provide any fire resistance. Furthermore, the frame does not appear to have had any intumescent strips installed within the frame, this should be corrected.

12.0 Ground Floor Structure

12.1 The ground floor where visible appears to be timber boards on timber joists. The floor is supported on a series of brick pillars and the stone outer walls. All would appear to be in good condition.

13.0 Internal Finishes

13.1 See section 10.0 above

14.0 Fitting, Fixtures and Furniture and Movable Articles

14.1 See Section 10.0 above

15.0 Toilets

15.1 There are no WC facilities in the Church; however, WC facilities are available within the adjacent Church Hall.

16.0 Heating Installation

16.1 Heating is generally by a gas fired boiler and wall fixed radiators to the kitchen and Nave. The boiler is located within its own fire resistant enclosure within the Undercroft.

The boiler is a new gas fired Worcester Bosch boiler installed during

the last quinquennium.

The system is in a good working condition.

2

It is recommended that the system be checked annually each summer by a suitable qualified and competent Engineer.

The Vestry is heated by an electric panel heater.

17.0 Electrical Installation

17.1 The existing electrical metering and distribution equipment is mounted within a small cupboard within the entrance porch.

It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited Electrician. However, the last inspection was carried out in July 2024 and recommended that an inspection should be carried out July 2029.

17.2 Sound System

The Church does not operate a sound reinforcement system.

17.3 Lightning Conductor

There is not a lightning protection system installed on the Church.

18.0 Fire Precautions

18.1 Undercroft under Nave/Chancel - The area contains an Amerex Model 441 4kg dry powder multi-purpose fire extinguisher which was last inspected in May 2024. 2

18.2 Vestry - The room contains an Amerex 9.0 litre Class A Water fire extinguisher which was last inspected in May 2024. 2

18.3 Nave – Rear of Nave contains an Amerex 9.0 litre Type A water fire extinguisher last inspected in May 2024. 2

18.4 Organ Chamber – This area contains an Amerex 2kg Carbon Dioxide Class B fire extinguisher which was last inspected in May 2024. 2

19.0 Disabled Provision

19.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons in connection with the provision of goods, facilities and services or the management of premises.

The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

Any subsequent compliance requirements arising from this exercise should be programmed and implement over the course of the quinquennium.

20.0 Security

20.1 All external doors appear to be adequately locked.

Windows are at a relatively high level and are generally secure.

21.0 Bats

21.1 It is not uncommon to find roosting bats in Churches in both rural and urban environments.

There are no known bats presently roosting within the Church and as such it is a low risk category.

All bats within the UK are protected by law because their number have decreased so dramatically. For further advice it is recommended that the Church contact The Bat Conservation Trust (www.bats.org.uk).

Curtilage

22.0 Churchyard and Environs

22.1 Northern Side - The boundary on the north side is formed by a one brick wall about 0.35m high with a saddleback coping. The wall is generally sound but has some eroded mortar joints in places.

The ground surface within the boundary is concrete which is in fair condition.

The gullies to rainwater pipes require cleaning.

2

22.2 East Side - The boundary on the east side is formed by a softwood paling fence about 1.1m high. Beyond the fence is a tarmac surfaced driveway leading to the Church Hall. The fence has been removed in 4 bays of the Nave following storm damage, it is understood that the PCC are currently considering whether to re-install the fence or leave the area open.

The surface within the fence is gravelled. The gravel surface is higher than the base of the sheeted wall at the south end and is partially covered in fallen leaves.

22.3 South Side - The boundary is formed by a low brick wall with saddleback copings and 1.5m high brick pillars at the ends. Above the top of the wall between the pillars are panels of black painted steel railings and there is a pair of steel gates in the centre. The brickwork has some eroded mortar joints, and the paintwork on the railings is in good condition. Beyond the wall is the footpath along Tudhoe Lane.

Within the boundary wall the short path from the gates to the entrance door is surfaced in concrete in good condition. To either side of this the ground is surfaced in gravel with a central pathway in coloured gravel defined by decorative concrete pin kerbs.

The areas to the south east and south west corners and along the south wall of the Church to the west of the porch are planted in conifers and there are tub planters with bedding plants and rose

bushes. In the area to the west of the porch there is a notice board mounted on steel posts. It has a small canopy roof covered in an adhesive metal faced flashing material and an electric light.

- 22.4 West Side - The boundary here is formed by a beech hedge with a large oak tree about halfway along its length. Beyond the boundary is a grassed track leading to open fields.

The area between the boundary and the building is surfaced with gravel. The surface is covered with twigs shed by the oak tree.

The gully in the south east corner near the organ chamber is covered in small debris, which should be cleared. 2

23.0 Log Book

- 23.1 The Church log book was not complete nor available at the time of the inspection. However, Church Wardens have since rectified this situation and subsequently provided full details.

The church is in a good condition, and this should be maintained during the next quinquennium.

24.0 Previous Quinquennial Reports

- 24.1
- Mr C Padgett of Christopher Padgett Architect Ltd - July 2007
 - Mr C Padgett of Padgett White Architects Ltd - April 2013
 - Mr J White of Padgett White Architects Ltd – November 2019

Recommendations

Urgent Works Requiring Immediate Attention: Category 1

item

- i) Boiler Room Enclosure 11.3
- Solid core painted 30 minute fire door installed as part of the recent refurbishment works and is therefore in good condition. However, the door would appear to have swollen, possibly due to its location, which prevents the door from closing. This should be adjusted as it cannot currently provide any fire resistance. Furthermore, the frame does not appear to have had any intumescent strips installed within the frame, this should be corrected.

Indicative cost for the works in Category 1 would be £ 500 excluding VAT and fees.

Work Recommended to be Carried Out During Next 12 Months: Category 2

Particular attention is drawn to the need for regular checking and cleaning of gutters, downpipes, outlets and gulleys round the Church at least twice annually. 8.2

Heating is generally by a gas fired boiler and wall fixed radiators to the kitchen and Nave. The boiler is located within its own fire resistant 16.1

enclosure within the Undercroft.

The boiler is a new gas fired Worcester Bosch boiler installed during the last quinquennium.

The system is in a good working condition.

It is recommended that the system be checked annually each summer by a suitable qualified and competent Engineer.

Service Fire Extinguishers 18.1
18.2
18.3
18.4

Northern Side - The boundary on the north side is formed by a one brick wall about 0.35m high with a saddleback coping. The wall is generally sound but has some eroded mortar joints in places. 22.1

The ground surface within the boundary is concrete which is in fair condition.

The gullies to rainwater pipes require cleaning.

West Side - The boundary here is formed by a beech hedge with a large oak tree about halfway along its length. Beyond the boundary is a grassed track leading to open fields. 22.4

The area between the boundary and the building is surfaced with gravel. The surface is covered with twigs shed by the oak tree.

The gully in the south east corner near the organ chamber is covered in small debris, which should be cleared.

Indicative cost for the works in Category 2 would be £1,250 excluding VAT and fees.

Work Recommended to be Carried Out During Next 5 Years: Category 3

Nave/Chancel/Porch/Kitchen 5.1
The main Church roofs are dual pitched; clad in dark green organosol coated profiled steel sheets with matching ridge and verge flashings. The bottom edge of which had previously corroded as recorded in the last Quinquennial Report. However, this has been treated and re-coated as part of the major refurbishment works; and remains in good condition. The roof sheets on the east side of the Nave have deteriorated and the coatings are failing. Consideration should be given to re-coating by specialists to prevent further deterioration.

North Elevation 9.1
The elevation comprises three gables, clad in pale green organosol

coated profiled steel sheet above a masonry base and is in two parts, with the main section of the Church having a projection accommodating the vestries. The elevation contains the main window to the Chancel (the east window in a conventionally oriented Church) and a smaller window in the projecting section. There is an external steel staircase and landing giving access to the vestry door. At low level there is a door which provides access to the void beneath the Chancel/Nave which also contains the boiler room enclosure.

The elevation is in generally good condition with the following defects noted:-

- i) The render has cracked away at low level on the north west corner of the Vestry, which requires repair/re-decoration.
- ii) The treads and balustrades on the external staircase do not comply with current building regulations but are generally sound, consideration should be given to improve the balustrade to remove the potential risk of children falling.
- iii) The pointing around the lower section of the centre rainwater pipe is eroding. There is no gully at the base of the right hand (west) rainwater pipe.

East Elevation

9.2

The east elevation is of similar construction to the north elevation, with profiled sheeting cladding the walls above a masonry plinth. The wall extends upwards to the eaves; there is a upvc gutter at the eaves. There is a projection at the north end of the elevation which encloses the kitchen and vestry. The main wall is divided into five bays by raking buttresses of varying profiles, also clad in profiled sheeting. Each bay contains a window.

The elevation is in generally good condition with the following defects noted:-

- i) There is a hole in the sheeting above the overflow pipe near the top left hand corner of the vestry extension.
- ii) The timber pattress supporting the external light fitting at the top left hand corner of the Vestry elevation has badly eroded paintwork.
- iii) Masonry below sheeting would benefit from re-decoration.

South Elevation

9.3

The south elevation presents a single main gable, with a smaller gabled projection forming the entrance porch; the main elevation is surmounted by a timber bell cope. There are single light windows symmetrically placed either side of the porch and the porch has a small window on each of its side walls and double entrance doors on the south side. There is an security alarm box near the apex of the gable

The elevation is in generally good condition with the following defect:-

- i) The gravel surface to the ground at the base of the wall is above the base of the sheeting at both sides this should be reduced to prevent damage and potential water ingress.

West Elevation

9.4

This elevation is similar in all respects to the east elevation described above, save that the projection at the south end of the elevation encloses the organ chamber and the west elevation of the Vestry is visible at the north end.

The elevation is in generally good condition with the following defects noted:-

- i) The gravel surface to the ground at the base of the wall is above the base of the sheeting at the south end. This should be reduced to prevent damage and potential water ingress.
- ii) Masonry below sheeting would benefit from re-decoration.

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

Works Recommended Improving Energy Efficiency: Category 5

None

Work Recommended Improving Access: Category 6

None

Appendix

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.

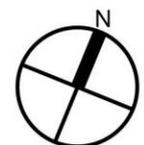
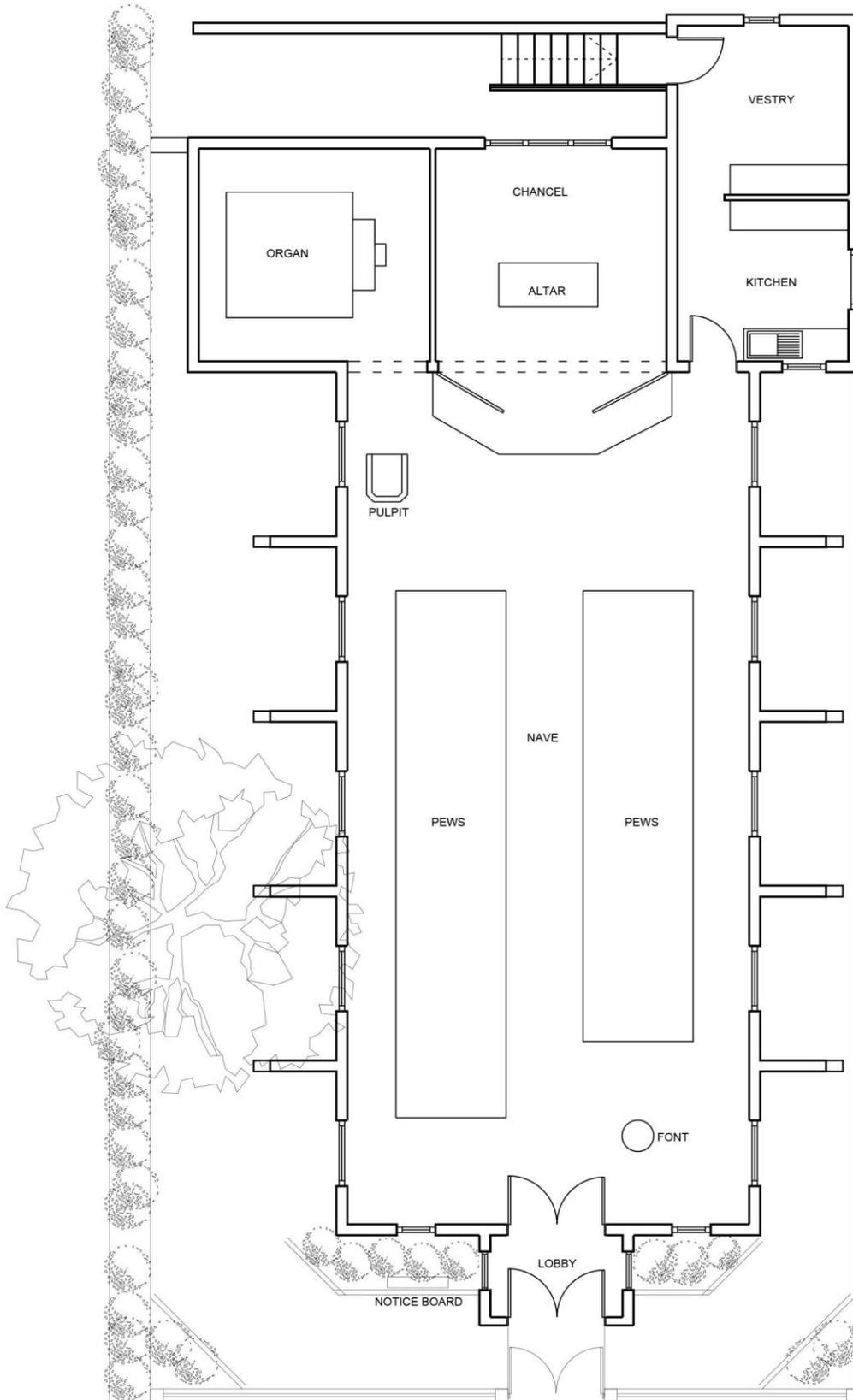
i) Maintenance Between Inspections

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 or CO₂ (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.



CHURCH OF ST. DAVID, TUDHOE
FLOOR PLAN