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**CARE OF CHURCHES AND ECCLESIASTICAL
JURISDICTION MEASURE 1991**

DIOCESE OF WAKEFIELD

QUINQUENNIAL INSPECTION

OF

**ALL SAINTS CHURCH,
WHITLEY BRIDGE, GOOLE**

Inspected by Stephen L Parry Dipl. Arch RIBA AABC
3 July 2014

Previously inspected by Stephen L Parry
July 2008

Present to meet the architect:
Rev Michael Marsh

2444/SLP/JJR



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INTRODUCTION

The Church, a Gothic revival building in the early English style, consists of a single cell with 3 light windows and a high-pitched blue slate covered roof on rafters and trussed purlins. At the east end there is a polygonal apse with a small-pitched roofed vestry adjoining.

The stonework is coursed rubble sandstone, rock faced with dressed stone window and door surrounds and quoins.

The building is not Listed.

Works carried out since the last inspection:

There have been no major works carried out since the last inspection.

Weather on the day of the inspection:

Dry and warm, during a period of very settled conditions.

GENERAL RECOMMENDATIONS:

- a) The PCC is required to obtain a Faculty before any repair work is undertaken.
- b) This is a summary report only, as is required by the Inspection of churches Measure; it is not a specification for the execution of the work and must not be used as such.
- c) Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.
- d) Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. An annual contract with a local builder is recommended for this essential work.
- e) Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.
- f) Although the Measure requires the church to be inspected by an architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the churchwardens should make, or cause to be made a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Guidance may be had from the pamphlet, 'How to Look After Your Church', obtainable from Church House Bookshop, Great Smith Street, London SW1.
- g) A detailed visual inspection of the interior and exterior of the church was carried out. However, only those parts of the fabric reasonably accessible by ladder or visible through field glasses were inspected.
- h) No concealed areas in floor and roof spaces or otherwise inaccessible places were inspected and no report can be given as to their condition. Where such areas are suspect recommendations for further investigation are made in the report.
- i) At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO₂ type where the heating apparatus is oil-fired. (There are three main types, and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the local authority Fire Prevention Officer).
- j) Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this report), by a competent electrical engineer, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. This present report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- k) Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this Report) in accordance with current British Standards by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.
- l) A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

EXTERIOR

ROOFS

Nave

Covered in Welsh slates with blue clay ridge pieces. Gable parapets with stone copings to East and West ends, neither incorporating lead flashings but instead relying upon mortar fillets to create a weather tight junction between roof and wall. Stone bell cote with single bell at East end. PVC eaves gutters.

- A. 1 A small number of slates are missing or badly damaged and these are noted below. Apart from this and in spite of the concern that I expressed at the time of the last inspection, the rest of the slating remains intact and reasonably serviceable. However, the roof is almost certainly original and its general appearance would suggest that nail fatigue and the associated slate loss may become an increasingly troublesome problem over the next 15 years. In the meantime the following slates must be replaced / re-fixed as soon as possible:
- South slope, one badly broken slate in course 3 from ridge at eastern end of roof.
 - South slope, one replacement in course 4 from ridge at western end appears to be slipping out.
 - South slope, approx 3 under-cloak slates at the eaves have slipped out and now rest in the gutter.
 - North slope, one badly broken slate in course 5 from ridge approx. 2 m from bell cote and another in the area below approx 1m from the gable and 1m from the eaves.
 - North slope, one under-cloak slate at the eaves is resting in the gutter and 3 more have slipped slightly and need pushing back and securing.
- Obs. 2 The pointing to the ridge tiles is starting to perish and crumble, this was noted in the last inspection and is not noticeably worse. At present the condition is not bad enough to warrant action and given the somewhat tender state of the slating, it would be preferable only to go onto the roof for essential works.
- Obs 3 The iron cross on the West gable is severely corroded. This was noted in the last inspection and I warned of possible splitting of the apex stone due to 'rust-jacking', and recommended that the cross be taken down. Clearly funds have not been available for this but at the moment the apex stone remains sound. The situation should be checked with field glasses annually and if any sign of cracking is seen, the architect should be informed.
- Obs 4 The mortar fillets between the raised gable masonry and the slates all look to be intact and appear to achieve a reasonably good lap onto the slates (better at the West end than the East). All have been increased in girth in the past by the application of a second layer of mortar and at the SE corner of the roof this has come away and exposed some old cracks in the original material, however at the moment that remains sound. In general terms, this is a very poor way of sealing the joint between gable masonry and slate as the mortar always cracks away from the slates, thereby creating a route through which driving rain can enter the core of the wall. Ideally properly formed lead soakers and apron flashings should be installed, incorporating a damp proof

course below the coping stones but this would be a costly exercise and is something that would best be done as and when the building is re-roofed. In the meantime the condition of the fillets should be kept under observation and any badly cracked and/or loose sections that are spotted should be renewed.

- A 5 Minor vegetation is growing in the East gable wall at the bottom of the North slope. This should be removed as soon as possible and the affected masonry joints should be repointed.
- A 6 An old boiler flue rises at the North East corner of the roof. This requires repointing, particularly around its base on the South side where an apron flashing is fitted. It is not clear whether the flue is capped, this should be checked at the same time and if nothing is found a ventilated flue capping should be installed.
- A 7 The gutters are in sound order but that to the North side needs cleaning.

East Apse

Formed in five slopes with a further gable on the East end. All covered in Welsh slates with blue clay hips and ridges. Lead soakers and cover flashings at junction with Nave gable. Raised gable to East, formerly with stone apex cross, unfortunately now truncated. PVC gutters.

- A 8 Gutter needs cleaning, (particularly on the North side where it is clogged).
- A 9 Condition of slating is similar to that of the Nave and similar comment applies. In the meantime the following need urgent attention:
- One broken slate on North slope has been coated with bitumen in the past but this is now peeling off. The slate should be replaced
 - Two slates have been smashed at the foot of the West valley that forms the junction with the Vestry roof. These must be renewed.
- A 10 The narrow lead lined valley gutters at the East side of the roof need cleaning.
- A 11 The East gable incorporates the same arrangement of a mortar fillet to weather the junction with the slates as is employed on the Nave. But here the fillet is much less generous and a gap has opened up on the South slope which must be allowing water to enter the core of the wall with ease. The fillet should be re-made on this slope and that on the North side should be carefully checked at the same time. (This work should be entrusted to a competent stonemason and fibre reinforced gauged lime mortar should be used).
- Obs 12 The pointing to the hip tiles is starting to crumble but unless large chunks begin to fall out it would be best to leave well alone for now and avoid the risk of damaging the slates.

North Vestry

Slate covered with parapet gable to north and lead valley against East wall of Nave and lead lined valleys against Sanctuary. PVC gutter to West, aluminium to East.

- A 13 Valley gutter against Nave wall needs minor cleaning and the condition of the lead linings to all the gutters should be carefully checked at the same time, (the East facing roof valley has been coated with bitumen many years ago and it is now looking very weather-worn).
- A 14 One broken slate on the West slope must be renewed urgently (the remainder of the slating looks reasonable).
- A 15 Both the eaves gutters need cleaning out and the stop-end on the West gutter either needs a new seal or a lead flashing is needed here to turn the properly into the gutter, (water is clearly spewing down the Nave wall here).
- A 16 The gable junction incorporates the same mortar fillet arrangement to weather the junction with the slates as is used on the Nave and here too a second layer of pargetting has been applied. This layer is badly cracked and loose on the East slope and it should be removed and renewed with item 11.

Bellcote

Condition of stonework, pointing and the bell assembly all looks to be in very good order. (Overhauled in 2000).

South Porch

Slate covered with parapet gable to South and lead flashings to North abutment with Nave. Blue clay ridge pieces and PVC gutters. Several slates have lost corners but they remain serviceable.

- A 17 The gable junction again relies upon a mortar fillet to weather the joint with the slates and on the East slope this is badly cracked while on the West it no longer laps properly over the slates. Water must be able to run into the core of the wall here and the fillet should be renewed with item 11.
- A 18 One slate on West slope against the gable is partially unfixed, this needs securing before it slides out. Two under-cloak slates at the eaves line have come out and rest against the gutter, these need to be pushed back and secured.
- A 19 Both gutters need cleaning out and the West gutter needs realigning at its northern end (a bracket is missing here).

WALLS

Nave: West Wall

Plain gable wall with 4-light window incorporating simple tracery and stained glass, protected by mesh. The wall has been extensively repointed in a rather over-hard mortar at some time in the fairly distant past.

- C 20 The harsh pointing is causing surface decay of the stonework and now there are many locations where the pointing is standing proud of the masonry, leaving cracks and fissures where driven rain can enter the wall. I recommended in my last report that the wall should be re-pointed as a priority C item but its condition has not deteriorated to any noticeable extent over the last 6 years and at the moment I think the work could safely be deferred for a further 5 years without undue detriment.
- Obs 21 An old movement crack extends through the window cill and into the wall below. Since repointing (many years ago) it has reopened but there has been no obvious change over the past 15 years.
- Obs 22 At the time of the last inspection, what looked to be a new fracture was recorded in the wall to the right of the North corner buttress, rising from ground level and stepping toward the eaves. This is only minor and it appears to be completely unchanged.
- C 23 The stonework and glazing of the West window have undergone emergency repairs since the last inspection. It is all now safe and weather-tight but much of the glass remains in a very distorted condition. This is a fine window and ideally it should be fully re-lead within the next 5 years.
- A 24 Ivy starting to grow at base of wall should be stripped away.

South wall, West of porch

Plain ashlar wall with small 2 light window with roundel in head and plain leaded glazing. Buttress to West end.

- C 25 Approximately 2m² of perished pointing ought to be renewed at high level and to LHS of window.
- B 26 Ironwork and ventilator frame in window ought to be repainted within 2 years.
- A 27 One broken border quarry in window to renew.
- Obs 28 Old fracture over window and around buttress up to eaves level. Not apparently serious, but mirrored on North side and suggests that the West gable wall has moved outwards slightly. No noticeable change over the past 15 years.

South wall, East of porch

Built in 3 bays each with a window as above but containing stained glass with mesh protection. Buttresses between each bay. PVC rainwater pipe.

- B 29 Rusted air grates at ground level need to be replaced. Buff coloured airbricks would be an economic and effective substitute.
- C 30 Some minor repointing required to window stonework, notably to hood moulds, particularly to the Eastern-most window where the joint around the back of the hood mould is very open and may allow water into the wall in severe weather.

- C/Obs 31 An old movement fracture passes down the East side of the window in the eastern bay and extends (less clearly) to ground and eaves. This appears to have been filled with mortar in the past but this has largely fallen out (particularly round the window), all should be re-pointed and the monitored. The pointing in the wall area at high level has perished more widely due to saturation from defective rainwater goods (long since rectified) and the re-pointing work should encompass the whole of this.
- A/Obs 32 The joints around the SE kneeler stone (the large stone at the foot of the gable) and the quoins immediately below are deeply recessed and the stones themselves look to be slightly out of alignment. An iron cramp may well be buried in the wall here and if this is getting wet and corroding it will gradually 'jack' the stones apart. The open joints should be re-pointed with item 11 and the situation should then be monitored.

South Porch

Gable wall with doorway to South, a simple trefoil window in East and West walls. PVC rainwater pipes.

- C 33 Some minor reporting of open joints around the archway would be advisable coupled with plastic repairs to the stones themselves. The decay has almost certainly been caused by water entering the wall at the roof junction and percolating down to the door surround (see item 17).
- B 34 The external door should be repainted within 2 years. There is some minor decay in the boarding at low level but the door is very well built and providing the paintwork is maintained there should be no need for more costly joinery renewals.
- B 35 Water butt on West side ought to be fitted with an overflow, run to the disused drain entry at the SW corner.

East Apse

Of five sides with a buttress at each corner and a small 2 light window with trefoil in each face. Gable wall with slightly larger window on east end. All windows contain stained glass with mesh protection. One cast iron and one PVC rainwater pipe. Extensive repointing was carried out approx. 12 years ago and all remains in satisfactory order.

- A 36 The cast iron RWP needs repainting and re-fixing.
- Obs 37 The top section of the gable cross has been removed since the last QI due to damage caused by the corrosion of an iron dowel. A similar dowel will almost certainly be found in the base of the remaining shaft and that too may have to be taken down before long. Keep a watch for signs of cracking.

North Vestry

Gable wall to North with 2 light plain-leaded window, plain ashlar elevations to East and West. Extensively repointed approx. 15 years ago and mostly in good condition.

- B 38 Decayed air vent in East wall should be renewed as noted at item 29.
 - B 39 Ironwork to window is rusting, clean down and repaint within 2 years.
- Nave, North Wall
- Built in 5 bays with buttresses between each. A small 2 light window with trefoil in each bay, with plain leaded glazing and external ferramenta. PVC rainwater pipes.
- B 40 Ferramenta to windows is rusting, clean down and repaint within 2 years.
 - C 41 Stonework is generally satisfactory except in the western-most bay where much of the pointing above and to the sides of the window is perished.
 - Obs 42 Vertical fracture (old) at west end as noted on south side and similarly unchanged.
 - B 43 Decayed air vents need to be replaced as noted at item 29.
 - B 44 Glazing to window in western bay needs repointing. The roundel glazing is badly distorted in this window and the rest is not in the best of condition. The roundel at least should be removed, straightened, re-cemented and re-fixed (if not fully re-leaded).

INTERIOR

PORCH

South Porch

- 45 Ceiling: Exposed rafters with plaster panels between. In very poor decorative order - would be greatly enhanced by repainting.
- 46 Walls: Exposed stonework. Much of the pointing is in poor order, (particularly on the gable above the doorway) and some past attempts at remedial repointing have been carried out in a harsh cement mortar. As a result the stonework is crumbling somewhat. Not structurally important but the appearance is poor.

Repointing to the correct specification would be beneficial but much more importantly, the defective roof-to-gable junction noted at item 17 needs to be put right to prevent water from entering the wall in this particular area.
- C 47 Old movement fracture above West window has dislodged one lintol stone. This is not unsafe but it should be pointed up.

Floor: Stone flags, satisfactory.

Nave

- 48 Floor: Stone paving to walkways (partly under carpet) and pine boarding to pew platforms. All appears to be in serviceable order. No obvious signs of wet rot or beetle infestation. (Joints in carpet ought to be made more secure at the eastern end to avoid a possible trip hazard).

		Walls:	Exposed stonework with pine dado boarding. Pointing to all areas is in poor condition but this is largely a cosmetic problem. Stone dust and pointing debris has been gradually falling from the face of the West wall for many years, at the time of this inspection the condition seems rather less pronounced than previously. The situation is almost certainly caused by moisture migration through the wall, bringing with it natural salts which lie within the stones. The salts tend to crystallise within surface layer of the stone and cause it to crumble. The nature and condition of the pointing on the exterior of the West wall is almost certainly exacerbating this problem. As and when the external face of the wall is re-pointed as recommended at item 20, the internal decay should slow and eventually stop.
Obs	49		There is an old movement crack in the head of the Sanctuary arch that runs around the North side of the stone surround. Noted in last two QI's and unchanged.
	50		The West window contains stained glass of good quality but it is in very poor condition. This is one of the best features of the building and if funds can possibly be raised, it would be good to see it properly restored. See note 23.
A	51	Ceiling:	Exposed pine rafters on purlins and trusses with plaster panels between. Some of the plaster panels on the South slope began to detach from the laths approximately 15 years ago and limited repairs were carried, out using plasterboard under-drawing, retained with moulded timber beads nailed to the sides of the rafters. For some reason several of the plasterboards have slipped and now hang partially unsupported from the rafters. The reason for this cannot be ascertained but it suggests that the roof has been subjected to some disturbance. The remainder of the ceiling panels, though very scruffy and much in need of redecoration look to be reasonably serviceable at present but there are a number of cracks in the plaster, mostly on the South side, that were not noted in the last QI and it is important that the security of the ceiling be checked in these locations. A mobile hoist should be brought in to enable the dislodged plasterboards to be pushed back and secured and the cracks to be checked. (Note: plaster laths are nailed to the slating laths so when slates are replaced a check must be made to be sure that the ceiling plaster behind remains secure. As and when the roof is fully re-slated, the ceilings will have to be renewed at the same time).
		Fittings:	Pine pews and pulpit, simple oak lectern, all generally sound. Electric organ by Chaplin of Leicester.

Sanctuary

- Floor: Stone paved, serviceable.
- Walls: Exposed stonework, some evidence of minor structural movement in North, South and East faces of apse, also over Nave arch as noted in last three Quinquennial Inspections, no further deterioration visible.
- Ceiling: Painted plaster panels between moulded pine ribs. Decoration failing in places and some evidence of past water ingress on the South side (no significant change over last three inspections).
- Fittings: Oak communion rail and pine altar, sundry side chairs. In good order.

Vestry

- Floor: Pine boarded, largely concealed by carpet but appears to be sound.
- Walls: Exposed stonework shabby but reasonably serviceable.
- Ceiling: Plastered and painted, sound.

HEATING SYSTEM

- A 52 LPG fired fan convectors with balanced flues directly through walls. All appear to be in good order but should nevertheless be serviced on a regular basis by a qualified engineer. External mesh guards to flues are of a somewhat flimsy type and one at least has now corroded away completely. The engineer should be asked to advise upon what, if anything, needs to be done to make sure that the installation remains in compliance with flue safety regulations.

ELECTRICAL SYSTEM

- A 53 Much of the installation looks to be of comparatively recent date but some of the wiring at the distribution board looks archaic and for some strange reason the Nave walls are cluttered with old heavy duty isolators that must surely be redundant. It is understood that a Periodic Test has recently been carried out. A copy of the report should be sent to the Architect. The lighting installation leaves much to be desired. The interior of the building could be greatly enhanced by better and more sympathetic illumination.

- A 54 LIGHTNING PROTECTION

The building lacks a conductor and for new public buildings the provision is mandatory. The PCC should consult their insurers to make sure that their public liability insurance is not compromised on this account.

CHURCHYARD

Extensively grassed and well maintained. Modern railings enclose the West part of the churchyard, condition is excellent but their intended original purpose has never come to pass. The last of the massive trees that used to stand on the road frontage has been removed since the last QI. New timber entrance gates have recently been installed and these are in good order.

- A 55 Blocked rainwater gullies at NE corner of Nave and against E wall of Vestry need cleaning out urgently. Both were blocked at the time of the last inspection and this suggests that the drain serving these two gullies may also be defective.
- A 56 The sycamore sapling growing at NE corner of Nave, must be removed and the root poisoned. Another has taken root against the boundary wall at the NE corner of the churchyard and this too should be removed.
- C 57 Rubble stone boundary walls to North and East. General repointing of copingstones is needed though not a high priority; this will help to protect and prolong the life of the somewhat indifferent walling masonry below. The North neighbour should be asked to strip away the ivy that is rooted on his land and threatening to disrupt the coping stones in several areas. (Hedges and fences to South and West boundaries are serviceable enough at present).
- B 59 Outside toilet with brick walls and felt covered flat roof stands to West side of church. Condition is generally serviceable (though the WC seat needs securing as does the basin tap). The felt roofing is nearing the end of its life should be renewed within 2 years. The window frame is rotting and not worth repairing, this too should be renewed within 2 years.
- LPG gas tank stands to West of the church and looks to be in good order.
- The gravel drive which leads from the road to the South porch has now almost disappeared under grass but still provides a good running surface for cars.
- Obs 60 Sycamore at N.W. corner of Churchyard should be removed if it shows signs of damaging the boundary wall.
- C 61 Within 5 years it will probably be necessary to ask the South neighbour to remove the leylandii that is growing on their land hard against the boundary, opposite the Porch (it is in fact already causing structural damage to their outbuilding).
- B 62 The notice boards on the road frontage are in good order but the glazed timber unit ought to be redecorated within 2 years.

RECENT LEGISLATION

DISABILITY DISCRIMINATION ACT

The building falls short of the requirements of the Act in 3 key areas.

1. It is inaccessible to wheelchair users.
Ramped access to the porch and a wheelchair compatible path from a disabled person's parking space are required.
2. There is no provision in the building for those with impaired hearing. A hearing loop is needed.
3. There is toilet provision only for the able bodied.

CONTROL OF ASBESTOS

It is understood that a Type 3 Survey has been carried out and the only items recorded were the toilet ceiling and the back panel to the distribution board in the Vestry (both noted as asbestos cement and therefore of low risk).

SUMMARY AND RECOMMENDATIONS

Those items listed in the report which require action are accorded the following priority rating:

- A: Action required within 1 year.
- B: Action required within 2-3 years.
- C: Action required within 5 years.
- Obs: Keep under observation from time to time and report any significant changes to the Architect.

Although the PCC have not been able to carry out the majority of the recommended works listed in the last two Quinquennial Inspections, the building has not suffered unduly as a result. However, this does not mean that the recommendations are any less valid and many therefore reappear in this report, albeit some of the priorities have been down-graded. This report is therefore something of a 'repeat prescription' but I have also newly identified an inherent weakness in the roof-to-gable junctions and the defects in these locations should not be ignored.

Against this background, the PCC is advised to implement the following works over the next 5 year period. Rough estimates of cost are included for preliminary budget guidance, these include allowances for VAT and where appropriate, professional fees:

Urgent:

- Carry out slating repairs on roofs (Items 1, 9, 14, 18).
- Clean out gutters (Items 7, 8, 10, 13, 15, 19).
- Repair/ modify Vestry gutter (Item 15).
- Clear blocked gullies (Item 55).

Within 12 months:

- Carry out minor re-pointing work at high level (items 5 and 6).
- Renew defective mortar fillets at gables (items 11, 16 and 17).
- Remove ivy from Nave wall (Item 24).
- Repair South Nave window (Item 27).
- Re-fix and repaint Chancel rainwater pipe (Item 36).
- Check Nave ceiling plaster and re-fix the plasterboard panels (Item 51).
- Consult the heating engineer about the state of the flue terminals (Item 52)
- Provide a copy of the electrical test report to the architect (Item 53).
- Check the public liability insurance situation with regard to the lack of lightning protection (Item 54).
- Remove saplings likely to cause damage (Item 56).

Budget cost including urgent items £4500

Within 2 years:

- Repaint externally (Items 26, 34, 39, 40, 62).
- Replace decayed air grates in walls (Items 29, 38, 43).
- Install an over-flow pipe to the water butt (Item 35).
- Carry out essential repairs to Nave North window (Item 44).
- Reroof the toilet and renew the window (Item 59).

Budget cost £3500

Within 5 years:

- Carry out a limited programme of external re-pointing (items 20, 25, 30, 31, 33, 41, 47 and 57).
- Restore the West window (Item 23)

Budget cost £13000

**APPENDIX
OF
PHOTOGRAPHS**



Nave North side



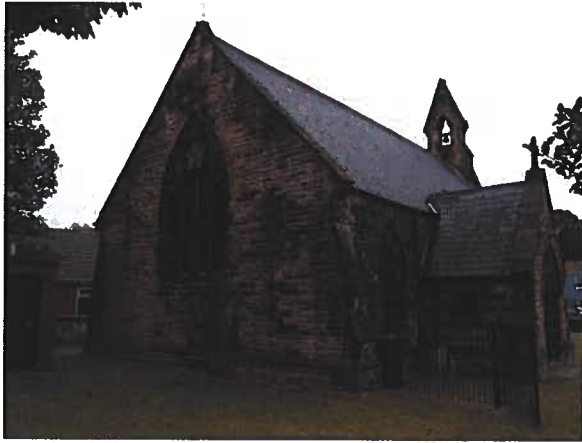
View from East



Chancel Apse from South East



Nave South side



View from South West



Nave and Vestry viewing from North



Nave view from Chancel



Nave looking East