

3<sup>th</sup> July 2022  
SPM-QIR-2022

## QUINQUENNIAL INSPECTION REPORT

### APPENDIX B: SURVEY SCHEUDLE

St. Peter's Roman Catholic Church  
Middlesbrough Road  
South Bank  
TS6 6NS

28<sup>th</sup> June 2022

Diocese of Middlesbrough

Statutory Designation: Grade II

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**CATEGORY CODES OF WORK REQUIRED:**

<b>A</b>	URGENT
<b>B</b>	REQUIRING ATTENTION WITHIN ONE YEAR
<b>C</b>	REQUIRING ATTENTION WITHIN TWO YEARS
<b>D</b>	REQUIRING ATTENTION WITHIN LIFE OF QI
<b>E</b>	DESIRABLE IMPROVEMENTS WITH NO TIMESCALE
<b>M</b>	ROUTINE MAINTENANCE
<b>X</b>	REQUIRING ADDITIONAL INVESTIGATION
<b>Y</b>	INFORMATIVE

REFERENCE	LOCATION	COMMENTS	CATEGORY: CODE OF WORKS REQUIRED
<b>1.0</b>	<b>EXTERNAL</b>		
<b>1.1</b>	<b>ROOFS</b>		
1.1.1	Tower roof	<ul style="list-style-type: none"><li>• The tower roof is steeply pitched and sprocketed, with hipped roof</li><li>• (Photo 01).</li><li>• Roof is clad with timber shingles with wood cored lead rolls to the hips.</li><li>• While the north roof slope looks virtually intact the east south and west facing roof slopes exhibit severe degradation of the shingles. Numerous shingles are split, displaced, warped or missing all together. This is particularly noticeable towards the other areas of the roof and along junction with the hips.</li><li>• Vegetation can be seen emerging from the north east corner of the tower roof eaves.</li><li>• The ball and spike finials at the top of the tower are twisted and further investigation should be carried out with regards to the structural integrity (Photo 07).</li><li>• <b>Re-roofing required, with renewal of all materials, including ball and spike finials</b></li></ul>	<b>A</b>
1.1.2	Nave roof east side	<ul style="list-style-type: none"><li>• Roof is clad with plain tiles which exhibit severe degradation (Photo 02).</li><li>• Many tiles are missing and in numerous places clear penetration can be seen through the roof coverings.</li><li>• There is further evidence of lost tiles in debris scattered across the east aisle roof.</li><li>• All ridge tiles remain in place although a number have broken up stand spine. Almost all vertical pointing between ridge</li></ul>	

		<p>tiles is missing, as is the bed pointing for the majority of the length of the ridge.</p> <ul style="list-style-type: none"> <li>• Parapet flashings against the south gable remain intact although lead thickness looks to have been diminished through erosion.</li> <li>• The timber rafters are exposed (by design) at the north east corner eaves detail; the exposed timber appears to be in reasonable order though in need of decorative repair. Closer inspection by ladder access is recommended.</li> <li>• Bird droppings on the brickwork Beneath the eaves is evidence of nesting birds in the roof voids.</li> <li>• Cupola appears in generally reasonable condition (Photo 08), though <b>closer inspection is warranted.</b></li> <li>• <b>The weather vein spindle shaft looks to be split (Photo 08), which could result in the weather vein to detaching and falling. This should be investigated as a matter of urgency.</b></li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	<p>A</p> <p>A</p> <p>A</p>
1.1.3	Roof to North Apse	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles which exhibit severe degradation (Photos 03 and 36).</li> <li>• Many tiles are missing and in numerous places clear penetration can be seen through the roof coverings.</li> <li>• The timber rafters are exposed (by design) at the north east corner eaves detail; the exposed timber appears to be in reasonable order though in need of decorative repair. Closer inspection by ladder access is recommended.</li> <li>• Bird droppings on the brickwork Beneath the eaves is evidence of nesting birds in the roof voids.</li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	<p>A</p>
1.1.4	Nave roof west side	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles which exhibit severe degradation (Photo 04).</li> <li>• Many tiles are missing and in numerous places clear penetration can be seen through the roof coverings.</li> <li>• The hip ridge junction at the north end over the roof to the north-west chapel has been repaired using a “flash band” type product. This repair appears make shift and the profile of tiles beneath is</li> </ul>	

		<p>clearly seen, suggesting the flash band is extremely worn and thin, offering limited protection.</p> <ul style="list-style-type: none"> <li>• The short ridge over the north west corner roof is intact though in a similar condition to the ridge tiles on the main roof.</li> <li>• Lead flashings against the tower appear intact although there are hidden corners and hidden valley gutters to the east of the tower, either side of a link roof between tower and nave, that are out of sight and could not be surveyed this time.</li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	<b>A</b>
1.1.5	Aisle roof east side	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles which exhibit severe degradation (Photos 02, 15, 16 and 30).</li> <li>• Many tiles are missing and in numerous places clear penetration can be seen through the roof coverings.</li> <li>• The hip ridge junction at the north end over the roof to the north-east chapel has been repaired using a “flash band” type product. This repair appears make shift and the profile of tiles beneath is clearly seen, suggesting the flash band is extremely worn and thin, offering limited protection.</li> <li>• Hip tiles to the north east corner are heavily under pointed and a number of hip tiles can be seen to have cracked down their spine.</li> <li>• There is at least one displaced roof tile on the north east corner that is likely to fall in the near future.</li> <li>• The short ridge over the north east corner roof is intact though in a similar condition to the ridge tiles on the main roof.</li> <li>• There is vegetation in the West Valley of the North East hipped roof; the valley gutter at this point is hidden and could not be surveyed.</li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	<b>A</b>
1.1.6	Aisle roof west side	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles which exhibit severe degradation (Photos 04, 5, 6 and 12).</li> <li>• Many tiles are missing and in numerous places clear penetration can be seen through the roof coverings.</li> </ul>	

		<ul style="list-style-type: none"> <li>• The hip ridge junction at the north end over the roof to the north-east chapel has been repaired using a “flash band” type product. This repair appears make shift and the profile of tiles beneath is clearly seen, suggesting the flash band is extremely worn and thin, offering limited protection.</li> <li>• In the south end of the short ridge section is entirely open to elements and wildlife (this is inherently a poor and vulnerable detail in its design).</li> <li>• There is a noticeable uplift on tiles to the south west corner of the central cupola which could be a result of distortion in substructure (Photos 04 &amp; 04).</li> <li>• Flashings to the north-west chimney penetration through the roof appear in adequate with new flashings wrapped around to protect the western side of the stack; this is particularly poor to the north west corner where brickwork joints look susceptible to run-off from the roof (Photo 06).</li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> <li>• <b>Cause of uplift of roof tiles adjacent the cupola to be investigated</b></li> </ul>	<p>A</p> <p>A</p>
1.1.7	South east entrance porch roof	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles and angled ridge tiles, all as elsewhere (Photos 18 and 21).</li> <li>• Consistent levels of degradation to roof tiles can be seen as well as displacement, fractures, and missing tiles.</li> <li>• On its north face the flashings against the Nave wall have been replaced with a flash band type product.</li> <li>• On the south side flashings are in lead work, though the lead looks to have worn very thin.</li> <li>• There are no flashings at the abutment of the ridge tiles against the nave wall.</li> <li>• Lead flashings and soakers are intact against the back face of the gable water tabling, though again these are very worn and displaced rather than sitting tight and flush against adjacent surfaces.</li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	<p>A</p>
1.1.8	East side chapel roof	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles as elsewhere (Photos 02 &amp; 25).</li> </ul>	

		<ul style="list-style-type: none"> <li>• Consistent levels of degradation to roof tiles can be seen as well as displacement, fractures, and missing tiles.</li> <li>• The roof is hipped but does not make use of hip tiles, but rather tiles are cut and mitred at the corners oh. There does not appear to be a robust, underlying means of preventing water penetration through the hip.</li> <li>• Lead flashings between the hipped roof and the Nave wall appear intact, though worn as elsewhere.</li> <li>• This roof is fairly heavily covered in lichen.</li> <li>• Where the hip roof tucks under the eaves of the main Nave roof, there is a build up of vegetation and nesting material and birds were seen emerging from the eaves during the survey.</li> <li>• <b>Re-roofing required, with renewal of all materials, including pre formed hipped tiles</b></li> </ul>	A
1.1.9	East transept roof	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles and angled ridge tiles, all as elsewhere (Photos 02 &amp; 30).</li> <li>• Consistent levels of degradation to roof tiles can be seen as well as displacement, fractures, and missing tiles.</li> <li>• On its north face the flashings against the Nave wall have been replaced with a flash band type product.</li> <li>• On the south side flashings are in lead work, though the lead looks to have worn very thin.</li> <li>• There are no flashings at the abutment of the ridge tiles against the nave wall.</li> <li>• Lead flashings and soakers are intact against the back face of the gable water tabling, though again these are very worn and displaced rather than sitting tight and flush against adjacent surfaces.</li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	A
1.1.10	South west entrance porch roof	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles as elsewhere (Photos 04 &amp; 51).</li> <li>• Consistent levels of degradation to roof tiles can be seen as well as displacement, fractures, and missing tiles.</li> <li>• The roof is hipped but does not make use of hip tiles, but rather tiles are cut and mitred at the corners oh. There does not appear to be a robust, underlying means</li> </ul>	

		<p>of preventing water penetration through the hip.</p> <ul style="list-style-type: none"> <li>• Lead flashings between the hipped roof and the Nave wall appear intact, though worn as elsewhere.</li> <li>• There are two short valley gutters to either side at abutment with buttresses to the Tower; these could not be clearly seen from ground level and access should be achieved to check on their condition.</li> <li>• <b>Re-roofing required, with renewal of all materials, including pre formed hipped tiles</b></li> </ul>	A
1.1.11	West side chapel roof	<ul style="list-style-type: none"> <li>• Roof is clad with plain tiles as elsewhere (Photo 04).</li> <li>• Consistent levels of degradation to roof tiles can be seen as well as displacement, fractures, and missing tiles.</li> <li>• The roof is hipped but does not make use of hip tiles, but rather tiles are cut and mitred at the corners oh. There does not appear to be a robust, underlying means of preventing water penetration through the hip.</li> <li>• Lead flashings between the hipped roof and the Nave wall appear intact, though worn as elsewhere.</li> <li>• Where the hip roof tucks under the eaves of the main Nave roof, there is a build-up of vegetation and nesting material and birds were seen emerging from the eaves during the survey.</li> <li>• <b>Re-roofing required, with renewal of all materials, including pre formed hipped tiles</b></li> </ul>	A
1.1.12	West transept roof	<ul style="list-style-type: none"> <li>• This is a hidden flat roof behind the parapet, and is overlapped by the pitched roof of the sacristy, which in part will shed rainwater onto the flat roof (Photos 43 &amp; 44). Access for physical inspection was not possible at the survey.</li> <li>• To the south wall of the parapet, the original drainage chute to the rainwater hopper has been filled in (Photo 44). Consequently, there would appear to be no means of draining the catchment of rainwater above, which would likely explain the extreme issues of water penetration to the rooms below.</li> <li>• It is notable that there are numerous ferns growing beneath the projected</li> </ul>	

		<p>stone eaves of the roof and there is no guttering system in place.</p> <ul style="list-style-type: none"> <li>• <b>This flat roof requires urgent, full renewal of structure, internal finishes and water proofed coverings, together with reinstatement of chute and to discharge to RWP 16 hopper</b></li> </ul>	<b>A</b>
1.1.13	Main sacristy roof	<ul style="list-style-type: none"> <li>• The main roof of the original Sacristy building is double pitched with hip to the south west corner which is detailed with hip tiles. The roof returns north and abuts the south wall of the adjacent property (Photos 39, 40, 41 &amp; 42).</li> <li>• The roof is clad with plain tiles and angled ridge tiles as elsewhere.</li> <li>• Consistent levels of degradation to roof tiles can be seen as well as displacement, fractures, and missing tiles.</li> <li>• Flashings against the adjoining property are in lead, though again there is no flashing between the ridge tile and the adjacent wall.</li> <li>• There is a window in the side walls of the adjacent property, the cill of which clashes with the roof of the sacristy, with no opportunity whatsoever for adequate flashing detail.</li> <li>• To the north side of the double pitched roof, access is limited as it falls within the demise of the adjoining property. However, visual inspection from a distance showed significant degradation to roof tiles and in particular the tiled valley between the two adjoining roofs was almost entirely eroded, with significant spalling of roof tiles.</li> <li>• <b>Inspection required for areas outside of the church's demise</b></li> <li>• <b>Install more robust lead flashing detail at overlap with adjoining property's south facing window</b></li> <li>• <b>Re-roofing required, with renewal of all materials</b></li> </ul>	<p><b>X</b></p> <p><b>A</b></p> <p><b>A</b></p>



1.1.14	Extension to Sacristy	<ul style="list-style-type: none"> <li>To the south side of the original sacristy is the single storey flat roof extension (Photo 42).</li> <li>The flat roof has a reasonably good fall of around 5° and has been relatively recently recovered with a mineral felt roofing system. While the mineral felt appears to be in good condition, the felt is merely turned up the walls of the adjacent structures, tucked in and pointed. This is an entirely inadequate flashing detail and should be rectified with a continuous lead flashing overlapping the mineral felt upstand.</li> <li><b>Install appropriate lead flashing at abutment to adjacent walls</b></li> </ul>	A
1.1.15	Roof over gallery stair	<ul style="list-style-type: none"> <li>Small room stairwell to gallery is clad with plain tiles, with mitred hips and lead flashings. Flashings appear intact. One tile is missing (Photos 15 &amp; 16).</li> <li><b>Re-roofing required, with renewal of all materials</b></li> </ul>	A
<b>1.2</b>	<b>RAINWATER DISPOSAL</b>		
1.2.1	Tower	<ul style="list-style-type: none"> <li>The tower roof is fitted with half round UPVC guttering and downpipes (Photos 10, 11, 13, 14 &amp; 187).</li> <li>Downpipes from the north south and west elevations return back into the tower, combine and then pass back out of the east elevation to a hopper, which is shared with the downpipe from the east side gutter. The downpipe from this hopper is cast iron and takes all the rainwater from all sides of the tower roof. This downpipe is missing in its lowest section, such that all this rain water is discharging over the east wall face of the tower.</li> <li>The east end of the guttering to the south side is missing its end cap; this is immediately adjacent to the outlet and therefore the lower end of the gutters fall, resulting in likely overflow and discharge over wall faces below.</li> <li>The south end of the guttering to the west side is also missing its end cap; this is immediately adjacent to the outlet and therefore the lower end of the gutters fall resulting in likely overflow and discharge over wall faces below.</li> </ul>	

		<ul style="list-style-type: none"> <li>• There is vegetation growing in the gutter to the north side.</li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron, together with renewal of all existing cast rainwater components, to provide a complete and homogenous rainwater disposal system</b></li> </ul>	A
1.2.2	Main roof to Nave, east side	<ul style="list-style-type: none"> <li>• Guttering is half round UPVC, installed in two sections, one at the north end and one at the south, with the projecting aisle roof running down between them.</li> <li>• At the south and the gutter discharges into a UPVC downpipe which in turn discharges over the roof beneath (Photos 15 &amp; 16).</li> <li>• At the north and the gutter discharges into the cast-iron hopper at the head of RWP10 (Photo 35).</li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron, together with renewal of all existing cast rainwater components, to provide a complete and homogenous rainwater disposal system</b></li> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	A  A
1.2.3	Roof to north Apse	<ul style="list-style-type: none"> <li>• UPVC guttering has been installed to the north Apse roof, with outlets on the east and west side (Photos 35, 36 &amp; 37).</li> <li>• To the east side the gutter discharges via a cast iron swan neck into a cast iron hopper at the head of cast iron downpipe RWP10.</li> <li>• RWP10 does not exhibit signs of leaking but would benefit from resealing joints and is in need of decoration.</li> <li>• The gully below RWP10 is full of vegetation matter, rubble and litter.</li> <li>• To the west side the gutter discharges via an unrestrained, UPVC swan neck into a cast iron hopper at the head of cast iron downpipe RWP11. This swan neck needs to be secured back to the wall (Photos 36 &amp; 37). (internally there is significant damp penetration damage in this area, suggesting possible overflow of the RWP)</li> <li>• The bottom of RWP11 could not be surveyed as it is located in the demise of the adjoining property.</li> <li>• <b>Swan neck above RWP11 to be re-secured as soon as possible</b></li> </ul>	A

		<ul style="list-style-type: none"> <li>• <b>Inspection required for areas outside of the church's demise</b></li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron, together with renewal of all existing cast rainwater components, to provide a complete and homogenous rainwater disposal system</b></li> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>X</p> <p>A</p> <p>A</p>
1.2.4	Main roof to nave, west side	<ul style="list-style-type: none"> <li>• Guttering is half round UPVC, installed in two sections, one at the north end and one at the south end adjacent to the tower, with the projecting aisle roof running down between them.</li> <li>• To the north and the gutter discharges into the cast iron hopper at the head of RWP11.</li> <li>• At the south end, the main roof discharges at the south elevation where, by design, the space between the tower and the main body of the church is tight, with less than a plain tiles with of clearance (Photo 13). Visual inspection of this area from the ground shows evidence of vegetation growing within these spaces and very poor roof tiling and flashing.</li> <li>• A short section of cast iron guttering picks up rainwater from the south side roof link and discharges via cast iron downpipe RWP21 to a gully in the front courtyard (Photos 13 &amp; 14). This downpipe appears in good condition with negligible signs of leaking. It is evident that this section of downpipe has been replaced at some stage as the wall bracket fixings are not consistent with historic timber plugs from the original installation.</li> <li>• The gully to this downpipe is littered with debris including shaped roof tiles, split fragments of shingles from the tower roof, animal bones and glass. It is also notable that the edges of the fired play gully have been haunched with concrete which is fractured; overspill from this downpipe will discharge to exposed areas of soil around the perimeter of adjacent walls.</li> <li>• <b>Existing cast iron rainwater goods to be cleaned, resealed at junctions and decorated</b></li> </ul>	<p>B</p>

		<ul style="list-style-type: none"> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> <li>• <b>Proposal to be sought to reduce opportunity for saturated ground immediately adjacent the external walls</b></li> </ul>	<p><b>A</b></p> <p><b>A</b></p>
1.2.5	Aisle roof east side	<ul style="list-style-type: none"> <li>• Guttering is half round UPVC.</li> <li>• To the south elevation the guttering discharges via the cast iron, swan neck down pipe which discharges over the small roof to the gallery stairwell (Photo 16).</li> <li>• The stairwell roof has half round cast iron guttering which discharges into a cast iron hopper at the head of our RWP1 (Photo 16).</li> <li>• The stairwell gutter has a displaced end cap the south west end (Photo 16).</li> <li>• RWP1 does not exhibit signs of leaking but would benefit from resealing joints and is in need of decoration. The fixing brackets are original and two have been supplemented at the lower end with restraining straps. The gully to the foot of RWP1 appears full of debris and any discharge would be into soil areas abutting adjacent walls.</li> <li>• To the east side the UPVC guttering to the higher section of the aisle roof discharges at three points.</li> <li>• The left hand (southernmost) downpipe is a UPVC and discharges onto the roof of the south east entrance lobby, tucked behind a buttress (Photo 18 &amp; 21). This downpipe is unrestrained at its lowest point and all discharge is into a very vulnerable area that has already been identified as lacking in robust flashing detail (see paragraph 1.1.7 above).</li> <li>• The midline downpipe is UPVC (Photo 25) and discharges into a UPVC hopper just below the East Chapel roof eaves, which in turn discharges via a 4 inch UPVC downpipe RWP.04 to a gully (Photos 25 &amp; 26). This gully appears fully blocked and has a sycamore sapling growing in it.</li> <li>• RWP5 is a UPVC downpipe that discharges into an original cast iron hopper just below the East Chapel roof eaves, which in turn discharges via a cast iron downpipe RWP.05 to a gully (Photos 27 &amp; 28). This gully is full of earth. RWP.05 does</li> </ul>	

		<p>not exhibit signs of leaking but would benefit from resealed joints and is in need of decoration.</p> <ul style="list-style-type: none"> <li>• At the North East end, the roof cat slides down to a lower level, and discharges via UPVC guttering at two points.</li> <li>• The outlet above RWP.08 discharges into what appears to be an asbestos swan neck, set into the head of a cast downpipe (Photos 30 &amp; 33). This asbestos section of pipework should be replaced.</li> <li>• The downpipe discharges into a gully which is full of earth and is a fern growing in it (Photo 34).</li> <li>• The outlet above RWP.09 is a cast iron swan neck into the cast iron downpipe (Photo 35).</li> <li>• The gully below RWP.09 is full of vegetation matter, rubble and litter.</li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron</b></li> <li>• <b>Replacement cast iron end cap to guttering over organ gallery stairwell roof to be fitted</b></li> <li>• <b>Replacement cast iron downpipe to southernmost end to include piped route around buttress, to discharge water away from hidden valley detail</b></li> <li>• <b>Replace RWP.04 with cast iron hopper and downpipe, fully secured</b></li> <li>• <b>Existing cast iron rainwater goods to RWP.05 to be cleaned, resealed at junctions and decorated</b></li> <li>• <b>Replace RWP.08 with cast iron swan neck and downpipe, fully secured</b></li> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p>
1.2.6	Aisle roof west side	<ul style="list-style-type: none"> <li>• Guttering is half round UPVC.</li> <li>• At its southern most end the guttering has come loose and can be seen swaying in the wind (Photos 47 &amp; 49). There is an end cap to the guttering, but during rainfall the movement of the gutter is sufficient to render this useless and water will simply discharge from the end and run down the wall face. This is very evident by the condition of the wall beneath. This gutter needs to be secured.</li> <li>• To the south end, at abutment against the Tower, the guttering discharges via UPVC swan neck into a cast iron down pipe</li> </ul>	

		<p>RWP.19, which has been replaced to it lower half with and aluminium downpipe.</p> <ul style="list-style-type: none"> <li>• The gully below RWP.19 is full of earth and shaled roof tile.</li> <li>• RWP.19 does not exhibit signs of leaking but would benefit from replacement to provide a homogenous and sealed system.</li> <li>• Midway down the west aisle roof the guttering discharges via a UPVC swan neck into a cast iron downpipe which discharges into a cast-iron hopper at the head of RWP.18 (Photo 47).</li> <li>• At its lower end, two restraining straps have been added to RWP18, although the lowest has become detached from the wall face.</li> <li>• RWP.18 does not exhibit signs of leaking but would benefit from resealing joints and is in need of decoration.</li> <li>• To the north end of the west aisle roof the guttering discharges via a UPVC swan neck and short downpipe, discharging into a cast-iron hopper at the head of RWP.17 (Photo 04 &amp; 45).</li> <li>• RWP.17 does not exhibit signs of leaking but would benefit from resealing joints and redecoration.</li> <li>• RWP.17 discharges into a gully which is blocked.</li> <li>• At the North west end the roof cat slides down to a lower level, and discharges via UPVC guttering into what appears to be an asbestos swan neck, linked into the head of RWP.12 (Photo 38). This downpipe is located within the demise of the adjoining property and could not therefore be surveyed. The asbestos swan neck should be replaced with cast iron.</li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron.</b></li> <li>• <b>Replace RWP.19 with cast iron hopper and downpipe, fully secured</b></li> <li>• <b>Existing cast iron rainwater goods to RWP.18 to be cleaned, resealed at junctions and decorated. Base of stack to be resecured</b></li> <li>• <b>Existing cast iron rainwater goods to RWP.17 to be cleaned, resealed at junctions and decorated.</b></li> </ul>	<p>A</p> <p>A</p> <p>A</p> <p>A</p>
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		<ul style="list-style-type: none"> <li>• <b>Replace RWP.12 with cast iron swan neck and downpipe, fully secured</b></li> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>A</p> <p>A</p>
1.2.7	South east entrance porch	<ul style="list-style-type: none"> <li>• There is cast iron gutter to the south side of the roof discharging via a fractured cast-iron swan neck and downpipe RWP.02 (Photos 19 &amp; 20).</li> <li>• The downpipe is detached from its shoe at the base such that discharge water will not being directed into the gully (Photo 20).</li> <li>• The gully is full of roof tile fragments and general detritus.</li> <li>• The north side of the roof discharges into a cast-iron gutter, swan neck and downpipe RWP.03 (Photos 21, 22, 23 &amp; 24).</li> <li>• The gutter to the north side is in one piece and falls towards the main body of the church; the outlet is midline and therefore higher than the lowest part of the gutter (Photos 21 &amp; 22).</li> <li>• Makeshift repairs have been carried out to the junction between gutter and swan neck, using lead plate and insulation tape (Photo 22).</li> <li>• Gutter brackets are missing (the original position is evident by bands of rust under the guttering) and the gutter is “supported” at each end by a rusty, bent six inch nail (Photo 22).</li> <li>• <b>All rainwater goods to the south east porch to be replaced with new, cast iron</b></li> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>A</p> <p>A</p>
1.2.8	East aisle chapel	<ul style="list-style-type: none"> <li>• Guttering is in UPVC and discharges with open ends over the adjacent hoppers to either side.</li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron.</b></li> <li>• (RWP.04 &amp; RWP.05 already referred to in Section 1.2.5 above)</li> </ul>	<p>A</p>
1.2.9	East transept	<ul style="list-style-type: none"> <li>• To the south side there is a cast-iron gutter, supported on replacement galvanised brackets. The east end of this gutter has a displaced end cap which looks likely to become detached and fall off .</li> <li>• The outlet from this gutter, which is socketed into the swan neck, appears to</li> </ul>	

		<p>have fractured and separated away from the gutter.</p> <ul style="list-style-type: none"> <li>• The cast iron downpipe, RWP.06, discharges into a galley which appears to be clear (Photo 29).</li> <li>• There is a cast iron gutter to the north side which is supported at its west end by an original bracket and that is east end by a pair of 3 inch nails (Photo 31).</li> <li>• The gutter discharges into a cast-iron swan neck and cast iron downpipe RWP.07, which discharges into a gully which is full of leaves below the broken grille plate.</li> <li>• <b>All rainwater goods to the east transept to be replaced with new, cast iron</b></li> <li>• <b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> <li>• <b>Replacement leaf guard / grille to be fitted to the gully below RWP.07</b></li> </ul>	<p>A</p> <p>A</p> <p>A</p>
1.2.10	South west entrance lobby	<ul style="list-style-type: none"> <li>• This roof has UPVC guttering discharging at the south-west corner into cast iron swan neck and downpipe RWP20.</li> <li>• There is no end fitted to the end of the guttering at the south west corner which is also the lowest point and the point of discharge; any over running water outflow therefore runs down the face of the external wall. An end cap should be fitted.</li> <li>• <b>All rainwater goods to the east transept to be replaced with new, cast iron</b></li> <li>• <b>Gully to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>A</p> <p>A</p>
1.2.11	West aisle chapel	<ul style="list-style-type: none"> <li>• Guttering is in UPVC and discharges with open ends over the adjacent hoppers to either side (Photo 04).</li> <li>• The centre of the west section of guttering is broken</li> <li>• <b>All UPVC rainwater goods to be replaced with cast iron</b></li> <li>• (RWP.17 &amp; RWP.18 already referred to in Section 1.2.6 above)</li> </ul>	<p>A</p>
1.2.12	West transept	<ul style="list-style-type: none"> <li>• The west transept flat roof has no controlled means of rainwater disposal, as previously referred under Section 1.1.12 (Photos 43 &amp; 44). There is a cast-iron downpipe from this roof, that is unconnected at its head, and what appears to be an outlet through the parapet that has been filled in with brickwork. The infilled brickwork is at a</li> </ul>	



		<p>level that would suggest a drainage chute hopper was originally located at this point.</p> <ul style="list-style-type: none"> <li>At the time of survey there was no access onto this roof to inspect.</li> <li><b>Following urgent repair to roof and installation of chute, new cast iron hopper and downpipe RWP.16 to be installed</b></li> <li><b>Gully to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>A</p> <p>A</p>
1.2.13	Sacristy roof	<ul style="list-style-type: none"> <li>The main body of the sacristy roof has UPVC gutters to North and South discharging on the south side via a UPVC downpipe which discharges over the adjacent flat roof, and on the north side via a UPVC downpipe, RWP.13, discharging into the demise of the adjoining property. It was not possible to survey the bottom of our RWP.13.</li> <li>A UPVC gutter to the south side of the mineral felt flat roof discharges into a cast-iron downpipe RWP.15.</li> <li>Both our RWP.15 and RWP.16 terminate with shoes set some 300+mm above a gully, which itself is blocked with soil, a sycamore sapling and litter.</li> <li><b>Inspection required for areas outside of the church's demise</b></li> <li><b>All UPVC rainwater goods to be replaced with cast iron, along with replacement of existing cast iron downpipe to RWP.15 with new, sized to suit drop</b></li> <li><b>Gullies to be cleared and inspected as noted in QI Report Paragraph 9.1.5</b></li> </ul>	<p>X</p> <p>A</p> <p>A</p>
<b>1.3</b>	<b>EXTERNAL WALLS.</b>		
1.3.1	Tower	<ul style="list-style-type: none"> <li>Predominantly red brick work with stone detailing.</li> <li>Limited inspection possible due to height.</li> <li><b>Further survey work required at stage of roof repairs when access is made available.</b></li> </ul>	<p>X</p>
1.3.2	South elevation	<ul style="list-style-type: none"> <li>Predominantly red brick work with stone detailing (Photo 01).</li> <li>Brickwork is bedded in lime mortar but has been repointed in large areas in sand cement mortar. All sand cement mortar should be raked out and brickwork repointed in traditional lime mix.</li> <li>A large number of bricks have lost their face and have loaded back into the depths</li> </ul>	

		<p>of the brick. This is often evident immediately below stone plinth details which exacerbate the impact of rainwater run-off (Photos 203 and 204).</p> <ul style="list-style-type: none"> <li>• Significant erosion has occurred at the south-west corner above the stone plinth band (Photos 51,203 and 209).</li> <li>• The condition of brickwork below the stone plinth band is very poor indeed, with significant erosion to brick face, loss of pointing (in many areas replaced with sand cement mortar) and staining throughout with salt efflorescence (Photos 14 &amp; 69).</li> <li>• The detail to east and west side of the main portico is notably different, with a small step return to the side of the chamfered brickwork to the west, but no return to the same detail on the east. The result is a poor junction where brickwork it's not bonded and consequently a vertical gap is evident over much of the height of the building (Photo 202).</li> <li>• Stone detailing is largely in a good condition with some small areas for spalling that have caused loss to stone face.</li> <li>• The stone nook shafts to the south elevation have been strapped to the brickwork to prevent falling masonry (Photo 205); the lowest section on the east side is missing and fragments of this were noted internally on the floor of the south west vestibule (Photo 81).</li> <li>• The walls to either side of the main central body of the church run directly out of the soil of perimeter planting borders (Photo 17). Similar condition can be seen along the south elevation (Photos 14 &amp; 17). Being the age it is this building does not benefit from any damp course and subsequently these areas are soaking moisture up out of the ground.</li> <li>• To the south side, the majority of the church yard is hard surfaced, with no dedicated drainage gullies. The small soil filled planters are the most likely point of drainage.</li> <li>• <b>A comprehensive renewal of the hard surfaces of the church yards needs to be undertaken, with a fully designed and</b></li> </ul>	<p><b>B</b></p>
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		<p>integrated surface water drainage system to take water away from the church.</p> <ul style="list-style-type: none"> <li>• Soil filled areas need to be reconsidered and renewed with integrated means of land drainage</li> <li>• The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</li> <li>• Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</li> <li>• Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</li> <li>• Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	<p>B</p> <p>D</p> <p>D</p> <p>D</p>
1.3.3	South east entrance porch	<ul style="list-style-type: none"> <li>• Brickwork to the entrance porch is in relatively good condition to the left of the entrance door. however, to the right hand side door there is extreme efflorescence and this has led to loss of brickwork face (Photo 70).</li> <li>• Stonework detailing to the hood moulding over the door is in good condition, though some stone face has been lost to the right hand side.</li> <li>• Brickwork to the south side of the entrance porch is Generally in good condition though the bottom eight courses have suffered severe degradation and erosion (this is adjacent to a displaced downpipe – Photo 20).</li> <li>• The north side of the entrance lobby has suffered extreme damp ingress, evidenced by large areas of efflorescence and moss growth (Photos 21, 23, 24 &amp; 58), caused by issues associated with the roof and rainwater goods.</li> <li>• The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</li> </ul>	

		<ul style="list-style-type: none"> <li>• Remove any sand cement pointing; rake out any existing, lose lime pointing and repoint in a lime mix, to replicate existing in its composition</li> <li>• Spalled stonework to be “glove rubbed” to remove lose and friable stone face (<u>no</u> mechanical means are to be employed)</li> <li>• Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	<p>D</p> <p>D</p> <p>D</p>
1.3.4	East aisle elevation, side chapel and transept	<ul style="list-style-type: none"> <li>• As with the south elevation parts of the east elevation displays open mortar joints and patches of brickwork erosion, particularly beneath cant stone sections on the piers and in proximity to rainwater gullies and planters (Photo 29).</li> <li>• There is significant efflorescence along the entire east elevation rising several courses above ground level. The most notable area of efflorescence is immediately to the north side of the south east entrance lobby where the salts are coming out halfway up the church wall (Photo 21). Notably there is the stump of a large tree next to this area, which looks to have been a Leylandii (Photo 59). It is not known when this tree was removed but it is likely that it’s remaining root system will be impacting groundwater in this location.</li> <li>• Stone cant sections on piers and stone hood mouldings on windows are in good condition.</li> <li>• There are caged extract terminals from storage heaters under windows W.03, W.04 &amp; W.06. These appear intact and functionable, though unsightly (Photo 27).</li> <li>• To this east side there are significant areas are hand standing, with no gullies provided to drain surface water away. The raised surrounds to the borders, along with the raised ramp that “bunds” the south end will likely result in standing water at times of heavy rainfall, which would then compromise the external walls of the church (Photos 21 &amp; 58)</li> <li>• <b>A comprehensive renewal of the hard surfaces of the church yards needs to be</b></li> </ul>	

		<p>undertaken, with a fully designed and integrated surface water drainage system to take water away from the church.</p> <ul style="list-style-type: none"> <li>• Soil filled areas need to be reconsidered and renewed with integrated means of land drainage</li> <li>• The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</li> <li>• Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</li> <li>• Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</li> <li>• Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	<p>B</p> <p>B</p> <p>D</p> <p>D</p> <p>D</p>
1.4.5	North east chapel	<ul style="list-style-type: none"> <li>• Brickwork and stonework is generally as noted for the east aisle elevation.</li> <li>• There is a staggered movement crack above the centre point of window W.11 (Photo 30), travelling upwards and to the left. This is suggestive of possible settlement to the left of the window, or corresponding heave to the right of the window. Notably there is a planter below and to the left of window W.11, with very healthy and lush looking plants. There is also sign of underground drainage routes running down the length of this elevation (evidenced by access chamber covers).</li> <li>• A vertical movement crack can also be seen at the north east corner, running through the cant bricks that turn the corner of the octagonal chapel.</li> <li>• A similar, staggered movement crack can be seen running from the head of window W.12 at the north-east, running upwards and to the right of window.</li> <li>• All stone hood mouldings to the windows are in good condition.</li> <li>• <b>A comprehensive renewal of the hard surfaces of the church yards needs to be undertaken, with a fully designed and</b></li> </ul>	

		<p>integrated surface water drainage system to take water away from the church.</p> <ul style="list-style-type: none"> <li>• Soil filled areas need to be reconsidered and renewed with integrated means of land drainage</li> <li>• The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</li> <li>• Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</li> <li>• Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</li> <li>• Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	<p>B</p> <p>B</p> <p>D</p> <p>D</p> <p>D</p>
1.3.6	Apse	<ul style="list-style-type: none"> <li>• Brickwork and stonework is generally as noted for the east aisle elevation.</li> <li>• An exception to this can be seen in the window cills of windows W.15, W.17 &amp; W.18, all of which are eroded and worn.</li> <li>• To the north side the church yard is hardstanding and littered with detritus that will prevent rainwater run-off and thereby trap water in close proximity to the church (Photo 63). The slower water runs away, the more chance it has to be absorbed.</li> <li>• A comprehensive renewal of the hard surfaces of the church yards needs to be undertaken, with a fully designed and integrated surface water drainage system to take water away from the church.</li> <li>• The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</li> <li>• Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</li> </ul>	<p>B</p> <p>D</p>

		<ul style="list-style-type: none"> <li>• Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</li> <li>• Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	<p>D</p> <p>D</p>
1.3.7	North west chapel	<ul style="list-style-type: none"> <li>• Brickwork and stonework is generally as noted for the east aisle elevation.</li> <li>• This part of the building stands within the demise of the adjoining property so a full survey of the lower portions of the wall was not possible.</li> <li>• The following works are recommended, once water ingress issues have been rectified, including re-roofing &amp; renewal of rainwater goods:</li> <li>• Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</li> <li>• Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</li> <li>• Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	<p>D</p> <p>D</p> <p>D</p>
1.3.8	Sacristy	<ul style="list-style-type: none"> <li>• The point of connection between the single-storey sacristy and the adjoining two storey building is an inherently weak detail. Historic movement is evident over the arched brick lintel to door ED.04 and this has been patched up with sand cement mortar (Photo 135). Further cracking and opening up of brickwork joints is notable down the right hand side of this same door. Below windows W.21 and W.22 there is a horizontal vent tile, facing upwards, with a crude plastic cover shroud to prevent rain ingress (Photo 207). This “Heath Robinson” arrangement projects out of the building line and into the public footpath. This appears to be the only ventilation provided to the sub floor void of the sacristy, which is noted elsewhere (see Paragraph 2.7.6) as being</li> </ul>	

		<p>unsound, likely as a result of insufficient ventilation and timber decay. This single vent, with restricted air flow, is entirely inadequate for the role it is intended to perform. Recommendations are made under Paragraph 2.7.6 for renewal of the floor with a solid floor construction.</p> <ul style="list-style-type: none"> <li>• The single story extension to the sacristy on the south side is formed with metric brickwork which is partially bonded into the Imperial brickwork of the original sacristy. While the joint is unsightly (Photo 40), due to mis-matched brick size / coursing (imperial versus metric), it has remained connected with no evidential movement.</li> <li>• To the south-west corner of the extension a previous wall has been partly cutaway (most likely to prevent easy hop up onto the flat roof and thereby improve security), leaving short cuts of exposed, unfaced brickwork. Again, this is unsightly but does not appear to have led to movement water ingress.</li> <li>• The south elevation of the extension is in good order.</li> <li>• There is a caged extract terminal under the south elevation windows, serving the storage heater in the sacristy extension. This appears intact and functionable, though unsightly (Photo 137).</li> <li>• <b>The following works are recommended, once water ingress issues have been rectified, including re-roofing &amp; renewal of rainwater goods:</b> <ul style="list-style-type: none"> <li>• Remove any sand cement pointing; rake out any existing, lose lime pointing</li> <li>• Stich repair movement crack over door ED.04 using a proprietary “Heli-fix” system of repair</li> <li>• Cut out cut bricks and adjacent bricks as necessary to south east corner of the sacristy extension and replace with new, fully bonded</li> <li>• Repoint in a lime mix, to replicate existing in its composition</li> </ul> </li> </ul>	<p>D</p> <p>D</p> <p>E</p> <p>D</p>
1.3.9	West transept	<ul style="list-style-type: none"> <li>• The brickwork to the west transept is in a very poor state due to the water penetration issues associated with the roof (Photo 43). There is much efflorescence, erosion, open mortar joints</li> </ul>	



		<p>and a number of healthy, lush looking ferns growing out of the wall.</p> <ul style="list-style-type: none"> <li>• <b>The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</b></li> <li>• <b>Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</b></li> <li>• <b>Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</b></li> <li>• <b>Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</b></li> </ul>	<p>D</p> <p>D</p> <p>D</p>
1.3.10	West aisle and west side chapel	<ul style="list-style-type: none"> <li>• As with other elevations, parts of the west elevation displays open mortar joints and patches of brickwork erosion.</li> <li>• There is significant efflorescence along the entire west elevation rising several courses above ground level. The most notable area of efflorescence is immediately to the north side of the south west entrance lobby where the salts are coming out over the full height of the church wall (Photo 47). Notably this extreme area of water caused damage is immediately under the unsecured guttering noted at section 1.2.6 above.</li> <li>• Stone cant sections on piers and stone hood mouldings on windows are in good condition.</li> <li>• Stone sills are generally in good condition although cill to window W.29 on the north side of the West Chapel is fractured (Photo 171). There are caged extract terminals under windows W.28, W.30 &amp; W.32; These appear intact and functional, though unsightly (Photo 04).</li> <li>• To the west side, the concrete western church yard has been laid to fall towards the church, such that all rainwater falling on this area, together with rainwater runoff from the roof that is not draining away via blocked drainage gullies, is being</li> </ul>	

		<p>directed towards the church walls (Photos 67 &amp; 68).</p> <ul style="list-style-type: none"> <li>• <b>A comprehensive renewal of the hard surfaces of the church yards needs to be undertaken, with a fully designed and integrated surface water drainage system to take water away from the church.</b></li> <li>• <b>The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</b></li> <li>• <b>Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</b></li> <li>• <b>Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</b></li> <li>• <b>Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</b></li> </ul>	<p><b>B</b></p> <p><b>D</b></p> <p><b>D</b></p> <p><b>D</b></p>
1.3.11	South west entrance porch	<ul style="list-style-type: none"> <li>• Brickwork to the south-west porch is consistent with elsewhere in terms of erosion, efflorescence and failed mortar joints (Photo 51). The erosion is particularly significant around the south west corner.</li> <li>• Stone, cills, plinths and hood mouldings are in good condition.</li> <li>• <b>A comprehensive renewal of the hard surfaces of the church yards needs to be undertaken, with a fully designed and integrated surface water drainage system to take water away from the church.</b></li> <li>• <b>The following works are recommended, once water ingress issues have been rectified, including re-roofing; renewal of rainwater goods &amp; hard landscaping / land drainage works:</b></li> <li>• <b>Remove any sand cement pointing; rake out any existing, loose lime pointing and repoint in a lime mix, to replicate existing in its composition</b></li> <li>• <b>Spalled stonework to be “glove rubbed” to remove loose and friable stone face (<u>no</u> mechanical means are to be employed)</b></li> </ul>	<p><b>B</b></p> <p><b>D</b></p> <p><b>D</b></p>

		<ul style="list-style-type: none"> <li>Once water ingress issues have been rectified and the wall have been allowed to dry out (two to 3 years), efflorescence to be brushed off with a stiff brush (<u>not</u> wire) and flushed with a clean water : vinegar mix</li> </ul>	D
1.4	<b>DOORS, WINDOWS AND INTERNAL SCREENS</b>		
1.4.1	South elevation entrance doors	<ul style="list-style-type: none"> <li>The south elevation has two external sets of paired, oak entrance doors with decorative strap hinges, ED.01 &amp; ED.02. The doors and frames appear generally in good order, although at the time of inspection both sets were locked and could not be tested (Photos 69 &amp; 72).</li> <li>Internally, the south entrance lobby is enclosed by timber formed Screen 01 (see section 2.5.2 below).</li> <li><b>Doors ED.01 &amp; ED.02 to be tested and confirmed fully functional</b></li> <li><b>Doors ED.01 &amp; ED.02 to be rubbed down and re-oiled</b></li> </ul>	X B
1.4.2	South east porch	<ul style="list-style-type: none"> <li>The South East porch has a pair of external oak entrance doors ED.03, with decorative strap hinges (Photos 70 &amp; 74). The door was unlocked at the time of inspection and found generally to be in good order, though the oak frame is rotten on the right (North) hand side.</li> <li><b>Damaged portions of the frames to be cut away and, once damp issues have been dealt with, splice repairs to be carried out to the frames, in oak.</b></li> <li><b>Doors ED.03 to be rubbed down and re-oiled</b></li> </ul>	B B
1.4.3	West door to sacristy	<ul style="list-style-type: none"> <li>This door ED.04 is an inward opening, flush door that has been over clad a metal plate. The door was locked and not operational at the time of inspection so could not be tested (Photos 134 &amp; 135).</li> <li><b>Door ED.04 to be tested and confirmed fully functional</b></li> <li><b>Door ED.04 to be redecorated</b></li> </ul>	X B
1.4.4	South door to sacristy extension	<ul style="list-style-type: none"> <li>This door ED.05 is an inward opening, flush door that has been over clad a metal plate (Photos 136 &amp; 137). The door was locked and not operational at the time of inspection so could not be tested.</li> <li><b>Door ED.05 to be tested and confirmed fully functional</b></li> <li><b>Door ED.05 to be redecorated</b></li> </ul>	X B

1.4.5	South west porch door	<ul style="list-style-type: none"> <li>This door ED.06 is an inward opening, timber boarded door in a paint finish, which was flakey and peeling away (Photo 51). The door was locked and not operational at the time of inspection so could not be tested (internally the door is hidden behind the bookcase). The door is in need of decoration. Above the door is a glazed fan.</li> <li><b>Internal furniture to be cleared away and door ED.06 to be tested and confirmed fully functional</b></li> <li><b>Door ED.06 to be redecorated</b></li> </ul>	X B
1.4.6	Windows to church – <i>EXTERNAL</i>	<ul style="list-style-type: none"> <li>Almost all windows to the church are clad externally with acrylic in a timber frame (Photos 01, 02, 03 and 04); window W.13 has a security mesh instead of acrylic and window W.19 is uncovered. Window W.15 has lost its lower acrylic panel and is therefore half uncovered.</li> <li>The acrylic panels have been screwed into the stone mullions of the windows.</li> <li>Windows to the sacristy and sacristy extension are not covered with acrylic panels.</li> <li>To the West elevation window W.31, where a recent break-in took place, multiple fresh new screw fixings have been driven into the stone mullions. It is evident that a number of these have fractured the stone mullions, fragments of which are clearly visible behind the acrylic (Photo 172).</li> <li>The acrylic over cladding panels are discoloured and consequently proper inspection of the windows has not been possible.</li> <li><b>All acrylic over cladding should be removed</b></li> <li><b>Window W.31 to be repaired by specialist stained glass conservator</b></li> <li><b>Windows to be inspected for damage, cleaned and restored</b></li> <li><b>Damaged stonework should be repaired by specialist restorers</b></li> <li><b>Alternative means of protecting the windows should be considered and installed; if acrylic is replaced, fixings should be driven into bed joints of the stone mullions and <u>not the stone mullions themselves</u></b></li> </ul>	B  A  B  B  B

1.4.7	Windows to church – <i>INTERNAL</i>	<ul style="list-style-type: none"> <li>Internally, windows are uncovered and appear generally in good order, though in need of a clean (Photos 138 to 166 inclusive)</li> <li>Windows W.27, in the west transept, has been over painted (Photo 154)</li> <li>Window W.26 is part over painted (Photo 155)</li> <li>Window W.31 is part boarded up following recent break-in (Photo 160)</li> <li>A number of windows have bottom hinged, openable vents. Mostly these are missing their pull cords, these vent panels have not been tested for operability</li> <li>Window W.38, in the upper floor bell ringing room, has been broken through in the upper north side of the lancet, to provide a service route for the incoming electrical mains supply cable to the church (Photo 165).</li> <li><b>With better and closer access, all windows to be inspected</b></li> <li><b>Windows W.26 and W.27 to be fully exposed, freed of over paint and cleaned</b></li> <li><b>All windows to be thoroughly cleaned</b></li> <li><b>Operability of bottom hinged vents to be tested, made good and operable if required and vent panels to be re-corded</b></li> <li><b>Window W.31 to be repaired by specialist stained glass conservator</b></li> <li><b>Incoming mains should be re-routed and window W.38 repaired by specialist stained glass conservator</b></li> </ul>	X  C B  C  A E
1.5	PARAPETS, UP STAND WALLS, FINIALS AND CROSSES		
1.5.1	Tower	<ul style="list-style-type: none"> <li>Finials to the four corners of the tower appear in good order generally (Photo 10).</li> <li>The tip of the finial to the south west corner is missing(Photo 10).</li> <li><b>Replace missing tip to south west finial</b></li> </ul>	E
1.5.2	South gable end	<ul style="list-style-type: none"> <li>Parapet to South Gable appears in good condition when viewed from ground level (Photo 01). There appears to be a missing detail to the apex of the gable parapet / water tabling, which is assumed to have been something of a similar detail to the north end stone cross above the Apse (Photo 09).</li> </ul>	

		<ul style="list-style-type: none"> <li>The finials to either side of the South Gable appear in good order though there is visual evidence of spalling to the stonework. Again, there appears to be missing details of the top points of each finial and some stonework missing from the tip of the eastern finial (Photo 01).</li> <li><b>Consult historic records to see if evidence can be found of original detail to apex of gable parapet / water tabling; if evidence found, replace replicate detail</b></li> <li><b>Replace missing tip to eastern finial</b></li> </ul>	<p>E</p> <p>E</p>
1.5.3	North end of main roof	<ul style="list-style-type: none"> <li>The stone cross at the apex of the octagonal roof and above the apps is leaning slightly southwards and has significant erosion of the stone in the upper east quadrant of the roundel to the cross (Photo 09).</li> <li><b>Access required to inspect erosion to the cross</b></li> <li><b>Eroded stonework should be repaired by specialist restorers</b></li> </ul>	<p>X</p> <p>C</p>
<b>1.6</b>	<b>BELOW GROUND DRAINAGE</b>		
1.6.1	Gullies	<ul style="list-style-type: none"> <li>As noted throughout Section 1.2 above, gullies serving rainwater down pipes are almost all blocked. Consequently, they are not draining away rainwater from the roofs and this is instead discharging over the churchyards</li> <li><b>All gullies to be cleared, as referenced in Section 1.2 above and as noted in QI Report Paragraph 9.1.5, and underground drains repaired as necessary</b></li> </ul>	<p>A</p>
1.6.2	Surface water drainage to church yards	<ul style="list-style-type: none"> <li>As noted throughout Section 1.3 above, the church yards to all sides are exacerbating issues of water penetration as they have not been adequately designed to handle rainwater catchment over their own surface area, not to mention the issue of rainwater run-off from blocked gullies</li> <li>As noted at Section 1.3.10, falls to the west side churchyard in particular are incorrectly set, with water catchment directed towards the church rather than away from (Photos 67 &amp; 68)</li> <li><b>As noted in Section 1.3 above, a comprehensive renewal of the hard surfaces of the church yards needs to be</b></li> </ul>	

		<b>undertaken, with a fully designed and integrated surface water drainage system to take water away from the church</b>	<b>B</b>
<b>2.0</b>	<b>INTERNAL</b>		
<b>2.1</b>	<b>TOWER (incl. CLOCK &amp; BELLS)</b>		
2.1.1	Access	<ul style="list-style-type: none"> <li>The tower is accessed via the organ gallery (see Section 2.4.1 &amp; 2.4.2 below)</li> <li>The tower is only accessible to authorised personnel only, which is understood to be enforced (subject to the comments made in this Report at section 2.5.3, in reference to door D.01)</li> <li>There are a number of risks assessed in the tower, including restricted spaces, low bulkheads, open staircases and ladders, etc.</li> <li><b>Confirmed required that door D.01, and more specifically the high risk areas to which it leads, is secure</b></li> </ul>	A
2.1.2	Bell ringing room	<ul style="list-style-type: none"> <li>To the west side of the organ gallery a door leads to a passageway in the western organ pipe casings to the bell tower. The step down into this passageway is significant, as it returns from the raised floor level down to the original level. The passageway is similarly restricted in headroom, presenting a risk of head injury, though it is assumed that use is restricted to people familiar with the building</li> <li>The bell ringing room, on the first floor level of the bell tower, contains the bell ringing ropes, and the main electrical intake for the church (Photos 173 to 176 and 195). There is also a cast iron, sectional spiral staircase rising to the clock mechanism room and belfry (see previous section 2.4.3 below).</li> <li>All of these areas present risks associated with changes in floor level, low-level bulkheads and restricted widths; Lighting is provided to these areas but there is no evidence of emergency lighting and the only evidence of firefighting equipment is a redundant bracket with no fire extinguisher</li> <li><b>Fire protection measures to be evaluated</b></li> </ul>	Y
2.1.3	Clock mechanism room	<ul style="list-style-type: none"> <li>This room is on the second floor level in the tower. Space is limited, with the west half of the floor plate occupied with the</li> </ul>	

		<p>stair access from below and the stair / stepped ladder access to above, while the east half is partition off to enclose the clock mechanism (Photos 177 &amp; 178)</p> <ul style="list-style-type: none"> <li>• The clock mechanism comprises the original 1909 installation manufactured by W. Potts &amp; Sons LTD, complimented by a digital time keeper which is now used to operate the clocks (Photos 179 and 180)</li> <li>• The clocks were all operational at the time of survey and showing the correct time, with bell strike every 15 minutes and on the hour, with a silenced mode after night fall</li> <li>• The glazed access panel to the clock mechanism chamber was not fully secured in place</li> <li>• <b>Glazed screen to clock mechanism chamber to be adequately secured in place, to prevent falling</b></li> </ul>	B
2.1.4	Belfry	<ul style="list-style-type: none"> <li>• The belfry contains a peel of six bronze bells cast in 1909 by John Taylor &amp; Co. in Loughborough (Photo 181)</li> <li>• The bells appear to ring true (as heard through clock chimes during survey) without lost of tone or pitch</li> <li>• The bells are hung from steel gantries above (Photo 182)</li> <li>• Negotiation from the top of the access stair to the ladder to the clock bevel gear room is a little tricky, made worse by lack of deck underfoot</li> <li>• <b>An assessment is required of the integrity of structural steel members supporting the bells</b></li> <li>• <b>Small area of decked floor would benefit movement up through the tower</b></li> </ul>	X  D
	Clock bevel gear room / tower loft	<ul style="list-style-type: none"> <li>• The uppermost accessible level within the tower. The room provides access to the bevel gears that transfer drive from the mechanism below to the four clock faces</li> <li>• Roof drainage also visible within the room, coming in from outside, gathering together into a unified system and then passing back out through the east wall</li> <li>• Bird mesh panels cover the ventilation louvres; one of these, on the south east side, is bowed and could provide bird access</li> <li>• <b>The timber roof structure is visible within this room. This all looks to be sound, but</b></li> </ul>	



		<p><b>specialist investigation ought to be sought in respect of infestation and / or any preservation works required</b></p> <ul style="list-style-type: none"> <li><b>Bowed bird mesh to be straightened</b></li> </ul>	<p><b>X</b></p> <p><b>B</b></p>
<b>2.2</b>	<b>ROOFS AND CEILING VOIDS</b>		
2.2.1	General	<ul style="list-style-type: none"> <li>Other than those noted in section 2.1 above, no roof voids were found to be accessible.</li> <li><b>Access to be attained during roof renewal works, and appropriate survey works undertaken timber treatment specialists</b></li> </ul>	<b>X</b>
<b>2.3</b>	<b>ROOF STRUCTURES AND CEILINGS</b>		
2.3.1	General	<ul style="list-style-type: none"> <li>Other than those noted in section 2.1 above, no roof voids were found to be accessible.</li> <li><b>Access to be attained during roof renewal works, and appropriate survey works undertaken by structural engineers and timber treatment specialists</b></li> </ul>	<b>X</b>
2.3.2	Nave, aisles and side chapels	<ul style="list-style-type: none"> <li>The entirety of the main roof, aisle roofs, and chapel roofs are underclad with polished timber boarding, with painted timber tracery details below (Photos 82 to 84). Generally, these or ceilings appear to be in surprisingly good condition, given the degree of degradation to with tiles above. The only area of notable water damage to the timber boarding is above the east side chapel on the north side of the ceiling.</li> <li><b>Repairs to be carried out to the east chapel ceiling upon completion of necessary external repairs</b></li> </ul>	<b>D</b>
2.3.3	West transept	<ul style="list-style-type: none"> <li>The ceiling above the west transept is cracked and severely water damaged (see sections 1.1.12 and 1.2.12 above full details of external issues relating to rainwater run-off)</li> <li><b>Entire renewal of west sacristy ceiling is necessary, including extended timber framed ceiling to projected part of the confessional</b></li> </ul>	<b>B</b>
<b>2.3.4</b>	Sacristy, side lobby and W.C	<ul style="list-style-type: none"> <li>The ceiling over the sacristy exhibits defacement and joint lines associated with the cladding material used to under drop the ceiling structure (Photo 131). The panel sizes exceed those of standard</li> </ul>	

		<p>plasterboard sheets and further investigation should be carried out to establish whether there is any asbestos content to the material that has been used. A small loft access hatch was noted in the WC ceiling, but oh means of accessing the hatch was available at the time of inspection</p> <ul style="list-style-type: none"> <li>• <b>Ceiling to be investigated for possible asbestos containing materials</b></li> </ul>	X
2.3.5	Sacristy extension	<ul style="list-style-type: none"> <li>• Similarly, the ceiling to the sacristy extension is clad in a series of panels, with movement cracks between (Photo 153). Again, this ceiling should be investigated to establish whether and asbestos containing product has been used</li> <li>• <b>Ceiling to be investigated for possible asbestos containing materials</b></li> </ul>	X
2.3.6	W.C.	<ul style="list-style-type: none"> <li>• There is a large bulkhead above the WC (Photo 133), with no means of access, but a water supply pipe rises into it and so it is thought likely there is a water tank located in this position, possibly with access from the roof void above</li> <li>• <b>If there is a water tank in this bulkhead, it should be investigated to check on its condition and status</b></li> </ul>	X
2.3.7	Soffit below organ gallery	<ul style="list-style-type: none"> <li>• The ceiling below the organ loft is timber boarded and appears to be in good condition (Photo 125). This ceiling also extends over the front entrance vestibule.</li> <li>• <b>No works required</b></li> </ul>	Y
2.3.8	South east entrance lobby	<ul style="list-style-type: none"> <li>• The ceiling to the south east entrance lobby has a crack running across and is partially damaged as a consequence of damp ingress, particularly on the north side</li> <li>• <b>Renewal of ceiling required on completion of external remedial works, to specification based on composition of existing materials</b></li> </ul>	B
2.3.9	South west entrance porch	<ul style="list-style-type: none"> <li>• The roof to the south west entrance lobby is detailed in the same timber boarding as found in the main body of the church, with polished timber bead tracery and is in generally fair condition, with some slight signs of damp discolouring</li> <li>• <b>On completion of external remedial works, rub down discoloured areas and re-oil</b></li> </ul>	B

2.4	<b>UPPER FLOORS, BALCONIES AND ACCESS STAIRS</b>		
2.4.1	Access stairs to organ gallery	<ul style="list-style-type: none"> <li>• The stairs to the organ gallery (and onwards to the tower) are accessed from the rear of church, via door D.01 (Photo 115)</li> <li>• The timber staircase (Photos 116 and 117) winds up anticlockwise, with timber treads, risers, strings and centre post all exposed. All components appear to be generally in good order with no evidence of infestation or water damage. Small sections of carpet have been fitted to the trades, visually to soften impact noise. Sections of modern pine handrail have recently been installed to the outer edges of the octagonal stairwell, to provide additional hand hold while using the stairs.</li> <li>• The walls of the stairwell are painted brickwork and which is flaking and deteriorating against the external walls.</li> <li>• At the head of the staircase a landing and passageway is formed through the east side organ pipe casings, with severely restricted headroom and a large step up onto the organ gallery. Warning signage is provided (Photo 118)</li> <li>• The timber floor to the walkway through the organ pipe casing is loose in some parts, made worse by the heavy drop down onto the floor when leaving the organ gallery</li> <li>• <b>Walls require decoration</b></li> <li>• <b>Floor boards in access corridor through east side organ pipe casing to be secured</b></li> <li>• <b>Improved head protection required to bulkhead</b></li> </ul>	<p><b>M</b></p> <p><b>A</b></p> <p><b>E</b></p>
2.4.2	Organ Gallery	<ul style="list-style-type: none"> <li>• The main organ gallery floor is exposed timber and is in generally good condition with no sign of infestation (Photo 122)</li> <li>• The organ gallery has been raised over the majority of the area. At the front edge the floor level drops sharply to the original floor level below with a kneeler and armrest balustrade to the front edge (Photos 123 &amp; 124). The void under the floor is strangely used for storage of sections of UPVC guttering. The lack of protective barrier at the raised floor level</li> </ul>	

		<p>along the front page of the gallery presents a significant risk of injury or death, as the original kneeler handrail is only approximately 400 mm above the raised floor level</p> <ul style="list-style-type: none"> <li>• The organ and organ pipework (Photos 119 to 121) have not been assessed as part of this survey</li> <li>• <b>Proposal to be made to provide edge protection to front of the gallery</b></li> </ul>	A
2.4.3	Access stairs to clock mechanism room	<ul style="list-style-type: none"> <li>• This staircase is a cast iron, spiral, or reasonable width for its purpose and in good condition. Balustrading is sub-standard in terms of passable gaps (Photo 174)</li> <li>• <b>It is essential that this staircase is used for maintenance access only by authorised users, who are adequately informed as to the risks involved</b></li> </ul>	Y
2.4.4	Access stairs to belfry	<ul style="list-style-type: none"> <li>• This is a timber framed, steep ladder . stair, with side handrail adequate for support, but with no balustrade infill (Photo 178)</li> <li>• <b>It is essential that this staircase is used for maintenance access only by authorised users, who are adequately informed as to the risks involved</b></li> </ul>	Y
2.4.5	Access ladder to clock bevel gear room and loft	<ul style="list-style-type: none"> <li>• This is an aluminium, single section ladder</li> <li>• The ladder is secured in place at the foot and the head</li> <li>• <b>It is essential that this staircase is used for maintenance access only by authorised users, who are adequately informed as to the risks involved</b></li> <li>• <b>The ladder fixings should be periodically checked to ensure they remain intact</b></li> </ul>	Y M
2.5	<b>PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE</b>		
2.5.1	Partitions	<ul style="list-style-type: none"> <li>• There are no partitions within the church or sacristy.</li> </ul>	
2.5.2	Screens	<ul style="list-style-type: none"> <li>• There are a number of timber and glazed screens within the church.</li> <li>• The entrance lobby Screen 01 is made up of a series of doors and panels, comprising pairs of solid timber panels below with pairs of leaded windows above, with decorative, lancet head details. While the internal door handles do not appear to be of the period of the screens, the external handles on the</li> </ul>	

		<p>vestibule side are ornate, art deco style and very good examples of their period. These doors and the screen in general are in a very good condition</p> <ul style="list-style-type: none"> <li>• Across the opening of the east transept there is a hybrid Screen 02, comprising the original frame (mirroring that on the opposite side of the church across the west transept) into which more modern panels and glazing have been installed. While the detail is a little incongruous, the condition of the screen is good</li> <li>• Screen 03 across the opening into the west transept is original. The screen is faceted into three panels, each of which is a door. Each door comprises two lower solid, timber panels with a pair of leaded windows above, with ornate timber tracery. The screen forms a confessional. The right hand door has retained its original handle, well the handles are lost from the central and left hand door. The screen is generally in good condition though the left-hand door is binding, as a consequence of the extreme damp issues relating to the west transept</li> <li>• A more modern Screen 04 has been installed across the opening into the south west entrance lobby. The screen is oak framed, of a much simpler detail, with a pair of central doors and a sidelight to either side. The doors and sidelights comprise single, solid bottom panels and clear glazed panels above, with no leading or tracery detail. While the side screens are in reasonable order, the doors are binding, have split beadings and missing locks/latches. Currently the doors do not close flush into the frame</li> <li>• <b>Screen 03 needs to have doors eased and made fully operable, once all repair works have been carried out to the roof and the interiors in terms of water damage to the surrounding areas</b></li> <li>• <b>Screen 04 should be repaired and made good, with replacement ironmongery installed</b></li> </ul>	<p>D</p> <p>D</p>
2.5.3	DOORS AND DOOR FURNITURE		
	D.01	<ul style="list-style-type: none"> <li>• Door D.01 leads to the organ gallery stairwell, as noted in paragraph 2.4.1</li> </ul>	

		<p>above. The door is a vertical timber boarded pine door, which appears to be in fair and fully operable condition.</p> <ul style="list-style-type: none"> <li>The door is fitted with locks and a sign which reads “no authorised persons allowed beyond this point”. It is not, however, known if the door is kept locked.</li> <li><b>Confirmed required that this door, and more specifically the high risk areas to which it leads, is secure</b></li> </ul>	<b>A</b>
	D.02	<ul style="list-style-type: none"> <li>Doors D.02, from the south east entrance lobby, comprise a pair of six panelled timber doors complete with original door handles, both fitted with self closers (different manufacturer for each door), both of which are fully operational. Despite the significant damp issues relating to the entrance lobby, the doors and frames appear in good order, although the bottom of the frame on the south side is in need of repair.</li> <li><b>Damaged portions of the frames to be cut away and, once damp issues have been dealt with, splice repairs to be carried out to the frames, in oak.</b></li> </ul>	<b>B</b>
	D.03	<ul style="list-style-type: none"> <li>Door D.03, leading to the sacristy, is a single door with arched pointed head, in six panels. The door is likely to be original but has previously had a combination of solid timber (lower four) and glazed (upper two) panels which have been removed and replaced with a single, 4 mm plywood over cladding on the church side. The bottom of the panel has been forcibly kicked in, possibly during the recent break-in.</li> <li><b>The panel needs to be replaced, although ideally the door should be taken to a workshop and fitted with six solid panels set into the door, as originally detailed.</b></li> </ul>	<b>B / E</b>
	D.04	<ul style="list-style-type: none"> <li>Door D.04 is to a safe room located in the sacristy. The door is metal clad and access was not available at the time of inspection.</li> <li><b>The door is in need of decoration</b></li> </ul>	<b>M</b>
	D.05	<ul style="list-style-type: none"> <li>Door D.05 is a traditional four panelled door to the rear entrance lobby to the west of the sacristy. The door is in generally good condition, with a matching pair of brass doorknobs. The door has the</li> </ul>	

		<p>casement lock and is fitted with escutcheons. It is not known if the lock is operational.</p> <ul style="list-style-type: none"> <li>• <b>Lock operation to be assessed</b></li> <li>• <b>The door is in need of decoration</b></li> </ul>	<p><b>E</b> <b>M</b></p>
	D.06	<ul style="list-style-type: none"> <li>• Door D.06 is a traditional for panelled door leading to the WC. The door has a matching pair of glass door knobs, which are loose and should be secured. The door has a casement lock and is fitted with escutcheons. It is not known if the lock is operational, but the door has also been fitted with a bolt, to allow locking when the WC is in use.</li> <li>• <b>The WC should be fitted with a mortice bolt, operated by thumb turn internally with emergency release externally.</b></li> <li>• <b>The door is in need of decoration</b></li> </ul>	<p><b>A</b> <b>M</b></p>
		<ul style="list-style-type: none"> <li>• Door D.07 is a traditional, four panelled door that has been fitted to a cupboard. The door is fitted with a pull handle and is in good condition</li> <li>• <b>The door is in need of decoration</b></li> </ul>	<p><b>M</b></p>
		<ul style="list-style-type: none"> <li>• The opening connecting the sacristy to the sacristy extension is lined with a doorframe but no door appears ever to have been fitted.</li> </ul>	
<b>2.6</b>	<b>INTERNAL WALL FINISHES</b>		
2.6.1	East aisle, east side chapel, East transept and North East Chapel	<ul style="list-style-type: none"> <li>• All areas exhibit extreme degradation of plasterwork to lower portions of walls, with significant cracking, blistering, efflorescence and blown plaster (Photos 78, 79, 85, 86, 87 &amp; 88).</li> <li>• To the left hand side (North) of the south east entrance lobby, the extent of degradation rises up to above the door head height. Damage has also occurred in this area to the stucco surrounds (decorated with marble effect) to Stations numbered VI and VII, with deep spalling having occurred to the latter in particular. Currently the painted, stucco stations (which are referenced in the Listing) have not been damaged.</li> <li>• Similar damage has occurred to the stucco surround to Station III.</li> <li>• Evidentially, the most extreme areas of damage to internal plasterwork from water penetration coincide precisely with locations of rainwater downpipe gullies found externally.</li> </ul>	

		<ul style="list-style-type: none"> <li>• A matter of extreme concern is the skirting detail, which is prevalent to out the church, and comprises a retro-fit timber skirting which is in essence a services conduit for the electrical installation. This “skirting” is clearly running around the perimeter of the building at floor level, where issues of water penetration are at their worst. This is a very dangerous situation with extreme risk of fire and; more importantly, risk to life.</li> <li>• <b>Electrical installations on water damaged walls to be made safe and removed for duration of repairs, and reinstated on completion</b></li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings)</b></li> <li>• <b>All skirtings and trunkings to be removed and renewed with new</b></li> <li>• <b>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied, to a specification to suit the existing composition</b></li> <li>• <b>Once dry, repairs to be carried out to the damaged stucco mouldings by specialist stucco conservator</b></li> </ul>	<p>A</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p>
2.6.2	Sanctuary	<ul style="list-style-type: none"> <li>• The condition of external walls to the north apse is partly hidden behind marble effect painted backboards to the northern most three panels of the apse (Photo 94). Spalling to stone details at mid height in one of the granite columns suggests there is significant damp in the wall behind. These panels should be removed to allow access for inspection behind and to allow the walls opportunity to breathe.</li> <li>• There is further evidential alignment of areas exhibiting water damage in the Apse with locations of rainwater gullies externally.</li> <li>• <b>Electrical installations on water damaged walls to be made safe and removed for duration of repairs, and reinstated on completion</b></li> </ul>	A



		<ul style="list-style-type: none"> <li>• <b>Wall panels to north of apse to be removed to allow access for inspection and to allow the external wall to breath</b></li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings)</b></li> <li>• <b>All skirtings and trunkings to be removed and renewed with new</b></li> <li>• <b>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied, to a specification to suit the existing composition</b></li> </ul>	<p><b>A</b></p> <p><b>D</b></p> <p><b>D</b></p> <p><b>D</b></p>
		•	
2.6.3	West aisle, west side chapel, west transept and North west Chapel	<ul style="list-style-type: none"> <li>• All areas exhibit extreme degradation of plasterwork to lower portions of walls, with significant cracking, blistering, efflorescence and blown plaster (Photos 103 to 114).</li> <li>• To the right hand side (North) of the south west entrance lobby, the extent of degradation rises up to the adjacent window height. This area corresponds to the unfixed gutter on the west elevation, as noted at paragraph 1.2.6. Damage is just beginning to occur in this area to the stucco surround to Station numbered IX. Currently the painted, stucco Station has not been damaged.</li> <li>• It is notable that this west wall has been re-plastered over the full extent to a height of approximately 1 m (Photo 112), and finished with a gypsum skim coat. At the southern end of the west aisle, the plasterwork has fully debonded from the masonry behind and is liable to collapse (as just noted, this debonded plaster is only to a height of approximately 1 m above the floor).</li> <li>• Regrettably, the bead detail to the corners of walls at openings has been entirely lost in these areas where over plastering has been carried out (Photos 112 to 114).</li> <li>• Similarly, at the north end of the west aisle, the new gypsum plaster has debonded from the substrate and is again liable to collapse. While these areas are not significant in height, they are high</li> </ul>	

		<p>enough to potentially cause injury should they collapse on passing toddlers.</p> <ul style="list-style-type: none"> <li>• At this north end, where the aisle returns into the west transept, the water damage is very significant (Photo 103). The stucco surround to Station XIV is considerable, though again the painted stucco of the Station itself remains unharmed at the moment. The wall damage in this area rises up to the spring point of the ceiling, with the carved boss and string detail above the west transept confessional being irreparably damaged.</li> <li>• <b>Electrical installations on water damaged walls to be made safe and removed for duration of repairs, and reinstated on completion</b></li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings). All gypsum plaster to be removed</b></li> <li>• <b>All skirtings and trunkings to be removed and renewed with new</b></li> <li>• <b>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied (including reinstatement of rounded corner detail), to a specification to suit the existing composition</b></li> <li>• <b>Once dry, repairs to be carried out to the damaged stucco mouldings by specialist stucco conservator</b></li> </ul>	<p>A</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p>
2.6.4	Sacristy	<ul style="list-style-type: none"> <li>• The sacristy walls are generally in reasonable condition</li> <li>• Some damage and remedial repairs are evident to the right of window W.21 (noted in paragraph 1.3.8 to have potential movement externally in the brickwork), and the under side of the window has been over clad with polystyrene and hardboard. This overcrowding should be removed, to allow the wall to be investigated, repaired and finish with a breathable lime plaster</li> <li>• Similarly, the wall finish above external door WD.04 shows signs of damp damage</li> <li>• The portion of the sacristy that abuts the west sacristy is in an appalling state of</li> </ul>	

		<p>decay, with extreme water damage and spalling of render and paint finishes (Photo 196). Of significant concern is the location of the sacristy electrical distribution board against this wall, as well as the light switch for the sacristy. This light switch and indeed the electrical supply to the sacristy distribution board should be isolated immediately to prevent risk of injury or death.</p> <ul style="list-style-type: none"> <li>• Walls within the sacristy extension are generally in good condition, with the exception of the small portion of wall which abuts the west sacristy. Again, the light switch to the extension is against a wall which exhibits extreme water penetration damage and should be isolated immediately (Photo 198).</li> <li>• <b>Electrical installations on water damaged walls to be made safe and removed for duration of repairs, and reinstated on completion</b></li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings)</b></li> <li>• <b>All skirtings and trunkings in associated areas to be removed and renewed with new</b></li> </ul>	<p>A</p> <p>D</p> <p>D</p>
2.6.5	Organ gallery and Bell Tower	<ul style="list-style-type: none"> <li>• Generally the wall finishes in these ancillary spaces is poor, as would be expected in such untrafficked areas.</li> <li>• There is black staining to the upper areas of the South gable wall, above the organ gallery, but sufficient access was not available at the time of survey to carry out a more thorough investigation</li> <li>• <b>Access required to assess staining to south wall</b></li> </ul>	X
2.6.6	South east entrance lobby	<ul style="list-style-type: none"> <li>• The entrance lobby is clad on its lower half with timber board affect sheet panelling (Photos 76 &amp; 77). This will be masking and hiding potential damage behind and should be removed to allow repairs and to allow existing walls to breathe.</li> <li>• On the south side of the lobby extreme fungal growth has occurred due to the</li> </ul>	

		<p>significant water damage of this portion of the building (Photo 76). The fungal spores are likely to be harmful in this area. Once suitable repairs have been carried out externally, all internal finishes should be stripped out to allow the lobby to breathe and dry out before new, lime-based finishes are applied</p> <ul style="list-style-type: none"> <li>• <b>Timber panel cladding to be removed to all investigation and remedial works behind. Panels are <u>not</u> to be reinstated</b></li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings). All gypsum plaster to be removed</b></li> <li>• <b>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied (including reinstatement of rounded corner detail), to a specification to suit the existing composition</b></li> </ul>	<p>A</p> <p>D</p> <p>D</p>
2.6.7	South West entrance lobby	<ul style="list-style-type: none"> <li>• Significant water damage has occurred on the north side of this lobby, where previous gypsum plaster repairs have been carried out (Photo 81). Plaster in this lobby is spalled, flaking, cracked and debonded in areas.</li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings). All gypsum plaster to be removed</b></li> <li>• <b>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied (including reinstatement of rounded corner detail), to a specification to suit the existing composition</b></li> </ul>	<p>D</p> <p>D</p>
2.6.8	South entrance vestibule	<ul style="list-style-type: none"> <li>• All external wall areas in this vestibule have suffered significant water damage, caused by rising damp from the saturated ground below (Photo 72)</li> <li>• <b>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of</b></li> </ul>	

		<p>drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings). All gypsum plaster to be removed</p> <ul style="list-style-type: none"> <li>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied (including reinstatement of rounded corner detail), to a specification to suit the existing composition</li> </ul>	<p>D</p> <p>D</p>
2.6.9	Internal columns	<ul style="list-style-type: none"> <li>While set within the core of the church to either side of the nave, almost all columns show signs of rising damp damage to their bases (Photos 89, 95 to 100 and 102)</li> <li>Once external repairs are carried out to prevent water ingress, water damaged finished are to be removed and cut back to the substrate, to allow a period of drying out (potentially up to 2 or 3 years, to be assessed with damp meter readings). All gypsum plaster to be removed</li> <li>Once sub substrate walls are sufficiently dry, replacement lime plaster finished to be applied (including reinstatement of rounded corner detail), to a specification to suit the existing composition</li> </ul>	<p>D</p> <p>D</p>
2.6.10	General decorative finish to internal walls	<ul style="list-style-type: none"> <li>The interior of the church has clearly undergone stages of decoration in its lifetime. The breathability of the existing paint finish must be called in to question. Clearly the building is suffering from disrepair externally which has resulted in significant water penetration in multiple areas. However, the problem of water damage is potentially being exacerbated by the internal wall finish, which appears not to be of a breathable nature. Notably in the west transept, where water damage is extreme, a patch of wall finish has peeled back to reveal a decorative dress that below which is likely original to the church.</li> <li>A sample of the existing paint finish ought to be analysed to establish its suitability for a building of this nature. While repairs can be carried out externally, the walls will not be able to dry out sufficiently if the internal face is not breathable</li> <li>Once analysis has been carried out, if renewal of finishes is concluded to be</li> </ul>	<p>A</p>

		<b>necessary, all finished deemed inappropriate to be removed and a proposal for redecoration is to be prepared, making use of only breathable products</b>	<b>D</b>
<b>2.7</b>	<b>FLOORING MATERIALS</b>		
2.7.1	South east entrance lobby	<ul style="list-style-type: none"> <li>The lobby floor comprises a recessed mat well set within a terrazzo floor. The terazzo is heavily worn in the doorways and has sustained irreparable water damage (Phoot 77).</li> <li><b>This floor should be taken up and replaced with a terrazzo floor to match</b></li> </ul>	<b>C</b>
2.7.2	Main body of the church	<ul style="list-style-type: none"> <li>The nave and side aisles are carpeted with carpet tiles on a solid floor (Photos 82 to 84. Where carpet could be peeled back the floor was found to be terazzo</li> <li>Pews to either side of the nave are raised up on Tinder framed plinths with exposed timber board floors (Photos 82, 89 and 112). These appear generally to be in good condition, with no obvious signs of infestation, rot or subsidence. Notably the floors are rather worn after years of foot traffic beneath pews, but still maintain sufficient integrity.</li> <li>Similarly the floors to the side chapels to East and West are raised up and finished with oak, herringbone parquet flooring (Photos 87, 110 and 111). On the west chapel floor the parquet has lifted as a consequence of damp beneath the floor finish (Photos 110 and 111)</li> <li>To the rear of both raised pew platforms, specifically the southernmost pew line, the floor has been over clad with vinyl tiles which are likely to have and asbestos present in the backing/adhesive layer.</li> <li>The sanctuary and associated steps are finished with terrazzo tiles, with stone front step (Photos 95, 96 and 102).</li> <li>Wrought iron kneeler panels run along the front step (Photo 210), with stanchions set into the front step showing evidence of damp penetration.</li> <li>Parts of the sanctuary and the raised platform for the altar have been carpeted (Photo 93)</li> <li>The terrazzo floor tiles appear to be in good condition with minimal signs of damage or degradation from damp</li> </ul>	

		<ul style="list-style-type: none"> <li>• <b>If the carpet is to be retained, it will need to be renewed as a consequence of damp damage</b></li> <li>• <b>The parquet to the west side chapels will need to be lifted and renewed</b></li> </ul>	<p><b>D</b></p> <p><b>D</b></p>
2.7.3	North east and north west chapels	<ul style="list-style-type: none"> <li>• The raised dais of the north east and north west chapels are also carpeted such that the nature of the underlying floor cannot easily be ascertained (Photo 91). these floors are, however, noted to be of solid construction and it is assumed they are terrazzo as elsewhere</li> <li>• <b>If the carpet is to be retained, it will need to be renewed as a consequence of damp damage</b></li> </ul>	<p><b>D</b></p>
2.7.4	East transept	<ul style="list-style-type: none"> <li>• The east transept floor is uncovered timber boards, which appear to be bedded on a solid substrate. Full inspection was not possible as the area was being used for storage</li> <li>• <b>The room will require to be emptied to allow full inspection</b></li> </ul>	<p><b>X</b></p>
2.7.5	West transept	<ul style="list-style-type: none"> <li>• The west transept floor is a vinyl sheet, timber effect overlay. The underlying floor is of solid timber, presumably on a solid substrate. The timber boards exhibit signs of rot from long-term water damage</li> <li>• <b>Floor finishes are to be removed to allow repairs to the room</b></li> <li>• <b>Proposals for replacement floor to be considered</b></li> </ul>	<p><b>A</b></p> <p><b>D</b></p>
2.7.6	Sacristy	<ul style="list-style-type: none"> <li>• The sacristy has a raised timber floor which shows signs of distortion and partial collapse, most notably in the doorway leading from the church and in front of the step into the room. At this point a timber board has been overlaid, belief which the floor has clearly giving way and open gaps are visible into the sub floor void. The floor has been overlaid with carpet tiles (Photos 131 and 190 to 194)</li> <li>• <b>All floor finishes to be removed (having regard for the recommendations of the asbestos survey report, in respect of the vinyl floor tiles)</b></li> <li>• <b>Consideration to be given to replacement of entire floor structure with a ground bearing, insulated solid floor, to negate the need for cross ventilation (which will not be achievable due to presence of adjacent buildings on three sides)</b></li> </ul>	<p><b>B</b></p> <p><b>B</b></p>





<b>2.8</b>	<b>DEVOTIONAL STATUES &amp; ARTIFACTS</b>		
2.8.1	General	<ul style="list-style-type: none"> <li>There are numerous devotional statues and ecclesiastical artifacts within the church.</li> <li><b>These have not been included in the inspection survey</b></li> </ul>	Y
	Stations	<ul style="list-style-type: none"> <li>Some reference has been made to certain Stations within section, specifically where they have been identified as at risk from damage due to water penetration of external walls</li> <li><b>Remedial works required urgently, as noted in this document, to safeguard these Stations</b></li> </ul>	A
<b>2.9</b>	<b>FURNITURE</b>		
		<ul style="list-style-type: none"> <li>There are numerous devotional statues and ecclesiastical artifacts within the church.</li> <li><b>These have not been included in the inspection survey</b></li> </ul>	Y
<b>3.0</b>	<b>CURTILAGE</b>		
<b>3.1</b>	<b>DETACHED BUILDINGS</b>		
3.1.1	General	<b>No detached buildings were identified to Rogerson Limited as being associated to the church, or to be included within this Quinquennial Inspection Report</b>	Y
<b>3.2</b>	<b>DEVOTIONAL STATUES</b>		
3.2.1	General	<ul style="list-style-type: none"> <li>The south elevation, above the entrance doors, has a stone carved statue of St. Peter, standing in a niche with an enriched corbel and hood (Photo 01)</li> <li>At high level on the south gable there is a stone carved rood (Photo 01)</li> <li>At ground level, within the church yard to the south west, there stands a stone carved war memorial depicting the Crucifixion (Photo 211)</li> <li><b>While all appear in good condition, these have not been included in the inspection survey</b></li> </ul>	Y
<b>3.3</b>	<b>CHURCH YARD</b>		
3.3.1	General	<ul style="list-style-type: none"> <li>Due to relevance to other issues covered, the condition of the churchyards has been included elsewhere within this document, where recommendations are made, as follows: <ul style="list-style-type: none"> <li>South: Paragraph 1.3.2</li> <li>East: Paragraph 1.3.4</li> <li>North: Paragraphs 1.4.5; 1.4.6 &amp; 1.4.7</li> </ul> </li> </ul>	

		<ul style="list-style-type: none"> <li>○ West: Paragraph 1.3.10</li> <li>• In general, while it is understood by Rogerson Limited that efforts are made by parishioners to keep the churchyards clean and tidy, these were found to be in a sorry state. The consequence of build up of detritus in surrounding hard areas has a consequence on rainwater management.</li> <li>• <b>Maintenance of church yards needs to be better resourced to minimise harm to the building</b></li> </ul>	<b>M</b>
3.3.2	Boundary Walls	<ul style="list-style-type: none"> <li>• To the west, south and east boundaries, the church yard is enclosed by low level brick walls</li> <li>• To the west and south, the grey, metric bricks are not consistent with the imperial brickwork of the church and are likely to have been installed in the 1960's (Photos 01, 02, 04, 56, 57 and 58). This is evident from the junction of brick boundary wall on the west side where it meets the sacristy extension (Photo 06) and the transition in brick type either side of the entrance way at the south east corner (Photo 58)</li> <li>• To the east elevation, the boundary walls are formed with imperial bricks and may originate to the construction of the church (Photos 02 and 60). On this elevation, the walls are propped with piers that do not appear to be fully bonded and may have been added at a later date.</li> <li>• To the north of the east side church yard, there is a return wall in the same grey, metric brick (Photos 61 and 62)</li> <li>• The northern church yard is bounded by a taller, imperial brick wall that may originate to the construction of the church (Photos 03, 63 to 66). This wall has failed considerably, with large panels of lost brickwork to the north face, and a noticeable lean towards the public footpath. Where this wall returns to the west side, it is capped with broken glass set into concrete haunching, <u>which presents a serious risk of injury</u></li> <li>• The west wall of the north church yard is the dividing boundary wall to the adjoining property, which is outside of the demise of the church</li> </ul>	

		<ul style="list-style-type: none"> <li>To all walls, there are a number of missing bricks</li> <li><b>Repairs should be carried out where bricks are missing, to the east, south and west walls</b></li> <li><b>The north wall, which is partially lost and visibly leaning, should be demolished and replaced with a red, imperial stock brick wall</b></li> <li><b>Confirmation of ownership of the western wall to the north church yard will be required</b></li> </ul>	<p>E</p> <p>A</p> <p>X</p>
3.3.3	Soft Landscaping	<ul style="list-style-type: none"> <li>There are a number of planters, noted previously in this document, to the east and south churchyards. While these do provide a quality of setting, they are also providing water catchment area abutting the external walls of the church and are contributory to the water damage that is occurring</li> <li><b>The proposed reassessment of the hard landscaped areas and associated surface water drainage should include for the provision of soft landscaping, potentially realigned against the boundary walls rather than against the church</b></li> </ul>	D
<b>4.0</b>	<b>UTILITIES, FACILITIES &amp; ACCESS</b>		
4.1	<b>UTILITIES</b>		
4.1.1	Electrical Installation	<ul style="list-style-type: none"> <li>Utility services have not been fully assessed within this report</li> <li><b>Section 7.1 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Electrical Installation</i></b></li> </ul>	Y
4.1.2	Heating Installation	<ul style="list-style-type: none"> <li>Utility services have not been fully assessed within this report</li> <li><b>Section 7.2 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Heating Installation</i></b></li> </ul>	Y
4.1.3	Data, Comms and Audio System Installation	<ul style="list-style-type: none"> <li>Utility services have not been fully assessed within this report</li> <li><b>Section 7.3 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Data, Comms and Audio System Installation</i></b></li> </ul>	Y
4.1.4	Water Supply	<ul style="list-style-type: none"> <li>Utility services have not been fully assessed within this report</li> <li><b>Section 7.4 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Water Supply</i></b></li> </ul>	Y

4.1.5	<b>Gas Supply</b>	<ul style="list-style-type: none"> <li>Utility services have not been fully assessed within this report</li> <li><b>Section 7.5 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Gas Supply</i></b></li> </ul>	Y
4.2	<b>FACILITIES</b>		
4.2.1	Lightning Protection	<ul style="list-style-type: none"> <li><b>Section 7.6 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Lightning Protection</i></b></li> </ul>	Y
4.2.2	Security	<ul style="list-style-type: none"> <li><b>Section 7.7 of the Quinquennial Report, to which this Appendix B relates, makes reference to <i>Security</i></b></li> </ul>	Y
4.2.3	Sanitary Facilities	<ul style="list-style-type: none"> <li><b>Section 7.8 of the Quinquennial Report, to which this Appendix B relates, makes reference to the <i>Sanitary Facilities</i></b></li> </ul>	Y
		<ul style="list-style-type: none"> <li><b>Section 7.9 of the Quinquennial Report, to which this Appendix B relates, makes reference to <i>External Water Tap</i> provision</b></li> </ul>	Y
<b>4.3</b>	<b>ACCESS</b>		
4.3.1	General	<ul style="list-style-type: none"> <li>Access issues have not been fully assessed within this report</li> <li><b>Section 8.0 of the Quinquennial Report, to which this Appendix B relates, makes reference to <i>Access</i>, particularly with regards to the Disability Discrimination Act 2010</b></li> </ul>	Y