

Part B

St Thomas of Canterbury and the English Martyrs

Presbytery Inspection 2019



1.00 PRESBYTERY – SUMMARY OF FINDINGS

1.01 Main Walls

The original residence by CA Buckler has been extended over the years with a mix of construction, including stone, brick and render. Generally, they are in reasonable order. However, there is some thermal cracking visible around the second floor west-facing balcony.

Internally, the building is dry and the finishes are in reasonable order.

In the south-western corner of the John Fisher Room, the ground level is higher than inside and a simple tanking system using slates externally has been used. Some of which are coming away from the wall and need attention.

1.02 Windows

Most windows have been replaced with uPVC windows and are in good order.

1.03 Roof Structures

The main roof is in good condition. There have been leaks from the west-facing balcony over the Priest's Lounge. According to the last quinquennium, this has been reported but I am not convinced it is still not leaking and it may need more work.

The roof over the Priest's en-suite and the en-suite by the Sacristy roof has a split in the asphalt. The gutter and the eaves are failing and urgently need repair as the damp is damaging the finishes inside.

1.04 Rainwater Goods

Most of the rainwater goods are in good condition, but there is a hopper west of the Sacristy which needs cleaning and two rainwater pipes in the light-well, over the John Fisher Room toilets, which need painting.

1.05 Drainage

The combined soil waste and surface water drainage seems to be working satisfactorily.

1.06 Interior, including partitions, walls, ceilings and stairs

Internally, the walls and partitions are generally in good order.

1.07 Floors & Galleries

The floors are in good condition with no undue deflection.

1.08 Fixtures & Fittings

The bathrooms and kitchens are in good order.

1.09 Heating Systems

There is a separate gas-fired boiler and heating system which seem satisfactory, but need regular annual checking by a Gas Safe-registered engineer.

1.10 Electrical Systems

The electrical system is in good order with regular 3-year tests.

1.11 Asbestos

I did not see a register for the Presbytery.

1.12 Decorative Order

Generally, the building is in good decorative order but the fire door and handrail to the lower ground floor needs painting. The rarely-used second floor rooms are looking a little ‘tired’ decoratively than the rest of the building.

The first floor back en-suite will need decoration repairs over the roof leak when it is repaired.

Also leaks have occurred from the top balcony ceiling to the Priest’s Lounge and will need decoration.

1.13 Sanitary Accommodation

The provision is in good condition.

1.14 Disabled Access

The house is on many levels and would not suit a disabled user.

1.15 Grounds

There is a garden below the Presbytery which is in good order except for a line of brick piers behind the adjoining garages which have fallen into the garden and need replacement.

Some of the garden walls and steps are cracked but serviceable.

The balustrade serving the steps down from the Church entrance to John Fisher Room needs repairs as the banisters are rusting away.

1.16 Car Parking

There are three garages at the end of a steep driveway which serve the Presbytery.

1.0.0 **Exterior**

1.1.0 **Roof Coverings**

1.1.1 **Roofs Generally**



Condition: Good

The Presbytery has been extensively re-roofed with fibre slates and plastic barge boards. It has flat at second floor level over the lounge and the bathroom with en suite. The roof has three intersecting gables.

1.1.2 **Flat roof over Father's' Lounge**



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Tiles on felt roof show evidence of some repairs. Sedum plants growing in gutter which need cleaning out. The falls to the deck are minimal and I suspect in heavy rain the water builds up around the chimney and may be making its way into the ceiling by going through the gap between the chimney flashing and the felt roof.

1.1.3 **Area above leaks in Lounge**



Repair Priority: B - Up to 2 years

Condition: Needs Repair

The roof has 'stuck-on' tiling where the leaks have occurred which make it difficult to identify problems.

1.1.4 Roof balcony access door



Condition: Reasonable

Flat-roofed dormer doorway gives access to the balcony.

1.1.5 Main roof



Condition: Good

Slate roof with plastic barge-boards.

1.1.6 East facing main roof slope

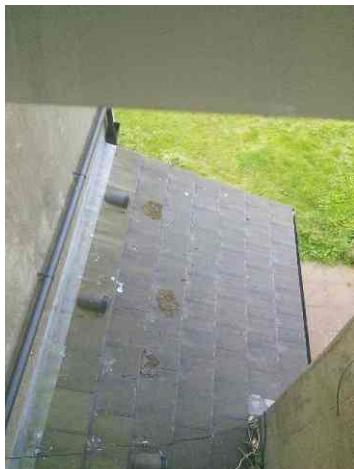


Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

There is a lead cover flashing which has slipped down from around the chimney. There still seems to be a flashing in place but a roofer needs to investigate and if necessary make repairs. This may be why there are damp marks in the stair ceiling at 2nd floor level.

1.1.7 Roof over Fisher Room Toilets



Condition: Good

Shallow slate roof

1.1.8 Roof over En-suite



Condition: Reasonable

Shallow lead roof which is generally in good condition.

1.1.9 Dormers facing North



Condition: Fair

On the north side of the Presbytery there is a steep artificial slate roof with two dormers in the bathroom. The windows are generally sound but these high up dormers are very dirty.

1.1.10 Outlets from Flat Roof over En-suite

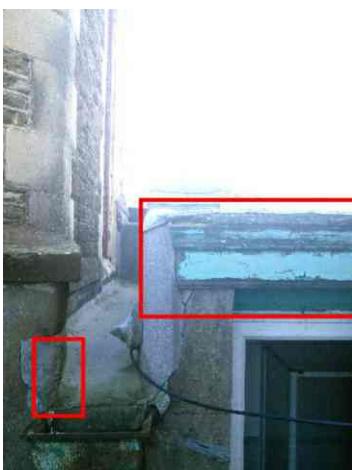


Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

Where the roof over the en-suite behind the Priests' bathroom meets the Church back walls, there is a narrow asphalt roof which has a split and needs repair soon. The water is getting into the structure and affecting the walls in the Sanctuary and the plaster in the en suite below.

1.1.11 Roof coverings (13)



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

The barge-board on the northern side of the flat roof over the en-suite bathrooms, between the vestry and the Church, is rotten and needs replacing. The asphalt gutter to its side is also split vertically and needs a repair (see below).

1.2.0 Rainwater goods and disposal systems

1.2.1 Rainwater goods and disposal systems (1)



Condition: Fair

Mix of cast iron and black plastic gutters and downpipes. The older cast iron ones are in the less accessible locations and generally need of decoration.

1.2.2 Western downpipe of Sacristy roof



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Maintenance

The hopper taking rainwater from the sacristy roof on the west side is blocked and needs clearing

1.3.0 Parapets and upstanding walls

1.3.1 Balcony over Lounge



Repair Priority: C - Up to 5 years

Condition: Needs Repair

There is some cracking to the rendered walls at the back of the balcony parapet walls. This could be due to the failure of the hard render. However, I also suspect that thermal movement is causing some issues around the parapet. There are also dry joints around the coping stones which need filling.

1.3.2 Parapets and upstanding walls, finials, crosses (2)



Repair Priority: O - Keep under observation

Condition: Fair

Externally, there is a line of cracks all-round the west facing balcony. I think this may be due to differential thermal movement between the exposed parapet wall and the walls enclosing the rooms below.

1.4.0 Walling and pointing

1.4.1 Walling



Condition: Reasonable

The Presbytery has been partially rebuilt and extended over the years. The oldest walls, like the Church, have ironstone walling with Bathstone dressings. The lower ground level is pebble-dashed whilst the higher newer walls and rebuilt bays are in a hard red brick. Generally, in good condition with a few minor defects.

1.4.2 Old stone walls South elevation



Repair Priority: C - Up to 5 years

Condition: Fair

The older stone walls are nearing the point when they need repointing. Some new pointing is evident by the front door. I would recommend sole-patch pointing is done to the south face where there was once a creeper growing up it.

1.4.3 South elevation

Condition: Fair



The pointing is decaying outside the parapet on the west balcony second floor level. See parapets item above. It is likely to need repointing in a couple of quinquenniums.

1.4.4 West elevation

Condition: Reasonable



Part brick and part rendered elevation with pebble dash to the John Fisher room. Pointing starting to decay at balcony level.

1.4.5 North wall of Father's' Lounge

Cracking noted at balcony level as mentioned above - as noted in 1.3.2 above.



1.4.6 North wall

Condition: Fair

Sheltered older rendered wall. Some spalling of render noted in patches which will need repair in future



1.4.7 Lower ground South-West corner



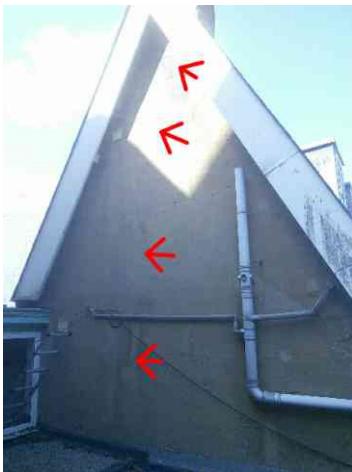
Repair Priority: B - Up to 2 years

Condition: Needs Repair

In the south-west corner of the John Fisher room the

external vertical slate dpc is made by vertical slates, possibly protecting a tanking membrane. The slates are coming away from the wall and need fixing back and rendering to stop the damp entering the room.

1.4.8 East wall



Repair Priority: O - Keep under observation

Condition: Reasonable

On the eastern gable of the Presbytery there is some

cracking noted. I think is historic but needs to be kept under observation.

1.5.0 Windows, doors and surrounds

1.5.1 Windows



Condition: Reasonable

Generally, the Presbytery has plastic windows in reasonable condition.

2.0.0 **Interior**

2.1.0 **Toilets, kitchen, vestries, meeting rooms etc**

2.1.1 **Top landing**



Condition: Fair

Painted plaster, older carpet, signs of damp on east side of ceiling and on north wall high up. I wonder if this is related to the slipped flashing to the chimney behind.

2.1.2 **Top bathroom**



Condition: Fair

Built into roof with painted walls and carpet. WC, shower and bath. The toilet glaze on the porcelain has almost completely worn out in WC trap. If this WC gets used regularly again it will need replacing.

2.1.3 **South top bedroom**



Condition: Reasonable

Like the other rooms at this level, the walls are painted and the ceilings most covered with lining papers. Older carpet to floor.

2.1.4 Top West bedroom



Condition: Fair

This room has some cracking to ceiling and an old carpet.

2.1.5 First floor landing



Condition: Reasonable

Painted walls and ceiling with dado rail and painted paper below. Carpet to floor.

2.1.6 First floor bedroom



Condition: Good

Wallpaper to ceiling, painted walls and carpet to floor.

2.1.7 Father's WC



Condition: Good

Half-height tiled walls painted above and painted ceiling.

2.1.8 En-suite



Condition: Fair

Bathroom paint starting to peel on ceiling over shower. Part tiled part painted walls, carpet to floor.

2.1.9 First floor North bedroom



Condition: Reasonable

Painted walls and ceiling, carpet to floor, some lining papers behind finishes.

2.1.10 North facing En-suite



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Damp in corner, paint peeling and cracking around window frame. Modern Carlite plaster to walls which is not very tolerant of damp situations. The damp is coming from the hole in the asphalt gutter above and the decayed state of the bargeboard over the window. These need to be repaired soon and then once the wall is dryer the room can be redecorated. See 1.1.10 and 1.1.11 above.

2.1.11 Kitchen



Condition: Good

Painted plaster walls and ceiling, laminate wood floor and

2.1.12 Lounge



Condition: Good

Plastered walls and wall-papered ceiling, carpet on floor but staining on the ceiling by fireplace, from flat roof over. There is no point redecorating until the cause is identified.

2.1.13 First floor half landing



Repair Priority: D - Desirable Improvements

Condition: Fair

Settlement crack between the two phases of construction which will keep opening up. May be best covered with a painted timber moulding.

2.1.14 Stairs



Condition: Reasonable

Stairs with timber-painted banisters, hardwood handrail and carpeted floor.

2.1.15 Finance Office



Condition: Reasonable

Painted plaster to walls and ceiling with a carpeted floor.

2.1.16 Parish Sitting Room



Painted plaster to walls and ceiling and carpet to floor.

2.1.17 Father's Office



Condition: Good

Painted plaster to walls and ceiling and carpeted. Hairline crack noted to ceiling.

2.1.18 Main Office



Condition: Reasonable

Painted plaster to walls and ceiling and carpeted. Hairline crack on eastern wall noted.

2.1.19 Fire door to basement



Repair Priority: C - Up to 5 years

Condition: Needs Repair

New fire door to basement needs painting, as does the handrail by it. It is perfectly acceptable to paint fire doors.

2.1.20 Basement landing



Condition: Reasonable

The stairs go down into the lower ground area and finish on a landing with painted walls and ceiling and carpet to the floor.

2.1.21 Lower ground floor kitchen



Condition: Reasonable

Papered ceiling, vinyl floor tiled and painted walls.

Serviceable but older kitchen units, cooker sink, dishwasher and fridge.

2.1.22 Parish dining room



Repair Priority: M - Routine Maintenance

Papered ceiling and walls, carpet to floor. Paper peeling in south-west ceiling corner - which can

2.1.23 Basement utility room



Condition: Reasonable

Plastered ceiling, rough plastered walls, vinyl flooring, washing machine, tumble dryer and sink. Relatively new units. Door into basement is sticking and needs easing as does door into the utility room.

2.1.24 John Fisher room



Condition: Fair

Plastered ceiling with some old cracking, wood chip covered walls, wood block floor, dado rail and cornice. Small refreshments point with sink and kitchen units. Door unpainted and therefore sticking and need easing to stair hall. Unplastered area below worktop unsightly and two steps down into room not ideal. Signs of damp to skirtings on east wall.

2.1.25 Toilets off John Fisher Room



Condition: Fair

Plastered walls and ceiling, vinyl flooring, two cubicles with a basin outside up two steps from main room. Vinyl lifting by sink and needs sticking down. Rust marks from manhole cover and rusty filing cabinet on the floor.

2.1.26 Counting Room



Condition: Reasonable

Plastered ceiling with cracking noted by window

2.1.27 Office lobby



Condition: Good

Painted plaster to walls and ceiling. Carpeted floor.

2.1.28 Ground floor toilet



Condition: Good

Painted ceiling, wood chip and plaster to walls. WC and

2.1.29 Entrance lobby



Condition: Good

Boarded ceiling, plastered walls and vinyl floor

2.1.30 Ceiling to entrance lobby below flat roof



Condition: Fair

Ceiling to entrance lobby below flat roof. Some signs of damp in past which seems to have been dealt with by the recent repairs to the roof over.

3.0.0 Services, installations and other matters

3.1.0 Heating

3.1.1 Heating (1)

Condition: Fair

Modern gas boilers and radiators around the building.

3.2.0 Electrical

3.2.1 Electrical (2)

The Presbytery should have regular inspections of the wiring. I recommend this should be at least every 5 years.

4.0.0 Churchyard and environment

4.1.0 Boundary walls, railings and fencing, gates and lychgates

4.1.1 Northern boundary wall



Condition: Reasonable

Battered brick stone and block wall

4.1.2 Garden North-East wall



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Significant lean to wall on eastern corner of back garden. It has been buttressed recently, but due to vegetation it is hard to make out condition. Ivy growing up it needs to be removed and it needs pointing.

4.1.3 North boundary wall



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Badly leaning with decayed pointing as well as ivy from other side invading. Remove ivy where you can. It has been buttressed in the past, but cracks are showing and some pointing is needed. some evidence of masonry bee attack.

4.1.4 Boundary to South of garden



Overgrown post and wire fence

4.1.5 Eastern boundary fence off Presbytery garden



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Wooden fence starting to fail due to ivy on the neighbour's side.

4.1.6 Southern boundary off memorial garden



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Brick piers have fallen over and broken fence. I suggest a lightweight open fence is put back which is less likely to be blown down

4.2.0 Gardens and planted areas

4.2.1 Gardens



Condition: Reasonable

There is a large open grassed area between the Presbytery and the Hall with boundary planting.

4.2.2 Contemplative Gardens



Condition: Good

There is a small contemplative and Memorial garden area.

4.2.3 Gardens wall South side



Repair Priority: O - Keep under observation

Condition: Fair

Slight lean to garden wall behind garages which need to be kept under observation.

4.2.4 Gardens steps



Condition: Fair

Brick steps on south side with old settlement crack.

4.2.5 Steps by John Fisher Room



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Rusting barley twist bottom newel will need replacing soon. Hand banisters need decorating towards end of

4.2.6 Well on North side



Condition: Fair

Paved well between Presbytery and north retaining wall.

4.2.7 Garages



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

I have not inspected inside the garages. They have a felt roof and brick /block walls with metal up and over garage doors. The concrete driveway needs the weeds growing in the cracks killed with a systemic weedkiller.

5.0.0 Trees

5.1.0 Trees

5.1.1 Trees (1)



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

There are a number of trees in the garden which need occasional inspection by a tree surgeon to confirm their safety.

Appendix A

List of Items Noted Grouped Under Their Level of Priority

The list below gives indicative budget costs for the repairs suggested in the Quinquennial. They are there to give the Church an order of the magnitude of the repair. Further work will need to be done to be refining costs; they are based on my present experience of similar repairs and are only meant as a guide.

Item	A: Items which are urgent	Budget Cost
1.1.6	East Facing Main Roof Slope: There is a lead cover flashing which has slipped down from around the chimney. There still seems to be a flashing in place but a roofer needs to investigate and if necessary make repairs. This may be why there are damp marks in the stair ceiling at 2nd floor level.	£200 (it may be already done?)
1.1.10	Where the roof over the en-suite behind the Priest's bathroom meets the Church back wall, there is a narrow asphalt roof which has a split and needs repair soon. The water is getting into the structure and affecting the walls in the Sanctuary and the plaster in the en-suite below.	£300
1.1.11	The barge-board on the northern side of the flat roof over the en-suite bathrooms between the vestry and the Church, is rotten and needs replacing. The asphalt gutter to its side is also split vertically and needs a repair (see below).	£500
1.2.2	The hopper taking rainwater from sacristy roof on the west side is blocked and needs clearing	By Church
Item	B: Items which should be done this quinquennium, preferably in the next 2 years	Budget Cost
1.1.2	Flat Roof over Lounge: Tiles on felt roof show evidence of some repairs. Sedum plants growing in gutter which need cleaning out. The falls to the deck are minimal and I suspect in heavy rain the water builds up around the chimney and may be making its way into the ceiling by going through the gap between the chimney flashing and the felt roof.	£2000 if still a problem
1.1.3	Leak above Lounge: The roof has stuck-on tiling where the leaks have occurred which make it difficult to identify problems. Ideally, the roof tiles need lifting and the roof re-laid to better falls.	
1.4.7	In the south-west corner of the John Fisher Room, the external	£200

	vertical slate dpc is made by vertical slates, possibly protecting a tanking membrane. The slates are coming away from the wall and needs fixing back and rendering to stop the damp entering the room.	
2.1.10	North facing En-suite: Damp in corner, paint peeling cracking around window frame.	£750
	Modern Carlite plaster to walls, which is not very tolerant of damp situations. The damp is coming from the hole in the asphalt gutter above and the decayed state of the bargeboard over the window. These need to be repaired and once the wall is dryer, the room can be redecorated. See 1.1.10 and 1.1.11.	
4.1.3	North Boundary Wall: Badly leaning with decayed pointing and ivy invading from the other side. Remove ivy where you can. It has been buttressed in the past but cracks are showing and some pointing is needed. Some evidence of masonry bee attack. This may need engineers advice.	£1000+
4.2.5	Steps to John Fisher Room: Rusting barley twist bottom newel which will need replacing soon. Hand banisters need decorating towards end of quinquennium	£750
Item	C: Items which have no fixed timescale but should be done in this quinquennium	Budget Cost
1.3.1	There is some cracking to rendered walls at the back of the balcony parapet walls. This could be due to failure of the hard render, but I also suspect that thermal movement is causing some issues around the parapet. There are also dry joints around the coping stones which need filling.	£200+
1.4.2	South Elevation: The older stone walls are nearing the point when they need repointing. Some new pointing is evident by the front door. I would recommend sole patch-pointing is done to the south face where there was once a creeper growing up it.	£500
2.1.19	New fire door to basement at ground floor level needs painting as does the handrail by it. It is perfectly acceptable to paint fire doors.	
4.1.2	Garden North East Wall: Significant lean to wall on eastern corner of back garden. It has been buttressed recently, but due to vegetation it is hard to make out condition. Ivy growing up it needs to be removed and it needs pointing.	£3000
4.1.5	Eastern Boundary fence off Presbytery Garden: Wooden fence starting to fail due to ivy on the neighbour's side.	by Neighbour ?

4.1.6	Southern Boundary off Memorial Garden: Brick piers have fallen over and broken fence. I suggest a lightweight open fence is put back which is less likely to be blown down	£2500
Item	D: Items to which improvement is desired	Budget Cost
2.1.13	First Floor Landing: Settlement crack between two phases of construction which will keep opening up. It may be best covered with a painted timber moulding.	£100
Item	M: Items requiring routine maintenance	Budget Cost
2.1.22	Parish Dining Room: Papered ceiling and walls, carpet to floor. Paper peeling in south west ceiling corner which can easily be stuck back soon.	by church.
4.2.7	Garages: I have not inspected inside the garages. They have a felt roof and brick/block walls with metal up and over garage doors. The concrete driveway needs the weeds growing in the cracks killed with a systemic weedkiller.	by church
5.1.1	There are a number of trees in the garden which need occasional inspection by tree surgeon to confirm their safety.	
Item	O: Items that should be kept under observation	Budget Cost
1.3.2	Externally, there is a line of cracks all round the west facing balcony which I think may be due to differential thermal movement between the exposed parapet wall and the walls enclosing rooms below.	See above
1.4.8	On the eastern gable of the Presbytery there is some cracking noted, which I think is historic, but needs to be kept under observation.	
4.2.3	Slight lean to garden walls behind garages which needs to be kept under observation.	