

Job No. 11.55
QUINQUENNIAL
CHURCH OF ST PHILIP AND ST JAMES

John Taylor
Architects Ltd

JOHN TAYLOR ARCHITECTS LTD

**THE STUDIO
64 HIGH WEST ROAD
CROOK
CO.DURHAM
DL15 9NT**

QUINQUENNIAL INSPECTION



Prepared for:

CHURCH OF ST PHILIP AND ST JAMES
WITTON LE WEAR

Diocese of Durham

CHURCH OF ST PHILIP AND ST JAMES
WITTON LE WEAR

Archdeaconry of Auckland

Deanery of Auckland

Inspection of Churches Measure 1955

Quinquennial Report October 2011

John Taylor
John Taylor Architects Ltd
The Studio
64 High West Road
Crook
Co Durham
Tel. 01388 767124

1.00 LOCATION AND SITE

1.01

The Church of St Philip and St James is located in the village of Witton Le wear on the North side of the village.

1.02

The original construction of the Church is unknown but substantial rebuilding took place between 1896 and 1902 to produce the current layout. The Church is Listed Grade II and consists of a nave accessed via a porch on the South side. There is a North aisle and the chancel is lower and located to the East of the nave. To the North of the chancel is the vestry and organ chamber. The boiler house is located to the West and partly built into the ground as a semi basement.

1.03

The walls to the Church are sandstone laid squared with dressed stone surrounds to windows and doors.

1.04

The main roof is covered with clay plain tiles steeply pitched. Subsidiary roofs are covered with Westmorland slate (porch) concrete flat profile tiles (North aisle) and Welsh slate (vestry).

1.05

The nave and North Aisle roofs are open trussed of purlin and rafter construction with a boarded lining. The chancel roof is barrel vaulted with a decorated boarded lining. The porch roof construction of rafter and purlins is fully exposed with timber board lining. The vestry has a plastered ceiling.

1.06

Floor finishes generally are plain concrete walkways to the porch and Church with wood blocks to the pew areas. The chancel has loose carpet laid over glazed tiles inset into the concrete. The vestry is wood block as before.

1.07

Wall finishes internally are rendered with dressed stone surrounds to window/door openings.

1.08

Windows are all leaded lights with a mix of clear and stained glass.

1.09

The Church is surrounded by cemetery to the South and West with the main access to the Church via the Southern aspect. A public footpath runs from the South West corner of the grounds to the West of the Church and terminates on the Northern boundary. The site is surrounded by a stone wall to all sides and falls substantially from North to South.

2.0 WORKS CARRIED OUT SINCE THE LAST QUINQUENNIAL INSPECTION.

2.01

Repair all broken rainwater goods and check falls for correct discharge.

2.02

Replace paving slabs to main footpath.

2.03

Investigate dampness to North wall.

2.04

Replace / repair leak to heating, main north aisle.

2.05

Repoint exterior stonework as noted.

2.06

Remove moss from north side footpath and ensure operation of open drainage channel.

2.07

Clean off moss growth to north facing roof areas.

3.0 INSPECTION REPORT

EXTERIOR

NORTH ELEVATION

3.01

The North Slope of the chancel roof, clad in plain clay tiles. Several tiles have slipped and a similar number broken.

Abutment flashing to East and West gables and chancel nave junctions, isolated areas of pointing loose or missing.

3.02

North aisle roof is covered with concrete flat profile roof tiles of lower pitch to the main roof, all in good order.

3.03

Vestry roof is Welsh slate in good order with isolated slates slipped. Abutment lead flashing at both East and West end of roof and upstand. Lead flashing to main church wall have been removed.

3.04

Organ chamber roof, covered in plain clay tiles. Isolated bonnet hip tiles have moved/slipped.

Verge overhang pointing either loose or missing.

3.05

The boiler house roof is formed with in-situ concrete which receives direct rainwater discharge from the nave roof which is aggravating the erosion of this roof exposing the coarse aggregate.

3.06

Gutters are generally ogee pattern being a combination of original cast iron and replacement cast aluminium. Guttering to the North aisle discharges to 2 no. outlets and appears to be incorrectly positioned in relation to the eaves tile overhang. Discharge of rainwater gutter from the roof requires checking in operation. Some vegetation evident in the East end of this gutter. Guttering to the vestry roof is heavily overgrown with grass and weeds.

3.07

Rainwater pipes to the North elevation are UPVC discharging to the concrete paving footpath. The gutter outlet / UPVC rainwater pipe requires testing for water tightness. The discharge from rainwater pipes into the concrete paving runs away from the building into a dished channel in the concrete. This discharge is impeded by moss growth. The nave rainwater pipes discharge directly onto the concrete boiler house roof.

3.08

The masonry to the North wall is generally sound with window / door surrounds true with no sign of distress.

3.09

The windows are stained glass with external security grilles and are all in tact.

3.10

Vestry door and frame is timber painted finish which is flaking and exposing the base timber.

3.11

The flue and its flashings are sound, having been replaced recently. The stonework is badly stained by flue emissions and requires repointing in isolated areas. One only stone on the East elevation of the flue is badly eroded.

EAST ELEVATION

3.12

Stonework to this elevation generally very sound, isolated areas of pointing loose or missing. Areas of loose pointing: Single stone to West end; Porch/church junction approximately 0.5sq m; Buttress to East side of porch at high level. Stonework to chancel gable and vestry suffering from moss and lichen growth.

SOUTH ELEVATION

3.13

The main roof to the nave and chancel is covered in plain clay tiles terminated with abutment flashing to water tabling. Several roof tiles have slipped. Abutment flashings are reasonably sound with isolated areas of loose pointing.

3.14

Rainwater gutters to this elevation are cast iron, deterioration of decoration and some rusting evident.

Rainwater pipes are cast iron, deterioration of decoration and some rusting evident. Guttering requires checking for vegetation.

WEST ELEVATION

3.15

Stonework as before, generally in good repair. East buttress, some staining evident to stonework from run off from water tabling.

3.16

Window to West end of this elevation clear leaded light.

3.17

Elevations to aisle and boiler house, stonework sound and in good order. Electrical power supply to building enters on North aisle of gable.

3.18

Main West elevation and bell tower stonework generally sound and in good order. Isolated areas of repointing required. Fine settlement crack evident, appears quite old. Bell tower has two bells on timber mounting blocks with cast iron brackets generally all sound. Lighting conductor located on bell tower has been disconnected. Electricity transformer mounted at high level on North West corner.

PORCH

3.19

Roof covering consists of graded Westmorland slates. Ridge tiles are red clay segmental type, one of which is damaged. Lead abutment flashing and flashing generally sound, minor pointing required at low level.

3.20

Rainwater goods cast iron with ogee gutter profile, all showing signs of decoration deterioration and rusting. Vegetation evident to Eastern gutter. Rainwater pipes discharging to gullies which are blocked with silt and overgrown.

3.21

Stonework to porch generally sound and in good order.

CHURCH GROUNDS

3.22

Access to the porch is via a footpath from the Southern boundary rising through three short flights of concrete steps with a top landing of concrete paving slabs. Footpath and steps guarded by simple metal handrail and balustrade with 2 no. lighting columns. One lighting column capping, diffuser and bulb missing. Paving pointing missing in isolated areas.

3.23

The Churchyard comprises grassed areas with four mature broad leaf trees and several shrubs supplanted among grave headstones. Some headstones have been laid horizontally on the ground.

3.24

The boundaries to site are formed with random stone walling which is generally sound and in good order. The wall forming the East and North boundary in particular appears to have been rebuilt in the more recent past. South boundary, coping stones to be checked for secureness.

3.25

The site falls from North to South and consequently the Church on the North and East side is set below ground level by approximately 1.5m in the worst case. The building is protected by a footpath and then a stone retaining wall set approximately 1.0m from the building face. The retaining wall to the North side contains field drain outlets discharging water from higher ground.

3.26

Externally the West end of the Church affords access to the boiler house via two flights of external concrete steps contained within a metal fenced area. Steps require moss and vegetation to be removed to make safe.

4.00 INSPECTION REPORT

CHURCH INTERIOR

PORCH

4.01

The roof area is open, exposing the roof structure and sarking board lining with a mesh lining to prevent birds nesting. Several active birds nests in this area.

4.02

Exposed stonework as before in good order.

4.03

Wrought iron external gates provide access to the porch are binding on the floor due to gates dropping on hinges.

NAVE

4.04

The nave is formed with rendered walls and dressed stone surrounds to windows and doors. All appear in good order and decoration. Some staining is evident below window cill height to the West gable but this would appear to be water run off the window cill area, either caused by condensation or water ingress through the window.

The damp problem to the west end of the north wall at high level has been partially addressed by removing the internal plaster render. The stone has been left exposed to allow full drying out.

4.05

The nave roof is an open barrel vaulted roof with main trusses, purlins and rafters exposed with timber board infilling and appears to be in good order with no signs of water ingress.

4.06

The windows are all leaded lights with a mixture of clear and stained glass. As before 2 no. panes broken to the West end window.

4.07

The floor to the nave is a combination of concrete to the entrance point and walkways and woodblock to the pew areas. Some areas of woodblock flooring are loose laid and any surface sealant has long since been removed.

NORTH AISLE

4.08

The walls are of similar finish to the nave, rendered and decorated with dressed stone opening surrounds. The wall finishes are generally in good order but with signs of dampness at low level to the North wall manifesting itself in loose and flaking paintwork. The nave and aisle are separated by arched openings supported on circular stone columns which have good clean lines and are in good order.

4.09

The aisle roof is open trusses with exposed purlins and sarking board lining. All appear to be in good order.

4.10

The windows are leaded lights, clear glazing and are in good order.

4.11

The floor to the North aisle is concrete to the walkway and woodblock to the pew area. The woodblock is loose laid in some areas and shows signs of water damage in the past, being heavily stained in some areas. This may be associated with the dampness evident on the North wall.

CHANCEL

4.12

The walls are rendered and decorated as before with the decoration extended over the dressed stone surrounds. The walls are clean with good lines and no signs of movement.

04.13

The chancel roof is boarded barrel vaulted with exposed ribs all painted and is in good order.

04.14

The floor is stone paved with timber block infill to choir area and raised timber to organ area. The alter area is concrete with infill quarry and glazed tiles, all in good order. There are two floor grilles to the North and South corners of the East gable which may have been associated with the original heating system.

VESTRY

04.15

Walls rendered and decorated clean and in good repair. East wall, some evidence of dampness with loose and flaking plaster.

04.16

Roof lean to construction as previous with main truss and purlins exposed with infill timber sarking boards in good order.

04.17

The floor is woodblock without any protective decoration and is loose laid in the room entrance area.

ORGAN CHAMBER

04.18

Walls rendered and decorated as before, very clean.

04.19

Roof lean to construction as previous with main truss and purlins exposed with infill timber sarking boards in good order.

04.20

The floor is woodblock generally sound without any form of decoration.

BOILER HOUSE

04.21

The walls are exposed stonework with painted finish, showing evidence off original solid fuel storage use. Original solid fuel access hatch still evident. Dampness evident at low level.

04.22

The boiler house roof is insitu concrete and in sound condition.

04.23

The floor is exposed concrete with a sump housing a pump. The boiler house suffers from water ingress it would appear externally from the boiler house steps. A rudimentary barrier of bricks has been set up to form a step at the door. Timber work of the door, frame and coal hatch are rotten.

04.24

The boiler is mounted above floor level. The boiler house is used as a storage area and is generally untidy.

HEATING SYSTEM

04.25

The heating system consists of an oil fired boiler serving a low pressure hot water system in the form of cast iron radiators fed by 75 diameter cast steel flow and return pipes. Radiators are located in the nave, alter, font and vestry.
All areas appear sound.

ELECTRICS

04.26

The electrical system was fully operational and is obviously a fairly recent installation as cabling is in MICC with a next inspection label dated 05/10/2011.

FIRE PRECAUTIONS

04.27

The building has a fire extinguisher in the vestry, boiler house and North aisle.

FIXTURES AND FITTINGS

04.28

Pews are simply designed and in good clean order.
The alter rail and alter screen are in oak and in good order.
The font is black marble possibly of local origin set on a concrete plinth.
The organ was manufactured by Nicholson and Newbiggen of Newcastle Upon Tyne and is undated.

5.00 SUMMARY OF WORKS RECOMMENDED

5.01 WORKS REQUIRING IMMEDIATE ATTENTION

- a) Clean out all rainwater goods.
- b) Reinstall copper lighting conductor.
- c) Clean out all blocked, trapped gullies.
- d) Form concrete step to boiler house.
- e) Pointing paving slabs to main footpath.
- f) Remove moss from North side footpath and ensure operation of open drainage channel.
- g) Replace lead abutment and upstand flashings to vestry roof.

5.02 WORKS ESSENTIAL WITHIN THE NEXT SIX TO EIGHTEEN MONTHS.

- a) Replace all broken or missing slates.
- b) Reposition all slipped slates.
- c) Repoint lead flashings as noted.
- d) Repoint exterior stonework as noted

5.03 BEFORE THE NEXT QUINQUENNIAL

- a) Decoration to all rainwater goods.
- b) Seal and secure woodblock flooring.
- c) Clean off moss growth to North facing roof areas.
- d) Decoration to external woodwork.

ESTIMATED COST OF REMEDIAL WORKS £ 5,000 - £ 7,000

6.00 CONCLUSION

The Church and its grounds are generally in good order. The general appearance and care of the fabric of the church is good. The area of dampness to the north wall at high level appears to have been cured by installation of lead upstand flashing to the rear of the chimney stack. The removal of plaster internally will assist in the long term drying out of the wall in this area. It is not an unpleasant feature exposing the stone of the structure and I believe the church are considering this option.

The north side of the church by its orientation and setting below ground level demands the most attention in maintenance terms. This situation is further exacerbated by the close proximity of deciduous trees. These factors demand that above and below ground drainage systems are clean and operational.

The lighting conductor is a matter of urgency for the church.

7.0 GENERAL

7.01

The recent changes in electrical legislation requires the building owner to display on the premises a certificate of electrical competence. Included within this should be testing of the lightning conductor.

7.02

The heating system should be inspected and the boiler serviced once a year.

7.03

The PCC carry maintenance in a diligent manner but should pay particular attention to rainwater goods and the discharge of water from the roof into the drainage system. Preventative maintenance ensures economic maintenance.

7.04

The PCC are reminded that insurance cover should be maintained and index linked.

7.05

This is a summary report only as required by the Inspection of Churches Measure, it is not a specification for the work and should not be used as such.

7.06

Inspection was carried out on the 23/09/2011. The weather was dry with the temperature average for that time of year. The inspection was carried out from ground level using binoculars for the high level elements of the building.

7.07

It should be noted that the survey and report does not include woodwork and other parts of the structure which are covered, unexposed or inaccessible and I therefore unable to report that any parts are defect free. It must also be noted that no tests were carried out to determine if high alumina cement was used in the construction of the building.

SIGNED.....

JOHN TAYLOR CHARTERED ARCHITECT RIBA

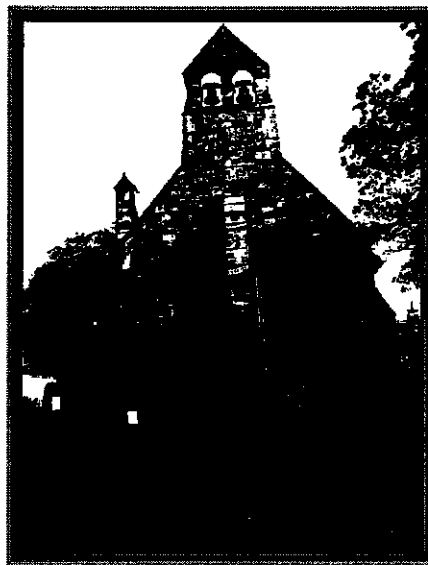
APPENDIX 1:
PHOTOGRAPHS



(Main access from the south, indicating fall)



(Internal View of Main Church)



(Lighting conductor located on bell tower has been disconnected)



(Missing lead flashing to North elevation)



(Missing lead flashing to North elevation)

APPENDIX 2:
FLOOR PLAN

