

CHURCH OF ST NICHOLAS

Diocese of Bristol

Quinquennial Inspection Report

August 2011

Ref: 06273
Date: June 2011

Stone Ecclesiastical
The Cart Shed
Manor Farm
Aust BS35 4AT



Stone Ecclesiastical

St Nicholas, Yate
Quinquennial Inspection Report

- 1.1 This report was carried out by
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- 1.2 The Practice is: Stone Ecclesiastical
- 1.3 The Address is: The Cart Shed, Manor Farm, Aust BS35 4AT
Telephone: 01454 631049
- 1.4 The inspection was carried out on the 2nd August
- 1.5 The previous inspection was carried out in December 2006.
- 1.6 The weather for the on-site inspection was fine and overcast.
- 1.7 St Nicholas, Yate is in the Diocese of Bristol, Archdeaconry of Malmesbury.

Brief Description of the church:

St Nicholas Church and Family Centre has two main spaces, the Church Hall and Assembly Hall, with a Crèche area and Vestry in between plus a large Entrance Hall giving access to the Quiet Room, Kitchen, Toilets and Willow Tree Room.

Materials:

The Building was completed in 1978. It is of single storey construction of load bearing blockwork and precast concrete external panels. Flat and pitched roof structures are a combination of steel beams and timber joists, the steelwork appears to be supported on vertical steel posts with painted plywood external claddings. Flat roofs have a modern fibreglass membrane finish and there are several rooflights in the flat roofs. Pitched roof coverings are of interlocking concrete tiles with areas of vertical tile hanging to wall tops (above the flat roofs). Floor structures appear to be of solid concrete. Rainwater goods, windows and doors are mainly plastic.

The building is located in a residential area and adjacent to shops. It is surrounded by car park or grassed/landscaped areas. St Nicholas Youth Centre is attached on the south side and is the subject of a separate survey and report.

Summary of Conclusions:

The condition of St Nicholas Church and Family Centre is generally very good and the building is clearly well cared for with many repairs and alterations having been provided over the last five years.

Listed Status:

The building is not listed and does not lie within a conservation area.

Car Parking:

There is a car park for 36 cars sited south west of the church in front of the Youth Centre.

2.0 BASIS OF THE REPORT

Main Report – Introduction

Limitations

This is a summary report only, as is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The PCC is reminded that their minutes must record the fact that application is being made for a certificate or faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work.

In any application for grant-aids, a full specification is always required.

Although the Measure required the church to be inspected by an architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the Church Wardens should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Further helpful guidance may be had from the pamphlet, 'How to Look After Your Church', obtainable from Church House Bookshop, Great Smith Street, London, SW1.

- 2.1 All accessible parts of the building were inspected. A ladder was used to gain access to the flat roofs. Otherwise the inspection was conducted from ground level.
- 2.2 It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts.
- 2.3 Items not inspected:
Only where inaccessible.
- 2.4 Please note that this report is restricted to the general condition of the building and its defects.

2.5 Schedule of works completed since the previous quinquennial inspection report

A new glazed entrance screen has been installed between the south wall of the church and the Entrance Hall. Also the east external glazed screen has been replaced.

2.6 Alterations, Additions and Demolitions referred to later in report.

An external store has been added to the Hall at the north side.

2.7 General Condition of the Building

The general condition of the building is very good with only a few minor repairs required.

2.8 Work outside the church grounds which may have an impact on the church and its setting - none as far as is known.

REPORT ON THE VISUAL INSPECTION – EXTERIOR

3.1 Roof Coverings

Flat roofs are all in good condition. However, some defects to these flat roofs were noted.

- Crack in upstand at south side of east entrance.
- Ponding by south west corner of church.*Photograph 3*
- Channel beside the church west wall is full of debris.*Photograph 5*
- Roof and gutter outlets have no cages to prevent debris entering the drainage system.
- Hall East Slope:
Concrete interlocking tiles in good condition apart from missing tile in bottom course, where there is temporary protection with plastic sheet.*Photograph 4*
- Church West Slope:
Concrete interlocking tiles in good condition.
Spire appears sound.
South West hip. Lowest five hip tiles are becoming dislodged. There is a loose part tile underneath the lowest hip tile.
- South Slope:
Concrete interlocking tiles in good condition.
Several joints in the south east hip tiles are becoming eroded together with the two lowest tiles where the bedding mortar is breaking down, there is a broken tile in the bottom course.*Photograph 2*
- South Wall above flat roof:
The tile hanging is generally in good condition, but there are some slipped tiles near the east entrance roof. Also some missing tiles on wall gable above flat roof.*Photograph 1*
Roof ventilator cap on Quiet Room roof is broken.
- Church East Slope:
There is one slipped tile in the middle of the roof.*Photograph 10*

3..2 Rainwater Goods and Disposal Systems

Rainwater goods are generally all plastics and in good condition.

Hall:

The west gutter to the hall has a short section missing in the centre. .*Photograph 7*
The lower pipe clip to the north east downpipe is damaged.

Willow Tree:

There is a leak directly above the door.

3.3 Below Ground Drainage

Below ground drainage was not inspected. There is nothing to suggest that there are any problems with the drains at present.

Outside the east entrance doors is a channel drain. One section of the cover grating is missing.

3.4 Parapets and Upstand Walls

Some of the flat roofs have parapets and viewed from the roof they appear to be in good condition. Viewed from ground level it was noticed that there was evidence of some movement in the high level blockwork at the north east corner of the quiet room. Small gaps have opened up in the mortar between some of the blocks.

Some joints in adjacent blocks on the north wall have been repointed.

3.5 Walling

- South Wall:
 - Slipped tiles on Church wall above flat roof.*Photograph 1*
 - Precast concrete panels are in good condition.
 - Sealant in joints appears generally sound.
 - Slipped/missing tiles on Hall wall above flat roof.....*Photograph 6*
 - Plastic fascias are in good condition.
- West Wall (Willow Room and Hall):
 - Precast concrete panels and fascia are in good condition.
- North Wall (Hall Link Church):
 - Precast panels are all in good condition.
 - Fascias and soffits are all in good condition although dirty in places.
- Sacristy:
 - External material is concrete blockwork which is sound.
 - There is a temporary repair between the fascia and the block wall above the window facing west.*Photograph 9*
- East Wall:
 - (Sacristy) – This blockwork wall is in good condition.
 - (Church) – The precast concrete panels are in good condition.
- North Wall (Quiet Room):
 - Block is in good condition, although blocks at north east corner have cracked joints. Some re-pointing evident below top course.....*Photograph 1*
 - South wall has been painted. Appearance is sound.

3.6 Doors

All doors appear to be in good condition.

Decorations are failing on the vented boiler room door.

Quiet Room door and screen – loose bead to door glazing.

East Entrance – all of sound appearance.

Church North Doors – Decorations to these flush doors are breaking down. There is no weather board.

Hall North Doors are in good condition.

Willow Tree Door is in good condition.

West Entrance Doors are in good condition.

3.7 Windows

Church East Windows are all of sound appearance.

Church North Windows are all of sound appearance.

Hall West Windows are all in good condition.

Willow Tree Window is in good condition.

REPORT ON THE VISUAL INSPECTION – INTERIOR

- 3.8 Tower – None
- 3.9 Bells and Bell Frames – None
- 3.10 Clocks and their Enclosures – None.

3.11 Roof and Ceiling Voids

The ceilings in the building follow the roof profile whether sloping or flat. The underside of the sacristy roof could be seen and is sound and dry. Similarly the void above the vestry was dry at the point of inspection.

3.12 Roof Structures, Ceilings, Ceilures

- Quiet Room – flat ceiling with artex finish in sound condition and good decorative order.
- Entrance Hall – ceiling is good, but decorations are looking dull.
- Kitchen – lay in grid system. 2 damaged tiles.
- Kitchen Passage – lay in grid system. 1 broken tile.
- Ladies WCs – one stained ceiling tile.
- Office - lay in grid in good condition.

3.13 Upper Floors, Balconies, Access Stairways – none.

3.14 Partitions, Screens, Panelling, Doors and Door Furniture

All these elements are in good condition. Part of the brush seal is missing between the west wall of the church and the sliding door.

3.15 Ground Floor Structure Timber Platforms

All floors are of solid concrete construction and appear to be in good condition although not seen directly beneath floor finishes.

There is a timber platform in the church in the north east corner. It was not inspected beneath the carpet but appeared sound under foot.

3.16 Internal Finishes

Generally the internal finishes are in good condition, but there are some damaged ceiling tiles and wall decorations are rather worn in places. Similarly floor finishes are generally in good order, but carpets are stained in some areas.

Church:

- The suspended ceiling is sound but is beginning to look quite grey.
- The plastered walls are in good decorative order.
- The floor is covered in parquet wood block flooring tiles on bitumen bedding to the substrate. It is in good condition.

Hall:

- The suspended ceiling is still serviceable, but several tiles have become dislodged.
- The wall finishes decorative coating shows the effect of heavy usage.

Entrance Hall:

- The ceiling is coated with Artex and appears in good condition.
- The walls are plastered with softwood skirtings. No defects were noted.
- The floor is of solid construction covered with carpet tiles. These carpet tiles are stained.

Quiet Room:

- The ceiling has an Artex finish in good condition.
- The walls are plastered and painted with softwood skirtings. The room is in good decorative order with no apparent defects. It has a separate external entrance within a new glazed screen.
- The carpeted floor covering was in good condition.
- There is a cupboard to house the gas meter.

Willow Tree Room:

- The ceiling has an Artex finish in good condition.
- The walls are plastered and painted with softwood skirtings. The room is in good decorative order with no apparent defects.
- The carpeted floor covering was in good condition.

3.17 Fittings, Fixtures, Furniture and Movable Articles

Church:

Metal link chairs with fabric seats, timber fixed and loose shelving, piano, organ, timber prayer book stands, timber tables, timber altar table with frontal, timber lectern, hanging fabric pennants, iron safe in Sacristy, timber/brass crucifix and candlesticks.

Other rooms:

Modern tables and chairs, shelving, various stored items.

3.18 Toilets, Kitchens, Vestries, Kitchen Passage etc

The ceilings are all of the suspended ceiling type and in good condition, although some minor damage was noted to some of the kitchen ceiling tiles.

The walls are all plastered and decoratively in good condition.

The solid floors are all covered in safety flooring (except in vestry) which is in good condition.

3.19 Organs and Other Musical Instruments

Organ and piano in Church.

3.20 Monuments, Tombs, Plaques

There are no monuments or tombs. The opening of the church is recorded on a plaque.

3.21 Service Installations Generally

The installations appear to be in order and have been recently tested.

3.22 Heating Installation

There is a gas fired boiler which serves low pressure hot water filled radiators. The boiler is original i.e. dates to 1978. It was tested on 5th January 2011.

3.23 Electrical Installation

The electrical installation was last tested on 9th December 2010.

3.24 Gas Installation

The gas installation was tested on 5th January 2011.

3.25 Sound System

There is a hearing loop and speakers in the church.

3.26 Lightning Conductors

There is no lightning conductor.

3.27 Fire Safety

All the fire extinguishers were last tested in January 2011.

3.28 Disabled Provision and Access

There are disabled persons WC facilities and the building approaches are level.

3.29 Health and Safety

There was nothing observed inside the church which appeared to be a health and safety issue. Externally an open gully on the east side and a missing channel grating could be trip hazards.

3.30 Asbestos

A survey/report revealed that there was a small amount of asbestos in the Artex ceiling and floor tiles. This situation is being managed by the church.

3.31 Bats

No evidence of the presence of bats was seen in the building.

ENVIRONS

3.32 Churchyard

There is no churchyard. However, quite a large grassed area extends in front of the church hall to the west most of which is now enclosed and used by the nursery. Most of the area north of the church is currently used for growing vegetables. The eastern approach is flanked by flower borders and shrubs.

3.33 Ruins

None

3.34 Monuments, Tombs and Vaults

None

3.35 Boundary Walls, Lychgates and Fencing

There is new steel hoop top fencing enclosing the west grassed area. It is in good condition with matching gates at the south and north and east sides.

There is a low post and rail fence defining the western boundary 6 feet behind the curb to the road in good condition.

An electricity sub station occupies the north west corner of the church grounds.

3.36 Trees and Shrubs

There are various shrubs and small trees, including Hawthorn, Rowan and Ash which are well kept.

Young rose bushes have been planted against the north east fence.

3.37 Hard Standing Areas

East path to entrance is constructed with square concrete paving slabs in good condition.

North and west paths also in concrete paving slabs is generally in good order, although one cracked slab was noted and grass beginning to grow in some of the joints.

There is brick paving leading from the car park to the western entrance which is in good condition.

Car Park:

The car park has a macadam surface draining to 2 gullies.

It is in good condition with parking bays clearly marked including 3 access spaces. There are 32 spaces in total.

3.38 Miscellaneous

There is a bridge and tunnel constructed at the west side of the grassed area as part of the children's play area.

The north of the site is now a neat vegetable garden set between timber edgings.

MAIN REPORT MISCELLANEOUS

3.39 Log Book

A log book was not seen.

3.40 Other Reports

- i) Commission fire risk assessment. Act on recommendations.
- ii) Check with independent specialist if lightning protection is advisable.

MAIN REPORT – RECOMMENDATIONS

CATEGORY 1 – IMMEDIATE WORK REQUIRED

- Clear gutters and roofs of all bird lime and associated debris.
- Ensure that gullies are clear.
- Repair rainwater gutters.
- Replace fractured and broken roof tiles.
- Replace the missing channel grating by the east entrance.
- Repair crack in upstand to flat roof above Quiet Room.

CATEGORY 2 – WORK ADVISABLE WITHIN TWELVE MONTHS

- Decorate external timber column casings.
- Weed/treat paths for encroaching vegetation.
- Level the paving slabs that could cause a trip hazard.
- Replace ceiling tiles dislodged from the grid.
- Fix loose tap in the Access WC.
- Fill disused gully south side of church.
- Check with an independent specialist in case lightning protection should be installed to the spire of the church.
- Consider fitting wire cages to the rainwater downpipes at roof and gutter level.
- Replace broken roof vents (above Quiet Room).
- Commission fire risk assessment and act on recommendations.

CATEGORY 3 – WORK ADVISABLE BEFORE THE NEXT QUINQUENNIAL

- Consider some internal redecorations especially to the hall.
- Consider replacing the entrance hall carpet.
- Consider fitting roddable gullies at base of rainwater pipes where these pipes drain directly into below ground drain.
- Consider visual improvement to the west entrance approach.

CATEGORY 5 – WORKS TO IMPROVE ENERGY EFFICIENCY OF THE STRUCTURE AND SERVICES.

- Consider fitting an air source heat pump when the boiler reaches the point when replacement is necessary. In any case a modern condensing type boiler would be more efficient than the current model.

INSURANCE

The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. It is of course important to ensure that the basic sum insured is adequate at inception of index –linking, as this will deal with future inflation. The Ecclesiastical Insurance Office Ltd will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

SECURITY AGAINST THEFT

There is increasing evidence of substantial losses from Parish Churches of valuable ornaments and furnishings. The items most vulnerable to theft include silver and brass altar ornaments, antique chairs, tables, chests, candelabra, armour, font ewers, paintings and pictures, offertory plates, clocks, valuable carpets and rugs, organ pipes, Church Wardens' wands and Coats of arms.

Church Wardens should give careful consideration to the best way of protecting items which are likely to be subject to theft. Small valuable ornaments and furnishings should be put away in a locked vestry or cupboard or safe when the church is not in use.

Items of antique furniture such as coffers and chairs should not be kept near an unlocked door and, in general, ways should be found of securing antique furniture and other valuable items e.g. by discrete chaining to floor, wall or heating pipes.

HEALTH AND SAFETY REGULATIONS

The church will have to comply with these regulations, when work is undertaken. You are reminded that any work carried out on the church building, which lasts for 30 days or more, and involves more than four people on site at one time, requires that a CDM Co-ordinator be appointed before work is considered. He will produce a pre-tender Health and Safety Plan and carry out various other roles in connection with Health and Safety on your behalf.

APPENDIX A

PHOTOGRAPHS



Photograph 1
Church south wall above flat roof -
slipped cladding tiles/damaged eaves
tile.



Photograph 3
Church – ponding on entrance hall roof.



Photograph 2
Church south west hip – dislocated hip
tiles at eaves.



Photograph 4
Hall – broken and missing roof tiles.



Photograph 5
Church – clogged channel over vestry



Photograph 7
Hall – missing section of gutter west side.



Photograph 6
Hall – broken/missing cladding tiles to south gable above flat roof.



Photograph 8
North Path – uneven paving slabs/vegetation in joints.



Photograph 9

Church – north wall, west facing window showing temporary repair at junction with blockwork.



Photograph 10

Church East Roof Slope – slipped roof tile.



Photograph 11

Quiet Room – North East parapet showing movement in joints on top course of blocks.