

BOB CHAMBERS ARCHITECT

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3rd August 2010.

The PCC,
C/o Mr. P. G. Lock,
Fair Hill,
Ash Priors,
Taunton,
Somerset, TA4 3NF.

Dear Peter,

CHURCH OF ASH PRIORS, HOLY TRINITY.
QUINQUENNIAL SURVEY.

Following my inspection of Ash Priors Church, I enclose two copies of the Quinquennial Survey report.

Copies have also been sent to the Rural Dean, the Archdeacon and the DAC Secretary, as required by the measure.

I take this opportunity to enclose my fee account for the survey. I trust you will find this in order.

Yours sincerely,



Mr. R.J. Chambers.

QUINQUENNIAL SURVEY REPORT

Diocese of Bath & Wells

Name of Parish:	ASH PRIORS		
Dedication of Church:	HOLY TRINITY		
Archdeaconry:	Taunton	Rural Deanery:	Tone
Grade:	II*	Conservation Area:	Included in the local plan as a proposed conservation area
Date of Survey:	July 2010		
Church Architect:	R J Chambers DipArch RIBA		
Reference in Pevsner:	Page 79 South & West Somerset		

BRIEF ARCHITECTURAL HISTORY

Records show that a church existed in 1086.

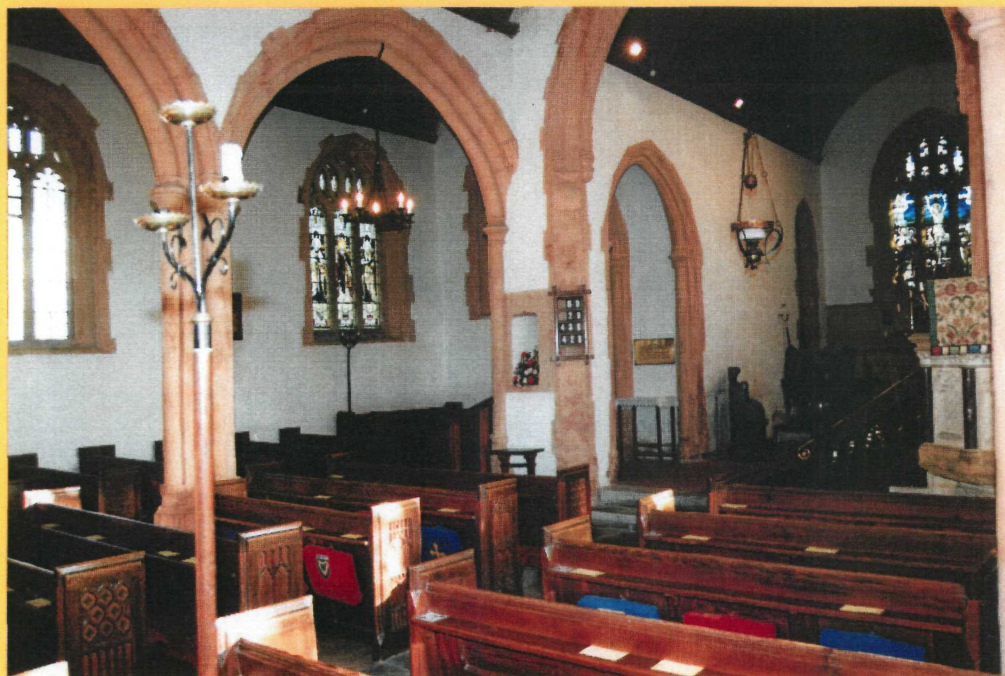
The present church is mainly perpendicular, the tower probably earlier.

Much restoration took place in 1874 and the vestry added.





1. Nave, Chancel -
Looking East.



2. Nave, Chancel &
North Aisle.



3. Nave & Tower
Arch. Looking West.

• ASH PRIORS.

• HOLY TRINITY
CHURCH.

Chambers. 14. 3. 08.

DESCRIPTION

A small chancel with vestry on the south; small north and south transepts (the south containing the organ); a low nave with two bayed arcades to the north and south aisles; a north porch and a western tower.

The stone font is at the west end of the north aisle.

The tower contains a small peal of six bells.

The ringing chamber is in the tower at nave level.

MATERIALS AND CONSTRUCTION

WALLS

Built of red sandstone with ashlar sandstone and Ham Hill stone to doors, windows, copings, drip stones etc.

The internal wall surfaces are plastered and limewashed.

Some window and door surrounds are exposed stone.

The arcades and some window surrounds are limewashed to match the Ham Hill stone.

ROOF COVERINGS

All roofs are covered in slate. There are lead flashings to all abutments.

The valley gutters are lead lined and there are black plastic gutters and rainwater pipes.

CEILINGS

With the exception of the ringers chamber at the base of the tower which has exposed joists and boarding to the ceiling the remaining ceilings are 19th century arch braced type in pine. There is exposed boarding between the rafters.

FLOORS

Chancel: Decorative clay tiles with Blue Lias stone steps. There is softwood boarding under the south choir stalls and concrete to the north.

Vestry: Softwood boarding.

Nave and aisles: Blue Lias paving to the circulation routes with softwood boarding under the pews at the same level as the lias limestone. The pierced metal cover to the heating systems runs down the centre of the nave.

Ringers Chamber: Carpet on blue Lias slabs.
(Base of tower)

WINDOWS

Some stained and painted late 19th and early 20th century leaded light windows in the sanctuary, east end of the north aisle and west end of the south aisle.

The remaining windows have clear diamond panes with rectangular borders.

EQUIPMENT AND SERVICES

The lighting is mainly by electrical pendant fittings. There are also four floodlights in the chancel and one at the east end of the north aisle. There is a pendant light in the porch with sensor.

There are 13 amp power outlets.

The cabling is pvc covered.

The fuses and meter are at the base of the tower.

Heating is by a gas fired system. There is one Potterton Prima and one Glow-worm balanced flue boilers under the tower serving pipes and radiators, five are fan assisted and two are steel panelled.

FURNISHINGS AND FITTINGS

The furniture is mostly 19th or early 20th century.

There is a carved stone pulpit and reredos, both Victorian.

The font is probably Perpendicular.

GENERAL APPRAISAL

Following the 1984 Quinquennial Survey the main works carried out were:

- a) Rebuilding of the churchyard wall to the west.
- b) The improvement of the road drainage by the Local Authority (during heavy rain, water was entering the church by the north porch)
- c) Investigation of the floor at the east end of the north aisle.
- d) Re-wiring of lighting circuits in pvc covered cables.
- e) Repairs to the oak west door.
- f) General maintenance works including capping the chimney.

Following the 1990 Survey, the main works undertaken were:

- a) Installation of a new gas fire heating system.
- b) Repairs to roofs.
- c) Repairs to boarded floors in the north east corner of the north aisle.
- d) Some repairs to leaded light windows.

Following the 1995 Survey general maintenance works were carried out, mainly to the roofs.

Following the 2000 survey, the mains works undertaken were:-

- a) Re-slating the south aisle roof and relaying the lead valley gutter between the aisle and nave roofs.
- b) Re-slating the pyramid roof over the tower and new lead parapet gutters.
- c) Forming a new gate in the churchyard wall and new wheelchair ramp leading to new pavings by the north porch.
- d) Constructing a new ramp and handrail up from the north aisle to chancel level.
- e) Repairs to the leaded lights to the west window of the south aisle.

Following the 2005 survey, the main works undertaken were:-

- a) Re-slating the north slope of the nave and south slope of the north aisle and renewing the lead valley gutter.
- b) Plaster repairs and limewashing the interior of the church.
- c) Installing a new Glow-worm gas boiler.

The church has been well maintained over the years but it is recommended that consideration is given to the following:

ROOFS

Much work has been carried out to the roofs over the years. Both slopes over the chancel, the north slope over the north aisle and vestry roof have not been re-laid but are in fair condition.

There are two slipped slates at valley gutter level, one on the north slope of the south aisle, the other on the north slope of the chancel.

There are no signs of water penetration in the church.

RAINWATER DISPOSAL

There is a black pvc rainwater system with gutters, pipes and some hopper heads.

On the north side of the chancel and north aisle, the gutters are leaking at the joints and rainwater is spilling down the walls. It is recommended that the gutters are cleared and all joints checked and sealed where required.

There are brick lined wall gutters around the church (the short length to the west side of the porch being cobbled). There are gullies and an underground drain to the west of the church. Two drainpipes discharge through the east churchyard wall. It is not known if there are underground drains elsewhere.

Rising damp has caused staining at the base of the north wall of the tower. There is a blocked gully where the tower meets the north aisle and puddling has been reported.

It is recommended that the drains are rodded and their routes recorded. If this doesn't resolve the problem, then it might be worth considering removal of the brick guttering by the tower wall, excavating a trench of say 300mm (1'-0") deep and backfilling with chippings. (See also Stonework – Tower – North Face.)

STONEMWORK

Tower

The condition of the stonework to the tower has been a matter for concern for many years.

An application for grant aid towards the cost of this work was made to English Heritage in 1997 but a grant was not offered. In their report (ref ABL0T/7295) under priority B (works to be done in 2 to 5 years) they listed:-

1. Tower walls – repointing and other minor works.
2. Tower roof – slate and leadwork. (This work has been carried out.)
3. North aisle elevations – pointing masonry.
4. South aisle roof – re-slating. (This work has been carried out.)

Under Priority C (works to be done in over 5 years) –

5. South and east elevations – repointing.
6. Plaster repairs (this work has been carried out).

If the PCC decide not to apply to English Heritage, the following repointing works could be very usefully carried out from trestles or low level scaffolding:

West Face: The rubble stonework at either side of the west door and some work to the flanking buttresses. Useful work could be carried out for the whole of the elevation in particular up to the height of the buttresses.

South Face and Turret: Up to a height of say 4.000 metres.

North Face: The lower 3 metres. If the mortar at low level, which appears to be cement based, is removed and lime mortar used, this would help the wall to breathe and may help to reduce the staining caused by rising damp on the inner wall.

North Aisle

West Wall: Repointing the decaying areas and those affected by masonry bees.

Some consolidation of the stone reveals to the window and right hand side of the arch.

North and East Walls: Repairs to the worst affected areas of defective mortar.

North Porch

Repointing open joints to north wall right of opening and other minor works.

Chancel

Areas of repointing below the string course and the open joint to the window cill to the east elevation and to the left hand side of north facing window.

Vestry

Some repointing to the top left hand area facing east and some minor works to the south elevation.

SUMMARY OF REPAIRS DIVIDED INTO PRIORITIES

Works in connection with the above problems and other repairs are listed below in order of priority.

Guide Costs

£

(not including
fees & VAT)

Maintenance Works

- Replace slipped slates on inner slopes of the south aisle and chancel: -
- Seal the joints in the upvc rainwater gutters to the north side of the church: -
- Rod the drains and clear the gullies and record the pipe routes. 250.00?
- (If rising damp remains a problem in the north wall at the base of the tower, then consider removing the brick lined wall gutter, excavate a shallow trench and backfill with chipping.): (200.00)
- Keep a watch for opening settlement joints at the west and east ends of the south aisle: -
- Filling depressions in the lias limestone floors: 100.00
- Keep air bricks in external walls clear of debris: -
- Make more detailed inspections of the high churchyard retaining wall to the south from the neighbour's garden: -
- Pointing of churchyard walls when needed: £50
- Treat external timber doors (not inner porch door) per sq metre 100.00
- Have the fire extinguishers serviced annually: 50.00
- Check the safety of the headstones in the churchyard; -

First Stage Works (An architect's specification is recommended)

- Stone pointing as outlined in the General Appraisal. (Low level works only included for the west face of the tower.): 3000.00
- Stone pointing of all four elevations of the tower: 50000.00

Future Works

- Re-leading the vestry window and when the specialist is at the church, make minor repairs to the north aisle window: 500.00
- Further stone pointing: ?

- A Any electrical installation should be tested every quinquennium and immediately if not done within the last five years by an electrical contractor who is enrolled with the NICEIC or ECA or NAPIT and is registered to undertake work on non domestic premises, and a resistance and earth continuity test should be obtained on all circuits. The test report should be kept with the church Log Book.
- B Tests should be made of any lightning conductors at fixed intervals, preferably not exceeding 12 months as recommended in the British Standard Code of Practice BS 6651:1985 for protection of structures against lightning. This test should be made by a competent specialist firm and the results recorded in a lightning protection log book. For more information on lightning conductors the leaflet 'The Protection of Churches against Lightning' published 1988 by the Council for the Care of Churches is recommended.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins.
- D At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or carbon dioxide type where the heating apparatus is oil fired. (Advice should be sought from the local authority Fire Prevention Officer.)
- E This is a summary report only, as it 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 Architect is willing to assist the PCC in applying for an Archdeacon's Certificate or a Faculty, as may be required to comply with the regulations.
- F The PCC are advised to enter into an annual contract with a local builder for the cleaning out of gutters and downpipes twice a year.
- G Although the Measure requires the church to be inspected by an Architect every five years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. The Churchwardens 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. Guidance may be had from the pamphlet 'How to look after your Church' obtainable from Church House Bookshop, Great Smith Street, London SW1.
- H 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 only with future inflation. The Ecclesiastical Insurance Office Limited, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

Signed 