



QUINQUENNIAL INSPECTION REPORT
of



SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH

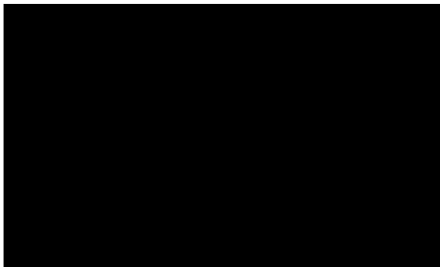
for

Trustees and Deacons
of Sawbridgeworth Evangelical Congregational Church

c/o Mr E M Kimber
10 Grace Gardens
Bishops Stortford
Hertfordshire
CM23 3EX

Date of Inspection: 22nd November 2023

Inspecting Surveyor: Craig Palmer



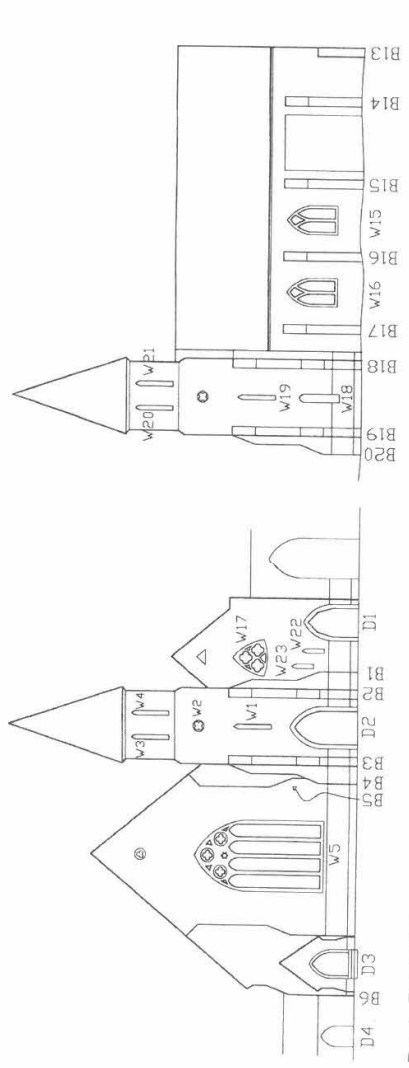
**QUINQUENNIAL INSPECTION REPORT 2023
SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH**

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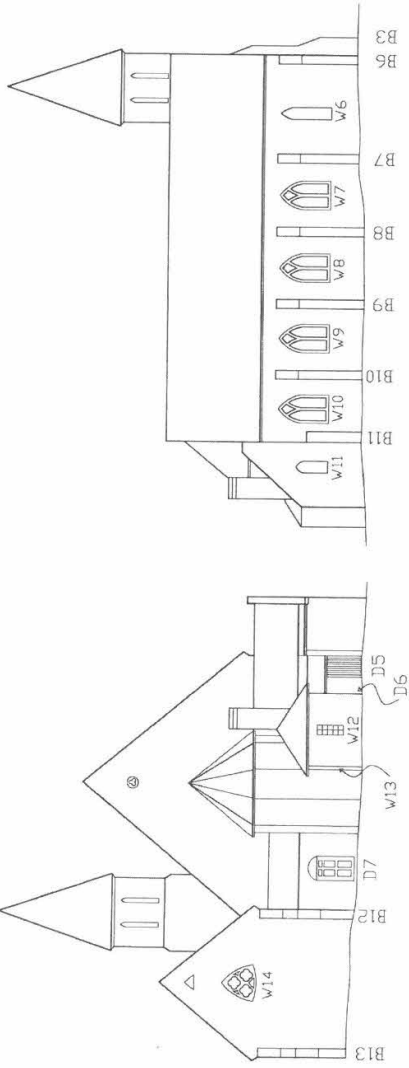
NOTE 1

Do not scale from this drawing. Confirm all dimensions on site. Architect before work is put in progress. This drawing is to be read in conjunction with the related sections of the specifications, drawings, or other data other drawings.



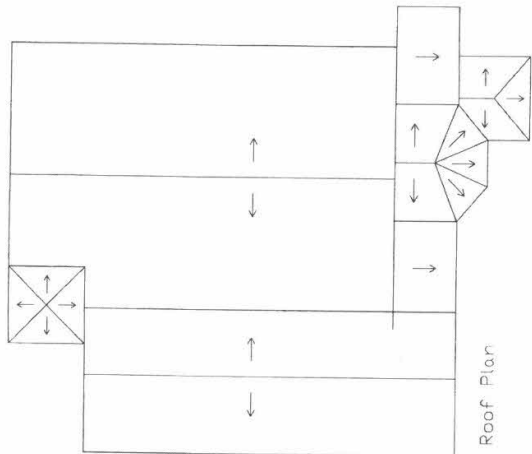
North Elevation

East Elevation



South Elevation

West Elevation



Roof Plan

| | |
|---|---------|
| TEDS ELECTROTECH CO-PARTNERSHIP | |
| Chartered Architects and Engineers | |
| 10000 15th Street, N.W. | |
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| Southwest Evangelical Congregational Church | |
| 10000 15th Street, N.W. | |
| Seattle, WA 98147 | |
| Project Name: Valley Center Replacement | |
| Project No.: 04-001 | |
| Discipline: Diagrammatic Elevations & Plans | |
| Drawn By: | Date: |
| NTS | HJB |
| Checked By: | June 04 |
| CSPEB | AS 01 |

**QUINQUENNIAL INSPECTION REPORT 2023
SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH**

SECTION ONE

Date of inspection:

22nd November 2023

Weather:

Mostly dry with some showers.

Those present:

Mr E M Kimber
Mr Craig Palmer (Inspecting Surveyor)

Previous inspections:

Previous inspections were carried out in 2002, 2008 and 2013 by Tony Redman and in 2018 by Neil Cleveland.

This report should be read in conjunction with the previous reports.

Summary:

The building is largely structurally sound with evidence of slow settlement to the south east corner. There are some damp problems, particularly to the school building built in 1911, and several areas across the buildings with eroded mortar joints that require some repair.

QUINQUENNIAL INSPECTION REPORT 2023 SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH

SECTION TWO

Description of building and orientation:

A conventional Victorian chapel with banding in Bath stone with bands across the front of the building in London stone bricks with three courses of smooth white local bricks between, all set in lime mortar. The date stamped into the front of the building is 1862. The building comprises a single cell chapel, with an apsidal end and the vestry and a north aisle. The north aisle and school building adjacent are faced in similar materials. Weatherings to buttresses, cills, doorways, etc. are substantially in Bath stone. The school building on the north includes a stone in the front which says, 'This stone was laid by Samuel Ryder, JP AD1911 March 22nd Rev W T Dyke Pastor'.

The front elevation as faces east to the main road, the church is orientated with organ and pulpit therefore at the western end of the chapel.

Pevsner's reference:

London Road. 1863. Stone with brick bands. Turret and church hall to one side.

History of the building:

Originally built in 1862 and added to on at least two subsequent occasions. Nothing significant is known about the building, there is no record of work undertaken on the building, or who the original architect was.

The main building has details derived from A W Pugin and S S Teulon and may have been designed by an architect familiar with their work. The detailing is not as competent as the masters, especially in the vicinity of the tower, and is more likely therefore to be by a local architect familiar with their work through illustrations or pattern books.

Statement of significance: in our opinion, the following elements have heritage significance, and we identify the nature of this significance using the following key:

- H:** Items of National importance, which ought to be included in the listing information attached to the property.
- h:** Items of regional or local significance from an architectural heritage perspective.
- i:** Items which are of local interest, or add interest to the building in its context.
- q:** Items of quality, in terms of design or workmanship, which add specific significance to the building and which should be retained or preserved.

- In the main chapel, cast iron capitals **q**
- Cast glass and original ironmongery in the outer and inner vestibule doors **iq**
- Early leather draught stripping to lobby doors **q**

Landscape value:

Located near the crest of the hill leading into Sawbridgeworth from the south, the spire makes a significant townscape contribution, although the remaining structure is surprisingly hidden behind trees and adjacent buildings.

The school room block is unimpressive by comparison and lumpy as a building element. In our opinion it has little or no interest or townscape value.

Limitations of the report:

This report is based on an inspection made from the ground and other points of safe access. It is emphasised that the inspection is entirely visual and no enclosed spaces or inaccessible points have been opened for inspection.

This report is not a specification for the execution of works and should not be used as such.

I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and cannot therefore report that any such part of the property is free from defect. No investigations have been carried out requiring exposure work and concealed structural elements have not been exposed.

I have not tested plumbing, drainage, electrics, lightning protection (if any) or heating. I recommend that electrical and lightning protection tests be undertaken at least every five years and encourage churches to co-ordinate this with the quinquennial inspection report.

The budget costs are "guessed" and are for guidance only for budgeting and grant purposes. Detailed inspections, specification and builder's estimates based on architect's specifications need to be obtained before firm estimates can be provided, and these will differ from the guessed costs.

Guidance to Church Officers on routine annual maintenance and information on grants are given as appendices at the end of the report.

Where a church has received an English Heritage grant, attention is drawn to the possible need to obtain written approval from English Heritage before work is put in hand, whether or not it is intended to request grant assistance.

Map reference and postcode:

Map reference: TL 480 146
Postcode: CM21 9EH

Local authority:

East Hertfordshire District Council.

Conservation area:

Not known.

**QUINQUENNIAL INSPECTION REPORT 2023
SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH**

SECTION THREE

Key:

- A - Denotes urgent, requiring immediate attention.
- B - Denotes work which requires attention within 2 years.
- C - Denotes work which requires attention in the next 5 years.
- D - Denotes work which requires attention within the next quinquennial period.
- E - Denotes a desirable improvement with no timescale.
- M - Denotes routine maintenance which may be undertaken without further professional involvement.
- * - Denotes subject to further examination.
-

A PREMISES IDENTIFICATION

Name and address of Church:

Sawbridgeworth Evangelical Congregational Church
London Road
Sawbridgeworth
CM21 9EH

B REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION

Work carried out since last inspection:

- Redecoration of the staircase.
- Guttering replaced to the boiler room.
- Paving slabs to the south have been relaid.
- Roof repairs to slates and flashings on the organ, boiler room and vestry roof.
- Vestry toilet flat roof recovered.
- New boilers installed.
- Electrical systems tested.

QUINQUENNIAL INSPECTION REPORT 2023
SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH

SECTION FOUR

C GENERAL CONDITION OF THE BUILDING:

PRIORITY

BUDGET COSTS

1.0 GENERAL STRUCTURE

1.1 The building is generally structurally sound with no major areas of concern. There has been some structural movement to the south-east corner of the main chapel. The detailed condition, including this defect, will be noted in more detail in the following sections of the report.

2.0 ROOF COVERINGS, CHIMNEY STACKS AND FLUES:

2.1 **Tower:** a steep pitched pyramid-form roof, finished on all four sides with cedar shingles, with a lead dressing at the top, a lightning conductor spike projecting through and the remains of a weathervane.

Condition: the cedar shingles appear to be largely in sound condition. Some have curled out towards the corners but nothing of any concern. No significant defects evident here.



2.2 **Main chapel south elevation:** finished with eternit-type mineral slates, with lead flashings at parapets to the front and rear.

Condition: largely in good condition. There is one missing slate just below the ridge to the rear gable. The ridge tile here also needs repointing. There appear to have been several repairs to the front parapet flashing which currently appears to be in sound condition.



Repairs needed: replace missing slate and repoint ridge tile.

ITEM B 300

2.3 **Main chapel north elevation:** a natural slate roof largely in Welsh slate.

Condition: there are a few slipped and missing slates across the elevation that will require replacing.

Repairs needed: replace slipped and missing slates.

ITEM B 800

2.4 **Vestry roof:** this is a Welsh slate roof with Staffordshire blue ridge tiles. Lead flashings are used at junctions, valleys and the abutment to the end parapet. A decorative diamond shaped band of slates has been used midway up the roof slope to the rear elevation.

Condition: there is some minor deterioration of a few slates but nothing requiring repair at this stage. Generally the roof covering is in good condition.



- 2.5 **Toilet off vestry:** this is an addition to the rear of the building, finished with a flat roof covered with bituminous felt over a timber deck.

Condition: this felt has been replaced recently and adequately pointed into the brickwork, with no obvious signs of defects or leaks internally.



- 2.6 **External storage room next to vestry toilet:** a natural slate roof laid with a random mix of different types of slates, several of which appear to be old re-used slates, with mortar fillets at abutments to walls.

Condition: several slates are deteriorating, and some repairs are required in order to prevent water ingress in coming years.



Repairs needed: replace deteriorated slates.

ITEM B

100

2.7 **Boiler room:** natural slate double pitched hipped roof with Staffordshire blue ridge tiles and lead flashings used at junctions and abutments.

Condition: the tiles are in acceptable condition. However, there is a large amount of moss growth. A recently rebedded ridge tile has poorly finished mortar bedding which has come loose and slipped down the roof.



Repairs needed: clean down and remove moss from roof and rebed ridge tile with new mortar.

ITEM A

150

- 2.8 **North aisle south slope:** most of this slope is not visible due to its location next to the main chapel. This slope is finished with natural slate, presumably Welsh slate, with a lead valley between it and the main chapel, with Staffordshire blue ridge tiles and lead flashings at abutments to the parapet at each end.

Condition: the area that can be seen is in sound condition. There is some evidence internally of water leaks along the valley, however, this appears to be historic and is likely to be the result of blockages rather than a failure, as it does not appear to be a regular ongoing problem.

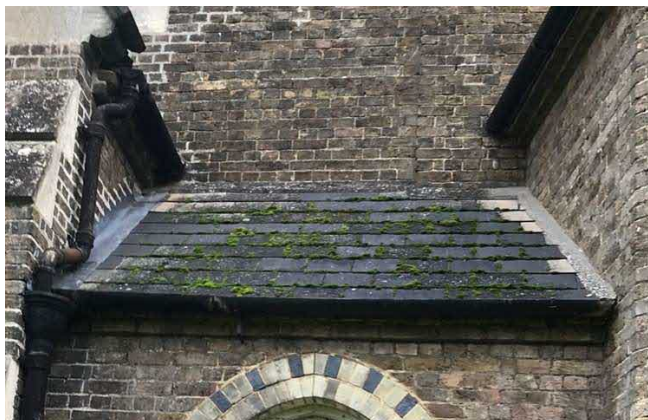
- 2.9 **North aisle north slope:** of natural slate with Staffordshire blue ridges and lead flashings at abutments to the parapet at each end. There are three bands of diamond slates across the roof finish.

Condition: all appear to be in good order.



- 2.10 **Roof over rear store:** small single-pitched roof finished with fibrous tiles and cement fillets and lead flashings against surrounding walls.

Condition: appears generally in good condition, with only a large amount of moss present a concern.



Repairs needed: clean down roof covering and remove moss to prevent blocking-up of gutter.

ITEM A MAINTENANCE

2.11 **Roof over entrance lobby and store:** this is a bituminous felt flat roof finish with felt upstands at the abutment to adjacent walls with an aluminium flashing strip to the head of this roof finish at the rear elevation.

Condition: this roof finish is starting to deteriorate, with some cracks beginning to occur at junctions. There is a split in the lead at the upstand to the rear elevation at the felt joint, with another split in the corner and other signs of distress where the felt turns up to form the flashing. Some repairs are required in the short term with a complete renewal likely to be necessary within the next five years.



Repairs needed: carry out repairs to splits in roof finish.

| | | | | |
|------|------------------------------------|------|---|-------|
| | | ITEM | A | 200 |
| 2.12 | Repairs needed: renew roof finish. | ITEM | C | 1,500 |

2.13 **Flat roof over kitchen and toilets:** this roof is finished with bituminous felt with a layer of gravel over. There is a rectangular polycarbonate roof light projecting through the roof finish over the kitchen and a corrugated metal enclosure on the flat roof. This is presumably to contain the water tank over the toilets. There is also a soil vent pipe that vents through this roof.

Condition: the felt roof finish appears to be largely in sound condition. However, there are areas of weakness and splits and cracks present even through the current shingle finish on top. There is a dip in the roof finish beneath the canopy between this roof and the rear of the schoolroom building which is likely being caused due to deterioration of the timber decking boards beneath the finish, which would be caused by a more major defect and deterioration of the roof covering in this area. The roof light appears to be well detailed and in good condition. The corrugated metal enclosure is industrial but functional, with some corrosion to fixing screws, but largely sound. An asbestos overflow pipe passes through.



Repairs needed: replace felt covering to flat roof and allow to replace areas of rotten decking board beneath and allow for minor structural repairs, depending on findings once works begin.

ITEM B

3,500

2.14 **Canopy between kitchen and schoolroom:** this is a lightweight clear corrugated uPVC canopy supported by a simple timber structure.

Condition: generally sound. However, one sheet of uPVC has been broken, likely by a falling tile from the schoolhouse roof.



Repair needed: clean down canopy and replace damaged section.

ITEM B

100

- 2.15 **Schoolroom roof:** a natural slate roof. The slates do not appear to originate from the United Kingdom and are likely to be Spanish. There are some signs of iron ore within the slates beginning to corrode in places. The roof is finished at the ridge with Staffordshire blue ridge tiles with lead flashings at abutments.

Condition: there are a number of slipped or missing slates to the rear slope and several others appear loose. The mortar joints between the ridge tiles appear to be open and in need of repointing. The lead flashings at the rear junctions to the chimneys both need some redressing where they are starting to come away from the chimneys. To the front there are a few broken slates to the south slope of the front projecting gable as well as one or two broken slates on the front slope itself. Access to the parapet gutter and valley was not possible, and so could not be confirmed the condition of this area.



Repairs needed: replace missing tiles, rebed ridge tiles and refix any loose and slipping tiles, refix and redress lead flashings as required.

ITEM A

4,000

2.16 **Flat roof over southern section of school room:** this roof is finished with a bituminous felt finish.

Condition: access was not available to this roof section. Therefore, its condition could not be confirmed. Further investigations are required to provide close access and investigate condition.

2.17 **Valley gutter between hall and chapel:** this appears to be a lead-lined valley. However, it was not accessible for direct inspection.

Repairs needed: provide close access and carry out a detailed inspection.

2.18 **West chimney:** brick-built chimney with two flues to top and mortar flaunching and toothed corbelling to top.

Condition: appears generally in good condition and has recently been repointed. There is a minor crack visible to the flaunching on the top. However, overall the chimney is in good condition.

3.0 RAINWATER DISPOSAL SYSTEM:

3.1 **To the main chapel:** uPVC gutters and downpipes to the main chapel and hall. These are wide gutters and large diameter downpipes.

Condition: appear to be in good order, however, require redecoration throughout.

Repairs needed: redecorate rainwater goods.

ITEM B 1,200

3.2 **Rainwater goods to kitchen extension:** uPVC gutters and downpipes.

Condition: in good order. However, they require cleaning through.



Repairs needed: clean out gutters and downpipes.

ITEM A MAINTENANCE

3.3 **Schoolroom:** uPVC large diameter gutters to the rear and side elevations with the original cast iron retained to the front. These sit at the head of parapet walls over stone copings with a cast iron hopper to the south side.

Condition: the uPVC gutters to the rear of the schoolroom are dropping in an area above the canopy. Cast iron ogee gutters to the front elevation have leaking and corroding joints.



Repairs needed: clean, reseal joints and redecorate cast iron gutters and refix uPVC guttering to the rear to provide adequate falls.

ITEM A 1,500

3.4 **Rear slope of the vestry:** here, there is a length of cast iron gutters still present. This does not run the whole length of this roof slope.

Condition: this gutter is heavily corroded in places and is missing a section over the boiler house.



Repairs needed: replace gutter.

ITEM D 200

4.0 WALLS:

- 4.1 **North aisle hall east elevation:** of buff clay bricks with quite open and porous texture with burnt patches and a colour mix. There are denser and more uniform buff Cant bricks at the steps in the wall, forming banding and decorative detailing along with Staffordshire blue engineering bricks. Stone window and door surrounds forming cills and arched openings and a stone central triple quatrefoil window. There are two cast iron vents in the wall at low level providing ventilation to the underfloor void.

Condition: the cast iron vents at low level are just above external ground level, which creates a risk of water washing back into the vents below the timber floors. However, the tarmac does fall away from the wall. To the wall itself there are several open mortar joints in random places across this elevation.



Repairs needed: carry out patch pointing to the lower levels to the brick plinths at low level to the wall as required.

ITEM C

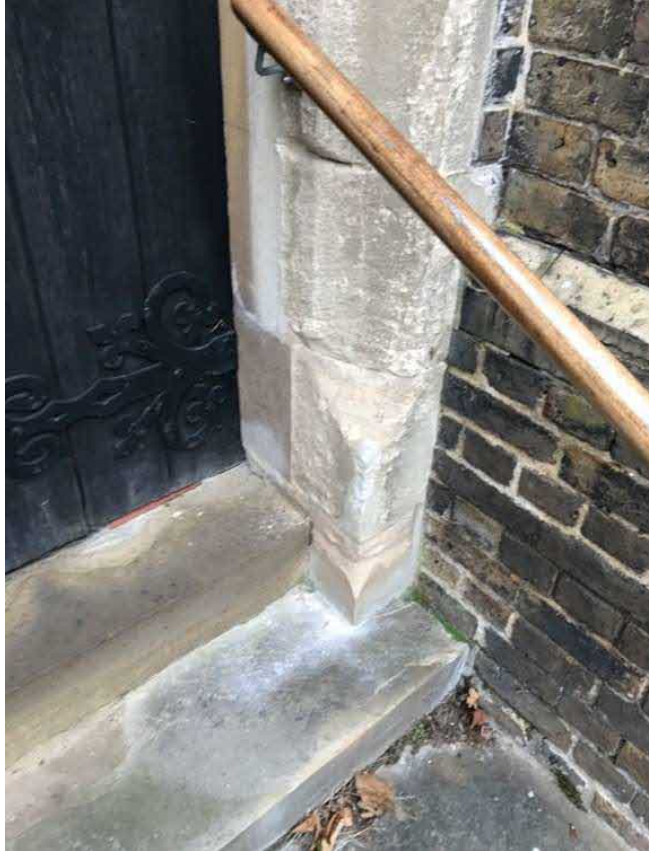
300

- 4.2 **North elevation to tower:** brickwork and stone dressings as for the north aisle hall, with brick buttresses to the corner and a corbelled course underneath the tower roof.

Condition: as mentioned in the previous inspection report, some repointing has been carried out to the corner where the downpipe runs down the wall, presumably due to mortar joints being washed out from an over-spilling downpipe. This has been carried out in a hard cement mortar which is far from ideal in this wall but does not seem to have cracked or resulted in any significant deterioration. Otherwise, this wall is generally in fair condition with no defects noted.

- 4.3 **Tower east elevation:** construction and detailing as for the north elevation, with Gothic arched entrance door.

Condition: generally all in sound condition. However, at low level there are areas of pointing missing to the brickwork and to the stone surround of the main door. There are areas of heavy decay and deterioration.



Repairs needed: carry out repointing to the brickwork as needed and pare back soft areas of stonework and apply lime-based shelter coat.

ITEM C

500

- 4.4 **Tower west and south elevations:** these elevations are only visible externally above the roofline. Construction and detailing as for the other elevations.

Condition: no defects noted, however, not all of both of these elevations is visible.

- 4.5 **Chapel east elevation:** of brickwork construction and detailing as for the other elevations, with stone dressings and a large central stone framed Gothic arched window with triple quatrefoil pattern to the head. There is also a single trefoil vent in the apex of the gable with a quatrefoil date stone stating 1862 at low level.

Condition: this elevation appears largely in good condition except for some eroded mortar joints at low level in areas and historic cracking evident which has previously been repointed. The stonework to the southern entrance door is in an acceptable condition, however there are areas of deteriorating surface and a damaged quoin to the reveal where a previous handrail has been removed.



Repairs needed: carry out repointing at low level to the brickwork and pare back soft areas of stone and apply a lime shelter coat.

ITEM C

500

- 4.6 **Chapel south wall:** of gault brickwork with banding and stone dressings as for the other elevations, stone surrounds to Gothic arched windows.

Condition: there is some deterioration and minor cracking over the arch to the easternmost window that requires repointing. This indicates a small amount of settlement or structural movement to the southeast corner.



Repairs needed: carry out repointing to east over stone window arch and monitor minor cracking for further movement.

ITEM A

400

4.7 **Intermediate buttresses:** Bath stone weathering to gault brickwork buttresses.

Condition: some of the weathering is beginning to decay, as noted in the previous inspection report. This does not appear to be a rapid process of deterioration and no work is required at this stage.

4.8 **East elevation to vestry:** of buff brickwork as before, with some gault brick dressings and stone dressings to the buttress and door surround.

Condition: generally in good condition. However, there is some deterioration and decay of stone door surround at low level.



Repairs needed: remove poor quality historic repair to stone reveal and apply lime shelter coat throughout.

ITEM D 150

4.9 **South wall of vestry:** construction and detailing as for the other walls.

Condition: the brickwork has been repointed in a cement-based mortar, currently in sound condition. However, there is a hairline vertical crack beneath the window, indicating minor settlement has occurred in this area. There have also been historic repairs carried out to the stone window surrounds which are currently deteriorating.

Repairs needed: replace poor repairs to stone window surrounds and monitor hairline crack to brickwork below.

ITEM A 200

- 4.10 **Walls of vestry toilet:** to the south is brickwork and stone window surrounds matching other elevations. The west wall is rendered in what appears to be a lime render, presumably over brickwork.

Condition: the surface of the render has cracked and is starting to deteriorate. The pointing to the brickwork on the south side is very poor and missing in many areas, particularly at low level.



Repairs needed: repoint brickwork to south wall and re-render wall to west.

ITEM B

800

- 4.11 **West wall of store:** this is a later addition, infilling a void of gault brickwork.

Condition: sound.

- 4.12 **West wall of vestry and boiler room:** of gault brickwork as before, with minimal detailing, with again stone surrounds to windows.

Condition: sound.

- 4.13 **Main chapel west gable:** a relatively blank wall with a clear shaped upper trefoil vent ventilating the roof void. Stone dressings and cappings and corbels with precast concrete dressings to the south.

Condition: some repointing has been carried out at various times and with various types of mortar. Currently in sound condition.

- 4.14 **The apse:** blank semi-octagonal brickwork walls of brickwork as before.

Condition: sound.

- 4.15 **North hall west gable:** of brickwork as before, with minimal detailing except for a large triple quatrefoil stone window to the centre of the gable. There are two vent bricks allowing ventilation to the underfloor void.

Condition: all in sound condition, with only small, isolated areas of pointing missing.



Repairs needed: carry out patch pointing where required.

ITEM C

200

- 4.16 **Linking block between north hall and kitchen:** of modern clay facing bricks in stretcher bond bedded in a cement mortar, with a damp proof course visible three courses above ground level.

Condition: all in good order.

- 4.17 **Kitchen and toilet block walls:** of red clay brickwork in stretcher bond bedded in a cement mortar, with a damp proof course visible.

Condition: generally in sound condition. However, there are sections of pointing missing around the DPC.



Repairs needed: repoint areas of missing mortar around DPC.

ITEM C

50

- 4.18 **North elevation of north aisle hall:** construction and detailing as for the other walls.

Condition: generally sound. There are some eroded mortar joints on a couple of buttresses, but these are not to the degree where repointing is required at this stage.

- 4.19 **Schoolroom:** this is constructed of plain gault brickwork, with contrasting coloured brickwork used for the arches and details around windows, with a brick arch formed connecting this building to the north aisle hall. There is a date stone on the front elevation indicating this building was constructed in 1911. Stone cappings have been used to the front, with a vertical boarded panel in the central arch beneath the central window, with a raised pediment to the centre of the elevation above the central arch and central windows.

Condition: some of the stonework cappings and detailing are beginning to deteriorate, particularly below the gutters on the front elevation. The brickwork from which the walls are constructed is generally very porous, with many holes and voids, which accentuates damp problems internally. There are several areas of open mortar joints across the elevations where some repointing is required, including over the northern windows at first floor level to the front elevation, over the central window on the front elevation, over the steps on the west elevation and above the canopy on the west elevation. These walls have been built with a damp proof course present which is evident on the west elevation and in some areas along the front elevation. Damp problems internally would suggest that this damp proof course is not effective. Injecting a new damp proof course is likely to be of limited effect. There is minor cracking below the window to the front elevation where the stone pediment is located and the DPC below is also poorly pointed.



Repairs needed: replace deteriorated stone and allow to repoint areas of missing mortar across the brick elevations.

ITEM C 5,000



4.20 Repairs needed: repoint cracks and monitor for further movement, with the clay tile cill being repaired.

ITEM A 300

4.21 **Archway linking the schoolroom with the north aisle:** this is a brick arch with purple brick used for the archway and gault brickwork used above and some concrete cappings at the head.

Condition: there has been repointing in various places over the years to the brickwork over this archway. There is currently some surface deterioration to the brickwork although not to the degree where any repair is required. Erosion is occurring on the capping stones and on both elevations, there is some plant growth from the face of the brickwork which will require periodic cleaning back.



Repairs needed: clean back plant growth and repoint as required to brickwork and stone cappings.

ITEM B 300

5.0 WINDOWS AND DOORS:

5.1 **Door D1 (door to east elevation of north aisle hall):** this is a vertical boarded timber door set in a Bath stone surround, with large decorative strap hinges.

Condition: the door appears generally in good condition, however requires redecoration.



Repairs needed: redecorate door, including ironmongery.

ITEM B 50

5.2 **Door D2 (northernmost door giving access into the chapel):** conventional gothic arched doorway, Bath stone surrounds, oak door with ironmongery. Previously oiled, now stained.

Condition: generally in good condition, however requires redecoration.

Repairs needed: redecorate door, including ironmongery.

ITEM B 50

- 5.3 **Windows to tower:** all of diamond leaded lights, including the lancet windows and the quatrefoil windows.

Condition: all appear in reasonable order.

- 5.4 **East gable main central window:** this is a large four panel window with three quatrefoil lights above set within a Bath stone frame.

Condition: there is some unevenness to some of the leaded glazing due to some distortion and deterioration to the decorations of the opening light, however, generally still in sound condition.



Repairs needed: redecorate opening light.

ITEM A 100

- 5.5 **Door D3:** as for D2 but with less deterioration to the stonework.

Condition: generally in good condition, however requires redecoration. There is a small corner where the metal hinge has blown stonework to the surround.

Repairs needed: redecorate door, including ironmongery. This should be repaired.

ITEM B 50

- 5.6 **Windows to the south elevation of the chapel:** a series of five windows. The easternmost is a single panel with the others being double, with central stone mullion, all set in Bath stone surrounds with diamond leaded lights and opening vent lights in the four larger windows.

Condition: the easternmost window has suffered from some distortion, with the leadwork at the base projecting past the stone cill. At the moment this is not causing a problem, but it is likely to require some attention in the future to prevent further deterioration and distortion to this window. There is one broken quarry to the second window from the east. This does not appear to be resulting in any water ingress and therefore is not essential to replace. There is a crack in the cill to the penultimate window working from the east which is likely to result in water ingress.

Repairs needed: repoint crack in cill.

ITEM A 30

- 5.7 **Door D4 (door to vestry):** this is vertical boarded door with fake iron strap hinges and ironmongery set within a Bath stone frame.

Condition: the door is generally in good condition. However, it requires redecoration and the weatherproof sealing reinstated as it has slipped out of the reveals.



Repairs needed: redecorate door and ironmongery and replace sealant around door.

ITEM B

50

- 5.8 **South window to vestry:** diagonal leaded lights as other windows to main chapel.

Condition: deterioration to the leadwork for this leaded light window is beginning to occur, although it is currently not at the stage where repairs are required. Some corrosion is starting to occur to the iron opening light. This will require redecoration.



Repairs needed: redecorate frame to opening light.

ITEM A

50

- 5.9 **Window to vestry toilet:** this is a timber framed, frosted glass window, with a slim double glazed unit set on a stone cill with a stone lintel.

Condition: the timber sub-cill is deteriorating, with softening occurring. The pointing beneath it has popped out to one section. I recommend redecoration and repointing. The cill is heavily deteriorated.



Repairs needed: repoint around timber frame and replace rotten sub-cill and redecorate window entirely.

ITEM A

150

- 5.10 **Doors to rear store and boiler room:** both doors are vertical boarded softwood.

Condition: decorations to the store door is beginning to deteriorate and some deterioration to the base of the boiler room door is beginning to occur. Again, redecoration is required.



Repairs needed: redecorate doors and allow for minor repairs to the timber frame of the boiler house door at low level.

ITEM B

200

- 5.11 **Window 13 (boiler room):** single glazed Georgian wired glass set within a Bath stone surround.

Condition: some of the putty is falling out and the glass is cracked and in need of replacement.



Repairs needed: replace glass.

ITEM B 150

5.12 **Door D7 (rear door):** this is a pair of three panelled softwood doors, with an arched window above containing two single glazed light.

Condition: generally sound, however, decorations are deteriorating and in need of renewing.

Repairs needed: redecorate doors.

ITEM A 100

5.13 **Window 14 (triple quatrefoil):** this window to the western gable of the north wall is of triple quatrefoil set in a Bath stone surround with diamond leaded lights.

Condition: all in satisfactory condition.



5.14 **Windows to the south and west side of tower:** these are not accessible for inspection, however appeared in acceptable condition.

5.15 **Windows to west elevation of kitchen and toilet block:** these are single glazed windows set in softwood frames.

Condition: sound, but with deteriorating decorations. Redecoration is required. Putty to glazing needs replacing as it is loose and cracking and missing in many places.



Repairs needed: redecorate windows and replace putty to glazing.

ITEM A

400

- 5.16 **Doors from kitchen and toilet lobby to link canopy roof area:** these are two panel, single glazed, Georgian wired glass softwood doors with a hardwood cill.

Condition: decoration is deteriorating and there is a cracked pane of glass to one of the doors.



Repairs needed: redecorate, including ironmongery, and replace cracked pane to door.

ITEM B 300

- 5.17 **Windows to east elevation of toilet and kitchen block:** single glazed windows set in softwood frames.

Condition: generally sound.

Repairs needed: redecorate.

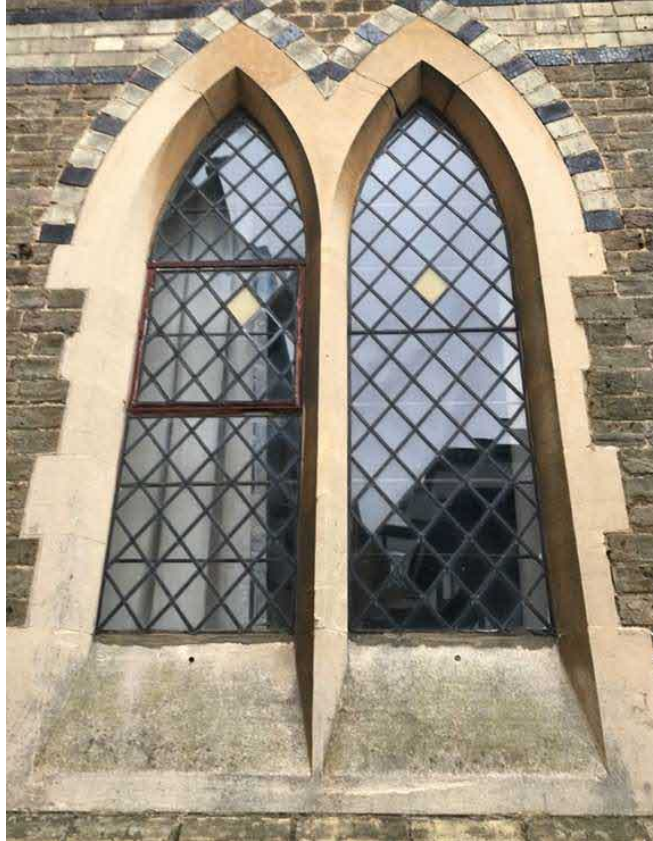
ITEM B 200

- 5.18 **Doors to the link side entrance to north hall:** a pair of double glazed uPVC doors with a double glazed uPVC framed panel above.

Condition: all in good order.

- 5.19 **Windows to north elevation of the north hall:** two double lancet light windows with diamond leaded lights set in stone surrounds, with hopper opening lights present.

Condition: the leadwork is beginning to deteriorate, with some movement and distortion occurring. Renewal is likely within the next few years. There are two broken quarries which will need replacing. A half-hearted attempt has been made to redecorate the iron frames to the opening lights. This needs to be properly carried out to prevent corrosion causing further deterioration.



Repairs needed: replace broken quarries.

| | | | | |
|------|--|------|---|-----|
| | | ITEM | A | 100 |
| 5.20 | Repairs needed: redecorate frames to opening lights. | | | |
| | | ITEM | A | 100 |
| 5.21 | Side door to schoolroom: this is a flush timber door with flush timber panels to each side and a leaded light window above. Condition: allow to redecorate due to deteriorating finish. Repairs needed: redecorate. | | | |
| | | ITEM | A | 100 |
| 5.22 | Rear door to schoolroom: six panelled timber door with Georgian wired glazed window above. Condition: requiring redecoration and there is a small section of damage to the weather strip at the bottom of the door. | | | |



Repairs needed: redecorate door and apply timber repair to weather strip.

ITEM B 200

5.23 **Windows to schoolroom:** uPVC framed double glazed windows with quarry tiled cills.

Condition: the windows are all in good order. There is an odd configuration to the ground floor windows on the front elevation where there is a gap between the head of the windows and the brickwork above. It would appear that the windows are slightly the wrong size for the opening. One quarry tile to the cill of the ground floor window on the front elevation has broken and is likely to be resulting in water tracking in through the wall through the crack beneath this tile.

Repairs needed: seal gaps at window heads and replace broken quarry tile to cill.

ITEM A 300

6.0 **METALWORK, WOODWORK AND PAINTWORK:**

6.1 **Fascias and soffits:** the only area where there are fascias and soffits is to the link and the toilet and kitchen block. These are ply soffits and softwood fascias to the link, with ply fascias to the toilet and kitchen block.

Condition: generally sound, but with deteriorating decorations. Redecoration is required.

Repairs needed: carry out redecoration.

ITEM A 500

7.0 ROOF STRUCTURES:

7.1 **Main chapel roof structure:** a series of five high pitched timber roof trusses largely exposed internally with diagonal bracing across the underside of the vaulted ceiling to the slopes between the trusses, which appears to be present as much for decorative effect as for structural integrity. There is a high level flat section of ceiling to the apex. All ceiling panels between timbers appear to be a plastered finish, presumably of lath and plaster. Close access to the roof structure is limited.

Condition: the roof structure itself appears to be in good condition with no evidence of significant movement or deterioration. There are several cracks in the ceiling sections between timbers due to general movement of the structure, but nothing of any significant concern or that requires repair at this stage. There are a couple of panels over the gallery that may need attention in the coming years.



7.2 **North aisle roof structure:** a series of five high pitched timber roof trusses largely exposed. There is a high level flat section of ceiling to the apex. All ceiling panels between timbers appear to be a plastered finish, presumably of lath and plaster. Close access to the roof structure is not possible.

Condition: the roof structure itself appears to be in good condition, with no evidence of significant movement or deterioration. There is a section to the west on the south slope which shows evidence of water ingress and deterioration to the plasterwork of the sloped ceiling. This is in the location of the valley gutter between the main chapel roof and this roof.



Repairs needed: closer inspection to the valley is required. However, allow to clear out and carry out any repairs to the lead valley gutter as required.

ITEM B*

500

7.3 **Kitchen and toilet extension roof:** a flat roof structure likely of timber construction. However, there are no access panels available for direct inspection.

Condition: the underside appears in good condition throughout, indicating that there are no structural issues to the roof structure.



7.4 **Schoolhouse roof:** direct inspection was not possible due to the high ceiling level. However, it is assumed to be a timber-framed structure. It has a higher ceiling near the apex internally.

Condition: while there are no signs of structural issues to the roof structure, there are many areas internally to the sloped ceilings which show signs of major water ingress as there is not likely to be a felt present within the roof structure or a waterproofing membrane of any kind. The presence of penetrating moisture does create the risk that there could be rot and decay to the timber roof structure above.



Repairs needed: remove sections of ceiling and inspect the timber roof structure behind and gain access to the higher roof void for further closer inspection of the roof timbers and allow for a level of repair to the roof timbers and replacement if required.

ITEM A*

500

7.5 **Tower:** unable to confirm due to no close inspection possible due to ceiling height in tower.

Repairs needed: carry out closer inspection to determine condition.

8.0 WALLS, PARTITIONS AND CEILINGS:

8.1 **School building entrance lobby:** concrete floor with vinyl finish, plastered and emulsion painted walls and ceiling, with a concrete staircase rising to the ground floor level.

Condition: there is a significant amount of dampness to the walls around the staircase and the staircase itself. This is resulting in deterioration to the plasterwork to the walls, with areas of salts leaching through, cracking to the plasterwork and deterioration to the timber skirtings. Solving this problem would be difficult. Injecting a damp proof course is likely to be of minimal effectiveness and stopping damp coming through the staircase would be very difficult. The only thing that can be done is cleaning back the face of the walls where deterioration has occurred and redecorating. This is likely to be a regular recurring maintenance activity. Permanently dealing with this is very difficult.



Repairs needed: clean back walls where surface deterioration has occurred and redecorate using a breathable paint.

ITEM A

300

8.2 **Toilet:** this is a large toilet cubicle with disabled toilet fittings present. There is also sufficient space for a baby changing unit. This room also contains an Ideal Mexico boiler. There is an extract fan and the distribution board for this building in this room.

Condition: again there is some low level damp, particularly to the retaining wall section, to the walls. This has not caused such significant deterioration to the walls here but some repairs are likely to be required in future years. Currently, generally largely in fair condition.

8.3 **Ground floor rooms:** suspended timber floor with carpeted finish, plastered and emulsion painted walls and ceiling. There are two rooms, one with a purple band at the bottom and the other with a yellow papered finish.

Condition: there is some low level damp, but not to a significant degree, and some dampness resulting in paper flaking to the northern outside corner of the yellow painted room. This would appear to be the result of moisture penetrating through the wall due to vegetation growth at this corner. Cleaning back the vegetation growth would help the wall externally to breathe and prevent it from holding water and should deal with this problem.

Repairs needed: clean back vegetation growth and redecorate the deteriorated wall section.

ITEM A 300

8.4 **Storage room:** construction and finishes as for the rooms below.

Condition: largely in fair condition. There is a small amount of staining to the underside of the ceiling in the corner of this room with appears to be the result of a small amount of water ingress. This is likely the result of a small leak in the roof.

Repairs needed: inspect condition and repair any leaks in the flat roof above.

ITEM A* 500

8.5 **Staircase:** a concrete staircase runs through the building to each level. This has a bare concrete finish with painted highlighted nosings.

Condition: there is some cracking in various places, including on some treads and at the half landing on the way up to the first floor. However, it largely appears sound.

- 8.6 **First floor:** construction and finishes as for the other rooms. This is one large room with sliding folding acoustic partitions to divide it into smaller rooms as required.

Condition: there is some cracking and flaking paint due to dampness in the wall in the northeast corner. A small amount of movement does not appear to be of any significance. The dampness to the wall and the flaking paint are most likely the result of a combination of a leaky gutter joint above and the porous nature of the external brickwork. Some eroded mortar joints to this corner.



Repairs needed: as included in roof structure section, damp sections to the walls should have the plaster removed and replaced and redecoration carried out once the source of water externally has been removed and repaired.

ITEM A

300

- 8.7 **Main chapel:** suspended timber floor, plastered and emulsion painted walls, a full set of original softwood pews.

Condition: largely in sound condition. There are some fractures to the west end around the organ apse. These are generally only fine cracks and indicate a small amount of movement of the gable end but nothing of any great significance. There are also some cracks to the southeast corner, as noted in the previous inspection report. These have been filled and the cracks have reappeared. Again, these are only fine cracks and indicate some movement in this corner which is currently not to a significant degree.



Repairs needed: monitor the hairline cracks to the south wall and, if they develop further, allow for structural opening-up and further investigations into the external conditions, including the drainage to this corner.

ITEM C

200

- 8.8 **Main chapel entrance lobby:** black and red quarry tiling, plastered and emulsion painted walls and ceiling. Doors leading into the inner vestibule in pine, pine lobby walls, and part glazed doors leading into the former entrance lobby at the southeast corner, now used as a storeroom, of the same construction as the main lobby.

Condition: generally in fair condition. No defects noted.

- 8.9 **Inner vestibule:** suspended timber floor with carpeted finish, plastered and emulsion painted ceilings and external wall with a timber panel and glazed screen dividing this from the worship space. Fitted cupboards underneath racks to the inside face of the external wall, with modern steel panel radiators beneath.

Condition: all in good order.

- 8.10 **Main entrance hall:** quarry tiled floor, plastered and emulsion painted walls, plasterboard and skim coated ceiling with emulsion paint finish. Six steps up to the kitchen, and level to the hall.

Condition: no significant defects noted here.

- 8.11 **Upper lobby:** vinyl sheet floor finish, with plastered and emulsion painted walls and ceiling. There are some fitted cupboards and a servery area at the top of the steps with a step up to the external doors leading across to the schoolroom.

Condition: all in fair condition. No defects noted.

- 8.12 **Kitchen:** finishes as for the lobby, with a fully fitted kitchen with melamine faced worktops, cabinets and doors, a stainless steel electric cooker range and separate inset hob, two stainless steel inset sinks and a plumbed-in hot water cylinder in the corner under the worktop. There is a sliding up hatch from the kitchen into the lobby. No extract is present.

Condition: the kitchen cabinets are dated but generally still in fair condition. The rest of the finishes for this room are in good condition. I recommend consideration be given to installing an extract fan to help prevent the build-up of moisture during cooking. This should ideally be an extract hood over the cooker and the inset hob.



Repairs needed: consider installing extracts to the kitchen.

ITEM E

800

- 8.13 **Ladies' toilet:** finishes as for the lobby, with melamine faced cubicle dividers, wash hand basins, two toilet pans and a mirror.

Condition: all in fair condition, with the sanitary ware in working order. The cubicle dividers are dated but not deteriorated and still in good functional order.

- 8.14 **Gents' toilet:** finishes and fittings as for the ladies, with the only variation being one toilet pan and three urinals.

Condition: all in fair condition.

- 8.15 **Store:** thermoplastic floor tiles, emulsion painted brickwork walls and plasterboard and skim coated ceiling with emulsion paint finish. Currently used for playgroup store.

Condition: in satisfactory condition.

- 8.16 **North aisle hall:** solid concrete floor with sheet vinyl finish, gloss painted plastered walls with plasterboarded skim coated ceiling between a series of five exposed timber trusses supporting the roof. The rest of the roof structure is concealed from view above the ceiling. It would appear to be of purlins over the trusses supporting common rafters. There is a series of large timber boarded sliding doors between this wall and the main chapel.

Condition: I understand that the former suspended timber floor has been replaced in recent years with the current concrete floor and that the dado panelling has also been removed, with the wall at low level plastered. This wall is generally in good condition. There is some cracking along the line of the junction between the modern plaster and the older plaster finish above. There are also several hollow patches and random surface cracks to the modern plaster. This is currently not to the point where any repairs are required. However, repairs are likely to be needed in the next few years. The modern plaster is failing to adhere to the brick backing sufficiently well because of general moisture within the wall resulting in the plaster being blown off the face. I recommend that when repairs are carried out that a lime plaster be used to allow this wall to breathe adequately and be flexible enough to take any natural movement within the structure.



Repairs needed: carry out low level plaster repairs.

ITEM C

900

- 8.17 **Entrance lobby at the east end:** Victorian style boarded door, with Gothic arch leads to stairs leading to the gallery. Quarry tiled floor, with plastered and emulsion painted walls. This room is used as a storeroom, not an entrance lobby, and therefore the standard of finish required is much less.

Condition: there is some deterioration to the plasterwork and general finishes in this room. Due to its current use as a storeroom these are of no concern and do not need any attention. General deterioration as a result of water ingress which is occurring due to penetrating and rising damp.

- 8.18 **Southern entrance lobby:** a mirror image of the northern but not used. Contains memorial tablet to Herbert Tyler dated 1845 '*having laboured faithfully as a minister of Jesus Christ in this place by the space of 28 years*'.

Condition: this lobby is generally in good order. There is some evidence of penetrating damp, but this has not resulted in any significant deterioration to the finishes.

- 8.19 **Chapel main walls:** plastered and painted. The arcade between this and the north aisle is of cast iron with coupled columns supporting ornately carved foliate capital heads, which are actually moulded features.

Condition: all in satisfactory condition.

- 8.20 **The apse to the west end:** this apse contains the organ. A raised suspended timber floor platform area, with plastered and emulsion painted walls and vaulted ceiling.

Condition: there are several vertical cracks and some horizontal cracks in the plasterwork at high level as a result of general movement in the structure. This does not appear to be to a significant degree and all is generally in satisfactory condition.



- 8.21 **Baptistry:** this is located in the southwest corner beneath the raised platform area. This was not accessible for viewing during the inspection due to musical instruments located over the top.

Condition: I understand that the baptistry leaks and therefore proposals are being considered to resolve this problem. I understand that the baptistry arrangement has a recess in the tiled walls to the bottom where submerged heating pipes are located, and therefore not all of the surfaces are accessible for repairs to be carried out. This complicates the possibility of repairing the existing.

Repairs needed: further consideration is required as to the appropriate solution to the baptistry.

- 8.22 **Minister's vestry:** suspended timber floor, simple skirtings, wallpaper to the walls, plasterboard false ceiling. Lavatory off with covered floor, low level flush cistern, papered walls and plywood and lath and plaster ceiling.

Condition: there is water staining in various places in the vestry, including the east wall between the church and the vestry. This appears to relate to an old blockage in the valley gutter and is currently dry. There is also water staining on the south wall which is likely to be due to penetrating damp. Damp levels in this wall are not excessively high but are enough to cause some staining to the internal finishes. The toilet off the vestry generally has damp walls probably due to penetrating damp through the rather porous external solid brick walls. I recommend redecoration of the vestry be carried out. The roof coverings have been repaired recently and lead flashings redressed, which should mean the penetrating damp has been prevented.



Repairs needed: replace wallpaper to walls and toilet and allow to replaster where leaks have damaged prior to redecorating or reapplying wallpaper.

ITEM A

200

8.23 **Main boiler room:** concrete floor with plastered brick walls and plastered ceiling.

Condition: there are some diagonal cracks to the ceiling, currently this is still sound but should be monitored as further deterioration may require repair.



Repairs needed: monitor cracks.

ITEM B MAINTENANCE

9.0 DOORS, WINDOWS, WOODWORK AND FITTINGS:

9.1 **Internal joinery to schoolhouse:** hardwood timber panelled doors, skirtings, handrails and architraves throughout and likely of original age to the building.

Condition: generally in acceptable and useable condition, however scuffed and damaged throughout due to general wear and tear.



Repairs needed: redecorate as needed and allow for minor timber repairs as required.

ITEM B

200

9.2 **Internal joinery to kitchen and toilet extension:** flush gloss painted doors with gloss painted frames, architraves and skirtings in softwood timber.

Condition: generally in acceptable condition, however scuffed and damaged through general wear and tear.



Repairs needed: redecorate as needed and allow for minor timber repairs as required.

ITEM B

200

- 9.3 Repair an timber skirtings and architraves throughout, including large barn-style timber shutters between north aisle and the main chapel. There are two arched doorways with four panels each: one to the west leading to the rear entrance and one to the east leading to the tower staircase. There is a pine glazed door leading into the main chapel from the north aisle.

Condition: generally in acceptable condition, however requiring redecoration due to scuffs and damage from general wear and tear.

Repairs needed: repair and redecorate as required.

ITEM B

300

- 9.4 **Main chapel:** pine posts support the front edge of the gallery with pine gallows-style brackets and there is a decorative pine wainscot present across the external walls, with a series of pine pews present.

Condition: as noted in the previous inspection report, there is evidence that the corbel to the southern end has dropped. As previously mentioned, this is historic. There are currently no issues of concern. The timber wainscot is in acceptable condition. However, where it is against the wall to the southeast, it has come away due to the structural movement. However, it is in an acceptable condition. The pews are also in acceptable condition. The timber pulpit and timber organ are in good condition throughout.



- 9.5 **Internal joinery to gallery and staircase:** joinery similar to the main chapel area, with pine timber panelling to the front edge which appears quite low in height and may need to be raised due to the fall risk.

Condition: generally in acceptable condition.

10.0 INTERNAL DECORATIONS:

- 10.1 Included in Section 8 above.

11.0 FLOORS, STAIRWAYS AND BALCONIES:

11.1 Stairs leading to gallery: a softwood staircase with a plastered wall to one side and a vertically boarded wall to the other.

Condition: the stairs are worn but in sound condition with highlighted nosings. Decorative finishes are currently acceptable. There are some patch repaired areas beneath the valley gutter, presumably following a water leak. These are still currently sound.

11.2 Gallery: tiered seating fixed to softwood boarding, with a timber gallery structure possibly on steel supports, with diagonally boarded gallery front. A metal handrail of the appropriate height has been placed at the base of the aisle leading from the stairs.

Condition: the current gallery rail is lower than is required for current safety regulations and in order to ensure the safety of the building occupants it would be necessary to raise the gallery rail height.



Repairs needed: increase gallery rail height.

ITEM E 2,000

- 11.3 **Floor finish behind organ:** this is of traditional linoleum and has clearly been in place for many years.

Condition: in poor condition with deterioration to the edges, cracking and sections missing. I recommend this floor finish be either removed or replaced to prevent trip hazards occurring.



Repairs needed: remove or replace floor finish.

ITEM E

300

12.0 HEATING SYSTEM AND VENTILATION:

- 12.1 **Heating:** there are a variety of forms of heating for the buildings. A conventional wet system serves the chapel, with traditional style cast radiators and two fan assisted convector heaters. This system has large heating pipes that run around the perimeter of the room feeding the radiators. The boilers for this system are located in the boiler room and are gas-supplied.

Condition: the system and the boilers appear to be in good condition and are of a recent install and there is no evidence of significant defects.



12.2 **Heating system for schoolhouse:** this is a conventional wet system, with the gas boiler located in the toilet cubicle on the ground floor, distributing heat around the building to steel panel radiators.

Condition: this gas boiler is serviced annually but is now quite old and likely near the end of its life. The system is in working order with no evidence of leaks or problems. The boiler should be replaced within the next five years.



Repairs needed: replace boiler.

ITEM B

2,000

- 12.3 **Heating to the north hall:** heating to this part of the building is served by a gas boiler located within the staircase to the gallery. It is a combi boiler with a balanced flue distributing heat via radiators.

Condition: in good order.



- 12.4 **Various other heating methods:** there are portable electric heaters within the vestry and there are wall-mounted electric heaters within the male and female toilets. Electric air curtains are present over the main doors.

Condition: these all appear to be working effectively and in acceptable condition.

13.0 ELECTRICAL INSTALLATION:

13.1 **Electricity supply:** the incoming supply meter and main fuse board are located below the stairs to the gallery. The fuse board and meter are of recent installation and have been recently tested within the past year. The presence of RCD fuses will provide a reasonably good level of protection to circuits.

Condition: the electrical system appears in good working order.



13.2 **Power provision:** there is a reasonably good provision of power sockets, all of which are mostly modern. In addition, there are isolator switches to modern appliances within the kitchen.

Condition: this is a reasonable provision.

13.3 **Lighting:** there are pendant lights to the main chapel and fluorescent tubes to the north aisle, fluorescent tubes to the kitchen and toilet extension throughout each room, with three bulk headlights above the lobby. Schoolhouse light fittings consist of a mix of ceiling pendants and bulk headlights, with fluorescent tubes present on the top floor to both rooms.

Condition: while in mostly working order, a number of bulbs are of inefficient performance and the lighting in particular to the main chapel is of low levels.

Repairs needed: consider replacing the bulbs to the light fittings within the chapel with higher light output LED bulbs.

ITEM E

300

14.0 SANITARY FACILITIES AND DRAINAGE:

14.1 **Plumbing:** it could not be confirmed where the cold water supply enters the building. However, the water meter is located in the footpath to the east of the building. Cold water is distributed throughout via copper pipework to cold water outlets.

Condition: the system is generally in good working order, with no evidence of any leaks or faults present.

14.2 **Sanitary ware:** there is a variety of sanitary appliances throughout the building, including the disabled WC to the schoolhouse, the kitchen units and male and female WCs to the kitchen and toilet extension, and the toilet west of the vestry off the main chapel.

Condition: these fittings all appear in good working order. However, the urinals within the men's WC were not working.

Repairs needed: investigate the cause of the urinals not working and repair as required.

ITEM A*

200

14.3 **Below ground drainage:** the foul drainage system appears to be a combined system which also picks up the surface water drainage within the manholes present around the buildings which discharge into the mains sewer in the main road to the east. The only manhole which was able to be lifted was to the southeast of the building. This manhole had a large number of roots present, which was holding debris, and there is a Victorian trap present in the invert.

Condition: there are heavy roots present within the drainage outfall to the southeast. However, due to the depth of the manhole, it was not possible to determine where these roots were coming from and they could possibly have been from a previously removed tree nearby. If this is the case, however, there is still a risk that the roots could cause blockages in the foul drainage system. Due to the location, this may also be contributing factor to the settlement of the main chapel in the southeast corner.



Repairs needed: clean through the foul drainage system and have a CCTV survey carried out to ensure it is in good condition and remove any roots within the manhole or drainage system.

ITEM A

400

15.0 FURNITURE AND FITTINGS:

15.1 **Other furnishings:** all other fixed items of furnishings have been noted in previous sections. The rest of the furnishings throughout the building are free-standing and do not form part of the fabric of the building.

16.0 MONUMENTS

16.1 None present.

17.0 BATS – PROTECTED SPECIES:

17.1 There was no evidence of any bat activity in any of the accessible spaces. However, the roof voids could not be accessed and therefore it could not be confirmed if there is bat activity present within these areas or not.

18.0 ACCESSIBILITY

18.1 **Access into building:** there is good provision of access into the building, with level access provided to the main lobby between the church building and the schoolhouse. However, the original doorways to the main chapel and the north aisle have stepped access.

Condition: this is an acceptable provision.

18.2 **Access within building:** within the lobby, north aisle and main chapel there are level floors and thresholds throughout, with reasonable width door openings present. However, the male and female WC and the kitchen are only accessible via steps. Within the lobby on the ground of the schoolhouse there is a disabled WC accessible through a level threshold. However, the remaining areas of the schoolhouse are accessed via steps internally.

Condition: this is an acceptable provision due to the level access throughout the main chapel and north aisle and lobby and with level access to the disabled WC within the schoolhouse.

18.3 **Facilities:** there is a good equal access toilet facility to the correct configuration, with all the handrails and sanitary ware required and with a pull-cord alarm.

Repairs needed: install a full height mirror that could be used for both wheelchair users and children.

ITEM E 50

18.4 **Visual:** it is important to ensure that there is a good level of colour contrast between surfaces to enable ease of navigation around the building for people with visual impairments.

Condition: an improvement could be made through a contrasting paint finish internally to highlight the location of the fittings and fixtures.

18.5 **Audio:** there is a wired-in audio system with a hearing loop present providing provision for people with hearing impairments.

18.6 **Access to worship:** while the fixed pews are present within the main chapel, there are areas for wheelchairs and pushchairs to be located and the open space within the north aisle provides an area for flexible use.

Repairs needed: provide large print hymn books and bibles for the visually impaired.

ITEM E 200

18.7 **Access audit:** it is a legal requirement for public access buildings to carry out an access audit to anticipate potential barriers to access, thus enabling a strategy to be developed to overcome barriers that may be present. I have carried out a review of some elements of access for this building. A full audit should be carried out taking into account the use of the building.

Repairs needed: carry out an access audit.

ITEM A MAINTENANCE

19.0 HEALTH AND SAFETY:

19.1 **Asbestos:** it was confirmed that an asbestos report had been produced, however was not present for checking during the inspection.

Repairs needed: ensure asbestos report is up to date and kept accessible.

ITEM E MAINTENANCE

19.2 **Log book:** it is strongly recommended that a log book should be kept identifying all works undertaken, with the date, the people involved within all works that are undertaken to the property, and any source of grant obtained.

Repairs needed: produce log book and keep up to date.

ITEM A MAINTENANCE

ITEM B MAINTENANCE

ITEM C MAINTENANCE

19.3 **Disaster plan:** the church is recommended to prepare a disaster plan which should list names of key holders, information stating which parts of the building should be cleared in what order of priority in the event of fire, provisions for storage of salvaged items in the event of a fire, provision for servicing of the fire extinguishers.

Repairs needed: prepare a disaster plan if not already in place.

ITEM A MAINTENANCE

19.4 **The Construction Design and Management Regulations 2015:** the church should familiarise themselves with the requirements of the regulations which would have significant implications for anybody working on the building. The regulations were changed in April 2015. See link:

<http://www.hse.gov.uk/construction/cdm/2015/index.htm>

Repairs needed: familiarise yourselves with the regulations.

ITEM B MAINTENANCE

19.5 **Fire risk assessment:** it is a legal requirement for all public access buildings including churches. There are specialist consultants who can assist with this process. It is understood that a fire risk assessment has been undertaken and this should be reviewed periodically or when the use of the building changes.

Repairs needed: carry out fire risk assessment.

ITEM A MAINTENANCE

19.6 **Health and safety:** a health and safety assessment should be carried out to ensure the building provides a suitably safe and healthy environment.

Repairs needed: carry out a health and safety assessment.

ITEM A MAINTENANCE

20.0 LIGHTNING CONDUCTOR

20.1 There is a lightning conductor present to the tower.

Condition: while in acceptable condition, it was also confirmed that this is tested on a regular basis, with the last test having been carried out within the previous two years.

21.0 ENERGY PERFORMANCE:

21.1 **Roofs:** it could not be confirmed how much insulation is present within the roof build-up in any of the roof areas as all of the roof voids were inaccessible. Introducing some insulation over flat ceilings, particularly in the chapel and north aisle, could be achieved. This would help to reduce heat loss and heating costs and is something that should be considered. The present heating system did appear to operate reasonably efficiently and effectively.

Repairs needed: increase the level of insulation to the roofs, as recommended above.

ITEM D 500

21.2 **Walls:** the walls to the main chapel and north aisle and also the schoolhouse are of solid brick, which are of poor thermal performance. Improving the level of thermal performance here could be achieved by introducing insulated drylining internally. However, this would require significant disruption. The walls to the kitchen and toilet extension are of cavity but due to the age are unlikely to have any form of insulation present within. Insulation can be installed to the cavity. However, it does increase the risk of thermal bridging and moisture bridging across the wall and could result in condensation forming internally and penetrating damp within the wall.

21.3 **Windows:** the leaded windows to the north aisle and the main chapel are of poor thermal performance and would benefit from having modern secondary glazing installed internally. There are double-glazed uPVC units present to the schoolhouse which will provide an acceptable level of thermal insulation. There are single-glazed timber-framed windows to the kitchen and toilet extension which could be replaced with modern uPVC double-glazed units to help improve thermal performance of this section of the building.

21.4 **Zero carbon:** the church should review the whole of the building in light of the aim for net zero carbon by 2030. This will include an energy audit of the building in due course and identifying ways to minimise heat loss and energy use together with moving to a low carbon source of heat and the cost implications. The simplest and easiest step although not without financial implications, is to switch electricity suppliers to a green tariff if not already done. Light fittings should progressively be changed over to LED to reduce electricity usage. Savings in energy use can be achieved by careful heating controls without necessarily changing the heat source.

The following links to The Methodist Church UK and Church Building Council offer helpful advice on pursuing Net Zero for church buildings.

<https://www.methodist.org.uk/for-churches/property/net-zero-carbon/>

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

Repairs needed: carry out a review of the carbon footprint of the building.

ITEM B MAINTENANCE

22.0 FIRE PRECAUTIONS:

22.1 **Warning and detection:** there is no provision of detection or warning within the main chapel and the north aisle in the event of a fire. However, there are smoke detectors in the lobby and the staircase of the schoolhouse. Due to the high number of external doors to the north aisle and the main chapel, a warning system may not be required. However, it is recommended that a heat detector is installed in the kitchen, which is the highest risk area.

Repairs needed: introduce a heat detector in the kitchen.

ITEM A 50

22.2 **Firefighting equipment:** there is a fire blanket and fire extinguisher in the kitchen, with a number of fire extinguisher types throughout every room throughout all the main areas of the building.

Condition: these appear tested up to date and therefore are presumably in good working order.

22.3 **Exit routes:** there are four external doors which form the principal exit routes, with two additional external doors.

Condition: the emergency exit provision appears adequate. However, it must be ensured that all emergency exit doors are unlocked when the building is in use.

Repairs needed: ensure doors are unlocked when the building is in use.

22.4 **Exit signage:** there are limited exit signs present within the main chapel and the lobby.

Repairs needed: install limited emergency exit signage to the schoolhouse.

ITEM A

100

23.0 SECURITY:

23.1 Reasonable quality locks are present on doors and windows providing a fair level of security for the property.

GROUND

24.0 BOUNDARIES, PATHS, TREES, CAR PARKING AND GRAVES:

24.1 **Boundaries:** the boundaries to the northwest and south are formed of closed boarded fence panels and hedging, all of which appear in acceptable condition with no missing panels or gaps or damage. To the east boundary is a single brick-thick dwarf wall surrounding the car park and a perpendicular dwarf wall of similar brickwork which forms a retaining wall for the lawn in front of the schoolhouse.

Condition: the boundaries, including fence panels and brick walls, are in acceptable condition.

24.2 **Surface to front:** this is formed of tarmac.

Condition: generally in good condition.

24.3 **Surface to south:** this is formed of concrete paving slabs.

Condition: in good condition. These have been relaid recently and the vegetation removed from between the slabs.

24.4 **Graves:** a number of graves are present to the west on the lawn.

Condition: while the graves are in acceptable condition, the surrounding grass is poorly kept and heavily overgrown to the western boundary.



Repairs needed: this area should be maintained and overgrown areas cut back.

ITEM A MAINTENANCE

D ITEMS REQUIRING FURTHER DETAILED OR SPECIALIST INVESTIGATION:

None.

£36,730

Whitworth
Unit 12 Park Farm
Fornham St Genevieve
Suffolk
IP28 6TS

MC/cp/ss/C328/1
15th December 2023

QUINQUENNIAL INSPECTION REPORT 2023
SAWBRIDGEWORTH EVANGELICAL CONGREGATIONAL CHURCH

SECTION FIVE

SUMMARY

A OF UTMOST URGENCY

| | | |
|------|---|-------|
| 2.7 | Boiler room: clean down and remove moss from roof and rebed ridge tile with new mortar | 150 |
| 2.10 | Roof over rear store: clean down roof covering and remove moss to prevent blocking-up of gutter | M |
| 2.11 | Roof over entrance lobby and store: carry out repairs to splits in roof finish | 200 |
| 2.15 | Schoolroom roof: replace missing tiles, rebed ridge tiles and refix any loose and slipping tiles, refix and redress lead flashings as required | 4,000 |
| 3.2 | Rainwater goods to kitchen extension clean out gutters and downpipes | M |
| 3.3 | Schoolroom: clean, reseal joints and redecorate cast iron gutters and refix uPVC guttering to the rear to provide adequate falls | 1,500 |
| 4.6 | Chapel south wall: carry out repointing to east over stone window arch and monitor minor cracking for further movement | 400 |
| 4.9 | South wall of vestry: replace poor repairs to stone window surrounds and monitor hairline crack to brickwork below | 200 |
| 4.20 | Schoolroom: repoint cracks and monitor for further movement, with the clay tile cill being repaired | 300 |
| 5.4 | East gable main central window: redecorate opening light | 100 |
| 5.6 | Windows to the south elevation of the chapel repoint crack in cill | 30 |
| 5.9 | Window to vestry toilet: repoint around timber frame and replace rotten sub-cill and redecorate window entirely | 150 |
| 5.12 | Door D7 (rear door): redecorate doors | 100 |
| 5.15 | Windows to west elevation of kitchen and toilet block: redecorate windows and replace putty to glazing | 400 |
| 5.19 | Windows to north elevation of the north hal replace broken quarries | 100 |
| 5.20 | Windows to north elevation of the north hall: redecorate frames to opening lights | 100 |
| 5.21 | Side door to schoolroom: redecorate | 100 |
| 5.23 | Windows to schoolroom: seal gaps at window heads and replace broken quarry tile to cill | 300 |
| 6.1 | Fascias and soffits: carry out redecoration | 500 |
| 7.4 | Schoolhouse roof: remove sections of ceiling, inspect timber roof structure behind, gain access to the higher roof void for further closer inspection of the roof timbers, allow for level of repair to the roof timbers and replace if required | *500 |
| 8.1 | School building entrance lobby: clean back walls where surface deterioration has occurred and redecorate using a breathable paint | 300 |
| 8.3 | Ground floor rooms: clean back vegetation growth and redecorate the deteriorated wall section | 300 |
| 8.4 | Storage room: inspect condition and repair any leaks in the flat roof above | *500 |
| 8.6 | First floor: damp sections to walls should have plaster removed and replaced and redecoration carried out once the source of water externally has been removed and repaired | 300 |
| 8.22 | Minister's vestry: replace wallpaper to walls and toilet, allow to replaster where leaks have damaged prior to redecorating or reapplying wallpaper | 200 |
| 14.2 | Sanitary ware: investigate the cause of the urinals not working and repair | *200 |
| 14.3 | Below ground drainage: clean foul drainage system, have CCTV survey to ensure condition, remove any roots within the manhole or drainage system | 400 |
| 18.7 | Access audit: carry out audit | M |
| 19.2 | Log book: produce log book and keep up to date | M |
| 19.3 | Disaster Plan: the church to prepare a disaster pl | M |
| 19.5 | Fire risk assessment: carry out fire risk assessment | M |
| 19.6 | Health and safety: carry out assessment | M |
| 22.1 | Warning and detection: introduce heat detector in kitchen | 50 |

| | | |
|------|--|----------------|
| 22.4 | Exit signage: install limited emergency exit signage to schoolhouse | 100 |
| 24.4 | Graves: this area should be maintained and overgrown areas cut back | M |
| | TOTAL | £11,480 |

B WORK WHICH REQUIRES ATTENTION WITHIN 2 YEARS

| | | |
|------|---|----------------|
| 2.2 | Main chapel south elevation: replace missing slate and repoint ridge tile | 300 |
| 2.3 | Main chapel north elevation: replace slipped and missing slates | 800 |
| 2.6 | External storage room next to vestry toilet replace deteriorated slates | 100 |
| 2.13 | Flat roof over kitchen and toilets: replace felt covering to flat roof and allow to replace areas of rotten decking board beneath and allow for minor structural repairs, depending on findings once works begin | 3,500 |
| 2.14 | Canopy between kitchen and schoolroom: clean down canopy and replace damaged section | 100 |
| 3.1 | Rainwater disposal main chapel redecorate rainwater goods | 1,200 |
| 4.10 | Walls of vestry toilet: repoint brickwork to south wall and re-render wall to west | 800 |
| 4.21 | Archway linking the schoolroom with the north aisle: clean back plant growth and repoint as required to brickwork and stone cappings | 300 |
| 5.1 | Door D1 (door to east elevation of north aisle ha redecorate door, including ironmongery | 50 |
| 5.2 | Door D2 (northernmost door giving access into the chapel): redecorate door, including ironmongery | 50 |
| 5.5 | Door D3: redecorate door, including ironmongery. This should be repaired | 50 |
| 5.7 | Door D4 (door to vestry): redecorate door and ironmongery and replace sealant around door | 50 |
| 5.8 | South window to vestry: redecorate frame to opening light | 50 |
| 5.10 | Doors to rear store and boiler room: redecorate doors and allow for minor repairs to the timber frame of the boiler house door at low level | 200 |
| 5.11 | Window 13 (boiler room): replace glass | 150 |
| 5.16 | Doors from kitchen and toilet lobby to link canopy roof area: redecorate, including ironmongery, and replace cracked pane to door | 300 |
| 5.17 | Windows to east elevation of toilet and kitchen bloc redecorate | 200 |
| 5.22 | Rear door to schoolroom: redecorate door and apply timber repair to weather strip | 200 |
| 7.2 | North aisle roof structure: closer inspection to the valley is required, allow to clear out and carry out any repairs to the lead valley gutter | *500 |
| 8.23 | Main boiler room: monitor cracks | M |
| 9.1 | Internal joinery to schoolhouse: redecorate, allow for minor timber repairs | 200 |
| 9.2 | Internal joinery to kitchen and toilet extension: redecorate, allow for minor timber repairs | 200 |
| 9.3 | Internal joinery to north aisle: repair and redecorate | 300 |
| 12.2 | Heating system for schoolhouse: replace boiler | 2,000 |
| 19.2 | Log book: produce log book and keep up to date | M |
| 19.4 | The CDM Regulations 2015: the church to familiarise themselves with the requirements of the regulations | M |
| 21.4 | Zero carbon: carry out a review of the carbon footprint of the building. | M |
| | TOTAL | £11,600 |

| | | | |
|----------|--|---|---------------|
| C | | WORK WHICH REQUIRES ATTENTION WITHIN 5 YEARS | |
| 2.12 | Roof over entrance lobby and store: | renew roof finish | 1,500 |
| 4.1 | North aisle hall east elevation: | carry out patch pointing to the lower levels to the brick plinths at low level to the wall as required | 300 |
| 4.3 | Tower east elevation: | carry out repointing to the brickwork as needed and pare back soft areas of stonework and apply lime-based shelter coat | 500 |
| 4.5 | Chapel east elevation: | carry out repointing at low level to the brickwork and pare back soft areas of stone and apply a lime shelter coat | 500 |
| 4.15 | North hall west gable: | carry out patch pointing where required | 200 |
| 4.17 | Kitchen and toilet block walls: | repoint areas of missing mortar around DPC | 50 |
| 4.19 | Schoolroom: | replace deteriorated stone and allow to repoint areas of missing mortar across the brick elevations | 5,000 |
| 8.7 | Main chapel: | monitor hairline cracks to south wall. If they develop further allow for structural opening-up and further investigations into the external conditions, including the drainage to this corner | 200 |
| 8.16 | North aisle hall: | carry out low level plaster repairs | 900 |
| 19.2 | Log book: | produce log book and keep up to date | M |
| | TOTAL | | £9,150 |
| D | | WORK WHICH REQUIRES ATTENTION WITHIN THE NEXT QUINQUENNIAL PERIOD | |
| 3.4 | Rear slope of the vestry: | replace gutter | 200 |
| 4.8 | East elevation to vestry: | remove poor quality historic repair to stone reveal and apply lime shelter coat throughout | 150 |
| 21.1 | Roofs: | increase the level of insulation | 500 |
| | TOTAL | | £850 |
| E | | DESIRABLE IMPROVEMENT WITH NO TIMESCALE | |
| 8.12 | Kitchen: | install extract | 800 |
| 11.2 | Gallery: | increase rail height | 2,000 |
| 11.3 | Floor finish behind organ | remove or replace floor | 300 |
| 13.3 | Lighting: | replace bulbs to the light fittings within chapel to higher light output LED bulbs | 300 |
| 18.3 | Facilities: | install a full height mirror | 50 |
| 18.6 | Access to worship | provide large print hymn books and bibles | 200 |
| 19.1 | Asbestos: | ensure asbestos report is up to date and kept accessible | M |
| | TOTAL | | £3,650 |

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Unit 12 Park Farm
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IP28 6TS

MC/cp/ss/C328/1
15th December 2023