

05.05.2016

COLD OVERTON • ST JOHN THE BAPTIST



QUINQUENNIAL INSPECTION 2016

Mark Stewart Church Architect

16 Hillcrest Drive
Loughborough
Leicestershire
LE11 2GX

T 01509 230703
M 07905 448943
E msa.mark@gmail.com

INTRODUCTION

Report of an inspection carried out under the Inspection of Churches Measure, 1955, as amended under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to the Vicar and Churchwardens.

Diocese	Leicester
Archdeaconry	Leicester
Date of inspection	22.04.2016
Inspected by	Mark Stewart
Date of previous inspection	2011
Previous inspection by	DEK
Weather during inspection	Sunny following rain.
Chancel responsibility	The PCC.
Churchyard responsibility	The PCC.
Listed Building Status	Grade I
Conservation Area Status	Yes
Tree Preservation Orders	No
Protected species	Bats are known to be present. The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found on www.churchcare.co.uk
Status of Churchyard	Open.
Monitored roof Alarm	Not fitted.
Smart water metal roof areas	Not fitted.
Listing description	Parish church. C13, C14, C15, and c.1800. Restored by J. T. Micklethwaite, 1889. Coursed and squared ironstone and limestone rubble and ashlar, with ashlar dressings. Lead and Swithland slate roofs. Moulded and chamfered plinths, sill band, some coved eaves. Openings mainly have hood moulds and mask stops. West tower with spire, nave with clerestory, north aisle, chancel, south aisle, south porch. Tower, C15, 2 stages, has clasping buttresses, those to west with masks on the plinth. 2 chamfered and moulded string courses and continuous hood mould. Coved eaves with masks, crenellated parapets with 4 pinnacles. Setback

octagonal spire with finial and weathercock plus 2 tiers of gabled lucarnes with double lancets. First stage has to west, blocked moulded doorway and above it, C15 double lancet with panel tracery. Second stage has 4 transomed cusped double lancets. To east, clock. Clerestory, 3 bays, has chamfered band and crenellated parapet with south-east corner and gable pinnacles. Rainwater heads to north inscribed 'J B 1804' and to south 'W S 1793'. On each side, 3 round headed double lancets with moulded pointed openings. North aisle, 2 bays, has to north 2 buttresses. West end has C19 chamfered single lancet. North side has to east, C15 triple lancet with moulded elliptical head. To west, chamfered C13 blocked door. East end has a restored round headed moulded window. Chancel, 2 bays, has moulded plinth and coped gable with cross. North side has central buttress, 2 setoffs. To west, C14 double lancet with flowing tracery, and to west again, C13 single lancet low side window. East end has angle buttress to right and single buttress to left, 2 setoffs. Restored C14 reticulated triple lancet with coved and chamfered reveal. South side has central buttress, 2 setoffs. To west, C13 foiled single lancet low side window. Above and to east, 2 restored C14 double lancets with flamboyant tracery. South aisle, 3 bays, has 2 pairs of double gabled angle buttresses with crocketed pinnacles. Chamfered and moulded plinth and sill band. Rainwater head inscribed 'J M 1795'. East end has C14 double lancet with flamboyant tracery and coved reveal. South side has to east of porch, C14 ogee headed triple lancet with intersecting tracery. West end has late C18 untraceryed chamfered triple lancet with coved reveal. South porch has 2 diagonal buttresses and moulded coped gable incorporating restored sundial. C14 double chamfered doorway with octagonal shafts and capitals. Interior has 2 stone benches, C19 common rafter roof and re-set C16 chamfered span beam and boss. Early C13 moulded round headed doorway with fillets, double ringed shafts with leaf capitals, and hood mould with fleurons. C17 framed and panelled door with late C18 panelled furniture. Double chamfered C13 tower arch has octagonal responds and stiff leaf and crocketed capitals, and hood mould. Early C13 north arcade, 2 bays, has round piers and responds with water holding bases and stiff leaf capitals. Moulded arches with keeled and filleted roll mouldings. Similar, plainer south arcade, mid C13, has responds with nailhead. C19 principal rafter roof with restored mask corbels. North and south aisles have C19 roofs with arch braces on re-set corbels. North aisle has blocked doorway and stained glass east window c.1920. To its right, arched moulded C19 fireplace with crest in roundel. South aisle has to east, foiled moulded piscina with damaged hood mould. Above, remains of C14 wall paintings and window with fragments of C14 stained glass. West end has re-set cross shaft in window sill. Memorial chapel at west end has 3 bay Classical wooden screen with central double doors and metal bars. Chancel has early C14 double keeled and filleted moulded arch with hood mould and octagonal responds with moulded capitals.

Early C20 Perpendicular style traceried oak screen. North side has to east moulded C13 blocked doorway and to its right, small ambry. East end has Perpendicular style altar, reredos, wall panels and candlesticks, early C20, and stained glass window, 1926. South side has damaged fillet moulded C13 piscina and similar triple sedilia, both with hood moulds. Eastern and low side windows have C15 stained glass fragments. Low pitched C19 roof with cambered tie beams, bosses and arch braces on plain corbels. Fittings include linenfold panelled oak desks, pulpit, lectern and stalls, c.1918. Plain C19 benches. Fluted font on baluster stem, 1842. C18 chest with bracket feet. Wardrobe, 1893, assembled from former roof timbers. Memorials include large pedimented Classical marble tablet by W. G. Nicholl, 1829, with brackets carrying cushion and inscribed open book. Re-set slate tablet with painted heraldry to John Turner, 1753. Slate tablet to Selina Frewen, 1784. Corniced marble and slate tablet, 1791. 3 mid C19 marble and slate tablets to Frewen-Turner family. Marble and slate tablet, 1879. Painted slate tablets signed 'Burton' 1819 and 1832. Brass, 1866. Green stone cross, 1911.



SCOPE OF THE REPORT

This report follows a visual inspection of the fabric only. None of the structure was opened up and it therefore cannot be said that there are no hidden faults. The inspection was carried out from ground level and from such other areas where permanent access is readily available.

This is a summary report; it is not a specification for the execution of the work and must not be used as such.

The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.

Contact should be made with the insurance company to ensure that cover is adequate.

The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Fire Safety

Advice can be found at: www.churchcare.co.uk/building.php?CDE

Electrical Installations

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. For further details including who is qualified to undertake the inspection please see www.churchcare.co.uk/building.php/CDT.

Heating Installations

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.

Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on www.churchcare.co.uk/building.php?CDA. The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

Sustainable buildings

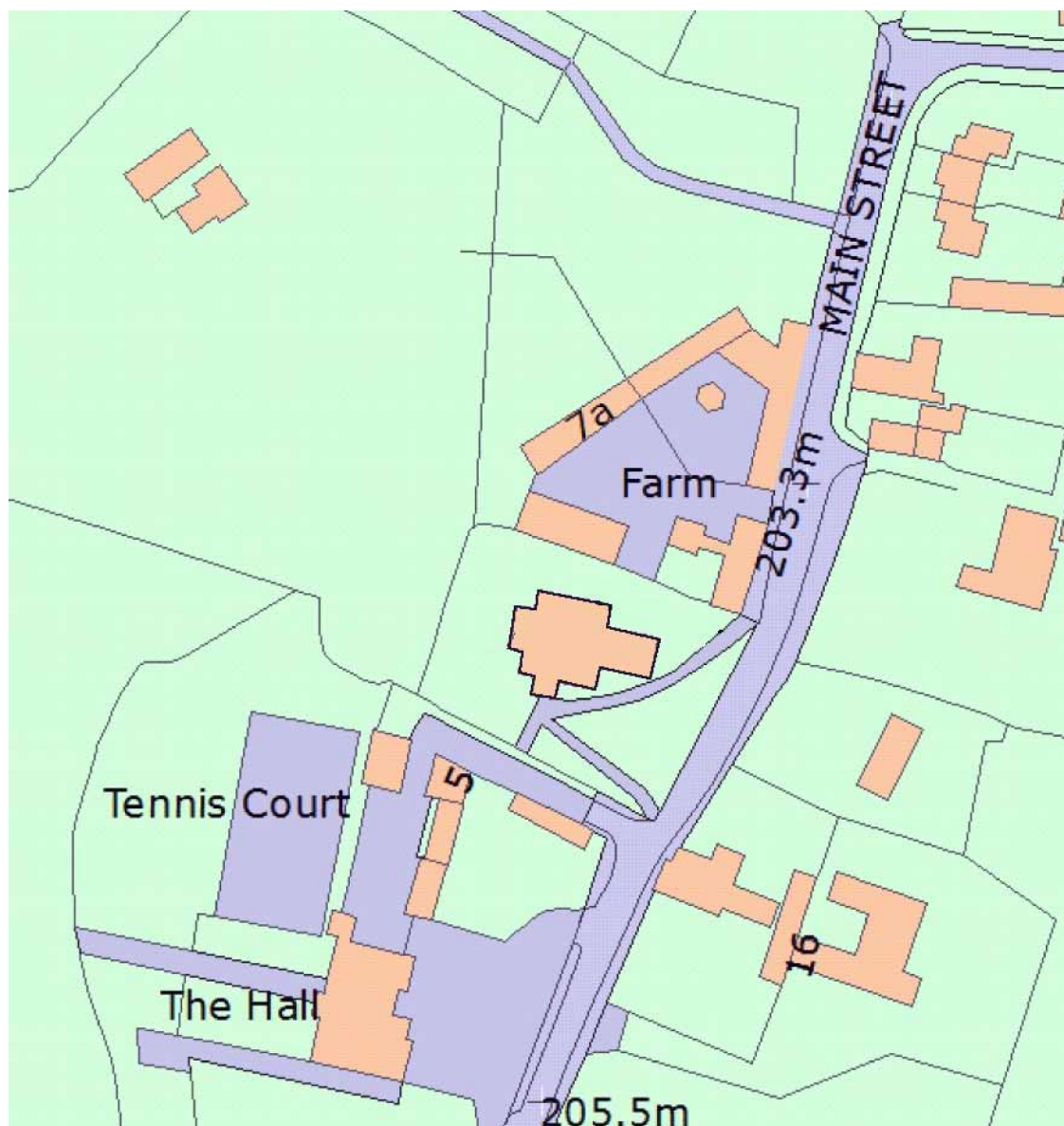
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on www.churchcare.co.uk and www.shrinkingthefootprint.cofe.anglican.org.

Log Book

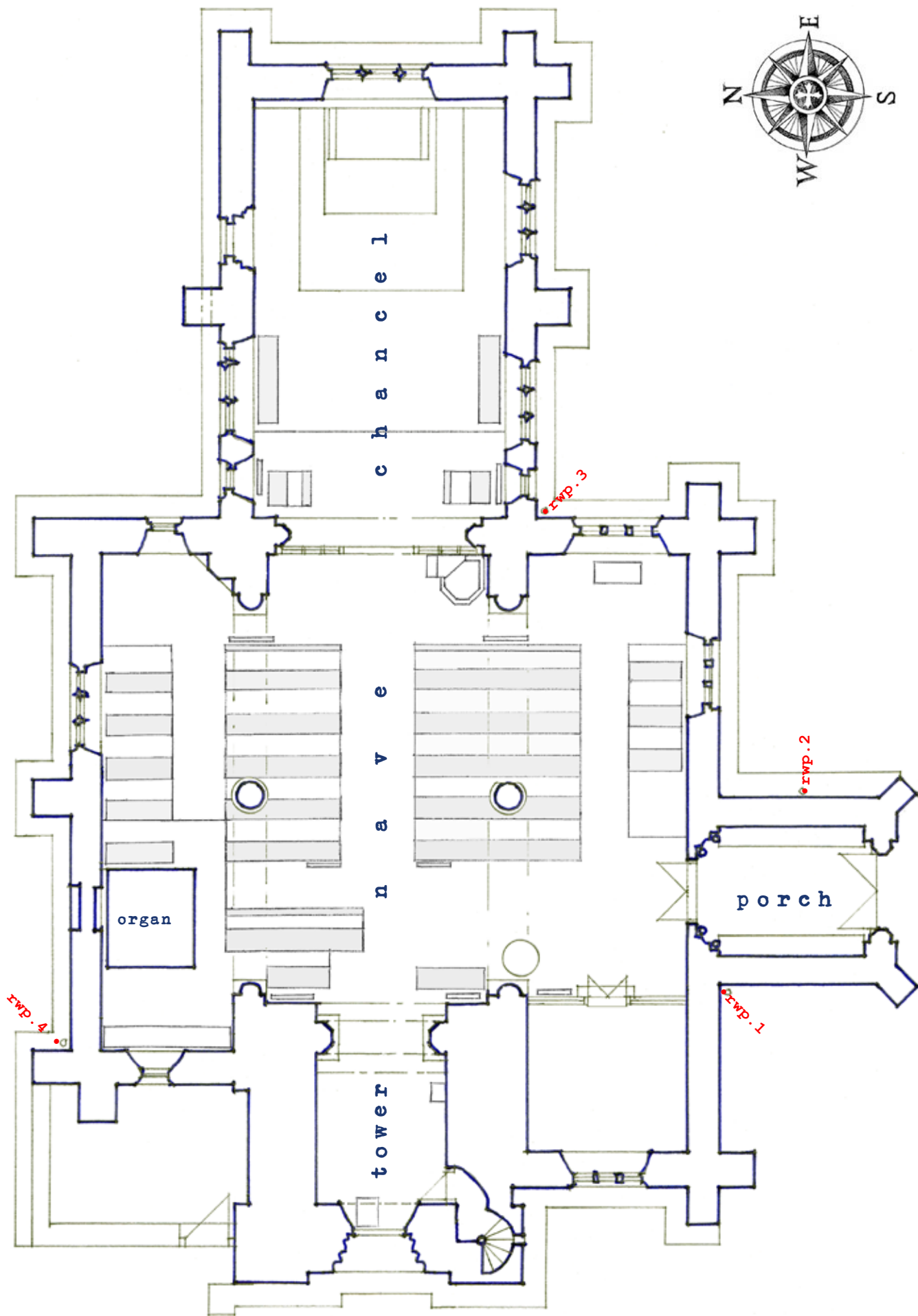
The Log Book was not inspected.

Terrier and Inventory

The PCC are reminded that the Terrier and Inventory should be checked and, if necessary, corrected by the minister and churchwardens on the following occasion: on the election or re-election of churchwardens at the annual parishioners' meeting; at least once every three years at a time to be decided by the archdeacon; at any change in the incumbency of the parish. The Terrier and Inventory was not inspected.



L O C A T I O N P L A N
1:1250



P L A N

CONDITION REPORT

ROOF & RAINWATER GOODS

Spire

Inset spire in limestone. The stones forming the spire structure are in reasonable condition despite being repointed in cementitious mortar. However in many places the mortar has eroded creating holes directly through the spire causing water runs within the interior of the spire.



The details to the lucernes have areas of erosion with sections spalled stonework having fallen into the gutter in several locations.



There are areas of eroded stone and poor plastic repairs which are failing.

The timber louvres are in poor condition and at the end of their effective life. Jackdaws are forcing sticks through the damaged and unnetted louvres.

Tower

The tower roof has no covering but has a nicely flaunched concrete finish. The concrete is impervious and causing efflorescence within the tower. The presence of additional moisture in the tower structure is contributing to the decay of the stonework around the top of the tower below the line of the tower gutter.

The roof outlets are quite short with consequential water damage to the masonry below.



Tower internal face of the parapet wall

Whilst generally the stonework and cementitious pointing are in reasonable condition there are significant vertical cyclical cracks through the depth on the parapet with some significant displacement of the northeast corner.



Chancel

Lead in satisfactory condition. Solid roll with small wrap over ridge. Many good repairs. A few older repairs which have joined sheets together and a few old solder repairs.

Lead abutment flashings have become loose.

Fibrous cement gutters in poor condition.



Porch

Lead in satisfactory condition. Solid roll with some repairs. Very small lap at ridge.

Lead abutment flashings.

Cast iron gutters, not falling to the outlets.



South Aisle

Aluminium standing seam coverings in good condition.

Aluminium flashings well bedded into the walls.

Inadequately small plastic or cast iron gutter in poor condition, not falling to the outlet. Overflowing water is causing harm to the fabric and placing the important internal wall paintings at significant risk.



Nave

Aluminium standing seam coverings in good condition.

Aluminium flashings well bedded into the walls.

Aluminium parapet gutters with two outlets. North west outlet is blocked.



North Aisle

Lead in satisfactory condition. Solid roll with some repairs.

Lead abutment flashings.

Steel gutter in very poor condition.



Boiler house

Switherland slate in very poor condition.

Mortar abutment flashings with lead valley to the back of the chimney.



DRAINAGE

See sketch plan.

The rainwater goods discharge to an open surface water drainage channel which is in very poor condition. These are a few gullies in the channel but these are not always located at the rainwater pipes and in any event do not work.

The channel traps water and reduces the permeability of the lower wall zone.



RWP-1 Lead hopper to Aisle with cast iron downpipe. Lead hopper to Porch dated IM 1795. Very corroded cast iron rwp to water but with an in adequate temporary outlet. This is the cause of significant damage to the internal fabric.



- RWP-2 Cast iron downpipe to open and blocked surface water gulley. This is the cause of significant damage to the internal fabric.



- RWP-3 Lead hopper with corroded cast iron downpipe to open and blocked surface water gulley. This is the cause of significant damage to the external and internal fabric.



- RWP-4 Small lead hopper dated 1795. Lead downpipe with taped up repairs. The pipe is in poor condition and very distorted. Discharges to an open channel in poor condition with a blocked gulley. Significant damage being caused to the base of the adjacent buttress.



- RWP-5 Short corroded cast iron down pipe and gutter section discharging to Aisle roof.



- RWP-6 North clerestorey, east end. 1791 lead hopper [blocked] with poorly fixed corroded cast iron rwp discharging over aisle roof.



RWP-7 North clerestorey, west end. 1791 lead hopper [blocked] with very distorted lead rwp discharging over aisle roof.



RWP-8 South clerestorey, west end. 1791 lead hopper with lead rwp discharging over aisle roof.

RWP-9 South clerestorey, east end. 1791 lead hopper with lead rwp discharging over aisle roof.

EXTERIOR WALLS

Tower south elevation

Southwest pinnacle.

Southeast pinnacle, upper section missing.

Castellated parapet coping.

Parapet with some displacement, movement cracks and open joints.

Stringcourse at the base of the parapet. Very eroded head with damage to the carved details to the corbel.

Top of upper bell chamber section. Lime stone with some eroded ironstone.

Stringcourse.

Bottom of upper bell chamber section.

Bell Chamber window with open joints to soffit.



Stringcourse with displacement and open joints to the cill.

Lower bell chamber section. Clock face bottom left quarter of the surround is missing.



Offset stringcourse with open joints. The line of the stringcourse was amended when the Chapel in the South Aisle was built. There is a significant issue at the junction of the South Aisle parapet gutters abutment to the tower which is causing the internal green mould and this requires urgent attention.

Lower wall.

Upper plinth.

Plinth wall.



Lower plinth and base of wall with eroded stonework.

Left buttress with stair lights. Good carvings to plinth. Lightning conductor.

Right buttress. Very open joints within the parapet and a very eroded stone below the stringcourse at the base of the parapet.

Tower east elevation

Castellated parapet coping.

Parapet with some displacement, movement cracks and open joints, particularly through the lower left merlin and to the right side of the lower central merlin.

Stringcourse at the base of the parapet. Very eroded head with damage to the carved details to the corbel.

Iron clock face.

Top of upper bell chamber section.

Offset stringcourse.

Bottom of upper bell chamber section.

Bell Chamber window.

Stringcourse.

Lower bell chamber section.

Left buttress with a very eroded stone below the stringcourse at the base of the parapet.

Right buttress with significant movement cracks through the stringcourse at the base of the parapet. Very eroded stone within the lower Bell Chamber section.



Tower north elevation

Northeast pinnacle, eroded top.

Northwest pinnacle.

Castellated parapet coping.

Parapet with some displacement, movement cracks and open joints.

Stringcourse at the base of the parapet. Very eroded head with damage to the carved details to the corbel.

Top of upper bell chamber section with ancient distortion and open vertical movement cracks.

Stringcourse, eroded to left hoodmould.

Bottom of upper bell chamber section.

Bell Chamber window, very dilapidated. Erosion to soffit.

Offset stringcourse with ancient displacement.

Lower bell chamber section with vertical movement cracks.

Stringcourse.

Lower wall.

Lower part of wall under the boiler house roof not inspected.

Left buttress with ancient displacement and some open movement cracks at the top.

Right buttress with ancient displacement.



Tower west elevation

Castellated parapet coping.

Parapet with some displacement, movement cracks and open joints.

Stringcourse at the base of the parapet.
Very eroded head with damage to the carved details to the corbel.

Top of upper bell chamber section.

Stringcourse with some erosion.

Bottom of upper bell chamber section.

Bell Chamber window.

Offset stringcourse.

Lower bell chamber section with vertical movement cracks.

Stringcourse with open joints.

Lower wall. West window with movement cracks to hoodmould, head and cill.

West doorway. Opening boarded up
Balance flue from the oil boiler in boarding.

Left buttress with good carvings to the upper plinth. Open joints to ground level.

Right buttress with good carvings to the upper plinth. Open joints to ground level.
Failed mortar repair under the off set stringcourse to the Bell Chamber section.



South aisle west elevation

Pinnacle to eaves with eroded top.

Parapet coping.

Limestone walling.

Window with failing pointing to the glass.

String course. Stone under very eroded.

Plinth. Stone under very eroded.

Buttress.



South aisle south elevation west end

Buttress.

Ironstone walling.

Plinth with open joints.



Porch west elevation

Ironstone walling with limestone banding.

Open joints at ground level.



Porch south elevation

Parapet gable with sundial at apex.

Parapet

Stringcourse at the base of the parapet.

Mainly limestone walling.

Doorway with movement crack to head and corresponding ancient displacement of the jambs. Secure timber doors with a surface facing repair to the bottom rail. Nice simple fanlight.

Left clasping buttress.

Right clasping buttress with open joints/ movement crack behind the upper offset.



Porch east elevation

Mainly Ironstone walling.



South aisle south elevation east end

Ironstone walling which has been pointed in a very impervious mortar. It may be NHL but it is far too impervious for the wall paintings on the inside face. Wall is also effected with water overspill from the inadequate gutter.

Window. Movement crack under the left side hoodmold.

Stringcourse with eroded stonework.

Plinth.

Buttress with pinnacle.



South clerestory

Castellated parapet.

Stringcourse.

Ironstone walling.

Left clerestorey window.

Central clerestorey window

Right clerestorey window.

Stringcourse below windows.

Walling above aisle roof with secure aluminium apron flashing



South aisle south elevation east end

Parapet coping.

Ironstone walling, eroded under the parapet and behind the rain water pipe. The walling needs to be pointed in very porous mortar in order to protect the wall paintings on the inner face.

Window with open joints.

Stringcourse

Plinth.

Buttress.



Nave east elevation

Castelated parapet.

Stringcourse.

Ironstone walling.



Chancel south elevation

Ironstone walling.

Stringcourse.

Lower ironstone walling.

Plinth.

Left window.

Central window.

Central buttress

Right window.

Right buttress with very friable ironstone.



Chancel east elevation

Cross with a fracture to apex

Parapet gable copings with open joints under.

Ironstone walling.

East window with ancient movement crack to cill.

Stringcourse.

Lower ironstone walling.

Plinth.

Left buttress with very friable ironstone.

Right buttress.



Chancel north elevation

Ironstone walling

Upper stringcourse to east side.

Plinth in poor condition with very eroded stones below.

Bricked up north door.

Buttress which looks unfinished, with very open joints to upper section

Left window.

Right window.



North aisle east elevation

Parapet copings to gable with some displacement of the kneeler.

Ironstone walling

Window.



North clerestory

Castellated parapet.

Stringcourse.

Ironstone walling

Left clerestorey window.

Central clerestorey window

Right clerestorey window

Stringcourse below windows.

Walling above aisle roof with very eroded joints.



North aisle north elevation

Iron and limestone walling with very open joints at ground level.

Left buttress.

Window with some displacement to the head and open joints to the cill.

Low central buttress.

North doorway. Blocked with timber boarding.

Right buttress. Top off set fractured. Open joints at ground level where it is very displaced.



North aisle west elevation

Parapet gable copings

Ironstone walling which is very eroded at low level.



Redundant chimney in very poor condition and becoming dangerous.

Lancet window.

Lower part of wall under the boiler house roof not inspected.



Boiler house north elevation

Ground level rendered brick wall.

Boiler house west elevation

Very eroded verge.

Rendered brick in very poor condition.

Timber frame and door in poor condition.



EXTERNAL AREAS

Boundaries

East: Gateway at southeast corner.



Stone retaining wall with open joints but in satisfactory condition. Vehicle damage by gate.



North: Retaining wall partially collapsed at west end.



West: Fence.



South: Stone retaining wall with gate.



Paths

Loose gravel.

Paving from south gate becoming displaced and a trip hazard.



Trees:

Overly large yew by east boundary.

The yew at the south porch is also getting too large.

Monuments

Many good gravemarkers and table monuments. All in reasonable condition.



INTERIOR

Wall paintings

The wall paintings in the South Aisle are in a very precarious condition.

A detailed report has been prepared by Inspire Conservation Ltd.

In summary this advises:

- urgent action to attend to structural issues which are exacerbating the fragility of the paintings.
- urgent action go consolidate the delicate paintings and their substraight.



Porch

Ceiling:

Boarding and roof structure. Good ancient ridge beam.

Floor:

Stone with but in satisfactory condition.

South:

Stone corbel to ridge beam.

Plaster:

Movement crack to east abutment.

Displacement and slight movement crack to west abutment.

South doorway with movement crack to head.

Good pair of doors and fanlight. Repaired bottom rail.



West:
Plaster.
Stone settle.
Plaster under.

North:
Stone corbel to ridge beam.
Plaster.
Green mould and loss of plaster on west side [drainage issue].
Some crumbling plaster on east side.
C12 doorway, limewashed and in a relatively stable condition. Slight displacement to head.
Very good pair of ancient doors.



East:
Plaster.
2012 Wall plaque.
Stone settle.
Plaster under with green mould.
Movement crack to the south abutment.

Fixtures and fittings:
None

South Aisle

Ceiling:
Boarding and roof structure.

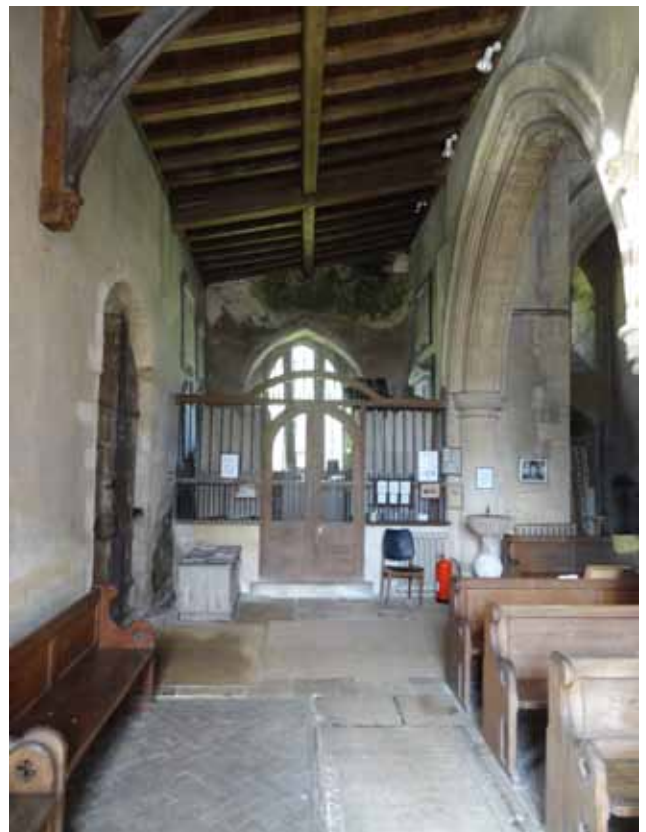
Floor:
Stone with some ledgers.
Timber blocks under the pew positions
arranged in a herringbone pattern and set
flush with the floor.

South:
Plaster: with wall paintings.
Piscina
Left window with damaged glass. Movement
cracks to right side and to cill.
Timber roof post.
South doorway with movement crack to
head and to the left of the head up to the
wall plate.
Vertical movement crack to the right of the
doorway.



West:
Low plastered wall and timber screen with
gates to Chapel.

North:
Plaster above two bay Nave arcade.



East:

Plaster: Green mould in left corner and at low level [drainage issue].

Window with some erosion to the upper cill and loss of plaster to wall above inner cill.

Angles monument at high level.

Good pair of monuments behind the altar.



Fixtures and fittings:

Good font.

Good chest.

Altar.

Loose pine pews.



Frewin-Turner Chapel

The Chapel is an extension to the west of the south aisle with vault

Ceiling:
Boarding and roof structure.

Floor:
Quarry tiles and stone, partially carpeted.

South:
Plaster:
Four wall monuments.



West:
Plaster:
Green mould to eaves [poor detail to parapet].
Window with movement crack to soffit. An older stone is incorporated into the cill.

North:
Plaster:
Two wall monuments

East:
Timber screen.



Fixtures and fittings:
Loose furniture.
nice old notice board.

Nave

Ceiling:
Boarding and roof structure.

Floor:
Stone, with ledgers and partially carpeted.
Cast iron heating grill to central duct.
Timber blocks under the pew positions arranged in a herringbone pattern and set flush with the floor.

South:
Plaster above stone arcade.
Four roof corbels.
Three clerestorey windows with slight movement cracks to the apex of the soffits.
Some green mould to central pier.

West:
Stone with line of previous Nave roof.
Pointed [stable] movement cracks above the Tower arch.
Tower arch.

North:
Plaster above stone arcade.
Four roof corbels.
Three clerestorey windows with slight movement cracks to the apex of the soffits.

East:
Plaster
Movement cracks above the Chancel arch.
Chancel arch with some ancient displacement of the piers.

Fixtures and fittings:
Pine pews
WWI memorial work in the screens, pulpit, lectern and displaced choir stall [or is a patrons pew?].



North Aisle

Ceiling:
Boarding and roof structure.

Floor:
Stone, with ledgers.
Timber blocks under the pew positions
arranged in a herringbone pattern and set
flush with the floor.

South:
Plaster above arcade.

West:
Plaster.
Lancet window.

North:
Plaster.
Blocked off door behind the organ.
Two SAUNDERS wall monuments.
Window with slight movement crack to the
apex of the soffit.

East:
Plaster.
Movement crack to north abutment.
Window.
Blocked fireplace.

Fixtures and fittings:
Pine pews.
Organ.



Chancel

Ceiling:
Boarding and roof structure with good trusses.

Floor:
Stone with ledgers, partially carpeted.

South:
Plaster.
Panels fitted to base of wall [suspected asbestos].
Dado panelling at east end.
Stone roof corbels.
Left window.
Picina.
Three bat Sedalia.
Slight movement cracks between the windows.
Central window.
Right window.



West:
Plaster.
Some spalling pair to south side [drainage issue].
Chancel arch.
Movement crack around the Chancel arch right jamb.



North:
 Plaster.
 Panels fitted to base of wall [suspected asbestos].
 Dado panelling at east end.
 Stone roof corbels.
 left window.
 Central window.
 Blocked doorway with good stop heads.
 Sacrament cupboard



East:
 Plaster.
 Dado panelling.

Fixtures and fittings:
 Two stalls and readers and a pew [part of the WWI memorial scheme].
 One pine pew.
 Credence table.
 Altar with back and side screens.
 Altar rails.
 Cross in blocked doorway.



Tower base

Ceiling:
Floor structure above.

Floor:
Stone with cast iron grate to heating duct.

South:
Plaster in very poor condition at high level
[issue of parapet abutment detail].
Door to stairway.
Clock weights boxing.

West:
Plaster:
High west window with movement crack to
the soffit and head.
West doorway with movement crack to the
soffit and wall above up to the window cill.
Doorway opening is boarded up.

North:
Plaster in poor condition at low level [issues
with the abutment of boiler house roof].

East:
Plaster:
Tower arch.

Fixtures and fittings:
Bell ropes
Boiler - flue taken through the boarded up
west door.
Header tank.



Tower stair

Stone spiral stair with some steps becoming
very worn.

Some vertical movement cracks at the
abutment to the tower walls.

Tower Bell Chamber and spire

Stone to the inside of the spire.

Four upper lights and four lower lights with louvres and netting.

Whilst the stonework is in satisfactory condition there are significant water runs down from open joints.



Significant efflorescence at the base of the spire [under the line of the tower gutter] .

Access door to tower roof in poor condition.



Fixtures and fittings:
Clock casing and clock.
A good set of three large bells hung in a metal frame.



Boiler house

In very poor condition and not fully inspected due to asbestos to the redundant boiler.



Disabled access

Difficult approach over loose gravel path.

Steps down from the porch into the south aisle.

Generally level access.

No accessible WC.

RECOMMENDED REPAIRS

All figures exclude mechanical and electrical services [unless listed] contractors preliminaries [access etc.], professional fees and VAT.

Due to the difficulty in access the roof and high level masonry the cost of access will be relatively very high.

Items which are like-for-like material repairs are marked as routine maintenance [RM].

Urgent - requiring immediate attention

Asbestos: obtain an asbestos report.	RM	£2,500
Asbestos: action report and remove asbestos [Boiler house and Chancel].	-	£5,000
Wall paintings: obtain revised Conservators report.	RM	£1,000
Boundary walls: repair vehicular damage	RM	In hand.

Requires attention in next 12 months

Wall paintings: action the Conservators report.	RM	£20,000
Roof: Tower install a lead roof with extended gargoyles.	RM	£18,000
Roof: Chancel repairs to leadwork and flashings	RM	£2,000
Masonry: externally to the spire repoint and repair masonry	RM	£8,000
Masonry: repairs to the upper tower and parapet.	RM	£15,000
Masonry: South of tower, amend poor detail to Aisle parapet.	-	£4,000
Masonry: Repoint and consolidate ironstone to South Aisle [wall paintings].	RM	£6,000
Masonry: Remove perimeter gutter and repair base of the walls.	RM	£8,000
Spire louvres: Replace and incorporate bird netting.	RM	£9,000
Gutters: Re-fix porch gutters. New cast iron gutters to each side of the Chancel. New cast iron gutter to the South Aisle. New cast iron gutter to the North Aisle.	RM	£8,000
Downpipes: RWP - 1: Re-fix lead hopper and replace down pipe in cast iron. RWP - 3: Re-fix lead hopper and replace down pipe in cast iron. RWP - 4: Re-fix lead hopper and replace down pipe in cast iron. RWP - 6: Re-fix lead hopper and replace down pipe in cast iron. RWP - 7: Re-fix lead hopper and replace down pipe in cast iron. RWP - 10: New additional down pipe. RWP - 11: New additional down pipe.	RM	£8,000
Drainage: Install new surface water drainage system [including archeology]	RM	£10,000

Requires attention within the next 18 - 24 months

Demolish Boiler house and chimney and make good original external walls.	RM	£6,000
Make good plaster to Chancel on removal of [asbestos] boarding.	RM	£2,000
Masonry: urgent local masonry repairs.	RM	£5,000
Masonry: Consolidate and limewash C12 south doorway.	RM	£3,000

Requires attention within the quinquennial period

Repair the collapsed north boundary wall [probably neighbours responsibility]	RM	£6,000
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Desirable works

Fit a monitored roof alarm including 10 years monitoring costs. Whilst desirable an alarm would limited cost benefit as the only roof lead is on the Porch, Chancel and South Aisle which have limited life in any event.	-	£10,000
Provide accessible approach with a bonded gravel path.	-	£5,000
Provide accessible entry by lowering the porch floor.	-	£4,500
Improvements to heating.	-	TBC

Routine items of maintenance

No additional items to those referred to in the introduction.

Mark Stewart Church Architect

16 Hillcrest Drive
Loughborough
Leicestershire
LE11 2GX

T 01509 230703
M 07905 448943
E msa.mark@gmail.com

Checklist of items required by the Inspecting Architect / Surveyor

from the PCC to enable the completion of the Quinquennial Inspection Report

	Seen (please tick)	Unavailable (please tick)
The Church Log Book	yes	
Copy of the previous Quinquennial Inspection (to be sent to a newly appointed architect in advance of the inspection)	yes	
Schedule of all works / installations / repairs (including insurance claims) undertaken since the last Quinquennial Inspection (to be incorporated in Section 1 of the Report)	yes	

	Dated (please give date)	Pass / Fail	Unavailable (please tick)	Not applicable
Copy of Electrical Installation Test Report	28.03.2011	pass	n/a	
Copy of Quinquennial Tree Report (noting any TPOs)			not available	

Copies of Test Reports etc.: -	Dated (please give date)	Pass / Fail	Unavailable (please tick)	Not applicable
➤ Lightning Conductor Test Report			not available	
➤ Portable Appliance Test Report			not available	
➤ Asbestos Inspection Report			not available	
➤ Access and Disability Audit Report			not available	
➤ Fire Risk Assessment			not available	
➤ Health & Safety Risk Assessment			not available	
➤ Gas Safety / Boiler Service Report	oil 25.03.2015		oil	
➤ Fire Appliances (extinguishers) Test Report			not available	
➤ Fire Alarm & Emergency Lighting Test Report				n/a
➤ Security Alarm Test Report				n/a
➤ Any recommendations from insurers regarding security				n/a
➤ Inventory of fixtures, fittings and furniture			not available	

In order for the Quinquennial Inspection Report to be as thorough as possible, the above information should be made available to the Inspecting Architect / Surveyor before / on the date of the inspection, where relevant

The Inspecting Architect / Surveyor is required to incorporate this record sheet **as the last item** in the Quinquennial Report. Copies can be downloaded from www.leicester.anglican.org/dac/quinquennial-inspections

The Inspecting Architect / Surveyor is unable to complete the Quinquennial Inspection Report without having seen the up-to-date Church Log Book