INSPECTION OF CHURCHES MEASURE 1955

DIOCESE OF CHESTER

PARISH OF ST BARTHOLOMEW, THURSTASTON

DRAFT QUINQUENNIAL INSPECTION REPORT

JANUARY 2016

LLOYD EVANS PRICHARD
Chartered Architects
No. 5 The Parsonage
Manchester
M3 2HS
Tel: 0161 834 6251
Email: mark.pearce@lep-architects.co.uk

Location, Dedication	Thurstaston**,** St Bartholomew
Archdeaconry:	Chester
Deanery:	Wirral North
Listing:	Grade II*
Inspecting Architect:	Mark Pearce BA(Hons) BArch MA AA DipCon RIBA AABC

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Chartered Architects
No. 5 The Parsonage
Manchester
M3 2HS
Tel: 0161 834 6251
Email: mark.pearce@lep-architects.co.uk

Inspection Date:	18th January 2016
Weather Conditions:	Overcast with occasional light showers.
Date of Report Submission:	Draft to PCC on the 1st February 2016
Date of Previous Inspection:	1st June 2011

Executive Summary of Condition:

St Bartholomew's church in Thurstaston is a particularly fine building. It is well presented and cared for but now requires substantial works to bring it to a suitable standard of repair. The key issue it faces is that of the roofs, all of which are in poor condition and in need of reroofing. The sanctuary roof has an open section to the north pitch which requires urgent holding repairs in advance of reroofing. Water is also entering the building at the abutment of the vestry / organ chamber to the sanctuary which is causing significant damage to the masonry.

Beyond the need for urgent reroofing of the church the parish is aware that they need to address the issue of the poor heating system and the lack of basic facilities.

Within the church grounds the Old Tower is in need of roof and parapet gutter repairs and the removal of several large trees should be discussed with the local authority. The trees of particular concern are those leaning at the south boundary wall and those adjacent to the north porch and lychgate.

Signed……

Mark Pearce BA(Hons) BArch MA AA DipCon RIBA AABC

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View from North East

The north Porch. Note the Old Tower in background.

View from south west.

View from south

Internal view facing east.

Internal view facing west

PLAN TO BE ADDED

A INTRODUCTION

A1 SCOPE OF THE REPORT

This inspection was undertaken on 18th January 2016 by Mark Pearce BA(Hons) BArch MA AA DipCon RIBA AABC under the terms of the Inspection of Churches Measure 1955. It was the first inspection of this church undertaken by the author.

All orientations given are taken from “Ecclesiastical East”. Photographs are also included where appropriate to assist the reader’s understanding of our findings.

The PCC should note that the Quinquennial Report is not a specification and cannot be used for the purpose of obtaining estimates.

It is a condition of our insurers that the following paragraph be inserted in all our condition reports:

“We have not inspected woodwork or other parts of the building which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect”.

A2 HISTORICAL NOTE, DESCRIPTION AND MATERIALS

It is believed that a church has been present on this site from at least the 12th century and possibly earlier. The Norman church was taken down in 1820, and a new church was completed in 1824. This church was in turn dismantled, although its tower still stands to the immediate south of the current church. The new church was designed by J. Loughborough Pearson, and was consecrated in 1886. A lychgate was erected in memory of Thomas Henry Ismay of Dawpool in 1900.

The church is built in red sandstone, and has a tiled roof. It has a long thin plan form consisting of a three-bay nave without aisles, a chancel divided into a choir and a sanctuary, and a south vestry. Above the choir is a tower with a spire. There are arches at the entrance to the chancel and the sanctuary and the nave and chancel ceilings are stone vaulted.

A3 LISTING DESCRIPTION

Present Church

The church is grade II* listed. The listing description is as follows:-

WIRRAL

1755/4/299 STATION ROAD 15-NOV-62 THURSTASTON (South side) Church of St Bartholomew (Formerly listed as: CHURCH LANE THURSTASTON Church of St Bartholomew)

II Anglican church, 1883-6, by John Loughborough Pearson, red sandstone, red tiled roof, ridge crest, ashlar interior, early Decorated style.*

PLAN: Nave with north-west porch, chancel with crossing tower and broach spire over choir, vestry to south side, stair turret to south-west angle between nave and vestry.

EXTERIOR: Three-bay nave with stringcourse above base, sill course and continuous hoodmould above windows, eaves cornice. Most windows have tracery in an early decorated style. 3-light windows and short buttresses to north and south sides. West end elevation with gableted angle buttresses, high 3-light west window with roundel above containing sexfoil, head of window flanked by two gableted, blind windows with simple tracery, floriated-style cross finial to ridge. North-west gabled porch with angle buttresses and octagonal pinnacles, side returns lit by paired quatrefoils with leaded glazing. Entrance of 2 orders with niche above containing carved statue of St Bartholomew (1988), arched inner entrance with dog-tooth moulding and dedication inscription, which reads 'TO THE GLORY OF GOD AND IN MEMORY OF JOSEPH HEGAN OF DAWPOOL THIS CHURCH IS DEDICATED BY HIS DAUGHTERS 1885', studded oak door with large, decorative strap hinges and square-panelled reverse face. Short 2-bay sanctuary with higher roof, gableted set-back buttresses, stringcourse above base and sill band, gable with gableted kneelers and floriated cross finial, roundel containing trefoil to gable apex. Large 5-light east window with paired sexfoils and quatrefoil traceried head flanked by blind lancets and colonnettes. Blind arcades to north and south sides of sanctuary incorporate two traceried, stained glass lancets. Tower set above choir with stringcourses and gableted buttresses, tall 3-light window to north side with paired quatrefoils and trefoil traceried head. Belfry stage with louvred Y-tracery windows, dentil cornice, broach spire above with louvred lucarnes and parapet incorporating corner spirelets. Gabled vestry and organ loft to south side of church beneath tower in style of shallow

transept with short gableted buttresses, lozenge-shaped ridge stack, paired lancet windows with cusped heads and roundel above containing three trefoils. Raised arched doorway with keel-moulded jambs and studded oak door with decorative strap hinges, accessed by pale sandstone steps with red sandstone relief wall. Swept catslide roof to extension to east side with three small cusped lights to east return with pale stained glass. South-west stair turret set to angle between nave and vestry with conical stone roof, raised doorway with shouldered head and studded oak door with decorative strap hinges accessed by pale sandstone steps.

INTERIOR: Ashlar interior with numerous wall-mounted memorials. Quadripartite vaulting supported by corbelled wall shafts springing from stringcourse level; vaulting to chancel with dog-tooth moulding. Interior height increases in turn from nave through choir to sanctuary. Transverse arches to choir and sanctuary; that to choir contains stone chancel screen. NAVE: Geometric patterned tiled floor to central aisle, east and west ends, parquet floor to side seating areas. Dole cupboard of 1723 attached to north wall to left (west) of north entrance with carved inscription reading 'A.D.1732 Mary Ainsdale, late of Irby Mill Hill, left £5 to the poor of the Parish. The interest thereof to be given to them in bread yearly on the Sacrament Days for ever. S Mason CW'. Octagonal font below west window constructed of Mexican Onyx and supported by eight Blue John shafts with onyx capitals and bases, stepped marble base composed of three different types of marble. Alabaster pulpit to left (north) side of choir arch with pierced quatrefoil latticework panels, green marble shafts and St Anne marble base and steps. St Anne marble chancel step. Choir arch contains stone chancel screen with slender shafts supporting tripartite, trefoil-traceried, cusped arched openings; that to centre is wider than the outer divisions. Screen's outer divisions spring from low chancel wall with ornate, part-gilded wrought-iron gates. CHOIR: Geometric patterned tiled floor to choir stalls with encaustic tile border. Organ case of 1905 to south side designed by Richard Norman Shaw in memory of Thomas Henry Ismay with ornate gilded and painted side panels by Robert Christie, contains Willis organ with tin pipes. Panelled door to left (east) of organ leads into small vestry and organ loft. Circular bell opening with cover incorporating spy-hole to centre of choir's vaulted ceiling. St Anne marble sanctuary step. SANCTUARY: 2 narrow bays, marble and encaustic tiled floor incorporating stepped altar platform (tiles probably by Godwin of Hereford). Elaborate alabaster relief reredos below east window depicts resurrection and incorporates angels in niches. Stepped sedilia to south wall with Early Decorated arcade incorporating dog-tooth moulding and integral credence shelf. STAINED GLASS: Some by Clayton & Bell, including the west window, which depicts the childhood of Christ. East Window depicts the Ascension. Other windows include later window to south side of nave opposite north entrance depicting St Bartholomew, paid for by parishioners in memory of Reverend John

Dodd, Rector 1922-34. VESTRY: Parquet floor in herringbone and square-basket patterns, vaulted ceiling to eastern end of room, timber choir loft forms ceiling over western half of room. TOWER: Stair turret contains stone spiral stair leading up to bell-ringing chamber. Bell-ringing chamber contains original clock and pulley mechanism housed in timber cases, spy-hole with later cover, ladder stair provides access into bell chamber above. Five original bells, sixth 'Jubilee Bell' installed in 2002 to celebrate Queen Elizabeth II's Golden Jubilee, metal gantry and ladder access on to spire parapet.

SUBSIDIARY FEATURES: Lych gate to north corner of churchyard constructed in 1900, designed by Richard Norman Shaw, in memory of Thomas Henry Ismay. Timber-framed with red sandstone ashlar to lower part of side walls incorporating bench seating, three unglazed lights to timber upper part of side walls with Decorated-style traceried heads, low timber gates to north entrance with Early Decorated panels to lower part. Gableted red tiled roof with decorative timber bargeboards and carved central pendants, crown post roof structure, dedication inscription to north face of central tie beam reads 'TO THE GLORY OF GOD AND IN LOVING MEMORY OF THOMAS HENRY ISMAY, ERECTED BY MARGARET ISMAY, NOVEMBER 1900'. Attached low churchyard wall constructed of red sandstone re-used from previous 1824 church, raised triangular copings, partly stepped to eastern side, incorporates small decorative wrought-iron gate to western side of churchyard and small timber gate with Early Decorated panels (in same style as that of lych gate) to eastern side of churchyard.

HISTORY: The present Church of St Bartholomew replaced an earlier church that was constructed in 1824, but which was largely demolished in c1885-7 due to the encroachment of ivy. The church's tower still stands within the graveyard and is Grade II designated. This 1824 church had in turn replaced an earlier Anglo-Saxon church that was demolished in 1820. Stone from the 1824 church was used to build a wall around the present churchyard.

In 1871 it was proposed that the second church should be replaced. Mrs Grace Ellen Kennard and Mrs Agnes Kennard, the daughters of the late Joseph Hegan of a nearby house known as Dawpool, provided £4500 for a new church to be erected in their father's memory. Thomas Henry Ismay, chairman of the White Star Line and the Oceanic Steam Navigation Company, and also the subsequent owner of Dawpool which he demolished in favour of a new house by Richard Norman Shaw, also provided substantial funding for the church's construction.

It was not until 1883 that John Loughborough Pearson (1817-97) was commissioned to produce a design for the church, and the completed building was consecrated on 7 January 1886 by the Right Reverend Dr William Stubbs, Bishop of Chester. A lych gate designed by Richard Norman Shaw was erected to the north of the church in memory of Thomas Henry Ismay in 1900.

John Loughborough Pearson was a pupil of Ignatius Bonomi, and later an assistant to Anthony Salvin and Philip Hardwick before establishing his own practice in 1843 designing and restoring churches (although Pearson's work concentrated on churches he also designed secular buildings, including numerous houses). During his career Pearson was architect to a number of cathedrals, including Lincoln, Bristol, Canterbury, Chichester, Exeter, Gloucester, Peterborough, Rochester and Westminster Abbey. He also designed Truro Cathedral in 1878-9. Pearson was elected a fellow of the Royal Institute of British Architects (RIBA) in 1860 and was awarded the RIBA gold medal in 1880. He also became a Royal Academician in the same year.

SOURCES: Fawcett J, Seven Victorian architects: William Burn, Philip and Philip Charles Hardwick, Sydney Smirke, J L Pearson, G F Bodley, Alfred Waterhouse and Edwin Lutyens, (1976) Howell P & Sutton I (Eds.), The Faber Guide to Victorian Churches, (1989), 116 Pevsner N & Hubbard E, The Buildings of England Series. Cheshire, (2003), 361-2 Quiney A, John Loughborough Pearson, (1979) St Bartholomew, Thurstaston with St Chad, Irby. Various historical information available on HTTP: http://www.btinternet.com/~martin.amlot/ Accessed 22/2/10. Waterhouse P, rev. Quiney A. 'Pearson, John Loughborough (1817-1897)' in Oxford Dictionary of National Biography. Available on HTTP: http://www.oxforddnb.com/view/article/21720 Accessed 22/2/10.

REASONS FOR DESIGNATION: The Church of St Bartholomew, Station Road, Thurstaston and Irby, an Anglican church constructed in 1883-86 to the designs of John Loughborough Pearson, is designated at Grade II for the following principal reasons:*

** Architectural quality: Its exterior design possesses an acute attention to detail and proportion; producing a church with a sense of monumentality despite its small size * Designer: It was designed by the nationally renowned architect, John Loughborough Pearson, one of the leading church architects of the C19, and is an excellent example of his work * Interior quality: The richly decorated, quadripartite-vaulted interior demonstrates Pearson's particular area of skill and expertise in vaulting, and achieves grandeur on a small scale with lofty proportions and a clearly defined*

*progression of space * Interior features: The striking interior incorporates numerous high quality features, including a traceried stone chancel screen, ornate alabaster reredos, alabaster and marble pulpit, an encaustic tiled and marble sanctuary floor, and some stained glass by Clayton & Bell, using superior quality materials and craftsmanship * Historic interest: One of the church's principal patrons was Thomas Henry Ismay, founder and chairman of the White Star Line. Ismay's personal friend, the eminent late C19 architect Richard Norman Shaw designed later features for the church, including an elaborate organ case (1905) and a timber-framed lych gate (1900), both in Ismay's memory*

Listing NGR: SJ2473184115

Previous church tower

The previous church tower within the churchyard is also listed grade II. The listing description is as follows:-

This list entry was subject to a Minor Amendment on 16/05/2014

SJ 28 SW 4/300

WIRRAL CHURCH LANE (south side) Thurstaston Tower of former church of St. Bartholomew approximately 30 metres to south-west of present church

(Formerly listed as Tower of former church of St. Bartholomew approx. 3 metres to south-west of present church)

15.11.62

GV II Tower. 1824. Stone. Rectangular tower of 3 stages. 2 bands. Embattled parapet. Small window to west, rubble walling marking former nave to east has inserted plaque inscribed with names of church wardens and date. Round- headed bell openings have plain archivolts and are louvred.

Listing NGR: SJ2471784078

Sundial

Within the churchyard is a sundial which is listed grade II. The listing description is as follows:-

This list entry was subject to a Minor Amendment on 19/05/2014

SJ 28 SW 4/301

WIRRAL, Thurstaston CHURCH LANE (south side), Sundial approx 40m to south of St. Bartholomew's Church

(Formerly listed as Sundial approx 4m. to south of St. Bartholomew's Church)

G.V. II

Sundial. Dated 1844. Stone. Chamfered shaft on square steps. Brass plate, gnomon missing.

Listing NGR: SJ2475984079

A4 WORK CARRIED OUT SINCE THE LAST INSPECTION

The church keeps a detailed log book. The following pertinent works were carried out since the last inspection.

The log book records the following works as having been completed:

- 2012, Gutters, downpipes and brackets were replaced with exception of those to the tower and the square section downpipe to the south side of the chancel.
- 2013, All of the window surrounds masonry was raked out and repointed.

B EXTERIOR

B1 FOUNDATION

The foundations were not exposed as part of this inspection however no movement to the church was noted generally that would suggest that they are inadequate.

B2 WALLS

General Description

The church is entirely constructed of red sandstone of regular courses all with fine ashlar finish which is finely tooled; tooling to the walling masonry is slightly more pronounced.

Nave North Elevation

Nave, North Elevation

The north elevation of the nave comprises three bays, two of which incorporate three light windows, the west bay has the projecting open north porch. A tree is growing relatively close to the masonry between the porch and the nave wall which appears to be well maintained and has been regularly pruned back. The church are encouraged to continue with this level of maintenance and consider removal to reduce the amount

of algal growth which is occurring on the masonry and remove a potential hazard of leaves blocking gutters.

Erosion to central buttress. Note cement pointing.

Some erosion to the masonry is noted to the central buttress between the two windows to this elevation, this is presumably due to the run off from the weatherings. Some localised repointing works may be advisable. It was also noted that the wall appears to be generally pointed with a thin bed of cement mortar whereas the spalling away lime can be seen behind. Presently this isn't causing excessive erosion of the masonry.

North Porch

The north porch projects from the first west bay of the north side of the church and is a single bay in depth. It incorporates quatrefoil windows to both the east and west elevations and has a large arched opening with a niche above in which a statue of St Bartholomew has been placed. The gable is flanked with pinnacles. The gable is surmounted by a cross. Again the masonry has been pointed with cement mortar generally though is weathering reasonably well, however the pointing to the north elevation is spalling away as it is very thinly bedded and would ideally be removed and repointed.

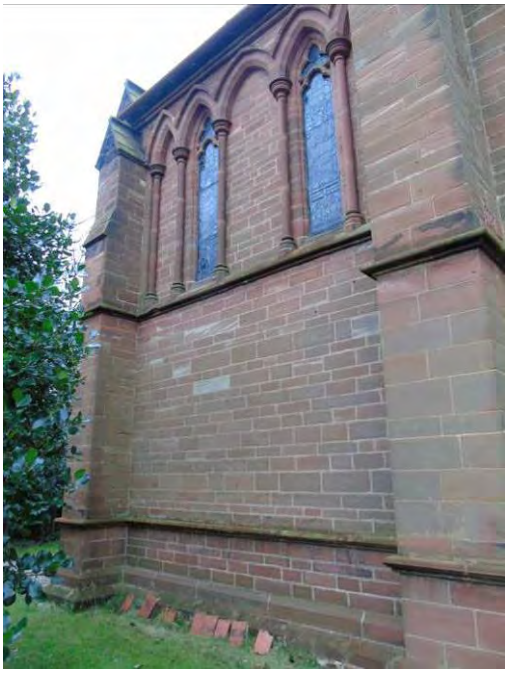
Light vegetation growth was also noted growing from coping stones, this vegetation should be removed and the coping stones repointed with lime mortar.

Vegetation growth to copings. / cement flashing to north porch.

Detail of shallow cement pointing that is failing.

Chancel, North Elevation

This elevation comprises a single bay with two single lights inset with blind arcading to either side with plain walling masonry beneath. Again the masonry is pointed with relatively shallow cement mortars but the masonry appears to be weathering generally very well.



Chancel north elevation.

Chancel south elevation. Note water saturated masonry and vegetation growth.

Chancel, East Elevation

The east elevation is gabled with a large five light east window inset centrally with one bay of blind arcading to the north and south. Two buttresses extend eastward and there is a single circular quatrefoil opening at high level within the gable. Beneath the window is plain masonry and it would appear that ground levels at the east end has risen while those round the remainder of the church have been lowered as the weathering to the plinth is flush with the gravel pathway around the perimeter of the church to this area. Again all is pointed with a shallow cement mortar, however the masonry appears to be weathering well.

Chancel, South Elevation

The chancel south elevation is a mirror image to that to the north, however, abutting its lower section to the west side is the lower projecting element of the vestry. The vestry is attributed to Norman Shaw who extended the vestry to accommodate the new Willis organ installed in 1905 in memory of his close friend Thomas Ismay.

The junction between the vestry and the sanctuary is particularly poor; coping stones to the vestry roof cross the leaded glass within the sanctuary. The cement flashings are failing and gutters appear to be overflowing, as a consequence the masonry is clearly saturated and light vegetation growth is taking hold. Erosion to the masonry is occurring due to the water saturation and freeze/flaw cycle. Repointing is required and possibly small sections of masonry renewal once the roof and rainwater issues are resolved.

Vestry and Organ Chamber

The vestry and organ chamber projects from the south side of the tower with a section of the vestry extending across the west portion of the sanctuary. The south elevation is gabled with the flue to the boilers beneath rising above. Set in the centre of the south elevation are two lancet windows with a rose window above those. An external door to the vestry is located to the east side of this elevation. The east elevation incorporates a three light window while plain masonry faces westwards with a single string course crossing its centre.

All again is pointed with a shallow cement mortar and some excessive erosion to the masonry is noted to the high level sections of the gable. The position of the flue within the wall is also quite evident due to the sulphate staining to the masonry that follows the line of the flue.

Vestry, south elevation.

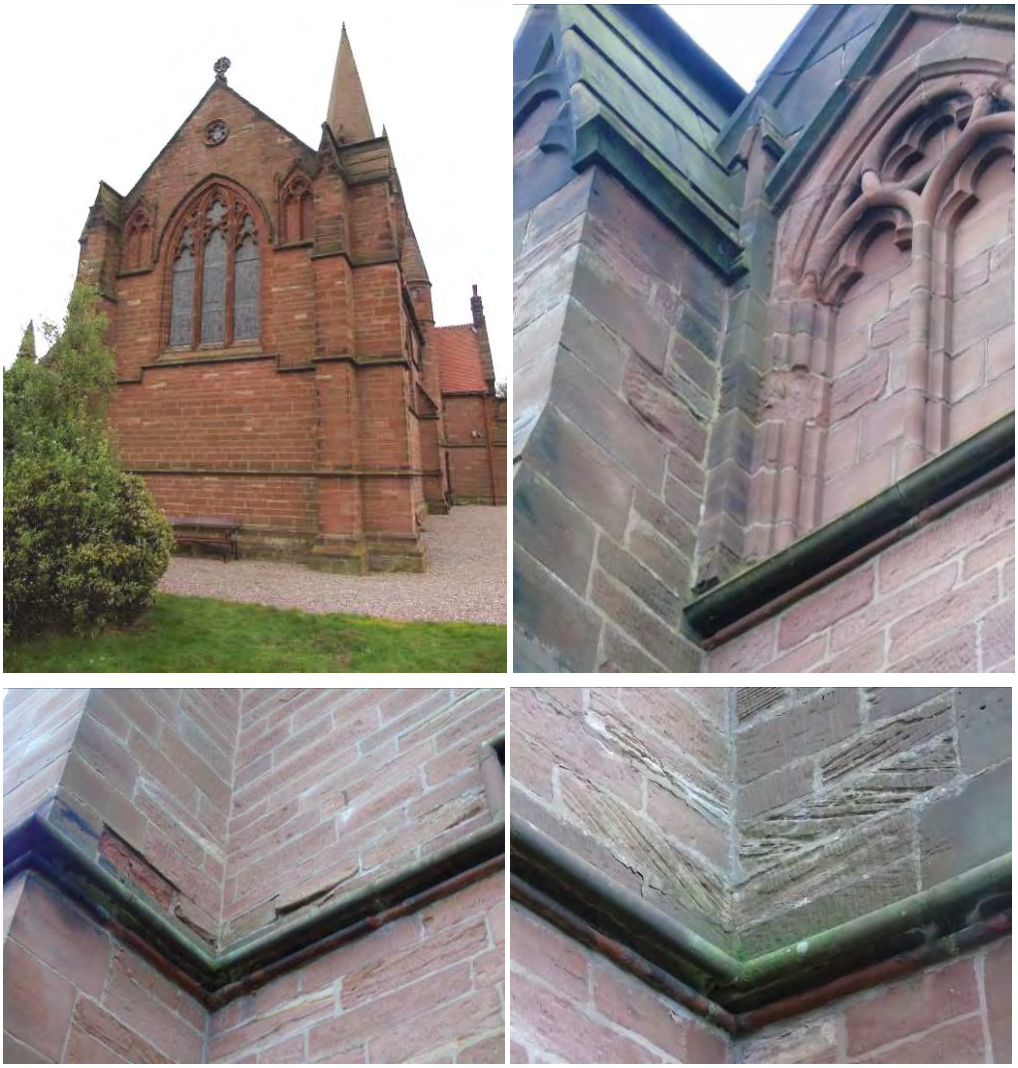
Vestry, east elevation. Water saturated masonry.

Water saturation and erosion of the masonry was noted at the abutment to the sanctuary due to the poor flashing/ weathering detail and one coping stone has spalled to the east pitch though this is sound at the present time and no work is recommended. Repointing to the saturated masonry to the east elevation should be carried out once the roofing issues are resolved and consideration should be given to repointing the south elevation gable while high level access is available.

Nave, South Elevation

The nave south elevation comprises three bays, each with three light windows inset, the first and second bay from the east end is subdivided by a buttress, however no

buttress is located between the first and second from the west end. The nave windows are relatively high set with a large expanse of ashlar masonry beneath. Again all has been pointed with a shallow cement mortar, but the masonry appears to be weathering generally well.



Nave west elevation and details of eroded masonry.

Nave, West Elevation

The west elevation is gabled with a large three light window centrally set with blind niches / tracery located to the north and the south. Set within the gable above the last three light window is a rose window which illuminates the roof space. Surmounting the gable is a cross and as with the nave, there is a large expanse of ashlar masonry beneath the west window. There is a considerable amount of erosion to the masonry to this elevation (some of which is wind erosion), notably to the south buttress and west buttress areas and there has also been some loss of detail to the north blind niche. Cement pointing will be exacerbating these areas of erosion and some masonry repairs are likely to be required if not in this Quinquennium certainly in the next.

B3 WINDOW OPENINGS AND PROTECTION

Window openings are generally described within the walling section above. The windows are generally unprotected. The exception to this are the window to the vestry.

East windows to vestry. Note corrosion to iron bars / grille.

The vestry east windows have had iron bars fixed across, presumably there were issues of break-ins through these windows prior to these straps being fixed. This iron strapping is corroding slightly and in need of redecoration. Ideally this railing would be fixed across the window with the use of non-ferrous metal to prevent future spalling of the masonry.

Polycarbonate sheets have also been fixed into the window openings to the lower sections of the south vestry/organ chamber windows. The reason for the application of this protection to the lower section only is unclear however it has been sealed into the window opening by the use of mastic and it is clear that the saddle bars internally between the leaded glass and the polycarbonate are corroding due to condensation. The existing polycarbonate should be removed and new polycarbonate inserted with an air gap around the perimeter supported on stainless steel fixings.

Polycarbonate window protection. Note corroding saddles bars.

Corroding metal casement and distorted glass.

To the same south vestry windows the leaded glass to the upper two panels is set into a metal casement to which has had a wire mesh fixed across it. This wire mesh is corroding as is the metal casement frame and the glass panels appear to be heavily distorted generally. Re-leading of this glass and repair to saddle bars, removal of poor quality window protection should be considered within the Quinquennium.

The general condition of the stained leaded glass is considered within section C6 of this report.

B4 EXTERNAL DOORS

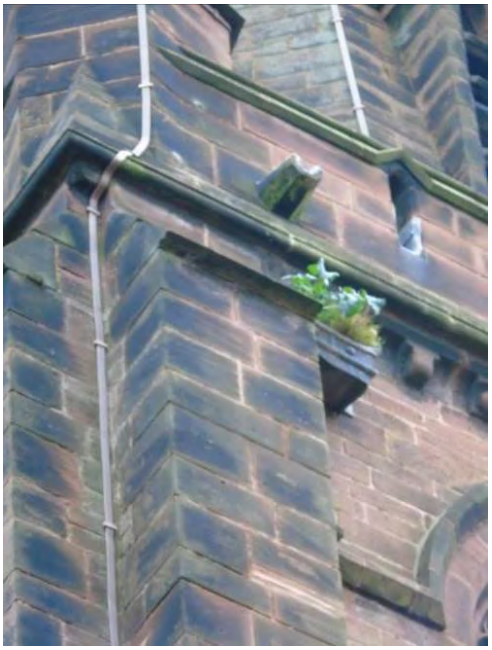
Doors openings are generally described within the walling section above.

There are three external doors to the church all vertically boarded with iron strap hinges. They are all single leaf doors and located to the north porch, the vestry and spiral staircase to the tower, the latter two of which are located to the south side of the church. All appear to be in sound condition.

B5 RAINWATER GOODS AND DISPOSAL SYSTEM

All of the rainwater goods, downpipes and gutters are of cast iron and appear to be in generally good condition, however downpipe to the south side of the sanctuary is a rectangular section as opposed to circular sections seen elsewhere. It is a particularly awkward design with many bends and twists which mean it will be prone to blocking. This could be contributing to the water saturation issues to this elevation of the sanctuary.

Detail of south sanctuary downpipe.



Blocked hopper to tower.

Light vegetation growth is also taking hold within the gutter to the east side of the vestry and to the hopper to the east side of the tower, all of which should be cleared.


North porch west downpipe.

The downpipe to the west side of the north porch has its shoe set particularly high relative to the gulley and the section over the plinth is tight against the masonry. An additional section of pipe should be inserted to lower the shoe down into the gulley and suit the plinth offset. Downpipes have shoes and discharge into open gulleys. Many of the gulleys are blocked with leaf litter and silt and should be cleared.

B6 ROOF COVERINGS

General Description

The roofs are covered with cambered clay tiles with crested clay ridges. The church has a simple roof form of a pitched roof over the nave, a pitched roof over the sanctuary and a pitched roof over the vestry/organ chamber. The eaves kick up at the gutter locations. The roofs are in generally very poor condition.

Nave south pitch. General photograph.

Nave south pitch. Detail of abutment to tower.

Nave, South Pitch

Missing tiles were noted particularly at the abutment to the tower. The first six or so courses beneath the ridge tiles appear particularly disrupted though further disrupted tiles are evident at the eaves location. There is also clear evidence of replacement

tiles having been inserted of different types and colours, although not radically different so as to be visually intrusive.

Nave north pitch. General photograph.

Nave north pitch details.

Nave, North Pitch

The nave north pitch takes prevailing weather from the estuary, its condition is worse than that to the south with copious missing tiles and evidence of replacement. Vegetation growth is also taking hold. It is in urgent need of renewal.

Nave Roof Space

The interior of the roof space over the nave is accessed by an opening in the wall within the bell ringing chamber. This opening is crudely formed; it is likely to be a later addition to the church building which may explain why there is no access over the east roof void over the sanctuary.

Nave roof space. General photograph.

The roof is structured by four large purlins and rafters. There are no true trusses as such but tie beams with a king post and struts and braces supporting the first purlin. None of the tiles have been nailed. There is no felting under the tiles and the lime parging has spalled away. The roof is likely to be that installed at the time of the churches construction. It is also quite evident that a number of replacement tiles have been inserted throughout the roof.

Original tiles appear to have two nibs with ribs to the reverse face and are not brand marked. Replacement tiles by Dreadnought amongst others were quite clearly evident. Cracked and slipped tiles adjacent to the tower particularly were noted however the condition of the roof timbers appears to be generally good at the present time although the wallplate could not be inspected due to a section of masonry which is built up close to the eaves position. The roofspace also appears to be reasonably well ventilated due to openings at eaves positions.

Details of cracked, displaced and replacement tiles.

There is some build-up of dust, dirt and rubble over the stone vault so the stone vaulting itself could not be directly inspected. However all is appeared to be solid and stable.

Sanctuary north pitch.

Sanctuary, North Pitch

The sanctuary north pitch roof is in exceedingly poor condition and has a large opening section at the eaves. Vegetation growth is also taking hold adjacent to the

tower. Immediate urgent repairs are required to restrict the amount of water ingress possible through the failing roof prior to complete reroofing.

Sanctuary, South Pitch

The sanctuary south pitch roof is in better condition than that to the north however cracked and disrupted tiles are clearly evident. Vegetation is also taking hold at the abutment to the tower and there are large openings between crests.

Sanctuary south pitch.

North Porch

North porch has a simple pitched tile roof as seen elsewhere. Again disrupted, cracked and missing tiles are evident to both east and west pitches as well as light vegetation growth. Reroofing is now necessary.

Vegetation growth is particularly evident to the east pitch of the north porch due to the proximity of the adjacent holly tree which emphasises the need for radical pruning or its removal.

North porch east pitch.

Vestry and organ chamber, east pitch.

Vestry and Organ Chamber, East Pitch

The east pitch has two sections of differing pitches. The main gable section is relatively steep before its pitch softens as it travels over the east section of the vestry. Vegetation growth is taking hold to both the abutment to the tower at the flashing

locations and to the coping stones to the south gable. The flashing detail across the sanctuary window is particularly poor and cement flaunching is spalling and failing in this location. High level access would be required to ascertain the detail for the weathering of the coping stone as it abuts the sanctuary window and consideration would need to be given as how this could be improved as part of any re-roofing project.


Vestry and organ chamber, west pitch.

Vestry and Organ Chamber, West Pitch

This pitch appears to be in better condition to that at the east and is of a single steeper pitch, however disrupted and missing tiles are still evident and re-roofing should be undertaken as part of the whole re-roofing of the church building generally.

B7 TOWERS

There are two towers within the church grounds, one to the church itself and that of the freestanding tower to the earlier church which was demolished.

The tower to the present day church

This tower is located at the junction between the sanctuary and the nave over the choir. It comprises two stages of tower which is parapeted with a broach spire rising above. The tower has louvres to the upper stage, 2 no. each, with two lancet windows to the north and south sections. A spiral staircase rises on the south west corner. To the north elevation is a third stage which incorporates a three light window opening

which gives light into the choir. The window cill to this window lines through with those to the nave. Beneath this window is plain ashlar masonry. Rising to the four corners of the tower are pinnacles. The spire has lucarnes at the lower stage to all four faces.

The general condition of the tower appears to be good and it is reported that this tower and spire was repointed in the late 1990's. It was noted that the gutters to the parapet all appear to be lined with relatively new leadwork. Some erosion to window masonry was noted to the masonry, none of which is of undue concern at the present time. However, vegetation is taking hold to the weathering beneath the louvres/second stage which is in need of removal and localised repointing.

South elevation of tower. Note vegetation growth beneath lancet windows.

Open mortar joints and wind erosion to spiral stair.

Erosion to the masonry is particularly pronounced to the south elevation beneath the window openings and above the roof to the vestry where vegetation is taking hold and excessive rainwater run-off is occurring. Similar erosion of masonry was noted to the east facing buttress in this area. Localised repointing and removal of vegetation is necessary and should be undertaken as part of any re-roofing project.

Finally, the upper section of the masonry to the spiral staircase has large open mortar joints and evidence of wind erosion to the masonry itself. Repointing works should be undertaken to the upper sections of the spiral staircase as part of any re-roofing works. Water penetration/condensation was evident in this area internally and the poor quality of the masonry and repointing could be contributing to this issue.

The Old Tower

The old tower is constructed of generally irregularly coursed ashlar red sandstone, however rubble masonry has been used to the east face which was once concealed internally and presumably rendered. It comprises three stages with louvred openings to the upper stage and plain masonry generally to the lower two stages with window openings to the second stage to the south west and north elevations by a single window opening facing west to the first stage. Also within the first stage facing east is a door opening. A stone is inset above the door opening recording churchwardens W Johnson and T Riley of the date 1824. In plan form the tower is particularly long and thin, the longer dimension being north to south. The tower is parapeted, has a flagpole mounted to its south face which is raised via ropes fixed externally.

The general quality of the masonry appears to be sound however it has been pointed generally with cement mortars and the rubble masonry facing eastwards is in relatively poor condition though sound presently.

Cement pointed movement crack.

Some movement cracking is also noted which has been pointed in cement and appears not to have not moved significantly since repointing.

The old tower roof is pitched but with a slate finish and stone ridge tiles. The pitch is particularly shallow and much of the slate has been either mortar repaired or cracked. The gutter is a very shallow and narrow lead gutter which is substantially blocked with vegetation and silt and the lead flashing to the parapet wall is detached. Merlons that were accessible from the roof hatch moved slightly when tested but are reasonably stable presently. Roof repair works are advisable to this structure before serious and

more substantial repairs become necessary. At the very least the perimeter gutters should be cleared out and the lead refixed. Re-roofing would be the ideal solution.

Roof and parapet gutter to the Old Tower.

There is a timber shed located to the west side of the old tower which is in a dilapidated state with failed roof covering and detaching west timber panel wall. It should be removed or replaced.

Dilapidated shed abutting the Old Tower.

C INTERIOR

C1 TOWER

The tower to the present day church

Interior of spiral staircase. Note moisture to masonry face.

Spiral staircase

The bell ringing chamber is accessed via a spiral staircase with an external door to the south side of the church. The stair is in sound condition, there is no handrail or rope, however it is a particularly small spiral staircase and you are able to brace yourself against the masonry. Walls are of fairfaced red sandstone. Some moisture / condensation was noted to the internal face of this masonry.

Bell Ringing Chamber

The bell ringing chamber has fairfaced masonry walls with timber boarded ceiling to the floor above and exposed timber joists and bracing. The floor is also of timber and covered with carpet. All appears to be in sound condition. Within this chamber is a clock mechanism which has not been electrified. It was produced by Gillett and Co of Croyden in 1885 and appears to be in sound condition.

Set into the west wall is an opening which allows access into the roof void over the nave. Unfortunately no access to the roof void over the chancel is provided.

Roughly formed opening into nave roof void.

The bell chamber.

Belfry and Interior of Spire

Access to the belfry and the interior of the spire is via a timber stair from the bell ringing chamber. Walls are all of red fairfaced masonry. The floor is oak boarded and the ceiling is actually the interior of the spire. The spire is particularly lofty and inspection of the cross tree wasn't possible from within the belfry unfortunately.

Set within each of the four faces to the tiled section of the belfry are two sets of louvres which are of oak and have been protected with wire meshing internally. All appear to be in sound condition. Sat within the space is an oak framed peal of six bells one of which chimed by the clock. The condition of the bells visually appears to be sound as does the bell frame. The interior of the space generally is very clean and tidy for which the church should be commended.

Spanning over the top of the bell frame is a modern galvanised metal gantry system that gives access to an external hatch to the roof which allows views over the roof and access to the parapet gutter of the tower.

All four sides of the tower are accessible via openings within the turret/spirelets to the four corners. The opening is particularly small and tight and this restricted the inspection possible particularly to the south side. From what could be inspected however all appeared to be sound.

The door to the external hatch to the parapet gutters was sticking at the time of the inspection and needs easing and adjustment.

The Old Tower

The old tower has three stages to the interior, ground floor, intermediate chamber and upper floor/roof space. All walls are fairfaced red sandstone with lime pointing and some residual elements of lime plaster. The upper floors have timber boarded floors and the ground floor is stone flagged. Walls all appear to be generally sound though there are some quite substantial open mortar joints and some slightly loose masonry to the west louvre area to the upper stage, a small section of which was removed during the inspection to prevent it from falling.

The upper stage has louvres fixed into all four faces, one each, of timber and appear to be relatively modern and sound.

The roof has been underdrawn with modern bituminous felt which has been pierced to the east side in several locations and there is also a roof hatch on this pitch which is of timber and is heavily decayed and in need of replacement.

Roof access hatch decayed.

Access through the chambers is via timber ladders, the first stage of which is vertical and not ideal and therefore access should be restricted to only able bodied people.

The roof is drained by an internal modern plastic downpipe which appears to be sound.

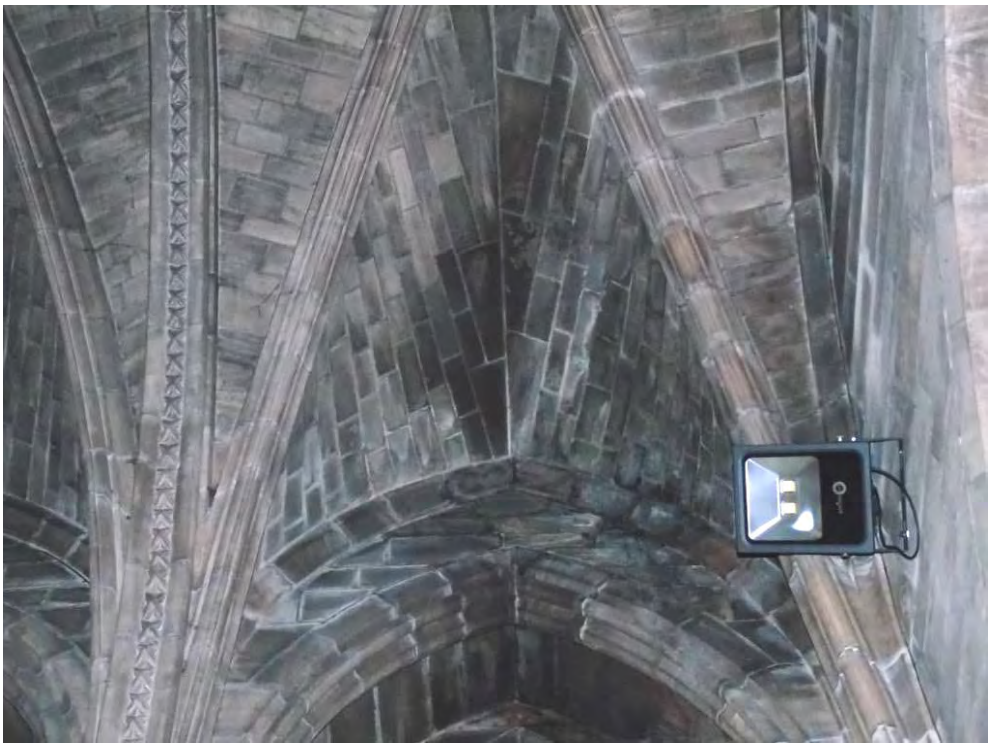
Lintols to the louvres are of timber and have decayed slightly but are sound presently. It was noted that the louvres do not have any bird protection to the internal face, the church may wish to consider installing some to prevent nesting and debris from being deposited within the tower. It was noted that the residual remains of some bird nests within the upper stage.

The intermediate floor has window openings to three faces which have been glazed with Georgian wired glass in modern timber frames, they appear to be visually sound.

The ground floor stage has a single window opening facing westward which again is of Georgian wired glass in a timber frame. There is a gap around the perimeter of the timber frame but all appears to be generally sound.

C2 ROOF STRUCTURES AND CEILINGS

The ceilings throughout the church are quadripartite-vaulted, the vaults are divided into three sections, the first is over the sanctuary, the second under the tower which is over the choir and third to the nave. That to the choir area incorporates a hatch to give access for raising the bells and the stone vaulted ceiling over the sanctuary is particularly decorative and incorporates dog tooth detailing whereas those elsewhere are generally plain and simple.



Water damage to vault within sanctuary.

The general condition of all of the stone vaults appears to be good. However water staining and salt precipitation was noted in both the sanctuary area and the nave, the most significant area of which is within the sanctuary immediately above the altar/reredos and to the south side where the sanctuary abuts the tower. This relates to a downpipe and flashing detail externally which is in poor condition / poorly designed.

C3 INTERNAL WALLS

All walls throughout the church are of ashlar masonry, the same red masonry as seen externally. Within the nave and sanctuary there are areas of water damage. To the north wall, the first bay between the porch and the window, is the area of most notable damage within the nave. This relates to the location of an external downpipe. The wall was dry at the time of the inspection and therefore this is deemed to be historic and prior to the replacement of the rainwater pipes.

Water damage within the sanctuary however is of greater concern and this is most notably to the south wall above the sedilia. This relates to the abutment of the vestry and an awkward arrangement of downpipe and guttering. This also corresponds with the area of water damage noted to the vaulting in this area. The water damage is such that the face of the masonry has become friable, particularly to the area around the window to the west side of this wall and mortar joints are beginning to fail. Some of the mortar may be cement which is exacerbating the decay to the stonework. Once roof repairs are carried out this wall should be allowed to dry thoroughly before considering the works required to repair it. The gentle removal of loose material and repointing is likely to be required.

Water damage within sanctuary.

Detail of water damage within sanctuary.

The adjoining sandstone wall within the vestry also exhibits evidence of water damage.

Placed against the north wall of the choir / sanctuary is a cast iron surround which conceals a modern radiator. There is a considerable amount of blackening of the wall above this radiator location which is of purely cosmetic concern and therefore no action is recommended.

C4 INTERNAL PARTITIONS AND DOORS

The church has few internal partitions and doors, however there is a timber panelled door to the vestry from the choir and timber door to the right of the organ which leads into the internal space behind the organ. All appear to be sound.

Finally there is a stone screen that separates the choir from the nave comprising of two slender columns with tracery above; again off of which appears to be in sound condition.

C5 FLOORS

Nave

The nave has a geometric tiled floor at the west end around the font and down the central aisle, pew areas are level with the aisle but have timber floors. The quarry tiles at the east end in front of the choir steps show some erosion and there is some evidence of tiles having been reset/replaced around the pulpit. Damage to the tiles may well be due to ground water issues particularly at the east end as efflorescence is noted.

Damaged floor tiles within nave.

There are also some slight loose tiles to the north aisle area adjacent to floor grilles which run down the perimeter of the aisle and abut onto the timber floors to the pews, resetting of the loose tiles is essential and in due course some replacement of tiles particularly at the east end may be required but not likely within this Quinquennium.

Choir

The choir floor has an encaustic tile floor to the central aisle and timber block floors underneath the choir stalls. The central aisle is predominantly covered with modern carpet which is a little worn but appears to be sound. Steps from the nave and up into the sanctuary are of black marble.

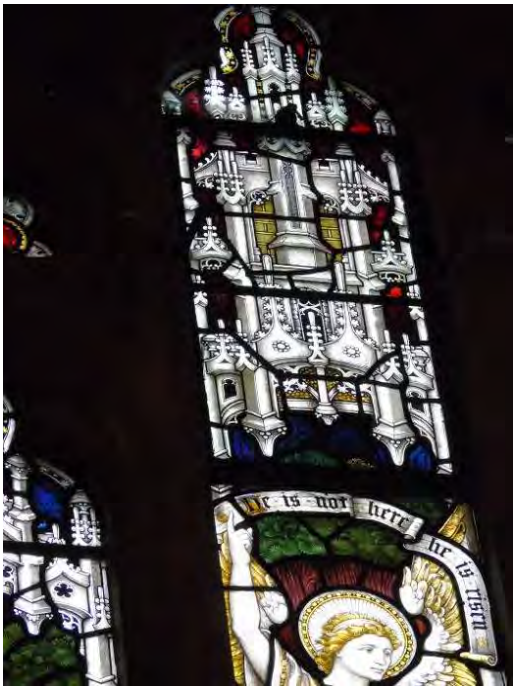
Sanctuary floor.

Sanctuary

The sanctuary floor is also of encaustic tile but the steps to the altar are of white marble and the encaustic pattern tiled floor is particularly elaborate incorporating fleur de lys etc and sections of marble. The altar has been brought forward and supported over the first step by turned timber blocks. The altar as a consequence appears to fall slightly to the west when viewed from the side but seems reasonably stable. The floor appear to be in sound condition.

C6 GLAZING

All windows throughout the church, nave, choir and sanctuary areas are of stained leaded glass, generally of Victorian date, though two 20th century windows were noted in the nave. General condition of the glass appears to be good from what could be observed from ground level. It was noted that opening lights to the upper sections are closed and it was reported that these have been sealed relatively recently. This prevents any ventilation of the interior being possible. Given that it is likely that there is some corrosion to the metal casements to these opening lights some work should be required to renew or to refurbish the opening sections to allow them to operate smoothly and to be re-strung.



Detail of sealed opening window within nave.

Within the vestry the windows are purely of coloured quarry glass. Details of defects noted are recorded within section B3 of this report.

C7 ORGAN CHAMBER / VESTRY

The vestry / organ chamber has a woodblock floor which although a little uneven appears to be sound. Ceilings in the vestry are stone vaulted, however the majority of the ceiling is occupied by the organ and therefore could not be fully inspected. What could be observed appeared to be in sound condition though some water damage was noted particularly at the east end where the defective roof and downpipe has been noted. Walls are also of red sandstone with water damage at the east end.

Water damage within vestry.

C8 NORTH PORCH

Although the north porch is open it is a covered and thus effectively a semi-internal space, it has a geometric tiled floor with walls of fairfaced masonry and rafters and timber boarding exposed to the roof above. Benches of stone have been built against the walls to the east and west. Netting has been inserted beneath the rafters to prevent birds roosting and nesting in these areas.

North porch door and opening.

The door entrance within the porch to the north wall is particularly finely carved with flower crockets and dog tooth detailing and an inscription above. All appears to be sound.

C9 FITTINGS AND FURNITURE INCLUDING THE ORGAN

Nave

Pews are fitted throughout the nave and there is a very small amount of space at both the west and east end for circulation and gathering. The pews are modest and appear to be sound.

At the west end is a font constructed of Mexican Onyx and supported by eight Blue John shafts with onyx capitals. It is lead-lined and again appears to be sound.

Also at the west end are a collection of modern shelves and tables, all of which appear to be sound and at the east end is located an alabaster pulpit, a timber eagle lectern and a timber bookcase enclosure for the book of remembrance. Again all of which appear to be sound

At the east end of the nave there is a brass lectern adjacent to an alabaster pulpit with open fretwork. Both appear to be in good condition.

Choir

Within the choir are choir stalls all of which are in sound condition.

To the south side the organ which was built by Henry Willis and Sons to designs designs by Dr A.L. Peace, organist of St. George's Hall in Liverpool. It was presented by the daughters of Thomas Henry Ismay in 1900;installed in 1905 and rebuilt in 1963, and further modifications were made in 1985 by Rushworth and Dreaper, and in 1994 by Keith Ledson . It has a particularly fine case with painted panels with gilding flanking the pipes in an Italian style by Norman Shaw (painting by Robert Christie). Visually all appears to be in sound condition.

Organ.

Iron gates separate the nave from the choir, painted black, with decorative elements picked out in gold and appear to be sound.

Sanctuary

The altar is a simple oak altar which is panelled and dressed. Also within the space are chairs and desks which appear to be earlier than the church but also in sound condition.

Reredos.

Again to the east wall is a fine alabaster reredos portraying the ascension which is in fine condition.

C10 MONUMENTS

Nave

At the west end of the nave are 4 no. marble monuments located on the west, north and south walls which are of 18th century in date or early to mid-19th century, all of which appear to be sound.

Located across the south wall there is a selection of brass plaques, 9 in number, which date from the mid-20th century through to the beginning of the 19th century, all of which appear to be sound.

A coat of arms of Queen Anne is located over the north door entrance, it is constructed of timber which is painted. One of the boards to this coat of arms has opened up slightly and the paint finish doesn't appear to be in particularly fine condition, however visually it appears to be sound at the present time.

Queen Anne coat of arms

Sanctuary

Fixed above the north and south walls are a selection of brass plaques, 7 in total, again of a range of dates from the 19th and 20th century, all of which appear to be sound.

Vestry

within the vestry there is a brass monument, partly concealed behind some shelving which is unpolished but appears to be in sound condition visually

C11 HEATING CHAMBER

The heating chamber is accessed off the same spiral stair that leads up to the belfry. The heating chamber is located directly underneath the vestry and comprises of a vaulted ceiling of red sandstone, red sandstone walls and paving slabs on earth, all of the walls have been lime-washed.

Sat within the floor is a small pit and sump pump as this area reportedly occasionally floods, however the space appears to be reasonably dry and clean and in sound condition although some slight erosion of the masonry was noted adjacent to the boiler flue.

Housed within this area is the boiler which is oil fired and was installed in 1980. It was then removed in 1981 following severe flooding which led to the sump pump being installed and reconditioned and reinstalled the same year.

The boiler has some corrosion to the external casing and is of some age but visually appeared to be sound.

The organ blower is supported off brick piers which have just been loosely laid. This is obviously to lift the blower off the ground where moisture could affect it. The piers do appear a little unsubstantial and not ideal. They would ideally be rebuilt.

The heating chamber. Note piers to organ blower.

C12 TOILETS AND KITCHEN

The church does not currently have a toilet, kitchen or meeting space. Plans have been drawn up previously and approval has been obtained for extensions at the west end but cost has been prohibitive in realising its construction. The church is currently considering its options for providing these facilities, possibly in a different location and design to those previously proposed. They recognise the importance of providing these facilities for modern worship and community use.

D SERVICES

D1 HEATING SYSTEMS

The church is heated by an oil fired boiler. The church does not have a gas supply. It services large diameter heating pipes that run through the church generally though there is a column radiator also located against the south wall of the nave at the east end and against the north wall of the choir at the east end. The north wall choir radiator has been replaced with a modern pressed metal radiator. Within the vestry is a modern radiator.

The general heating system is reported as being very poor. It is also reported that over the last three years the boiler has failed several times and required emergency repairs. The cement around the flue has also failed repeatedly owing to vibration which has resulted in problems with noxious fumes entering the church building.

The church is considering the renewal of the heating system in its entirety involving the replacement of the boiler and provision of new heating pipes/ radiators of a more efficient type.

The oil tank.

The boiler is oiled fired. The oil tank is located to the south of the chancel. It is corroding and may require renewal / repair.

D2 ELECTRICAL SYSTEMS

The church's electrical installation has recently been tested and a copy of the report is appended to this report. The incoming supply is located within the vestry and it is noted that an RCD is required to isolate the electrical sockets and switches throughout the church. The rest of the installation was found to be sound.

D3 WATER SUPPLY AND PLUMBING SERVICES

Water is located with the vestry which services a sink and hot water heater. There is also an external tap outside the east vestry wall. Visually all appears to be sound.

E OTHER ISSUES

E1 FIRE PRECAUTIONS

The church is equipped with fire extinguishers which were last checked in April 2015 and are checked on an annual basis. One foam and one water extinguisher is located within the nave with additional extinguishers located within the heating chamber and in the bell ringing chamber. A CO_2 extinguisher is located within the vestry.

E2 LIGHTNING CONDUCTOR

The church is protected by a lightning conductor to the tower only, however down tapes drop from both the north and south sides. It has recently been tested and is believed to be sound. A copy is appended to this report.

E3 SECURITY

The church has no burglar alarm installed but is secured by deadlocks to both the external doors on the north and south side as well as deadlocks to the external spiral staircase and external tower, all of which appear to be sound.

Located within the vestry is a substantial safe which is floor bound and presumably fixed to it, but also appears to be sound.

No recurrent or recent instances of theft or unauthorised intrusion were reported.

E4 HEALTH AND SAFETY

The church undertakes its own health and safety assessment and does not believe to currently have an asbestos assessment. No items or material of suspect were noted during this inspection. It should be noted that this was only a visual inspection and did not involve opening up works.

E5 DISABLED PROVISION AND ACCESS

The church is equipped with temporary ramps to use to overcome the four step entrance to the north porch when required. Disabled ramp access had been incorporated into the design of the previously proposed toilet and kitchen facility. The church is currently considering its options as to how to improve disabled accessibility. The church is equipped with a sound reinforcement system and hearing aid induction loop.

E6 BATS

No presence of bats was noted as part of this inspection.

F CHURCHYARD

F1 CONDITION OF CHURCHYARD

The churchyard predominantly extends to the north and south of the church. To the north is a well maintained short mown lawn area with yew trees and gravel paths. The gravel paths lead round the church to the east and west side which only have small sections of yards at these two ends.

The older section of the churchyard extends to the south and covers the site of the original church as well as the extended churchyard area to the east. It is kept in a slightly more naturalistic form and is raised a considerable height above that of the main church internal floor level.

A small garden of remembrance is located to the north side of the nave. The churchyard is generally well maintained and kept.

F2 MONUMENTS AND TOMBS

The churchyard has a number of substantial monuments located to the south side, most notably that to Thomas Ismay and his wife located adjacent to the old tower. It is a substantial chest tomb which is carved with wreaths and inlaid bronze plaques.

Ismay tomb.

Other memorials in the churchyard are generally standing crosses or stones, many of which are leaning. The churchwardens are advised to check the stability of these stones/memorials on a regular basis to ensure that they do not fall. None of particular concern were noted at the time of the inspection. One large cross had already been laid flat it was noted.

A First and Second World War memorial stands on the north side of the church, is a modest granite obelisk which appears to be in sound condition. It has an area of hardstanding around it which again is sound.

F3 BOUNDARY WALLS, RAILINGS AND GATES

South Boundary

Boundary walls are generally of sandstone. Those to the south boundary are in two sections, a large boundary wall to the west section and a low boundary wall to the east. The boundaries of these sides are shared with domestic houses, however it was believed that the walls are the church's responsibility. Some rebuilding of the larger south boundary wall has been undertaken within the last decade it is reported. It is a little overgrown with ivy but appears to be sound.

The low boundary wall is to all intents and purposes a dry stone. The proximity of mature trees growing against this low section of wall is causing some distortion to it which is causing it to lean and a small section of which has collapsed about midway along its length which is in need of rebuilding. Removal of the tree should be considered before rebuilding the wall.

Collapsed section of low south boundary wall.

East Boundary

East boundary is a red sandstone wall which is predominantly overgrown to the south section. Some of this excessive vegetation should be removed. The north section has a well pruned and maintained hedge growing tight against it. It is reported that cars occasionally collide with this wall which has resulted in several insurance claims, however the wall presently appears to be in sound condition.

Set within this wall to the south of the church is a timber gate. It appears to be in sound condition.

North Boundary

The north wall is a continuation of that wall to the east and has a well pruned hedge growing tight against it. It appears to be sound. Incorporated into the central section is a lychgate and main entrance to the churchyard. The lychgate is constructed of a timber frame and trusses sat on a dwarf wall. It is roofed with clay tiles. Two yew trees grow tight up against the lychgate and they are unduly large. Their removal should be considered.

West Boundary

The west boundary again is a continuation of the more formal boundary walls to the east and north side of the church and again pruned hedgerows grow tight up against it, however a considerable amount of vegetation growth is taking hold beneath the coping stones which should be removed and localised repointing undertaken. Excessive ivy growth particularly to the south section of walling should also be removed and the condition of the wall assessed.

Vegetation growth to west boundary wall.

There is a gated access through the west wall. The metal gate which appears to be jammed due to the gravel build-up on the adjacent road. There is also a considerable amount of standing water in this area. Some drainage improvements to this area may be considered as well as repair and redecoration of this metal gate.


West boundary gate.

F4 PATHS, STEPS AND AREAS OF HARD-STANDING

Pathways as previously mentioned are generally of loose-laid gravel around the perimeter of the church and leading from the lych gate. This surface isn't ideal for wheelchair and buggy access and as part of any works to provide disabled access to the church, areas of resurfacing should be considered. In the area of the churchyard that extends to the south of the present church building there are no formal pathways through it and there is a considerable level change between it and that of the main churchyard area to the north. Steps and pathways would ideally be provided to this area to ease access.

F5 TREES AND SHRUBS

To the north side of the church are a number of substantial yew trees, the two trees at the side of the lych gate are particularly large and overbearing and their removal should be considered. There are also two holly bushes/trees growing relatively close to the north wall of the church, that immediately adjacent to the north porch is causing

issues of algal growth to the masonry and some vegetation growth to the adjacent north porch roof. Again its removal could be considered.

There are a number of substantial trees to the south boundary wall, six in number of which are particularly large, several are leaning. Their proximity to the small boundary wall in this area has caused a small section of it to collapse. Consideration of their removal should be given.

Removal of any trees will require discussions with the local authority's arboriculturalist, as the churchyard is within a conservation area and thus all trees are protected.

G RECOMMENDATIONS

Costs where given are indicative of the order of expenditure required to properly repair the element concerned.

EST. COST

G1 A: URGENT WORKS REQUIRING IMMEDIATE ATTENTION

a) Carryout urgent holding repairs to the sanctuary roof. (B6)

b) Refix loose floor tiles within nave. (C5)

G2 B: REQUIRES ATTENTION WITHIN 12 MONTHS

a) Remove vegetation to north porch copings and repoint with lime mortar. (B2)*

b) Masonry repairs and repointing to south elevation of chancel and east elevation of vestry following resolution of rainwater / roof failure in this area. (B2)*

c) Install new downpipe and gutter arrangement to the south side of the sanctuary. (B5)*

d) Reroof the church. (B6)*

e) Remove vegetation to the tower weathers and repoint masonry to vestry and sanctuary abutments with lime mortar. (B7)*

f) Repoint uppers section of spiral stair to tower with lime mortar. (B7)*

g) Refix the detached lead flashing and slipped / cracked slates and renew access door to the Old Tower roof. (B7)

G3 C: REQUIRES ATTENTION WITHIN 18-24 MONTHS

a) Refix iron bars to east vestry window using non-ferrous fixings and decorate. (B3)*

a) Consider renewing the heating system. (D1)*

G4 D: REQUIRES ATTENTION WITHIN THE QUINQUENNIAL PERIOD

a) Localised repointing with lime mortar of north nave buttress. (B2)*

b) Report with lime mortar the north gable to the north porch. (B2)*

c) Leaded glass repairs to vestry windows including renewal of polycarbonate protection. (B3)*

d) Once internal water damaged walls and vaulting have dried review extent of remedial works required. Assume that the gentle removal of friable and localised repointing is required. (C2, C3)*

e) Undertake an asbestos assessment. (E4)

f) Consider removing trees to the south boundary and north lychgate. (F3, F5)

g) Remove vegetation from west boundary and repoint with lime mortar.

(F3)*

G5 E: A DESIRABLE IMPROVEMENT WITH NO TIMESCALE

EST. COST

b) Consider removing tree / holly adjacent to south porch. (B2, B6)

c) Repoint with lime mortar the south elevation of the vestry / organ chamber. (B2)*

d) Remove / replace timber shed against west wall of the Old Tower. (B7)

e) Reroof the Old Tower. (B7)*

f) Repair / renew corroded metal opening lights and re-string them. (C6)*

g) Rebuild brick piers supporting the organ blower. (C11)

G6 M: ROUTINE ITEMS OF MAINTENANCE

a) Clear vegetation from hoppers and gulley's (B7)

b) Clear gutters to the Old Tower. (B7)

c) Ease door to tower parapet gutter. (C1)

d) Consider fixing bird protection to the internal faces of the Old Tower louvres. (C1)

e) Repairs to west boundary gate. (F3)

Items marked with * should require professional supervision.

APPENDIX

APPROVED CONTRACTOR

Check your certificate is genuine, go to www.checkmyniceiccert.com <http://www.checkmyniceiccert.com> and put in the certificate number

This report is not valid if the serial number has been defaced or altered **IPN3C/ 00773545**

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

Original (To the person ordering the work)

A. DETAILS OF THE CLIENT

Client: Thurstaston PCC

Address: St Bartholomew's Church
Thurstaston

Postcode: CH

B. PURPOSE OF THE REPORT

This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required: Scheduled Report, Quinquennial

Date(s) on which inspection and testing were carried out: 10/09/2015

C. DETAILS OF THE INSTALLATION

Occupier: Thurstaston PCC

Address: St Bartholomew's Church
Thurstaston

Postcode: CH

Estimated age of the electrical installation: 35 years

Description of premises: domestic, commercial, industrial, other (Please state): Place Of Worship

Evidence of alterations or additions: no

If yes, estimated age: years

Date of previous inspection: Unknown

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: No records available

Records of installation available: no

Records held by: Unknown

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:
Fixed wiring only

Agreed limitations including the reasons, if any, on the inspection and testing:
None

Agreed with:

Operational limitations including the reasons (see page No.)
Insulation Resistance carried out with Live neutral connected

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
Good access to switch gear

Summary of the condition of the installation continued on additional pages? No ✓ Yes Specify page

Overall assessment of the installation: SATISFACTORY / [redacted] *(Delete as appropriate)*

An 'Unsatisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

This report is based on the model forms shown in Appendix 6 of BS 7671

IPN3C/1

Please see the 'Notes for Recipients' on the reverse of this page.

Check your certificate is genuine, go to www.checkmyniceiccert.com <http://www.checkmyniceiccert.com> and put in the certificate number

NICEIC APPROVED CONTRACTOR

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ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are **no** items adversely affecting electrical safety [ ] **or** The following observations and recommendations for action are made [✓]

Item No	Observations	Classification code †	Further investigation required (Y or ✓)
1	5.13 no rcd protection	C2	
2	6.17.1 No RCD Protrection	C2	
3	6.17.2 No RCD Protrection	C2	

Additional pages? No ✓ Yes [ ] Specify page No(s):

† *One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:*

Code C1 ***'Danger present'.*** *Risk of injury. Immediate remedial action required.*

Code C2 ***'Potentially dangerous'.*** *Urgent remedial action required.*

Code C3 ***'Improvement recommended'.***

Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items:	
Urgent remedial action required for items:	1-3
Further investigation required for items:	
Improvement recommended for items:	

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described in page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations of the inspection and testing (see D).

I/We further declare that in my/our judgement, the said installation was overall in SATISFACTORY / [redacted] **condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).**

**Delete as appropriate*

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: [signature]

Name: (CAPITALS) Ian Hayter

Position: Electrician

Date: 15/01/2016

REPORT REVIEWED AND CONFIRMED BY:

Signature: [signature]

Name: (CAPITALS) Simon Ollman

(Registered Qualified Supervisor for the Approved Contractor at J)

Date: 15/01/2016

Please see the 'Guidance for Recipients on the Classification codes' on the reverse of this page.

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ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) No 4, 5, 6

Additional pages, including additional source(s) data sheets: Page No(s)

Schedule of Circuit Details for the Installation: Page No(s) 7

Schedule of Test Results for the Installation: Page No(s) 8

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than 5 years *(Enter interval in terms of years, months or weeks, as appropriate)*

provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: R W Jones (Heswall) Ltd

Address: 121 Telegraph Road
Heswall

Postcode: CH60 0AF

Telephone number: 0151 342 1555

Email address: rwj-heswall@btinternet.com

Enrolment number: (Essential information) 0 2 2 3 8 9

Branch number: (if applicable) 0 0 0

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)

TN-S	✓
TN-C-S	N/A
TN-C	N/A
TT	N/A
IT	N/A

Number and type of live conductors

		a.c.	✓	d.c.	
1-phase (2-wire)	N/A	1-phase (3-wire)	N/A	2-pole	N/A
2-phase (3-wire)	N/A			3-pole	N/A
3-phase (3-wire)	N/A	3-phase (4-wire)	✓	other	N/A
Other	Please state				

Nature of supply parameters

Nominal voltage(s): $U^{(1)}$	400	V	$U_o^{(1)}$ 230	V
Nominal frequency, $f^{(1)}$	50	Hz		
Prospective fault current, $I_{pf}^{(2)(3)}$	1	kA		
External earth fault loop impedance, $Z_e^{(3)(4)}$	0.22	Ω		
Number of sources	1			

Notes:
(1) by enquiry
(2) by enquiry or by measurement
(3) where more than one supply, record the higher or highest values
(4) by measurement

Characteristics of primary supply overcurrent protective device(s)

BS(EN)	88		
Type	gG		
Rated current	60	A	
Short-circuit capacity	16	kA	
Confirmation of supply polarity	✓	(✓)	

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing

Distributor's facility:	✓
Installation earth electrode:	N/A

Details of installation earth electrode (where applicable)

Type: (eg rod(s), tape(s) etc)	N/A	Location:	N/A
Electrode resistance, R_A:	N/A (Ω)	Method of measurement:	N/A

Main switch or circuit-breaker

Type: BS(EN)	5419	Voltage rating	400	V
No of poles	3	Rated current, I_n	100	A
Primary supply conductors: material	copper	RCD operating current, $I_{\Delta n}$*	N/A	mA
Primary supply conductors: csa	10 mm²	Rated time delay	N/A	ms
		RCD operating time (at $I_{\Delta n}$)*	N/A	ms

** (applicable only where an RCD is suitable and is used as a main circuit-breaker)*

Earthing and protective bonding conductors

Earthing conductor			Main protective bonding conductors		
Conductor material	copper		Conductor material	copper	
Conductor csa	NV	mm²	Conductor csa	16	mm²
Connection/ continuity verified	✓	(✓)	Connection/ continuity verified	✓	(✓)

Bonding of extraneous-conductive-parts (✓)

Water service	✓	Gas service	N/A
Oil service	✓	Structural steel	N/A
Lightning protection	N/A	Other incoming service(s)	N/A
Specify			

Please see the 'Notes for Recipients' on the reverse of this page.

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0	**Condition/adequacy of distributor's/supply intake equipment**		
1.1	Service cable	✓	
1.2	Service cut-out/fuse(s)	✓	
1.3	Meter tails - distributor	✓	
1.4	Meter tails - consumer	✓	
1.5	Metering equipment	✓	
1.6	Means of main isolation *(where present)*	✓	
2.0	**Presence of adequate arrangements for parallel or switched alternative sources**	N/A	
3.0	**Automatic disconnection of supply**		
3.1	Main earthing and bonding arrangements		
	• Presence and condition of distributor's earthing arrangement	✓	
	• Presence and condition of earth electrode arrangement	N/A	
	• Adequacy of earthing conductor size	✓	
	• Adequacy of earthing conductor connections	✓	
	• Accessibility of earthing conductor connections	✓	
	• Adequacy of main protective bonding conductor size(s)	✓	
	• Adequacy of main protective bonding conductor connections	✓	
	• Accessibility of main protective bonding connections	✓	
	• Provision of earthing/bonding labels at all appropriate locations	✓	
3.2	FELV		
	• Source providing at least simple separation	✓	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	✓	
3.3	Reduced low voltage		
	• Adequacy of source	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
4.0	**Other methods of protection** (*where the methods of protection listed below are employed, details should be provided on separate sheets*)		
4.1	Double insulation	✓	
4.2	Reinforced insulation	✓	
4.3	Use of obstacles	✓	
4.4	Placing out of reach	✓	
4.5	Non-conducting location	N/A	
4.6	Earth-free local equipotential bonding	N/A	
4.7	Electrical separation for more than one item of equipment	✓	
5.0	**Distribution equipment**		
5.1	Adequacy of working space/accessibility of equipment	✓	
5.2	Security of fixing	✓	
5.3	Condition of insulation of live parts	✓	
5.4	Adequacy/security of barriers	✓	
5.5	Condition of enclosure(s) in terms of IP rating	✓	
5.6	Condition of enclosure(s) in terms of fire rating	✓	
5.7	Enclosure not damaged/deteriorated so as to impair safety	✓	
5.8	Presence of main switch(es), linked where required	✓	
5.9	Operation of main switch(es) (*functional check*)	✓	
5.10	Correct identification of circuit protective devices	✓	
5.11	Adequacy of protective devices for prospective fault current	✓	
5.12	RCD(s) provided for fault protection – includes RCBOs	N/A	

* ***All boxes must be completed.***
'✓' indicates **Acceptable condition**
'LIM' indicates a **Limitation**
'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
Further investigation required state **F/I** (to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.13	RCD(s) provided for additional protection – includes RCBOs	C2	socket outlets
5.14	RCD(s) provided for protection against fire – includes RCBOs	N/A	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
5.16	Presence of RCD retest notice at or near equipment where required	N/A	
5.17	Presence of diagrams, charts or schedules at or near equipment where required	✓	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	N/A	
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	N/A	
5.20	Presence of replacement next inspection recommendation label	✓	
5.21	Presence of other required labelling (*specify*)	✓	
5.22	Examination of protective device(s) and base(s); correct type and rating (*no signs of unacceptable thermal damage, arcing or overheating*)	✓	
5.23	Protection against mechanical damage where cables enter equipment	✓	
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	✓	
6.0	**Distribution/final circuits**		
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	✓	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	✓	
6.5	Suitability of containment systems for continued use (*including flexible conduit*)	✓	
6.6	Cables correctly terminated in enclosures (*indicate extent of sampling in Section D of report*)	✓	
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.9	Adequacy of protective devices; type and rated current for fault protection	✓	
6.10	Presence and adequacy of circuit protective conductors	✓	
6.11	Co-ordination between conductors and overload protective devices	✓	
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.13	Cables where exposed to direct sunlight, of a suitable type	✓	
6.14	Concealed cables installed in prescribed zones (*see extent and limitations*)	✓	
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (*see extent and limitations*)	N/A	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	N/A	
6.17	Provision of additional protection by 30 mA RCD		
	• Where reasonably likely to be used to supply mobile equipment for use outdoors	C2	Socket Outlets
	• For all socket-outlets of rating 20 A or less provided for use by ordinary persons	C2	Socket Outlets
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
6.19	Band II cables segregated/separated from Band I cables	✓	
6.20	Cables segregated/separated from non-electrical services	✓	
6.21	Termination of cables at enclosures (*identify numbers and locations of items inspected in Section D*)		
	• Connections under no undue strain	✓	
	• No basic insulation of a conductor visible outside an enclosure	✓	
	• Connections of live conductors adequately enclosed	✓	
	• Adequacy of connection at point of entry to enclosure (*gland, bush or similar*)	✓	
6.22	General condition of wiring systems	✓	
6.23	Temperature rating of cable insulation	✓	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	✓	
6.25	Suitability of accessories for external influences	✓	

* ***All boxes must be completed.***
'✓' indicates **Acceptable condition**
'LIM' indicates a **Limitation**
'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
Further investigation required state **F/I** (to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
7.0	**Isolation and switching**		
7.1	Isolators		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
	• Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓	
7.2	Switching off for mechanical maintenance		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.3	Emergency switching/stopping		
	• presence and condition of appropriate devices	✓	
	• readily accessible for operation where danger might occur	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.4	Functional switching		
	• presence and condition of appropriate devices	✓	
	• correct operation verified	✓	
8.0	**Current-using equipment (*permanently connected*)**		
8.1	Condition of equipment in terms of IP rating	✓	
8.2	Equipment does not constitute a fire hazard	✓	
8.3	Enclosure not damaged/deteriorated so as to impair safety	✓	
8.4	Suitability for the environment and external influences	✓	
8.5	Security of fixing	✓	
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (*indicate extent of sampling in Section D of report*)	✓	
8.7	Recessed luminaires (e.g. downlighters)		
	• correct type of lamps fitted	✓	
	• installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	✓	
	• no signs of overheating to surrounding building fabric	✓	
	• no signs of overheating to conductors/terminations	✓	
9.0	**Location(s) containing a bath or shower**		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	N/A	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	N/A	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	N/A	
9.7	Suitability of equipment for installation in a particular zone	N/A	
9.8	Suitability of current-using equipment for a particular position within the location	N/A	
10.0	**Other special installations or locations**		
	List special locations present, if any. List the results of particular inspections applied. – a separate page is required for each location	N/A	

* ***All boxes must be completed.***
'✓' indicates **Acceptable condition**
'LIM' indicates a **Limitation**
'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
Further investigation required state **F/I** (to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.

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Original (To the person ordering the work)

SCHEDULE OF CIRCUIT DETAILS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED IN EVERY CASE	TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*
Location of distribution board:	Supply to distribution board is from: Origin of Supply [ ] No of phases: 3 Nominal voltage: V
Distribution board designation: 3-phase Board	Overcurrent protective device for the distribution circuit: Associated RCD (if any): BS (EN) Type: BS (EN) Rating: A RCD No of poles: $I_{\Delta n}$ mA

CIRCUIT DETAILS

Circuit number and line	Circuit designation	Type of wiring (see code below)	Reference method ↑	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	RCD Operating current, $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS 7671 (Ω)
1L1	Lights North Spots	H	C	2	1.5	Sheath	5	3871	3	10	6	N/A	2.3
1L2	Lights South Spots	H	C	3	1.5	sheath	5	3871	3	15	6	N/A	1.54
1L3	Lights Chancel	H	C	4	1.5	Sheath	5	3871	3	15	6	N/A	1.54
2L1	Lights North	H	C	7	1.5	sheath	5	3871	3	15	6	N/A	1.54
2L2	Lights South Roof	H	C	6	1.5	Sheath	5	3871	3	15	6	N/A	1.54
2L3	Lights Alter	H	C	5	1.5	Sheath	5	3871	3	10	6	N/A	2.3
3L1	Lights Vestry	H	C	3	1.5	10	5	3871	3	10	6	N/A	2.3
3L2	Socket	H	C	1	2.5	Sheath	0.4	3871	3	15	6	N/A	1.54
3L3	Socket & Water Heater	A	C	2	2.5	Sheath	0.4	3871	2	20	6	N/A	1.64
4L1	Socket Organ	H	C	2	2.5	Sheath	0.4	3871	3	20	6	N/A	1.15
4L2	Socket South	H	C	2	2.5	sheath	0.4	3871	3	20	6	N/A	1.15
4L3	Boiler	H	C	1	2.5	Sheath	0.4	3871	3	20	6	N/A	1.15
5L1	Organ	H	C	1	2.5	sheath	5	3871	3	15	6	500	1.54
5L2	Organ	H	C	1	2.5	Sheath	5	3871	3	15	6	N/A	1.54
5L3	Organ	H	C	1	2.5	Sheath	5	3871	3	15	6	N/A	1.54
6L1	Sockets North	H	C	3	2.5	Sheath	0.4	3871	3	20	6	N/A	1.15
6L2	Lights Tower / Boiler	H	C	4	1.5	Sheath	5	3871	3	10	6	N/A	2.3
6L3	Socket Boiler	H	C	1	2.5	Sheath	0.4	3871	3	20	6	N/A	1.15
7L1	SPARE												
7L2	Socket Tower	H	C	2	2.5	Sheath	0.4	3871	3	20	6	N/A	1.15
7L3	SPARE												
8L1	SPARE												
8L2	SPARE												
8L3	SPARE												

* *In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.*

↑ *See Table 4A2 of Appendix 4 of BS 7671*

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	O (Other - please state)
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic /SWA cables	Thermosetting/ SWA cables	Mineral-insulated cables	

See next page for Schedule of Test Results

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Original (To the person ordering the work)

SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Characteristics at this distribution board

Confirmation of supply polarity

☆ *See note below*

Z_s ☆ Ω — Operating times of associated RCD (if any) — At $I_{\Delta n}$ ms

I_{pf} ☆ kA — At $5I_{\Delta n}$ (if applicable) ms

Test instruments (serial numbers) used:

Earth fault loop impedance		RCD	
Insulation resistance		Multi function	
Continuity		Other	

TEST RESULTS

Circuit number and line	Circuit impedances (Ω)					Insulation resistance *Record lower or lowest value*				Polarity	Maximum measured earth fault loop impedance, Z_s☆	RCD		
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			Operating times		Test button operation
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	(MΩ)	(MΩ)	(MΩ)	(MΩ)	(✓)	(Ω)	at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	(✓)
1L1	N/A	N/A	N/A	0.53	N/A	N/A	LIM	100	100	✓	0.75	N/A	N/A	
1L2	N/A	N/A	N/A	0.45	N/A	N/A	LIM	100	100	✓	0.67	N/A	N/A	
1L3	N/A	N/A	N/A	0.25	N/A	N/A	LIM	100	100	✓	0.47	N/A	N/A	
2L1	N/A	N/A	N/A	0.57	N/A	N/A	LIM	100	100	✓	0.79	N/A	N/A	
2L2	N/A	N/A	N/A	0.49	N/A	N/A	LIM	100	100	✓	0.71	N/A	N/A	
2L3	N/A	N/A	N/A	0.23	N/A	N/A	LIM	100	100	✓	0.45	N/A	N/A	
3L1	N/A	N/A	N/A	0.86	N/A	N/A	LIM	100	100	✓	1.08	N/A	N/A	
3L2	N/A	N/A	N/A	0.01	N/A	N/A	100	100	100	✓	0.23	N/A	N/A	
3L3	N/A	N/A	N/A	0.19	N/A	N/A	LIM	100	100	✓	0.41	N/A	N/A	
4L1	N/A	N/A	N/A	0.22	N/A	N/A	LIM	100	100	✓	0.44	N/A	N/A	
4L2	N/A	N/A	N/A	0.27	N/A	N/A	LIM	100	100	✓	0.49	N/A	N/A	
4L3	N/A	N/A	N/A	0.42	N/A	N/A	LIM	100	100	✓	0.64	N/A	N/A	
5L1	N/A	N/A	N/A	0.02	N/A	100	100	100	100	✓	0.24	N/A	N/A	
5L2	N/A	N/A	N/A	0.02	N/A	100	100	100	100	✓	0.24	N/A	N/A	
5L3	N/A	N/A	N/A	0.02	N/A	100	100	100	100	✓	0.24	N/A	N/A	
6L1	N/A	N/A	N/A	0.46	N/A	N/A	LIM	100	100	✓	0.68	N/A	N/A	
6L2	N/A	N/A	N/A	0.57	N/A	N/A	LIM	100	100	✓	0.79	N/A	N/A	
6L3	N/A	N/A	N/A	0.05	N/A	N/A	LIM	100	100	✓	0.27	N/A	N/A	
7L1														
7L2	N/A	N/A	N/A	0.18	N/A	N/A	LIM	100	100	✓	0.40	N/A	N/A	
7L3														
8L1														
8L2														
8L3														

☆ *Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.*

TESTED BY

Signature: [signature] Position:

Name: (CAPITALS) Date of testing: 10/9/15

See previous page for Schedule of Circuit Details

NOTES FOR RECIPIENTS

THIS ELECTRICAL INSTALLATION CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service (see Section E). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see Section F), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the distribution board stating that they should be tested quarterly. FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection should be carried out is stated in Section I of this report. There should also be a notice at or near the main switchboard or consumer unit indicating when the next inspection of the installation is due. NICEIC* recommends that you engage the services of an Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – *Requirements for Electrical Installations.*

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Electrical Installation Condition Report form.

You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

The report consists of at least eight numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one distribution board or more circuits than can be recorded on Pages 7 and 8, one or more additional *Schedules of Circuit Details and Schedules of Test Results* should form part of the report. The report is invalid if any of the pages identified in Section H are missing. The report has a printed seven-digit serial number, which is traceable to the Approved Contractor to which it was supplied by NICEIC.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in Section D, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for the safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the requirements of the national safety standard. An 'Electrical Installation Certificate', a 'Domestic Electrical Installation Certificate' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

This report should not have been issued for an electrical installation in a potentially explosive atmosphere (hazardous area) unless the Approved Contractor holds an appropriate extension to NICEIC enrolment for such work.

* *NICEIC is a part of the Ascertiva Group, a wholly owned subsidiary of the Electrical Safety Council. Under license from the Electrical Safety Council, NICEIC acts as the electrical contracting industry's independent voluntary body for electrical installation safety matters throughout the UK, and maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

For further information about electrical safety and how NICEIC can help you, visit **www.niceic.com**

continued on the reverse of page 3

IP1SC / 1828

NOTES FOR RECIPIENTS
(continued from the reverse of page 1)

Section D (Extent and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out. Some operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in Section D. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration of the overall condition of the installation should have been given by the inspector in Section G of the report. The declaration must reflect the statement given in Section E, which summarises the observations and recommendations made in Section F. Where one or more observations have been made in Section F, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition. Where the inspector has indicated that an observation requires further investigation, the investigation should be carried out as a matter of urgency to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, the number of sources should have been recorded in Section K *Supply Characteristics and Earthing Arrangements* on page 3 of the report, and the *Schedule of Test Results* compiled accordingly.
Where inadequacies in the electricity distributor's or supplier's equipment have been observed (section 1 of the inspection schedule), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should have been given for each recorded observation.

Classification code C1 *(Danger present)*

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 *(Potentially dangerous)*

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, **urgent remedial action is required to remove potential danger**. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Classification code C3 *(Improvement recommended)*

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at Section I of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Requires further investigation

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where a '**Y**' or a '✓' has been entered against an observation in the 'Further investigation required' column of Section F, the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists.

If the inspector has indicated that an observation requires further investigation, the person ordering this report is advised to arrange for the NICEIC Approved Contractor issuing the report (or another competent person) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in the Electrical Safety Council's Best Practice Guide entitled *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations.* The guide can be viewed or downloaded free of charge from **www.esc.org.uk**

IPN3C / 3&4B

R.W. Jones (Heswall) Ltd.

Electrical Contracting Engineers

121 Telegraph Road, Heswall
Wirral. CH60 0AF

Tel: 0151 342 1555 Fax: 0151 342 5900
Mob: 07786 103 666
e-mail:rwj_heswall@btinternet.com

PAT Log

Site	St Bartholomew's Church, Thurstaston
Date	10/09/15
Operative	Richard Lloyd-Jones

We confirm that the following appliances were tested on the above date.

Item Number	Description	Pass / Fail
SBC001	Kettle 1	Pass
SBC002	Heater 1	Pass
SBC003	Heater 2	Pass
SBC004	Heater 3	Pass

OSBORNE
DELTA

CELEBRATING 25 YEARS.
Trading Since 1990.

The Parish Office
C/o John Roberts
St. Chad's Church
Roslin Road
Irby
Wirral
CH61 3UJ

DATE: 12 November, 2015
OUR REF: J.J.14015/CMO/CJS
ORDER NO: VERBAL INSTRUCTION

For the Attention of John Roberts

Dear Sirs,

ST. BARTHOLOMEW'S CHURCH, WIRRAL

LIGHTNING CONDUCTOR TEST & INSPECTION

We confirm in line with your verbal instruction dated 20.10.15, our operative attended site and carried out a full test and inspection of the lightning protection system.

Please find enclosed, test certificate to be kept with our previously issued Lightning Protection Log Book.

As you may be aware, from recent reports and tests, the readings recorded are higher than recommendations made in BSEN 62305 this is because the building is situated on rock.

BSEN 62305, recognises that problems can be encountered with structures located on rock, therefore the maximum reading achieved in ohms can be safely ignored, on the good understanding that continuity is held throughout and if any breaks occur in the lightning protection, these are reported and attended to immediately.

Assuring you of our best attention at all times, we remain,

Yours faithfully
For and on behalf of
OSBORNE DELTA (LIGHTNING CONDUCTORS) LTD

C. M. Osborne

Chris M. Osborne
Supervising Engineer

OSBORNE
DELTA

CELEBRATING 25 YEARS.
Trading Since 1990.

TEST CERTIFICATE

SITE: ST. BARTHOLOMEW'S CHURCH Church Lane, Thurstaston, Wirral, CH61 0HW	Page	1
	Date	04.11.15
	Weather	Fine
	Job No.	J.14015
	Order No.	VERBAL INSTRUCTION 20.10.15

LIGHTNING CONDUCTOR EARTHING INSPECTION TEST SHEET

EARTH ELECTRODE	READING OBTAINED IN OHMS	MAX READING REQUIRED IN OHMS	RESULTS WITHIN REQUIRED RANGE	COMMENTS
1	40.5	20	NO	
2	78.6	20	NO	

COLLECTIVE READING: 30.9	**CONTINUITY:** Held throughout

COMMENTS:
With regards to the high earth readings, there is no cause for concern. The readings recorded should be left as the best possible under the circumstances, as the building is situated on rock.

RECOMMENDATIONS:

- Test annually.

TESTING INSTRUMENT:	**MANUFACTURER**	**CALIBRATION NO:**	**CALIBRATED ON:**
UT521	Megger Instruments	STD51038	18.06.15

ISSUED BY: CHRIS M. OSBORNE – SUPERVISING ENGINEER	**TESTED BY:** GARRY BERRISFORD – TESTING ENGINEER

ON BEHALF OF:
Osborne Delta (Lightning Conductors) Limited. Tel. 0161 785 4940. Email: mail@osbornedelta.co.uk
30, Greenacres Road, Oldham OL4 1HB

TEAM ENERGY
Victoria Road
Diss
Norfolk IP22 4GY
Tel: 08457 620620
Fax: 01379 650717
www.teamenergy.eu

ENG No. 361

Name (Printed) COLIN SHAW

431367

OFTEC Registered No. C1

SERVICE ENGINEER WORK RECORD

Date 21/1/2016 | Weekday ☒ | Weekend ☐

Customer Name	Customer Address	Invoice Address if different
THURSTASTON PARISH CHURCH	ST BARTHOLOMEW CHURCH RD THURSTASTON WIRRAL	
Tel. No		
A/c No 7234999	Postcode CH61 0HJ	Postcode

Appliance Make: POTTERTON	Model/Rating: 60?	Type: PJet / Vap / WFlame / Combi / Cond / Ckr
Serial No: —	Burner Make: BOXER	Flue Type: CF / BF / LLD
Fuel Type: ~~KEROS~~ GAS OIL	Tank Type: Metal / Plastic / Bunded	Tank Contents: Inches / CM / EMPTY
Location of Boiler: CELLAR	Ins Policy No:	Order No/Job No:

TEST RESULTS			
	Pump Pressure: psi/bar	Smoke No: 0 - 1	Draught: — nmmWG
CO_2 11 %	Flue Gas Temp: °C	Efficiency: Nett %	Gross %
Nozzle: (size) 1.50	(angle) 80	(pattern) CH	CO: ppm
Flow Rate (oil): Low cc/min	High cc/min	Flow Rate (DHW): Cold l/min	Hot l/min

SERVICE SCHEDULE FOR BOILERS - COOKERS - WARM AIR UNITS

Coding: ✓ = Satisfactory U = Unsatisfactory NC = Not Checked P = Part Fitted NA = Not Applicable NF = Not Found *or Circle as applicable*

1 AirSupply	✓	e) Flexible Oil Line	✓	13 Boiler Controls/Stats	
2 Oil Tank Condition		f) Flex Rod		14 Sealed System Checks	
3 Oil Supply		g) Oil Pump	✓	a) System Pressure	✓
4 Chimney/Flue	✓	h) Fan & Pump Dog	✓	b) Expansion Vessel N/A	
5 Condition of Wiring in Boiler Casing	✓	11 Vaporiser Burner		c) Safety Valve	
6 Fuse Size	N/C	a) Pot or Sleeves		15 Water System	
7 Heat Exchanger	N/A	b) Cold Oil Depth		a) Leaks Within Boiler Confines	✓
8 Combustion Chamber	✓	c) Solenoid Valve		b) Circ Pump Condition (if by boiler)	✓
10 P/J Burner	✓	d) Fan		16 Fire valve	
a) Flame Failure Device	✓	e) Flue Thermostat N/A		a) Remote Acting Fire valve Fitted	YES / (NO)
b) Motor/Fan	✓	f) Ignitor		b) Checked fire valve working	YES / NO
c) Ignition System	✓	g) Wicks		c) Advice Notice Left for Customer	YES / NO
d) Nozzle Replaced (YES) / NO		12 Warm Air Units		17 Oil Filter	
If No Reason		a) Air/Motor Fans		a) Filter Checked	YES / (NO)
		b) Fan Belts		b) Filter type present:	
		c) Filters		c) Filter Element Replaced	YES / NO

CALL TYPE Domestic ☒ Commercial ☒ Contracted ☐ Uncontracted ☐ Special Cont ☐

PJ ☒ Vap ☐ WF ☐ Combination ☐ Condensing ☐ Single Cooker ☐ Double Cooker ☐ Other ____

Routine ☒ Check Visit ☐ Commissioning ☐ Breakdown ☐ Diagnostic ☐ Fit Part ☐ Callback ☐ Courtesy ☐

Continuation (Labour Only) ☐ Abortive ☐ Supply Only ☐ PD Runout ☐ Warranty ☐

CHARGEABLE CALL (YES) / NO | CALL COMPLETED (YES) / NO *Reason:-*

Work carried out (including any observations on day of visit)

Routine Svc : oil tank and boiler showing signs of corrosion

Part No	Parts Fitted (Description)	Quantity	Price	VAT	Total
72705	NOZZLE	1			19.43
Service / Labour charge / Additional time					

Time Arrived	Time Left	Engineer Signature:	I confirm that work has been carried out as indicated to the above installation	Customers Signature:	TOTAL AMOUNT DUE	£
9.30	11.00					

WHITE COPY - CUSTOMER COPY PINK COPY - FILE COPY YELLOW COPY - PRELIST COPY