

6.7.2 The finial cross from the bell tower is fixed against the west wall of the nave for display purposes. In the meantime, its redecoration to ensure it does not rust is recommended. Mounted on the west wall of the nave, north side, is a cast lead plaque containing the names of those who died in the First World War. Mounted on the west wall of the north aisle is a glass fronted case containing the Book of Remembrance together with a plan indicating the layout of the Garden of Rest dated July 1980.

6.7.3 Mounted on the south wall of the vestry corridor are three framed drawings of the north, south and east elevations of the church dated 1847.

6.7.4 Mounted on the west wall of the church room is a brass plaque with timber ground commemorating the building of the organ chamber in 1905 and the church room in 1910.

## **6.8 Organ**

6.8.1 The pipe organ is located within the western section of the nave, to the north of centre aisle. The free-standing instrument has a pitch pine casing with decorative pipework to the east, south and west sides. The instrument is by F M Crunwell of Derby and was restored in 1991 by Edmund R Stow of Allestree. The instrument appears to have last been tuned in October 2012. It is noted that the majority of the ivories are missing from the keys to the lower manual and four to the central manual, twenty-one in total.

6.8.2 A Technics electric organ is located within the nave at the northern side of the chancel arch.

## **6.9 Vestries**

6.9.1 The clergy vestry is located to the north of the former choir, in what was possibly the organ chamber or side chapel. The arched openings have been partially infilled with panelled screens but the vestry remains open above and is not soundproofed from the remainder of the church.

6.9.2. Within the vestry are various oak and pine cupboards and drawers, a small safe, tables and chairs. The room is carpeted and also has a central carpet square.

6.9.3. The former vestry, now used as a store, is located to the north of the east end of the north aisle. Items are generally stored on timber pallets to assist ventilation. The area also contains the church safe.

## **6.10 The Church Room**

6.10.1 The church room serves as a venue for social events associated with the church. The room contains a timber bench, stacking polypropylene chairs, an oak table and several smaller laminate faced tables. Adjoining the east and north walls of the church room are timber robe units.

## **6.11 Toilets and Kitchen**

6.11.1 Located off the lobby between the north aisle and church room are two toilet compartments each containing a w.c. and wash basin. The pipe boxing within the eastern compartment is part missing and requires replacement. In view of the implications of Disability Discrimination Legislation we recommend that the toilet provision should be reviewed and that consideration could be given to the formation of a single accessible toilet incorporating baby change facilities from the existing two compartments. Neither of the two compartments is provided with mechanical extract facility and consideration could be given to its provision given the presence of black spot condensation mould, particularly within the eastern toilet compartment.

6.11.2 The kitchen is located to the west of the toilets and accessed via a corridor from the north west corner of the church room. There are fitted units with vertically boarded pine doors along the south wall and a timber cupboard and gas cooker opposite. The worktops are in poor condition with the laminate edgings having been lost and the main laminate surface now becoming detached. There is a sit on type double drainer stainless steel sink top with cold water provision. The previously noted Ascot Sovereign instantaneous gas water heater mounted on the north wall has been removed since the last inspection. There is an Xpelair extractor fan at the western end of the north wall which appears not to be in operation. Also within the area are two wall cupboards with glazed doors, a microwave and three domestic kettles.

6.11.3 Current requirements for kitchens within public buildings are that all surfaces should be easy to wipe clean. This would be satisfied by laminate finished units and worktop in good order, slip resistant sheet vinyl flooring, painted walls and ceilings. We recommend that consideration be given to upgrading the kitchen to this standard, incorporating a hand rinse basin and worktops to both sides of the cooker.

## **6.12 Old Boiler House**

6.12.1 The former boiler house is located beneath the kitchen and adjoining areas. Access to the area was not possible and we cannot report that it is free from defect.

6.12.2 The access to the former boiler house is located immediately to the west of the kitchen corridor external door. The cover to the stairwell was hidden beneath leaves and, at the 2006 inspection, had partially collapsed. We recommend that the area should be cleared as a priority and the architect invited to visit and to inspect.

6.12.3 The absence of a sign advising of the potential danger would suggest that the cover has now been made safe.

## **6.13 Services**

6.13.1 Mains water, gas and electricity serve the building.

6.13.2 The gas supply enters the churchyard through the south retaining wall, opposite the fourth window from the east of the nave south wall. The supply enters the building to the east of the window to the toilets lobby with the gas meter mounted at high level on the same wall. A presumed to be redundant gas pipe adjoining the main rise is heavily corroded and is recommended for removal.

6.13.3 The electricity and water supply entries into the churchyard are located to the west of the gas supply. Electricity meters and distribution gear are located within the cupboard at the foot of the tower stair. A lead water supply pipe is noted rising adjacent to a heating pipe to the north of the doorway at the east end of the north aisle.

## **6.14 Heating Installation**

6.14.1 The church is heated by a large and medium bore hot water system from an Ideal Standard Concord conventionally flued commercial gas boiler, located adjacent to the chimney breast within the church room. The former fireplace has been panelled off and the flue pipe connects into one of the existing flues within the masonry chimney stack.

6.14.2 Within the chancel, loops of heating pipe run along the north and south walls of the sanctuary and south wall of the former choir. Within the nave and north aisle, there are pipe loops alongside pew platforms and around the perimeter walls. Further pipes extend in front of the chancel step. Radiators are mounted on the north and west walls. The heating pipe running alongside the north aisle pew platform remains badly rusted and in need of early redecoration, together with the pipework within the corridor to the former vestry.

- 6.14.3 There are radiators within the toilets lobby and the church room. A radiator has been removed from the northern end of the church room west wall in order to make way for the kitchen corridor doorway. The pipes to the radiator remain in situ and encroach slightly on to the route to the doorway; we recommend that consideration be given to cutting these back and capping them closer to their junctions with the main pipework.
- 6.14.4 The heating header tank, located in the corridor leading to the old vestry, was renewed prior to the last inspection with a plastics unit supported on timber bearers. It is noted that the cold water feed supply pipe is partially formed in lead.
- 6.14.5 Within the church room there is an enclosed domestic style gas fire with balanced flue, set against a small chimney breast on the north wall. The fire has a substantial fixed guard which would benefit from redecoration. Heating within the church room is supplemented by four wall mounted Hot Spot electric radiant heaters at high level.
- 6.14.6 Mounted around the door to the kitchen corridor within the north west corner of the church room is what appears to be a redundant vent pipe from the heating system. This is recommended for capping off and removal if no longer in use.
- 6.14.7 Located within the former choir are a small portable electric fan heater, two portable electric radiant heaters and a small electric radiator.

## **6.15 Electrical Installation**

- 6.15.1 Electricity meters and distribution gear are located within the cupboard at the foot of the tower stair, the cupboard is provided with an emergency light fitting. The supply is 3-phase 400 volts. It is understood that there are cable runs within the eaves detail above the arcade to the north aisle.
- 6.15.2 Lighting within the nave, north aisle and chancel is by a mixture of flood and spot fittings, generally mounted at eaves level. At the time of inspection three fittings to the southern side of the nave were not working.
- 6.15.3 Lighting within the church room, vestries and kitchen is by fluorescent strip fittings without diffusers. Ancillary areas have pendant or bulkhead fittings.
- 6.15.4 The broken external light fittings on the north wall of the church room, noted within the previous report appear to have been removed. External lighting remains above the church hall entrance porch doorway as well as the lantern fitting at the head of the steps to the south east entrance.
- 6.15.5 The electrical installation is understood to have been inspected in recent months with all recommendations having been undertaken. A copy of the certificate was not available at the time of inspection.
- 6.15.6 A secondary distribution board is located at high level on the north wall of the toilet lobby area. There is evidence of some rewiring having taken place to the toilet lights with plaster patching to these areas now being required.
- 6.15.7 There is no indication that electrical appliances have been subject to PAT testing and we recommend that this should be undertaken as a priority.

## **6.16 Sound System**

- 6.16.1 An induction loop sound system to assist wearers of hearing aids was installed prior to the last inspection. The system controls are located on the west wall of the vestry. The system is understood to be equipped with radio microphones and a microphone socket is located at high level within the north west corner of the chancel.

## **6.17 Lightning Conductor**

- 6.17.1 The church is not equipped with a lightning conductor installation. It is noted that the church building is low lying and there are trees and other buildings at a higher level within close proximity.

## **6.18 Fire Precautions**

- 6.18.1 Fire extinguishers were noted as follows; water within the south west corner of the nave, carbon dioxide adjacent to the organ console, and water within the south east corner of the church room. The two water fire extinguishers were last inspected in September 2016 whilst the carbon dioxide fire extinguisher was last serviced in July 2015. Located behind the south west door to the church room, presumably associated with the boiler, is a further carbon dioxide extinguisher which was serviced September 2015. It is recommended that when the next annual service is undertaken that all extinguishers be included within the service. It is noted that there is no fire protection within the kitchen area. We recommend that the provision should be reviewed in conjunction with your service engineer.
- 6.18.2 We recommend that the south doors of both nave and church room should be maintained easily operable to serve as emergency exits whenever the building is in use. The church room side of the door has been provided with a printed fire exit sign.
- 6.18.3 Consideration could be given to the provision of emergency lighting and the highlighting of emergency exit routes.

## **6.19 Safety**

- 6.19.1 It should be noted that health and safety at work legislation applies to all persons employed on site including volunteer helpers.
- 6.19.2 Your attention is drawn elsewhere to the safety of the access within the tower, the ease of unauthorised access onto roofs, the boiler house access, unprotected changes in level and glazing within doors.

## **6.20 Disabled Provision and Access**

- 6.20.1 Access to the church building by wheelchair users is not possible as the site is elevated above the highway and has flights of steps at both south, east and west entrances. The south east entrance has thirteen steps, whilst that to the west has six together with a steep path which is restricted in width by the provision of bollards. There are two further steps within the path to the parish room entrance and there are steps at both entrances into the building. The steps from the south east entrance gate and those at the south porch are provided with handrails to assist the ambulant disabled.
- 6.20.2 Within the church, wheelchair access is possible throughout the nave and north aisle, and it may be possible to site a wheelchair adjacent to one of the nave south western pews during normal services without impeding circulation. The church is equipped with an induction loop in order to assist wearers of hearing aids and the appropriate sign is displayed at the main church entrance.

6.20.3 In view of the implications of Disability Discrimination Legislation and the Equality Act, if not already carried out, we recommend that the church should undertake an accessibility audit where the wider implications of the Act can be considered and minuted. The audit should include the following items relating to the fabric of the building:

- The possibility of providing a designated parking space for the disabled with wheelchair friendly route to the main church entrance, possibly by wheelchair platform lift from the south east gateway.
- Re-grading of the path to the south porch to eliminate the steps at the porch entrance.
- Provision of lightweight suitcase ramps to overcome the steps at the south porch inner doorway and chancel arch.
- A check on lighting levels to ensure that there is adequate illumination at the reading plane and on the faces of speakers together with any improvements found necessary.
- The provision of, or easy access to, a toilet accessible by all and incorporating baby change facilities.
- The provision of an alternative means of escape suitable for use by an unassisted wheelchair occupant, or the implementation of a managed plan for the evacuation of the building.

## **7 Curtilage**

### **7.1 Churchyard**

7.1.1 The church sits above Hopping Hill on a plateau within the terraced hillside with extensive retaining walls to the sides and rear of the site. The churchyard is bordered to the south by the public roads Hopping Hill and Derby Road. To the west of the churchyard is Church Steps, a public footpath, with private housing beyond. To the north and east of the churchyard are allotment gardens which are in variable condition.

7.1.2 The churchyard to the east, south and west of the church is generally grassed with shrubs and small trees adjacent to the west end of the church and boundaries. These areas are generally maintained in a good condition.

7.1.3 The area between the north aisle and retaining wall continues to be maintained clear of debris and tree planting. Leaf mulch and debris are building up again within the area between the old vestry, kitchen and church room and adjacent retaining wall. Urgent clearance together with remedial measures to address the problems associated with water spillage within the area are recommended. The area of to the north of the chancel however remains overgrown with bramble and this is also recommended for clearance.

7.1.4 Ownership of the area above the retaining wall to the north of the church is not clear and we recommend that if not previously undertaken, attempts be made to establish ownership in order to assist in the consequent maintenance of the area and reduce the effect of overhanging trees and other vegetation. At present, there is extensive ivy growth adjoining the eastern and northern boundaries with that to the east overhanging to such an extent that it is now encroaching onto the roof of the church room. This is recommended for cutting back to prevent damage to the fabric of the building.

7.1.5 The Garden of Remembrance within the eastern section of the churchyard slopes downwards towards the eastern entrance steps. The area is un-balustraded and is recommended for provision of either some form of balustrading or barrier planting in order to ensure it does not pose a hazard to churchyard users.

### **7.2 Monuments**

7.2.1 The churchyard has not been used for burials and there are no monuments present. An area to the east of the path leading to the church room entrance is consecrated as a Garden of Remembrance.

### **7.3 Boundaries**

- 7.3.1 The south churchyard boundary abuts the roadside footpath to Derby Road and Hopping Hill and comprises a battered coursed pitched faced sandstone retaining wall with a two-course coping and railings above. The gate is one step up from pavement level, it binds slightly on the floor at its leading edge and the provision of a washer to the hinge would reduce this problem. Redecoration of the gates within the quinquennium is recommended. There is some loss of pointing to the capping pieces of the stone posts together with ivy growth to the eastern post. Ivy growth is recommended for cutting back and treatment against regrowth with open joints being repointed with a weak lime mortar mix.
- 7.3.2 Vegetation growth throughout the south boundary wall is recommended for treatment together with the removal and treatment of ivy growth which is beginning to encroach over the wall. An open pocket adjoining the western gatepost of the eastern gateway is recommended for filling with a new piece of stone. The boundary wall is now appropriate for raking out and repointing with a weak lime mortar mix together with the re-setting of a number of copings particularly towards its eastern end. At the western end of the wall there is a corresponding single post matching those to the eastern gateway. It is noted that the upper capping to the stone post is missing although this appears to be of long standing. Sapling growth within the boundary wall adjoining the western end should be removed and treated against regrowth together with the filling of an open pocket immediately to the east of this.
- 7.3.3 The railings to the head of the wall would benefit from redecoration within the quinquennium. A number of the stays to the railings are heavily corroded particularly at their foot and will eventually fail, some early repairs to ensure the continued stability of the railings is now deemed appropriate. The bottom rail to the section of frontage railings containing the notice board is detached at its western end. A temporary central brace has been installed since the last inspection although the railings remain unstable. We recommend that early remedial measures be undertaken.
- 7.3.4 The western boundary consists of a stone wall which borders the public footpath Church steps. The boundary wall is a roughly coursed, mortared wall with saddleback cappings. The footpath side of the wall is pointed although the pointing is beginning to fail in a number of areas and an element of patch pointing within the quinquennium could be considered appropriate together with some repointing measures to the internal face of the boundary wall.
- 7.3.5 The wall contains a metal gate to the path leading to the south porch, the stone threshold to the gate rises above the paving to either side. Redecoration of the gate will be required within the quinquennium. To the south of the entrance gate, the wall is provided with railings, lead bedded into the capping stones. Rusting of the railings has caused the stones to fracture and a number of railings have been replaced since the last inspection. The railings are now appropriate for redecoration.
- 7.3.6 To the north of the entrance gate there is ivy growth to the churchyard side of the wall. This is recommended for removal and treatment against regrowth together with the repointing of any open joints found as a consequence of the removal. The churchyard face of the wall is only partially pointed and consideration could be given to some patch pointing within the quinquennium.
- 7.3.7 The northern churchyard boundary is not clear but is assumed to be the boundary to the south of the allotments. This boundary is overgrown with ivy to the extent that any structure marking the boundary is no longer visible. Access to the boundary is also difficult due to the height and gradient involved. Within the northern boundary, and containing the immediate churchyard is a dry jointed battered coursed sandstone wall which is also becoming overgrown with ivy at its western end. We recommend that the ivy should be cut back and treated against regrowth. The central section of the retaining wall is heavily covered in moss and vegetation growth which is also recommended for removal and treatment against regrowth. The wall otherwise remains in fair condition. The hawthorn growing from the top of the wall is recommended for removal in order to ensure its continued stability.