

Diocese of Durham

**St. John Evangelist Church
INGLETON**

CH204

Incumbent - Revd. Ken Steventon

Inspection of Churches Measure 1955

ARCHITECT'S REPORT September 2011

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EXPLANATORY NOTES

(Anglican Edition)

(Which should be read in conjunction with the attached Building Condition Report)

A. Electrical Installation

Any **electrical installation** should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this Report), by a competent electrical engineer, and a resistance and earth continuity test should be obtained on all circuits (as prescribed in the IEE Regulations for Electrical Installations). The engineer's test report should be kept with the Church Log Book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

B. Lightning Conductor

Any **lightning conductor** should be tested every quinquennium (in addition to any works which may be recommended in this Report) in accordance with the British Standard Code of Practice, BS6651 1999 by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.

C. Heating Apparatus

A proper examination and test should be made of the **heating apparatus** by a qualified engineer, each summer before the heating season begins; the PCC should consider arranging an Inspection Contract with their Heating Engineer. If the boiler is not used during the summer months (or for any other period) it should be turned on for about 2 hrs. about once every 2 or 3 weeks to remove any condensation. Certain types of modern boilers may not require this operation.

D. Fire Precautions / Fire Safety

At least one **fire extinguisher** of the right type should be provided; there should also be one additional extinguisher of the foam or CO₂ type where the heating apparatus is oil fired. (There are three main types, and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the local authority Fire Prevention Officer). As required by the Regulatory Reform (Fire Safety) Order 2005, a Fire Safety Management Plan (including Risk Assessment) is required for the building (visit www.opsi.gov.uk/si/si2005/20051541.htm for further information).

E. Detailed Specifications

This is a summary report only, as is required by the Inspection of Churches Measure it is **not** a specification for the execution of work **and must not be used as such**. The architect is willing to assist the PCC in applying for any necessary authorization as may be required to comply with the relevant regulations. In any application for grant-aid, a full specification is always required. The preparation of a detailed schedule of works is also recommended when comparative quotations are to be obtained.

F. Rainwater Disposal

The PCC are strongly advised to enter into an annual contract with a local builder for the **cleaning-out of gutters and downpipes** and checking that the underground drainage is operational twice a year.

G. Annual Property Inspection

The 1991 Ecclesiastical Jurisdiction Measure requires that the Church Wardens inspect annually, the fabric and furnishings of the church and report thereon to the PCC and thereafter to the Annual Parochial Church Meeting. It would be expected that immediate attention would be given to such minor matters as displaced slates and leaking or blocked rainwater goods. Guidance may be had from the pamphlet, "How to look after your Church", obtained from Church House Bookshop, Great Smith Street, London, SW1.

H. Building Insurance

The PCC are reminded that **insurance cover should be index-linked**, so that adequate cover is maintained against inflation of building costs. It is of course important to ensure that the basic sum insured is adequate at inception, as index-linking will deal only with future inflation. The Ecclesiastical Insurance Group, which covers the majority of churches in this country, will send its regional surveyor without charge to offer guidance as to the appropriate level of cover in each case. The insurers guidance should also be obtained regarding any minimum security measures, such as marking valuable parts or effects with Smartwater.

I. Defective Woodwork

We have not inspected **woodwork or other parts of the structure which are covered, unexposed or inaccessible** and we are therefore unable to report that such part of the property is free from defect or in the event that such part of the property is not free from defect it will not contaminate and/or affect any other part of the property.

J The Equality Act 2010

This Act replaces the Disability Discrimination Act (DDA) 1995. Facilities for disabled people include safe and convenient access, including for people using wheelchairs and toilet facilities, provision for the partially sighted and those with hearing impairment. Where relevant, general advice on how the requirements of The Act affect the premises are given in the report. This may require further consideration to be given to implement certain works with which the Architect can assist. Further information is also available from the government web site [www.direct.gov.uk/en/Disabled People](http://www.direct.gov.uk/en/Disabled%20People).

K The Control of Asbestos at Work Regulations (CAWR) 2002

These regulations which apply to **all employers and owners of non-domestic buildings** require that any material containing asbestos is identified and either safely removed or a scheme is drawn up by the employers or the owners to safely manage any risk to employees and users of the building. Where, as part of this survey, the presence of asbestos material is suspected, recommendations will be given for further action, otherwise it will remain the responsibility of the employer or the building owner to ensure compliance with these regulations.

Further information is available from the Health and Safety Executive who produce a leaflet "Managing Asbestos : Your new legal duties".

1.0 PREMISES IDENTIFICATION

Church: St. John Evangelist Church, Ingleton
Deanery: Darlington
Diocese: Durham
Date of Inspection: Interior: 19th July 2011 Exterior: 8th September 2011
Weather: 19th July: Dry and Sunny. 8th September: Dry and Sunny

2.0 PARTICULARS OF SITE (Location, adjacent buildings etc.)

The site lies immediately adjacent to the south side of the main village street and is bounded by a stone wall on all sides. The majority of the church yard, which is still 'open' and has a number of standing grave stones and evergreen and deciduous trees, lies to the south of the church. There is housing to the east and west and open farmland to the south. The Village Hall, which was rebuilt about 11 years ago, stands on the east side of a lane which runs down the east boundary.

3.0 PARTICULARS OF PREMISES (General Construction, layout etc.)

The building consists of a 3 bay, aisle-less nave, a sanctuary with a lean-to vestry on the south side and a small west entrance porch. It is constructed of local sandstone with Welsh slate covered roofs.

4.0 REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION

(Date: December 2006)

2007

April - External entrance gates renewed (gift)

2008

March - Completion of renewal of electrical installation.
Power Point Electrical, Shildon (01388) 663116 - £2,232.50 including VAT

June - New stained glass window in memory of Revd. Noel Burt
S.W. York

Aug - 3 sections of rainwater gutter replaced north side of chancel
- Renewed guttering to vestry – Charge Bros. - £141.00
- All existing guttering overhauled and repainted.(Materials £35.54)

Sept - Organ motor reconditioned – SEM Electrical - £317.00

Oct - Lower area of external walling to north side cleaned of moss and algae.
- Removed loose paint and redecorated north wall of chancel.
- Repair slating at eaves level

2009

August - Renewed 22 individual glass quarries to external windows
J.W. Burdon, Yorks - £216.00

Nov - Chancel gable repointed in lime mortar – J.Weir, Bishop Auckland - £292.00

2010

Feb - Renewal of eroded stone and repointing to external walls
P & A Harrison, Winston Gate - £2382.90

- March** - Organ blower renewed – SEM Electrics -£487.63
- Nov** - Wall plaster renewed to north chancel wall adjacent to pulpit (north nave wall) external walls repointed – P & A Harrison - £1170.30
- Dec** - External water pipe renewed after burst.

2011

- March** - Redecorated walls areas replastered in 2010.
- May** - External doors redecoration (Silkens) (Materials - £32.02)
- July** - External gullies cleaned out.
- Vestry door redecorated.

5.0 SUMMARY OF GENERAL CONDITION OF BUILDINGS

As reported in previous inspection reports, the building is generally in sound condition and it is being very well maintained. Items noted for attention are generally of a routine nature.

6.0 DETAILED CONDITION OF BUILDINGS

EXTERNAL FABRIC

6.1 General Structure

The building consists of load bearing stone masonry walls with a framed timber roof to the nave and a collar-trussed roof to the chancel. The structure appears basically sound except for slight movement cracks above the internal vestry door and the opposite window in the sanctuary which is probably due to a slight outward and/or downward movement towards the east gable, and slight settlement over the doorway of the external store where the left side of the arch has moved outwards and downward by about 20mm in each direction. These movements do not appear to have worsened since the previous inspection.

There are arched movement cracks centred on each side of the west side of the chancel arch which appear to have loosened the plaster which is uneven.

6.2 External Wall Surfaces

These consist of rough-finished square, coursed sandstone with dressed details. The masonry is generally sound except as noted below.

6.2.1 North Elevations

Generally sound except as follows: -

Entrance Porch

There are a number of individual stones faced eroded although the pointing which has been partially renewed since the last inspection is sound.

Chancel

Generally sound. The stonework course at ground level is slightly damp and attracting moss growth.

Nave

Generally sound with small areas of recent patched repointing. The metal guard to the underfloor vent at the east end is corroded.

6.2.2 South Elevations

Nave

There are 2 areas of stonework between the string-course and the base plinth which have been rendered over but remain sound. All other areas are in reasonable condition.

Both guards to the underfloor vents have eroded away.

Chancel and Vestry – Generally sound except for an eroded jamb stone to the left side of the opening to the store.

A small area at ground level, under the vestry window, has been infilled and/or cement rendered.

Porch - Sound

Stone Chimney – Sound

6.2.3 East Elevations

East Gable

Except for a few slightly face eroded individual stones to the mid height on the right side and a few slightly open joints to the peak the area is sound.

Vestry

Generally sound except for minor cracking to a joint above the external door.

Chancel Gable

The stonework immediately above the chancel roof to both sides has been repointed since the last inspection and the whole gable is now sound.

6.2.4 West Elevations

West Gable

The majority of previous open or lean joints particularly above and below the right side of the west window and including to the right infill panel of the west window and to the joints to the dressed stonework around the west window have been filled or repointed and the whole gable, including the bell cote appears sound.

Porch

Previously open or lean joints particularly to the right side and above the door arch stones have been repointed since the last inspection.

6.3 Roof Coverings

These are blue Welsh slate throughout and generally in good condition except as listed below.

6.3.1 North Elevation

Chancel

The slating appears sound except for a few chipped corners to individual slates.

The cement haunching to the east gable abutment appears loose or open in places.

Nave

Generally appears sound but includes a few chipped slates and there are small areas of lifted slates to the top left and right corners.

The bedding to the ridge tiles is loose or missing in places, particularly close to the bell-cote.

Porch

Slating is sound.

6.3.2 South Elevation

Porch

Slating is reasonable.

Nave

Slate covering generally sound except for slight disturbance of slate around the bell cote the ridge bedding, is damaged or cracked in places.

The mortar haunching to the chancel gable is cracked or open in places.

Chancel & Vestry

Slate covering is slightly uneven with a few dropped slates at the change in slope and some unevenness to the lower left-hand corner to the vestry roof.

The stone chimney which was re-pointed during the previous quinquennium is sound.

6.4 Rainwater Disposal System

Consists of cast iron goods throughout, with ½ round gutters and round downpipes. The installation is sound at present with all defects reported at the last inspection dealt with.

6.5 External Windows & Doors

Only the east window is guarded. Most of the fixings to the grills are rusty and some have broken off. The galvanised coating to the grills has worn off in places and rust has developed.

All glazing is otherwise complete and in sound condition.

All external doors, which are constructed in oak are sound and in good decorative order.

6.6 External Metalwork, Woodwork & Paintwork

The rainwater goods have all been redecorated since the last inspection and are in good condition.

6.7 Tower, Spire, Bells & Frames

(Date Bell(s) last serviced: March 1996)

There is a single bell in an open-stone bellcote. This is no longer regularly rung and appears to be in need of re-decoration and servicing.

INTERNAL FABRIC

6.8 Roof Structure

This consists of cruck type Timber "A" frames with purlins and rafters in the nave and simple timber collar trusses in the chancel. In both areas the ceilings are boarded but the structural timbers appear sound.

There is settlement movement visible on both the north and south sides of the chancel arch as viewed from the nave which has caused the wall plaster to 'buckle' slightly.

6.9.1 Internal Partitions

Consists only of a west end storage area (the back vestry), which is constructed of pine boarding on a timber frame approx. 2m high. This is sound.

6.9.2 Internal Ceilings

These consist of clear varnished T&G pine boards fixed to the underside of the roof rafters. They appear to be in a sound condition.

6.9.3 Internal Walls

These are smooth plastered to the full height of the walls with a short oak panelled dado from seat level to approx. 1m. (Note: the old heating pipes take up the space below seat level). Some of the individual panels have distorted presumably because of previous dampness, particularly on the north side, but otherwise remain sound.

There are small holes in the oak panels where pews have been removed at the front and the rear of the nave.

The plasterwork is generally sound except for slight unevenness on the west face above the chancel arch.

6.9.4 Internal Doors

These are double boarded pine and are sound.

There are gaps to the frame of the external vestry door.

6.10 Internal Decoration

This consists principally of flat paint to the plaster walls, which was renewed overall in 1995 and has been touched up during the quinquennium and is in good order except for slight flaking of paint to the west gable, north wall within the west store and to the reveals of the east window.

6.11 Floors & Balconies

Floors are solid throughout the main church and consist of oak blocks to the nave with terracotta tiles and stone steps to the sanctuary. There are 2 short pine timber platforms for choir stalls either side of the chancel.

These appear to be in sound condition except for slight surface erosion to some of the stone steps.

The vestry floor is suspended timber over the old boiler house. This is slightly springy and with old woodworm damage.

6.12 Glazing & Ventilation

Glazing is of plain coloured leaded lights to the side windows with a 3 light stained glass window to the east end, all of which are in good condition. There are a few hopper ventilation lights but these do not operate. The building appears otherwise to be well enough ventilated except it is reported that high levels of condensation can occur in cold weather, particularly to the chancel floor tiling.

6.13 FIXTURES & FITTINGS

6.13.1 Furniture & Fittings

The pews and choir stalls are of oak throughout and are in good condition. Three pews were removed in 1993 and stacking chairs are used when additional seating is required.

The altar is a heavy refectory type table in oak with a plain oak panelled reredos.

The font is a square stone pedestal with oak cover located in the south-west corner of the nave.

6.13.2 Organ and/or other musical instruments

The organ is a 2 manual 4-stop instrument by Harrison & Harrison of Durham. It is free-standing in the nave. Although serviced when required, it is understood not to be in the best condition and a digital music player has been acquired for use on occasions, particularly when an organist is not present.

It was last serviced in March 2011 by Brian Brighton.

6.14 Monuments and/or peculiar features

There are 4 marble plaques in the chancel and a large brass war memorial in the nave. The latter was added to in 2003 to provide for persons killed in the Second World War and subsequent actions.

SERVICES

6.15 Heating System

(Date of last inspection: 22nd May 2007)

The original hot water installation is redundant but the surface pipework remains. Heating is by tubular electric skirting heaters (2 and 3 deep) along each side of the nave and individual tubular pew heaters to the rear of each pew.

A seven-day timer allows for the control of the installation, which is considered adequate.

6.16 **Electrical System**

(Date of last inspection: 22nd May 2007)

This is a 500 Volt 3 Phase supply which is divided between the electric heating (2 phases) and the lighting and the organ (1 phase). Each is protected by a 60 Amp ELCB which are operating correctly. Distribution is by relatively new PVC/PVC wiring which has been threaded through the original metal conduit. The installation was reported as satisfactory in 2007 with no items listed as requiring attention. A power outlet in the vestry was renewed in 2003.

The installation is protected by a RCD on the main switch.

Artificial lighting consists of 6 No. shaded tungsten lamps in the nave and 6 No. PAR38 spot lights in the chancel.

There is no sound reinforcement or hearing loop installations within the building.

6.17 **Lightning Protection**

(Date of last test: Not Applicable)

None present and because the building is not significantly higher than adjacent buildings is not thought to be required.

6.18 **Fire Precautions and Fire Safety**

There is 1 No. 2 Gal. water and 1 No. CO² extinguishers located in the back vestry adjacent to the entrance, last tested February 2011.

There do not appear to be any particular issues relating to Fire Safety in the building.

6.19 **Sanitary Facilities**

There are no permanent facilities. The church has recently fitted out an external store as a temporary toilet with a chemical WC. At other times it is possible to use the facilities in the new Village Hall by arrangement. There is also sharing of buildings with the Methodist Church in the village who have toilet and kitchen facilities.

6.20 **Security Situation**

The church occupies a relatively prominent position in the village and is overlooked by a number of houses from the north and west. The south side is more at risk and there was one attempted break-in during the previous quinquennium.

The vestry door is bolted from the inside and the internal vestry door kept locked. The inner

entrance has security locks on the bolts and a Chubb security dead lock. The outer porch door previously left unlocked to allow access to the porch notice-board is now also dead locked during the hours of darkness.

6.21 **Disabled Persons Matters**

Access – there are 2 No low steps at the churchyard entrance and 1 No step at the main entrance.

A movable ramp is available for use at the main entrance when required.

6.22 **External Areas**

The churchyard lies mainly to the south of the church and is generally grassed. This is kept very tidy.

There are a number of standing stones which appear to be sound, other stones have been placed against the boundary wall.

The guttering on the farm building, which forms part of the south boundary, is loose in a number of places and the roof is breaking up with loose pantiles and with part of the core of the external wall exposed. This situation has not changed since the last inspection.

The external notice-board was replaced during the previous Quinquennium.

The metal entrance gates have been renewed in 2007 and are sound but the decoration is beginning to rust through in places.

6.23 **Areas not Inspected**

(This may not be an exhaustive list)

1. Underfloor voids.
2. Attic spaces.
3. Organ pipework.

7.0 **RECOMMENDATIONS**

7.1 **ITEMS REQUIRING ATTENTION IMMEDIATELY**

Electrical Installation

Should be tested for earth continuity and resistance in accordance with the current I.E.E. regulations within 5 years from the previous test. A copy of the test certificate should be placed with the Church Log Book and any recommendations carried out or reported to the church Architect for further advice.

7.2 **ITEMS TO BE ATTENDED TO WITHIN THE NEXT 12 – 24 MONTHS**

External Walling

Renew missing or eroded cast iron grills to north and south sides with traditional cast iron fittings. (These are available from J & JW Longbottom Ltd, Holmfirth tele 01484 682141)

Roof Coverings

Renew all loose, cracked or missing mortar bedding to ridge tiles to nave.

Check and repair, replace or adjust disturbed or loose slate to: -

- top left corner of north side of nave.
- to right of chimney and below ridge to south side of chancel

Renew all loose or missing mortar haunching to north side of the east gable abutment and south side of the chancel gable.

External Windows

Renew defective fixings to window grills to east window and treat rusty areas of grills.

Bell and Frame

Check, clean and re-grease and re-decorate bell mechanism.

Internal Decoration

Rub down and re-decorate areas of loose paint to the west gable, north wall within west store and the reveals of the east window.

External Areas

Re-decorate entrance external gates.

7.3

ITEMS TO BE ATTENDED TO WITHIN THE NEXT 5 – 10 YEARS

External Walling

Cut out and re-point open or lean pointing to the east gable peak, using a lime mortar to match the original.

7.4

ITEMS WHICH ARE DESIRABLE BUT NOT ESSENTIAL

Consider renewing the eroded door jamb stone to the external store.

Seal gaps between external frame and door to vestry.

7.5

ITEMS FOR FURTHER INVESTIGATION

Internal Walls

Check that uneven plaster above chancel arch is adequately attached to wall structure or remove if loose and re-plaster using a lime based wall plaster.

Disabled Persons Access

Investigate the possibility of removing the steps at the boundary entrance by ramping the access footpath.

Boundary Walls

Check legal responsibility for condition of derelict farm building which shares south boundary and act accordingly.

Internal Floor

Check condition of floor joists (particularly at ends) to vestry floor and repair if required.

Check that woodworm infestation is not active and/or treat if required.

8.0

ESTIMATION OF COST OF REPAIRS AND OTHER WORKS

Notes:

To assist the Parish, the Diocese and potential funders, including English Heritage, the following approximation of costs is provided as a guide for budgeting purposes.

The costs are based on typical costs for the work described currently at the date of the report i.e. no allowance is made for any special arrangements which may be required or for the effect of inflation.

An allowance is made for Architects and any other relevant fees where these may be payable and for VAT.

Where work might be expected to be carried out by unskilled or voluntary labour, no allowance has been made except for materials.

8.1 **Items requiring immediate attention**

£100.00 (excluding any recommended work)

8.2 **Items to be attended within the next 12 – 24 months**

£1,250.00 (excluding voluntary labour)

8.3 **Items to be attended within the next 5 – 10 years**

£500.00 (including allowance for scaffolding)

8.4 **Items which are desirable**

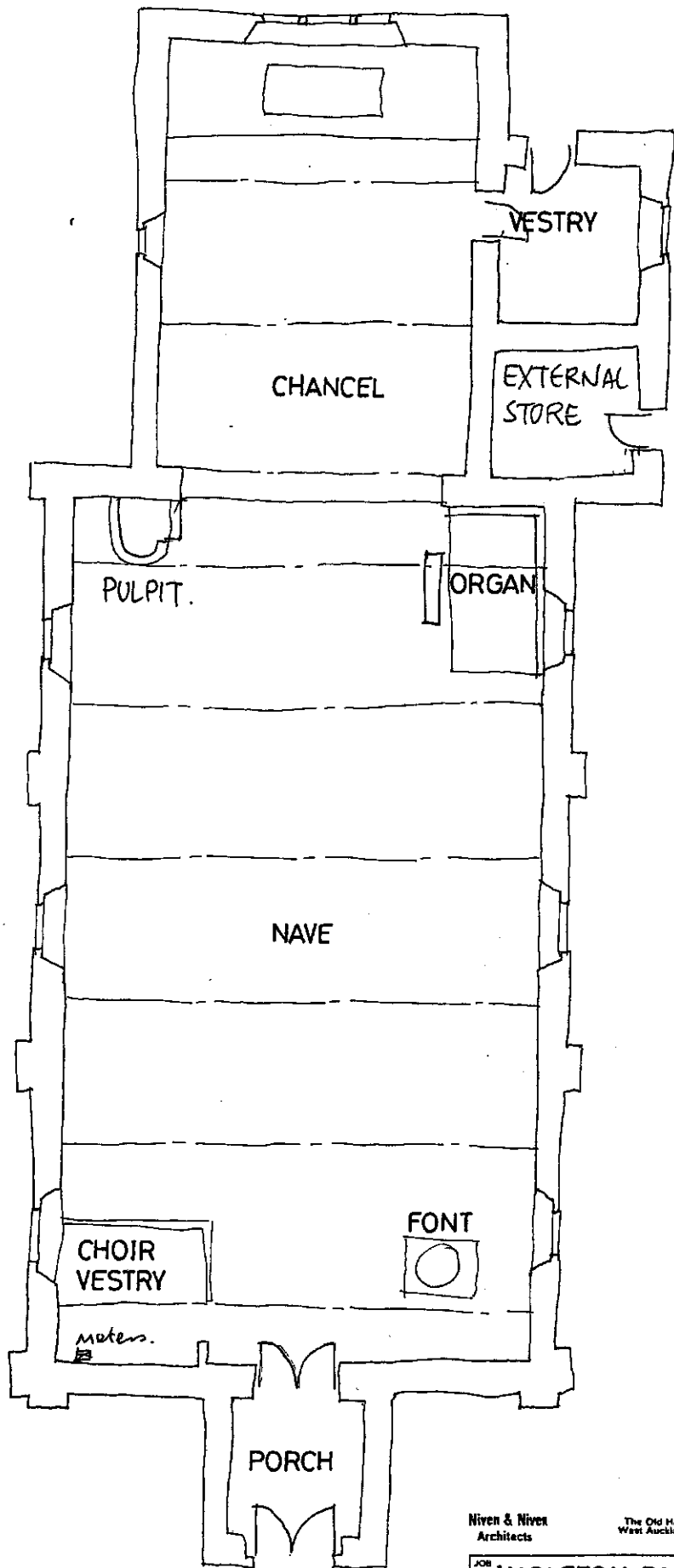
£300.00

8.5 **Items for Further Investigation (which may require further work)**

Chancel Wall - £500.00 (if re-plastering required).

Access Path - £500.00

Vestry Floor - £250.00



Niven & Niven
Architects

The Old Mill,
West Auckland.

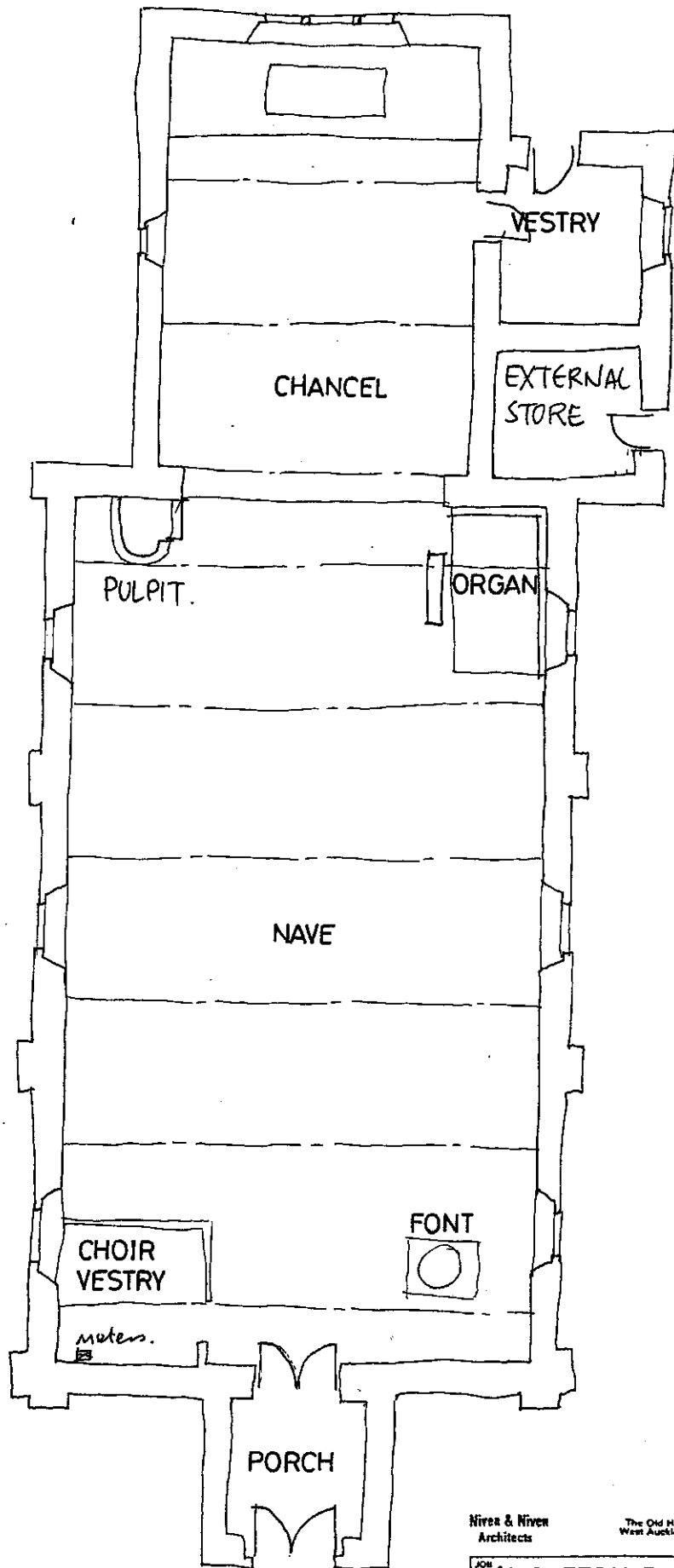
Co. Durham, DL14 9HL,
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JOB INGLETON PARISH CHURCH.

TITLE
SKETCH FLOOR PLAN.

Scale NTS	Date OCT 00	drawn by SNS.	checked by	Drawing No. C15	Revision
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JOB INGLETON PARISH CHURCH.

TITLE SKETCH FLOOR PLAN.

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