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DOCUMENT : Quinquennial Inspection Report

**JOB : The Providence Baptist Chapel,
Slaithwaite**

CLIENT : The Chapel Elders

DATE : June 2016

JOB NO : IWL/JM/51/2016/0856

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REPORT OF QUINQUENNIAL INSPECTION
OF THE PROVIDENCE BAPTIST CHAPEL, SLAITHWAITE

INTRODUCTION

This Report is prepared in accordance with instructions received from Lise Elliott on behalf of the Elders of Providence Baptist Chapel Slaithwaite.

The inspection was taken to the level which is usual for quinquennial inspections. The limitations set out are applicable.

In this Report the terms north, south, east and west relate to the general orientation as noted on the location plan.

The following Report includes recommendation for work to be carried out. The items of work vary in priority and have been scheduled as follows:

- **** Items of utmost urgency
- *** Items to be completed within 18 months
- ** Repairs to be undertaken during the quinquennium
- * Desirable repairs which could be postponed to a future quinquennium

GENERAL INFORMATION

A: Name of Place of Worship: The Providence Baptist Chapel, Slaithwaite

B: Quinquennial Inspector:

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C: Date of inspection: Tuesday, 31st May 2016 at 12 Noon.

D: Record of Weather Conditions: Overcast but dry, 16⁰C with threatened rain.

E: Report submission date: See cover.

- F: Date of previous inspection: Not Applicable.
- G: Conservation area: The Providence Baptist Chapel is located at the edge of the Slaithwaite Town Centre Conservation Area. See plan in Appendix.
- H. Plan of Chapel and Chapel yard: See Appendix.
- I: Brief description of the Building:
- Providence Baptist Chapel consists of the main galleried Chapel building which is at the Western end of the current complex. This is dated 1816. The principal entrance elevation is to the North side of the building, facing Manchester Road and the centre of Slaithwaite.
- A later extension dated 1886 was formed at the Eastern end of the earlier Chapel, alongside Hollins Lane and also extending to the rear of the building over the burial ground. Unusually this later extension has been built on columns forming an oversailing first floor structure with the open flagged graveyard retained beneath. This is a most unusual arrangement.
- The building is Listed Grade II. See copy of listing entry in the Appendix.
- J: Tree Preservation Orders:
- All trees within the curtilage of the Chapel grounds are protected due to the Conservation Area Status. Permission must be obtained from the Local Authority Tree Officer before any works can be done to any trees. This does not apply to small shrubs or saplings.

LIMITATIONS

The extent of this Report is restricted to the general condition of the building and its defects. Unless otherwise stated, all inspections are made from ground floor level or other accessible floor levels. No opening up has been undertaken and assessments are based on a visual inspection only. The limitations set out on the back cover of this Report are part of the Report.

A EXTERIOR

A1 Foundations

- i. There are no apparent issues with movement indicating foundational failure.
- ii. There is an open crack to the North elevation, between the earlier structure and the later extension. Here pointing has dropped out, indicating some rotational movement. However, I would expect some movement due to the settlement of the later extension, but this appears to have stabilised.

A2 Walls

- i. The external walls to the building consist of rough dressed coursed sandstone with ashlar finished dressings. The earlier 1816 Chapel has dressed cills, jambs and arched heads to the first floor windows. The later extension has coursed jambs.
- ii. There are signs of movement cracks to the South extension elevation supported on the large section steel beams. These cracks have been pointed up using a cement mortar. However, there are no signs of subsequent cracks indicating ongoing movement.
- iii. I would advise that any pointing works are carried out using a natural hydraulic lime mortar, which will be more flexible and will move with the building. This will also match the traditional pointing material.
- iv. Extensive strap pointing has been applied to the South-West corner of the Chapel, around the chimney. This is unfortunate, as the cement pointing is harder than the stone. This is causing excessive erosion to the stone. I would advise that the cement pointing is raked out and re-pointed using natural hydraulic lime mortar within the next 5 years.
- v. Ditto to the area of cement strap pointing on the South elevation against the first floor extension. Again this requires raking out and re-pointing within the next 5 years.
- vi. There are some areas of open mortar joints to the head of the South wall under the eaves gutter. They require raking out and re-pointing.
- vii. There are some open mortar joints on the West facing wall of the first floor extension, above the steel support beam. These will require raking out and re-pointing in lime mortar; together with the re-pointing to the South elevation.
- viii. The steel beams to the first floor extension will require preparation and redecoration using a suitable high performance metal paint within the next 2 - 3 years. There are the beginnings of corrosion to the top flange of the external beam on the West facing wall.

- ix. There is some cement strap pointing to the South facing wall under the first floor extension. Again there is evidence of premature erosion to the sandstone walling as a result of the hard mortar. I would advise that this is raked out and re-pointed within the next 3 to 5 years. **
- x. The principal North facing elevation has a guillotined / split face to the stonework, together with arched heads to both ground and first floor windows. There is also an ornate classical pediment and pilasters to the main entrance door. The stonework to this elevation is in good condition.
- xi. There is evidence of some careful pointing up to movement cracks above the arch at the Eastern end of the North elevation. This requires monitoring to determine if the movement is ongoing.
- xii. There is also some cement strap pointing to the head of the second window from the North-East corner. Again this requires careful raking out and re-pointing in natural lime mortar. **
- xiii. The settlement crack between the extension and the earlier Chapel structure requires careful raking out and re-pointing in natural lime mortar within the next 2 to 3 years. **
- xiv. The East elevation is built directly onto the back pavement line of Hollins Lane. There are some open joints close to the North-East corner, around the downpipe in this location. These require careful raking out and re-pointing within the next 3 to 5 years. **

I suspect that the downpipe may be subject to blockage and during heavy rain this saturates the wall around the pipe. This requires further investigation. See later notes.
- xv. There is an area of open joints immediately above the back pavement line on Hollins Lane. This requires raking out and re-pointing in the next 12 to 18 months. ***
- xvi. There is an area of cement strap pointing on the Southern end of the East elevation. This is adjacent to the change in alignment on the East wall. This requires raking out and re-pointing in the next 3 to 5 years. **
- xvii. Ditto, to rake out and re-point cement mortar pointing on the South-East corner adjacent to the metal gates. **
- xviii. The West elevation, at the end of the building, has been entirely strap pointed using over-hard cement mortar. Again ideally this requires raking out and re-pointing in a natural lime mortar within the next 5 to 10 years. This may be accelerated should the condition of stonework deteriorate, particularly around the central chimney stack. *

A3 Doors and Window Openings

- i. The timber windows to the later extension, on the South and East elevations, are all showing signs of timber rot. These will require stripping off and redecoration in the next 12 to 18 months. This will determine the extent of timber decay to the cills. In particular I noticed the central window to the South first floor elevation where the cill has been repaired, but this appears to have failed. ***
- ii. I note that the existing windows to the extension and particularly the first floor School Room, are single glazed. Any replacement windows and replacement glazing works should consider the possibility of upgrading to double glazing, which will help to improve the thermal performance of the building. *
- iii. The opening ventilators to the upper School Room windows all appear to be painted shut. I would advise that several of these are opened and made operable to ease ventilation. ***
- iv. The 6 No. upper floor windows to the East elevation, against Hollins Lane, again require preparation and redecoration in the next 12 to 18 months. Again I suspect timber decay to the cills will be an issue, which will require some localised piecing out and repairs using treated softwood. ***
- v. The windows to the earlier Chapel building and the North elevation of the extension, are double hung sliding sash windows. These all require preparation and redecoration in the next 12 to 18 months. In particular, the cills appear in poor condition to the 4 No. ground floor windows on the North elevation. I suspect that there will be some localised rot, which will spread if these windows are not decorated. ***
- vi. Ditto to the 8 No. first floor windows to the North elevation. All require preparation and redecoration in the next 12 to 18 months, with particular attention to the cills. ***
- vii. It appears that all of the sliding sash units are “*painted up*” and are not operable. I would suggest, as part of the redecoration works, that at least 2No. of these windows are made operable for ventilation purposes. ***
- viii. The first floor window close to the North-West corner, has a missing vertical glazing bar. This requires careful cutting out and replacement in a new treated timber piece. **
- ix. The lower glazed panes on the principal North elevation windows, have all been re-glazed in an obscure glass. I suspect this dates from circa 1950. The upper panes are probably original glass circa 1886. The glass panes are over-large for the original building circa 1816 and I suspect that part of the enlargement works included the re-glazing of all windows.

- x. The stone sign and plaque above the North elevation entrance door is suffering from some erosion to the arched head. This will require monitoring. A mortar repair may be required to restore the mouldings on this plaque, at some future time. *
- xi. The entrance elevation does have steps. There are 3 No. steps from the North side entrance path. There is a further slight step from the highway into the Chapel yard. This will make access difficult for the disabled.
- xii. The central ground floor window to the West elevation is showing signs of erosion to the head. This requires monitoring and may need a masonry repair to prevent further erosion. *
- xiii. The arched head to the left hand side West window is eroding on the side adjacent to the chimney stack. Again this requires monitoring and a masonry repair may be required to prevent further deterioration. *
- xiv. I note that the 2 No. high level windows to the West elevation have both been replaced in UPVC frames with double glazing. This work ideally requires Listed Building Consent and any further replacement windows works will require such Consent. UPVC is not usually permitted on a listed building. All future windows should be in treated softwood with paint decoration. *

A4 **Tower or Spire**

Not applicable.

A5 **Roof Coverings**

- i. The roofs to the earlier Chapel are in stone flags while the later extension is covered in natural Welsh slate. Due to the slope of the site, it was not possible to inspect the condition of slate work to the North or East elevations. I strongly advise that the Chapel Elders arrange for a roofing contractor to inspect these hidden areas of roofs and to carry out any emergency or necessary repairs works. ****
- ii. There is an internal valley between the Chapel and later extension. This runs North-South. I note signs internally which strongly indicate leaks through this internal valley, which is damaging the masonry structure. I strongly advise that an external inspection is made by a roofing contractor to assess the condition of the internal valley and to carry out such repairs considered necessary. ****
- iii. The South side roofs are visible from the upper sections of Hollins Lane. There is a further flat roofed extension along the East side of the building onto Hollins Lane. I understand that the Chapel Elders have recently had re-roofing works carried out to the flat roof section, which had previously been subject to considerable water ingress.

- iv. There are signs of water ingress to the South-West corner of the Chapel, close to the chimney. This requires further inspection by a roofing contractor to determine the condition of the chimney flashings. ****
- v. It was not possible to inspect the West roof of the Chapel. This is hipped. Again I strongly recommend that the roofs are inspected by a competent roofing contractor and repairs carried out as considered necessary. ****
- vi. There are no signs of numerous tab repairs to either the stone flags or the Welsh slate roofs where visible.
- vii. There are also no signs of missing or dislodged ridge tiles to either the stone flagged Chapel roof or the later extension. The latter has red terracotta capped ridges and two decorative finials.
- viii. There is an area of disturbed stone flag roofing at the West end of the South elevation, around the chimney and close to the South-West hip. This requires a closer inspection by a roofing contractor, but I suspect that several of the existing flags have decayed and may require replacement. ****
- ix. One flag, to the East side of the chimney, appears to have slipped into the eaves gutter.

A6 **Gutters, Downspouts and Flashings**

- i. The gutters around the building are largely original and appear to be cast iron with an ogee profile. The later 1886 extension has gutters supported on stone corbels. The earlier Chapel building has rafter straps.
- ii. There is grass growing within the South elevation gutter close to the flat roof. This requires clearing out within the next 3 to 6 months. ****
- iii. I advise that all of the gutters are carefully inspected and cleared out of any silt or leaf debris within the next 3 to 6 months. This could be carried out in conjunction with the high level roof inspection. ****
- iv. The Chapel Elders should make arrangements for the gutters to be cleared out twice yearly. ***
- v. There appears to be a section of more modern gutter on the East elevation close to the North-East corner.
- vi. As previously mentioned, the downpipe on the East elevation onto the pavement is taken directly into ground without a shoe outlet. As a result this cannot be cleared of any blockage. I would advise the Chapel Elders to make arrangements for a shoe outlet to be installed, together with a gulley grating. This will prevent blockage and ease future maintenance. ***

- vii. I note that the downpipes have been replaced at some time in UPVC. These appear to be under-sized for the size and scale of roof. I would advise that a calculation is carried out to determine if there is sufficient capacity in the rainwater gutter and downpipe system. **
- viii. The North eaves gutter sits on a stone cornice. This is definitely cast iron in 6ft sections. Again I note that there is grass growing in this gutter, which requires immediate clearing out. See previous notes. ****
- ix. There are also signs of leaks from the joints to the North eaves gutter. Unfortunately, due to the detail, this will result in water saturating the stone cornice and causing issues with the high level eaves masonry. I would advise that the eaves gutters are taken off and refurbished. They will then require re-fixing and sealing to all joints. ***
- x. There is only a single downpipe to the whole of the North eaves, located close to the North-West corner. Again I suspect that this is inadequate and that this size of roof requires more numerous and larger sized downpipes. ***
- xi. The South side elevation to the Chapel has 2 No. downpipes, again in later UPVC. However, the Eastern downpipe is shared with the roof outlets to the extension. I note that there are no downpipes anywhere on the raised first floor extension building. Again I suspect that this will result in inadequate downpipe capacity to the South elevation and the extension. Fortunately the eaves detail differs to the South side and any leaks from the gutters through open joints will not affect the masonry as badly.
- xii. There are 2 No. downpipes to the West elevation, but these could not be inspected closely. I would advise that the area of scrub at the West end of the Chapel is cleared to enable easier access for maintenance. The downpipes should then be inspected for any signs of blockage. ***

A7 **Glazing and Casements**

See previous notes in A3.

A8 **Paths, Boundary Walls, Railings, Fences and Gates**

- i. The Chapel yard is terraced with a considerable fall from the South side towards the North. The North side chapel yard has a retaining wall. This is capped with a dressed coping and metal railings. The structure appears sound with no obvious signs of distress or distortion. Access to the North side of the retaining wall is not possible due to the construction of a garage and self-seeded trees with bramble growth. The Chapel Elders need to discuss access for maintenance with the adjoining land owner. **
- ii. There is an area of scrub growth immediately by the West elevation, which is part of the Chapel yard, but is not clearly defined. This requires clearing out for access and maintenance purposes. ***

- iii. There is a low rubble stone wall on the East boundary against Hollins Lane. Some work will be required to rake out and re-point the low stone wall within the next 3 to 5 years. **
- iv. The railings and gates around the retaining wall and North side Chapel yard are in good condition. These are a pleasing survivor as so often these railings have been lost. However, they will require regular re-painting on a 5 yearly cycle. **
- v. The South side Chapel yard is accessed under the first floor extension. There is a set of double metal gates on the East elevation providing vehicle access to the South side, but vehicle access is difficult due to steps. The gates require preparation and redecoration in the next 3 to 5 years. **
- vi. The South side Chapel yard has a rubble stone wall with roughhewn copings to the South, East and West sides. This is in fair condition, but parts of the wall have been "*battered*" with cement mortar. This will only accelerate the decay of the stone. Ideally it should be raked out and re-pointed with lime mortar within the next 5 to 10 years. The worst section is towards the South-East corner of the Chapel yard where an area of un-coursed rubble stone appears to be deteriorating badly. This will require re-pointing first, followed by the remainder of the South and East boundary walls. *
- vii. Both the North and South sides of the Chapel yard have standing memorials. Under the Eastern extension there are some table tombs which are a surprising feature in a Baptist Chapel yard.
- viii. There are some significant examples of memorial art. The classical memorial to James Garside of Holmfirth is notable. This is a broad classical column with a finely carved cornice.
- ix. The memorial to Sarah Quarmby of Buckley Hall, dated 1863, is also significant. This consists of a gothic style octagonal shaft with an octagonal cap over a classical square plinth.
- x. Also notable is the classical memorial to William & Mary Iredale of Royd House circa 1853. This has an elegant classical shaft with a carved cap.
- xi. The flag memorials are largely in good condition with no obvious signs of structural movement. However, I would advise the Chapel Elders to arrange for an inspection of all standing flag memorials for stability. Any that rock or move should be identified with hazard warning tape. They should then be repaired or carefully dismantled to prevent accident. **
- xii. Part of the upper retaining wall to the West boundary, overlooking the lower West Chapel yard section, is suffering from movement and disturbance. This requires careful attention to rebuild the upper section of wall and restore the coping. ***

- xiii. I note many self-seeded trees, particularly Mountain Ash and Alder, which are growing in the lower West end Chapel yard. If left unattended, these will cause difficulties both with the retaining structures and the Listed Chapel Building. I would advise that any saplings in this area are swiftly removed before they become over-large. ***
- xiv. Access within the Chapel yard, particularly the South side section, is hazardous because there are no defined paths. Within the grass there are areas of hidden grave kerbs and significant undulations. This area is “*hazardous*” and I would advise that the Chapel Elders erect warning notices so that any visitors are advised of the uneven ground. ***
- xv. The North side access path is in tarmac, from the gate to the entrance door and along the North side of the building to the escape close to the North-West corner. The path is in good condition with some slight weed growth, which will require chemical treatment from time to time. The path has stone kerbs which are in fair condition. **

A9 **Comments on Adjoining Property**

- i. There are commercial properties to the North side of the Chapel which face Manchester Road. See previous comments regarding the maintenance of the retaining wall.
- ii. To the immediate South side of the Chapel yard there are allotments and gardens.
- iii. On the West side there are residential houses with no immediate issues. However, the Chapel Elders do need to determine the legal responsibility for maintaining the boundary walls. Due to the age of the building, I suspect that the Chapel Elders are responsible for the maintenance of all of the stone boundary walls and retaining structures to the South and West sides. **

A10 **Lightning Conductors**

- i. The Chapel does not appear to have a lightning conductor installation. The building is located low in the valley and I would doubt if a conductor is considered necessary.

At some future time the Chapel Elders should commission a report into lightning risk. This would then conclusively answer the question and would consist of an assessment of the building risk in relation to surrounding buildings and topography. *

A11 **State of Paintwork**

See previous comments in sections A3 & A6.

A12 Condition of Chapel yard

- i. Both the North and Southern sections of the Chapel yard are well kept. The Southern section is largely grass around the memorials, but does appear to be regularly trimmed to prevent excessive weed and shrub growth.
- ii. The North side Chapel yard is largely grass around the existing memorials, together with some attractive shrub growth by the entrance path. There is also an attractive planting bed alongside the North part of the building. The appearance is attractive and inviting.
- iii. A significant memorial is located in the North side of the Chapel yard. This is to Thomas Varley and consists of an ornately carved plinth and capital on a square base.

B INTERIOR**B1 Floors**

- i. The floors to the main 1816 Chapel building are in timber, both to the 2 No. Aisles and the raised pew platforms. These all appear in good condition. The Minister's Rooms at the West end of the Chapel have varnished floorboards, again in good condition. The Prayer Room, at the East end of the Chapel, has a suspended timber floor. However, I note that the interior ground floor level is below the external ground level on the South side. There will obviously be some issues with ventilation.

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- ii. The entrance lobby has been floored in red quarry tiles with a recessed matwell. These appear in good condition.
- iii. The access stairs within the entrance lobby, have been formed in stone and provide access to the first floor gallery around the Chapel and to the first floor School Room space which occupies the main East end of the building.
- iv. The floor to the first floor School Room is in timber boards, which appear in good condition.

B2 Walls

- i. The walls internally are generally painted plaster, but the West side of the first floor School Room has suffered rot and has lost part of the lower timber dado panelling. I suspect that this may have been due to timber decay from leaking windows and open mortar joints to the stone walls.
- ii. There is some disturbance and cracking around the South and West upper walls to the School Room. This will require some opening up of the eaves to determine if there are issues with the timber wall plate.
- iii. There is a significant area of damp damaged masonry and plaster work to the dividing wall between the Chapel and first floor School Room. This is immediately under the internal valley between both structures. See previous notes in section A5. This valley requires urgent inspection to determine if there are issues with water ingress and failure of the valley gutter lining.
- iv. There is a further area of water damage to plaster close to the North-East corner in the current first floor kitchen. This is immediately under the area of flat roof where the Chapel have experienced considerable water leaks. This area has been re-covered, but the area will require monitoring and testing of the wall and ceiling structures to prevent further rot outbreaks as the structure dries out.

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- v. The walls within the entrance lobby and staircase do have signs of surface mildew. I would associate this with condensation, as this space is unheated. This will require periodic wiping down with a weak bleach solution. **
- vi. The walls within the main Chapel are showing signs of distress and possible water damage to the dividing wall with the adjacent extension. Again this is immediately under the internal valley between both structures. (See B2 iii).
- vii. There is also an area of water damage to the right hand side of the organ, located on the West balcony at first floor level. This requires a closer inspection externally to determine whether there are issues with water ingress around the flashings to the chimney in this location. ****
- viii. There is also damp damage noticed to the South-West corner of the Chapel at first floor level. Again this is immediately adjacent to the external chimney on this part of the building. See previous notes regarding the disturbed roof flags to this corner and the possible issues with flashings around the SW corner chimney. ****
- ix. I note an area of mould growth under the central window to the West elevation in the ground floor Vestry Room. I suspect that it results from failed external pointing to this part of the building. This requires further external investigation. ****
- x. The head to the first floor ladies WC window is showing signs of rot to the timber lintol. Again this requires inspection by a timber treatment specialist to determine if there are issues with decay to this lintol. It may require cutting out and replacing with concrete. ****

B3 Ceilings

- i. The ceilings to the main Chapel are magnificent. These consist of ornate decorative fibrous plaster to 3 No. rose mouldings within the centre part of the ceiling and a highly ornate perimeter cornice. Unfortunately the perimeter cornice is suffering damage. A section of inner decoration is missing along the East side wall close to the entrance stair. *
- ii. There is also an area of disturbance to the decorative cornice close to the South-East corner of the Chapel. I suspect that this is due to issues with the internal valley between both buildings. (See previous note B2 iii).
- iii. Of more immediate and pressing concern is damage to the cornice close to the South-West corner adjacent to the external chimney. Here sections of the plasterwork are missing due to significant water damage. ***

- iv. The ceilings within the first floor School Room are relatively plain. These do not have any fibrous plaster. Parts of the ceilings are lath and plaster fixed to the underside of the rafters to the lower sloping sections of roof. There is a horizontal ceiling at the tie beam of the roof trusses. There must therefore be an attic void, but access was not possible to inspect this.
- v. There are 2 No. covered ventilators to the ceiling, within the first floor school room. These have now been covered and sealed.
- vi. The ceilings to the East end of the School Room are under the flat roof. The central room, on this elevation, has suffered collapse due to water ingress and this requires repair. However, I would advise that the areas of water ingress are inspected by a competent timber preservation firm. They will need to determine if there is a risk of dry rot or other decay mechanisms. I would advise that all areas of the existing timbers under the flat roof are chemically treated with a suitable preservative to prevent against dry rot while the structure is still saturated. ***
- vii. The ceilings within the main Chapel area have been over-boarded with an acoustic tile. These appear to be an expanded polystyrene tile that has been cut and profiled around the decorative ceiling roses. I suspect that the tiles have been added for insulation and possibly to conceal issues with the original lath and plaster. However, there could be a possible cause of condensation within the main ceiling void. I would advise that the Chapel roof is inspected for signs of timber decay. The insulation should be removed and the ceiling restored, ideally as part of any future restoration project. *

B4 Roof Timbers

- i. It was not possible to inspect any roof timbers within the structure. The lower sections of trusses are exposed within the school room. These will require further inspection where they are embedded within the perimeter walls, and particularly the timbers to the internal valley between the School Room and the Chapel.
- ii. Again I would advise that any areas of opening up are inspected by a competent timber treatment specialist and chemically treated against dry rot and timber decay mechanisms. ***

B5 Interior of Tower or Spire

Not applicable.

B6 Bell Chamber and Frames

Not applicable.

B7 Fittings and Furniture

- i. The entrance stair has a beautiful ornate metal balustrade and a mahogany handrail. This is a significant feature and is in good condition.
- ii. The draught lobby into the Chapel has retained its acid etched glass to the entrance doors and lobby screen. Again these are a rare survivor.
- iii. The glory of the Chapel is the raised Pulpit. This is a beautiful piece of joinery work in classical detailing with a sunburst motif to the central panel.
- iv. The Dais, in front of the Pulpit, has a rail with ornate iron balustrade with an ivy motif. This Dais cunningly conceals the Baptismal pool which has exit steps under the Pulpit into the Central Vestry at the West end of the Chapel.
- v. Both the Pulpit and the Pews are intact. There does not appear to have been any significant removal of Pews. These are all constructed in pitch pine and many still retain their umbrella stands.

I note that many of the Pews are numbered and the numbering is in sequence, again confirming that there has been little disturbance or re-ordering within the main seating area.

- vi. The Balcony is taken around all four sides of the Chapel Box and is supported on the North, South and East ends by cast iron columns with ornate Corinthian capitals.
- vii. The organ is by Peter Conacher of Huddersfield. This consists of two manuals and foot pedals. The instrument is in good condition and still regularly played. Surprisingly there is no entry for this instrument in the National Pipe Organ Register.
- viii. Internally there are 2 No. marble memorials to the walls of the Chapel, both located on the West wall flanking the Pulpit. These both date from the time of the extension circa 1880 to 1890.
- ix. The Pews and much of the interior fittings appear to be circa 1880 and I suspect that the original early Chapel fittings were removed and lost at the time of the extension and the later expansion works.
- x. At the West end of the Chapel, at ground floor level, there are two Vestry Rooms and a staircase lobby to the North-West corner, giving access to the balcony from the ground floor Chapel and Vestries.
- xi. The Ministers Vestry is located in the South-West corner and has a beautiful fireplace with a grey marble surround and a Victorian cast iron tiled insert with matching tiled hearth.

- xii. The Central West end Vestry has a later mid-20th Century tiled fireplace with a timber surround.
- xiii. The radiator to the Central Vestry has an interesting cast iron fretwork cover.

B8 Heating Chamber & Basement

- i. There is an undercroft area at the West end of the building with stairs from the North-West corner. The organ blower is located in this area. There is also an outside door giving access to the lower West end Chapel yard area.
- ii. This basement area is used for storage. There are a number of petrol powered trimmers stored here. The undercroft consists of two chambers with an open doorway between. The ceiling to the central chamber has been timber boarded. The second chamber, close to the South-West corner, has a brick arched vault.
- iii. Piped water services have been fed along the East wall of the basement, presumably giving access into the underfloor areas to the Chapel.
- v. The organ blower is located in this basement area, close to the access steps to the main ground floor.
- vi. This basement area is damp. The floor is stone flagged. There is a gulley adjacent to the old coke boiler. I suspect that the basement may suffer from occasional flooding in heavy rain.
- vii. I am concerned at petrol storage in the basement area, as this does create a fire risk. Ideally any petrol powered mowers and petrol storage containers should be kept off site or in a suitable external structure. I note an open petrol can on the stairs which should be removed immediately.

B9 General Note

- i. The main community facilities are to the first floor School Room and this has significant access issues. There is no lift and there are no toilet facilities to the ground floor space. As a result, I suspect that this severely restricts the use of the building for the elderly and infirm. Wheelchair users will not be able to access the current steps to the main entrance door. The Chapel could consider some alterations externally to provide a ramp which would give level access. Adjustments would also be required to enable wheelchairs to use the entrance lobby and gain access to the Main Chapel space.
- ii. There is a ground floor toilet in the Minister's Vestry which could be adjusted and utilised for wheelchair and elderly users.

- iii. It is difficult to see how access could be improved to the first floor School Room without significant investment in a lift and re-ordering to provide better planned facilities. All of the perimeter rooms are accessed from the main Central School Room space. As a result, these rooms cannot be used independently. The toilets also have access taken from the main central space.

C SERVICES

C1 Electrical Installation

- i. The Chapel urgently need to arrange for an inspection of the existing electrical installation and circuitry. The existing incoming supply is located in a small meter cupboard under the main entrance stairs. This is very congested and, I suspect, too small for adequate access. As a result the Chapel would need to investigate an alternative installation, possibly at the back of the ground floor Prayer Room.

C2 Heating Installation

- i. The original Chapel heating was supplied by a coke boiler or similar installation located at basement level. This used the central chimney in the West gable.
- ii. The historic heating system has been stripped out and the building is now heated via electrical heaters. These consist of oil filled convector radiators in the Main Chapel, at low level alongside the Aisles. These are inadequate for heating this space. Heating is an issue within the building generally.

C3 Plumbing, Water Service and Drainage System

- i. There are no obvious issues with the plumbing and drainage. However, I would advise that external gullies and access manholes are inspected from time to time and that a CCTV Survey is carried out of perimeter drainage.

**

C4 Fire Precautions

It is recommended that the Chapel Elders arrange for an inspection of the premises by the Local Authority Fire Officer to advise on any fire precautions which might be considered desirable within the building. Under the Regulatory Reform (Fire Safety) Order 2005, the Chapel Elders are responsible for undertaking a Fire Risk Assessment. Advice on the undertaking of the Assessment can be found on Government website:

www.firesafetyguides.communities.gov.uk

C5 Structural Defects Increasing Fire Risk

None noted.

C6 **Security Installation**

It is recommended that the Chapel Elders arrange for a visit by the local Police Crime Prevention Officer to advise of any desirable security measures which could be introduced to the building above and beyond those which are already present.

D **NOTABLE FEATURES**D1 **Listing of the Building**

The Chapel is listed grade 2 as a building of special architectural and historic significance.

D2 **Disabled Facilities**

As previously mentioned the Chapel does not have level access for wheelchair users. The step at the entrance gate from Hollins Lane together with the steps to the entrance door will need careful management. A portable ramp could be used in the interim; otherwise some form of external graded path or ramp with landing will be required.

Internally there is no lift to the first floor school Room. This will be needed to enable disabled users to access the main community facilities.

The lobby into the chapel has narrow doors which again cannot be operated by a wheelchair user without assistance. Again a managed solution would need to be arranged.

Lighting levels internally are also poor. There are no emergency lights within the chapel, schoolroom or the main escape stairs.

D3 **Outstanding Items**

The interior to the galleried Chapel and especially the pulpit and organ frontage are especially memorable.

D4 **Ruins in the Chapel yard**

None noted.

D5 **Chapel Yard Trees Subject to TPO**

The Chapel Elders are not aware of any trees within the Chapel Yard that are subject to specific Tree Protection Orders. However, as stated in the introduction, due to the Conservation Area Status all trees have a basic statutory protection.

E SUMMARY**E1 Items of Utmost Urgency ******

- A5 i. Arrange for an inspection of the stone flagged roofs to the North and East elevations. Any slipped or missing flags are to be repaired.
- A5 ii. Arrange for an inspection of the internal valley between the Chapel and the School Room extension. In particular the condition of the internal valley gutter lining is to be inspected for damage and leaks into the structure below.
- A5 iv. Arrange for an inspection of the South-West corner chimney flashings. Replace/repair as necessary.
- A5 v. Arrange for an inspection of the high level West roof of the Chapel. Damaged/missing/slipped stone slates are to be repaired as necessary.
- A5 viii. Inspect the area of disturbed stone flagged roofing at the West end of the South elevation, around the chimney and close to the South-West corner.
- A5 ix. Carry out an immediate repair to the missing/slipped stone flag on the East side of the chimney close to the South-West corner.
- A6 ii. Clean out the grass growing within the South elevation gutter close to the flat roof.
- A6 iii. Arrange for inspections and cleaning out of all gutters around the perimeter.
- A6 viii. As previous notes, clean out the North eaves gutter.
- B2 iii. As previous notes, inspect the internal valley between the Chapel and School Room roofs due to the significant damp damaged masonry and plaster work to the dividing room between both structures.
- B2 vii. Inspect the external roof around the chimney to the middle part of the West elevation. Investigate the water damage internally to the West elevation plaster work to the left hand side of the organ.
- B2 viii. As previous notes, investigate the flashings around the chimney to the South-West corner of the Chapel. Repair the damaged plaster and decoration internally in this area once the leaks have been stopped.
- B2 ix. Investigate the mould growth under the central window to the West elevation in the ground floor Vestry. Inspect external pointing.

- B2 x. Investigate the condition of the timber lintol to the School Room first floor ladies WC window. Cut out any rotten timber and replace with treated timber or concrete lintols as necessary.
- B8 vii. Remove all petrol cans and stored flammable liquids within the basement cellar area. These are a significant fire risk. Remove all petrol powered mowers and strimmers to be kept off-site or in a suitable external structure.
- C1 Arrange for an inspection of the existing electrical installation and circuitry. Have any issues corrected or remedied as highlighted by the Electrical Inspection Report.

E2 **Items Which Should be Completed Within the Next 18 Months *****

- A2 xv. Rake out and re-point the masonry joints immediately above the back pavement line on Hollins Lane.
- A3 i. Prepare and redecorate the timber windows on the School Room extension, to the South and East elevations. Cut out any decayed timber to window cills and replace with sound treated timber prior to redecoration.
- A3 iii. Restore the operation of at least 2 No. ventilators to the upper School Room windows to provide reasonable ventilation.
- A3 v. Prepare and redecorate the double hung sliding sash windows to the Chapel and the North elevation of the School Room. Cut out rotten timber cills and repair in sound treated softwood prior to redecoration.
- A3 iv. Prepare and redecorate the 6 No. upper floor windows to the East elevation of the School Room, against Hollins Lane. Inspect the cills for timber decay and repair as necessary.
- A3 vi. Prepare and redecorate the 8 No. first floor windows to the North elevation of the Chapel and School Room. Inspect the condition of timber cills. Repair as necessary.
- A3 vii. Regarding the sliding sash windows to the North elevation, all of these appear to be *"painted up and sealed"*. I suggest that at least 2 No. of these windows are made operable for ventilation purposes.
- A6 iv. See previous notes. Make arrangements for all perimeter gutters to be cleared out twice yearly, as part of regular maintenance works.
- A6 vi. Adjust the downpipe on the East elevation next to the pavement. Install a shoe outlet onto the pavement so that the downpipe can be cleared of blockage.

- A6 ix. Arrange for the North eaves cast iron gutters to be carefully removed and re-fixed with re-sealed joints. All sections should be prepared and redecorated prior to re-assembly.
- A6 x. Arrange for calculations regarding the rainwater capacity of existing gutters and downpipes. Install additional rainwater downpipes to the North elevation, depending on calculations.
- A6 xii. Remove the scrub to the West end of the Church to enable easier access for maintenance. Inspect the 2 No. downpipes to the West elevation. Prepare and redecorate as necessary.
- A8 ii. As previously mentioned, remove the scrub growth to the West elevation.
- A8 xii. Rebuild the upper part of the retaining wall to the West boundary, overlooking the lower West Churchyard area. Rebuild and restore the coping.
- A8 xiii. Remove the self-seeded trees growing in the lower West end Churchyard area. These should not be allowed to grow to maturity or they will significantly damage the retaining walls and the listed Chapel building.
- A8 xiv. Erect warning notices to visitors in the South side Churchyard area due to uneven ground and trip hazards from graves.
- Investigate and define safe routes around the South side Churchyard if possible.
- B2 ii. Investigate the cracking to the plaster work around the South and West side upper walls to the School Room. Open up the eaves to determine if there are issues with the timber wall plate in this area.
- B3 iii. Seek advice regarding the protection of the decorative cornice close to the South-West corner where sections are missing/damaged due to the significant water ingress.
- Arrange for the damaged sections to be repaired, following drying out of the structure and repairs of chimney flashings/roofing externally.
- B3 vi. Following the re-roofing works to the East end flat roof of the School Room, inspect all timbers beneath to check for any further timber decay. Apply preservative treatment and restore the internal ceiling linings as necessary.
- B4 ii. Wherever any areas of roof are opened up, the Church Council should take the opportunity to inspect the roof timbers for signs of timber decay/rot. Chemical preservative treatment should be applied whenever possible.

- C4 Arrange for the Chapel to be inspected by the Local Authority Fire Officer to advise on fire precautions which may be desirable within the building.
- Arrange for a Fire Risk Assessment to be carried out and for any advice arising to be undertaken.
- C6 Arrange for the Chapel to be inspected by the local Police Crime Prevention Officer to advise on desirable security measures which could be introduced to the building.

E3 **Repairs Which Should be Carried Out During the Quinquennium ****

- A2 iv. Remove strap cement pointing to the South-West corner of the Chapel and around the chimney. Rake out all cement pointing and re-point using natural hydraulic lime mortar.
- A2 v. As above, remove cement strap pointing to the South elevation against the first floor extension. Rake out and re-point in lime mortar.
- A2 vi. Rake out open mortar joints to the head of the South wall under the eaves gutter. Re-point in lime mortar.
- A2 vii. Rake out the mortar joints on the West facing wall of the first floor extension, above the steel support beam. Re-point in lime mortar, together with the South elevation of the School Room.
- A2 viii. Prepare and redecorate the steel beams supporting the first floor extension.
- A2 ix. Remove cement strap pointing to the South facing wall under the first floor extension (ground floor Prayer Room). Rake out and re-point in lime mortar.
- A2 xii. Remove cement strap pointing to the head of the second window from the North-East corner. Re-point in lime mortar.
- A2 xiii. Rake out the area of mortar joints around the settlement crack between the Chapel and the School Room extension to the North elevation. Re-point in lime mortar and monitor for any ongoing cracks.
- A2 xiv. Rake out open joints close to the North-East corner of the East elevation on Hollins Lane. Re-point in lime mortar.
- A2 xvi. Remove cement strap pointing to the Southern end of the East elevation. Rake out and re-point in lime mortar.
- A2 xvii. As above, rake out and re-point mortar joints to the South-East corner of the East elevation adjacent to the metal access gates.

- A3 viii. Restore the missing vertical glazing bar to the first floor window close to the North-West corner of the North elevation.
- A6 vii. Replace undersized UPVC downpipes. Seek advice on the necessary size/ capacity of replacement rainwater gutters and downpipes.
- A8 i. Investigate access to the North side retaining wall low level (behind the garage). Remove self-seeded trees and bramble growth adjacent to the wall. Seek permission from the building owner to clear out this area and inspect the condition of the retaining wall.
- A8 iii. Rake out the mortar joints to the low level rubble stone wall on the East boundary by the entrance gate.
- A8 iv. Ensure that the existing North side railings and gates to the entrance of the Churchyard from Hollins Lane are regularly prepared and re-painted on a 5-yearly cycle.
- A8 v. Prepare and redecorate the double metal gates to the East elevation from Hollins Lane (under the School Room).
- A8 xi. Arrange for an inspection of standing flag memorials concerning structural stability. Any moving memorials should be identified with hazard warning tape. Seek advice on the careful dismantling of unstable memorials.
- A8 xv. Apply chemical weed killer to the North side access path from the gate to the entrance door.
- A9 iii. Investigate the legal responsibility for maintenance of the stone boundary walls and retaining structures to the South and West boundaries.
- B1 i. Investigate ventilation to the sub-floor area of the Prayer Room at the East end of the Chapel. There should be ventilation to the South elevation walls.
- B2 iv. Repair the water damaged plaster and decoration to the first floor kitchen in the School Room extension.
- B2 v. Wipe down the internal plaster walls and decoration to the entrance lobby and staircase. In the long-term these areas require heating to avoid ongoing condensation and mildew.
- C3 Inspect all external gullies and access manholes around the building from time to time and generally on a 5-yearly rota. I would advise that a CCTV Survey is carried out regarding all perimeter drainage.

E4 **Desirable Repairs Which Could be Postponed to a Future Quinquennium ***

- A2 xviii. Remove cement strap pointing to the West elevation. Rake out and re-point all of the West elevation in natural lime mortar, particularly to the area around the central chimney stack.
- A3 ii. As and when replacement windows are required to the Chapel and extension, seek advice on upgrading windows with double glazing to improve the thermal performance of the building.
- A3 x. Monitor the condition of the stone plaque above the North elevation entrance door. Apply careful mortar repairs to restore the mouldings around the plaque as necessary.
- A3 xii. Apply masonry repair to the erosion around the head of the central ground floor window on the West elevation.
- A3 xiii. Monitor the condition of the arched head to the left hand side West window adjacent to the chimney stack on the West elevation. Apply a masonry repair to prevent further deterioration.
- A3 xiv. Remove the unsympathetic UPVC window frames and double glazing to the replacement windows on the first floor West elevation. UPVC is not permitted on a Grade II Listed building. All window replacement works should be carried out in treated softwood with paint decoration.
- A8 vi. Remove the cement mortar to the rubble stone boundary walls around the South Churchyard. Rake out all mortar joints and re-point with lime mortar.
- A10 i. Commission a report on lightning risk for the Chapel and School Room building. Install a lightning conductor installation, should this be recommended.
- B3 i. Arrange for the repairs to the ornate perimeter cornice and central ceiling rose mouldings as necessary; particularly to the damaged area on the East side wall close to the entrance stair.
- B3 vii. As part of further insulation/upgrading works to the Chapel roof, remove the internal polystyrene tiles to the ceiling. Restore the ceiling plasterwork and redecorate as necessary.

E5 **Other Recommendations**

Access both externally & internally remains an intractable issue with this building. This will require considerable effort to resolve; as the setting of the Chapel, on the steep approach of Hollins Lane, is also a serious obstacle to easy access.

The loss of the public carpark to the bottom of Hollins Lane with Manchester Road has had a serious impact on the Chapel. I understand that this area was the principal carpark used by the Congregation and that there are no similar carparks within easy walking distance.

I strongly advise the Elders to contact the local Ward Councillors to explain the situation and seek their support in lobbying the Council internally. A petition could also be arranged, including local shop owners & businesses. I am sure that the loss of this amenity will be affecting the whole area.

E6 **General Comment on the Future of the Fabric**

At some time the original heating system in the Chapel was abandoned in favour of electrical heaters. These are inadequate in heating such a large building. The lack of insulation to the fabric is also a factor.

Without considerable investment, to provide a good heating system together with the access issues already mentioned, the Chapel will continue to struggle to find a viable & sustainable use within the Community.

E7 **Archaeological Issues Affecting Work Recommended in the Report**

None noted.

F ALTERATIONS AND ADDITIONS SINCE THE LAST INSPECTION

Not applicable.

G ITEMS REQUIRING PROFESSIONAL SUPERVISION

Access issues will require careful design. This will need an accurate topographical site survey with levels and an internal measured survey.

Works to repoint external stonework will require a specification for hydraulic lime mortar.

Any works to the listed Chapel will require notification to the Local Authority Conservation Officer to confirm if Listed Building Consent is required.

H APPROXIMATE COST OF ITEMS E1, E2 AND E3

The approximate cost of the items noted above is anticipated as being in the order of **£32,000 plus VAT** and professional fees where relevant. These costs are for the maintenance & repair items over the next five years but exclude any capital costs that may be required for the access & heating issues.

These costs should be taken as indicative only, and should not be confused with quantified costings prepared by a Quantity Surveyor or builders' estimates. It is recommended that the Chapel Elders obtain competitive quotations for relatively minor items of work required. Budget costs for larger elements of work should be established by a Quantity Surveyor before the work proceeds.

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GENERAL LIMITATIONS RELATING TO

QUINQUENNIAL INSPECTIONS

1. The inspection and Report are restricted to the general condition of the building and its defects.
2. Inspection was made from floor levels and from accessible upper levels. Where appropriate, use was made of a surveyor's ladder and/or binoculars. Parts of the building which were covered, unexposed or otherwise inaccessible without the assistance of tradesmen were not inspected.
3. No opening up or laboratory testing was undertaken.
4. No calculations to check the adequacy of structural members were undertaken.
5. In respect of service installations, full reliance is placed on the specialist reports obtained, or to be obtained, by the Parish.
6. The estimated cost of repairs is an indicative figure only built up from spot figures based on experience and is not the more precise figure which would be obtained by measuring and pricing quantities.
7. **Asbestos**

Whilst we have used our best endeavours to identify actual or potential occurrences of asbestos or asbestos-based materials, it must be recognised that existing buildings may nonetheless contain such materials whether concealed or not, and BCR cannot accept responsibility/liability for matters arising as a result of or from the presence of asbestos or asbestos-based materials in existing buildings.

Appendices

Plans
Photographs