



Sacred Heart Wimbledon
2016 Quinquennial Survey

Issue: 24th February 2017

A	INTRODUCTION
A1.1	<p>This is a report on the quinquennial inspection of Sacred Heart, Wimbledon made on 21st September 2016 and 6th October 2016.</p> <p>The survey was carried out by Patrick Duerden BA (Hons.) Dipl. Arch AABC (associate director) and James Crick BSc (Hons.) MArch (associate), both of Donald Insall Associates Ltd, 12 Devonshire Street, London, W1G 7AB. Tel: (0207 245 9888).</p> <p>Additional information regarding on-going maintenance was provided by Arthur White (site caretaker). We are grateful to Arthur for his assistance during the process of the inspection.</p> <p>Sacred Heart Church is a parish in the Roman Catholic Archdiocese of Southwark.</p>
A1.2	<p>A quinquennial inspection is undertaken every five years to ensure that church buildings are kept in good repair. Its purpose is to:</p> <ul style="list-style-type: none"> • Note the condition of the building, and check for changes since the previous inspection was carried out. • Identify problems apparent since the last inspection. • Check that maintenance standards are appropriate. • Check that previous recommendations have been applied. • Identify urgent priorities for repair or conservation. • Plan long-term works.
A1.3	<p>The previous report was undertaken by St Anne's Gate LLP Quinquennial Report in November 2009.</p> <p>A review of the previous report was undertaken by Purcell in November 2012. Purcell identified further works and updated the observations made by St Anne's Gate in 2009.</p> <p>This inspection report adopts the structure and location references used within the 2009 St Anne's Gate report. The 2009 report contains detailed descriptions of the existing fabric, which for clarity of reading are not repeated within this report.</p>

A1.4	<p>The following works have been carried out since the last quinquennial inspection:</p> <ul style="list-style-type: none"> • The floor of the Nave, South Aisle and North Aisle has been replaced with oak parquet and repairs carried out to the nave arcade thresholds. • A plaque has been fixed to the baptistery to record the transfer of the Parish of Sacred Heart to the Archdiocese of Southwark, January 2014. • Local re-decoration in the Sacristy, which we understand included replacement of washroom fittings.
A1.5	<p>The assessment in this report is based on a non-invasive visual inspection of accessible areas of the building carried out on dry and clear days. The survey was carried out from ground level and from accessible floors within the church with binoculars. Roofs were only surveyed where existing access arrangements were safe and secure.</p> <p>The following areas were not inspected and it is therefore again not possible to report that such parts remain free from defect:</p> <ul style="list-style-type: none"> • Woodwork or other parts of the structure which were covered, unexposed or inaccessible were not inspected. It is not therefore possible to report that such parts remain free from defect. • Below ground drainage. • Parts of the roof externally over the nave and sanctuary where existing access arrangements were unsafe for use. • Flues, ducts, voids or any other similarly enclosed areas, the access to which would have required tools (which could have caused damage to finishes or fittings).
A1.6	<p>The inspection did not include testing of building services including electric power and lighting, AV equipment, heating, hot and cold water installations or lightning protection.</p> <p>The whole of the electrical installation should be tested, if this has not been done within the last five years, and a certificate issued on the prescribed forms by a member of the Institute of Electrical Engineers and NICEIC. A resistance and earth continuity test should be obtained on all circuits.</p>

	<p>It is recommended that an annual maintenance contract should be arranged for the heating system.</p> <p>It is recommended that an annual maintenance contract should also be arranged for the organ.</p> <p>The fire extinguishers should be checked annually. The Fire Plan should be reviewed at least annually and the local fire brigade officer should possess a copy.</p> <p>The PCC should be aware of responsibilities for all building owners and occupiers that came into force on 1st October 2006 as set out in the Regulatory Reform (Fire Safety) Order 2005. Requirements include that a 'responsible person' should carry out a Fire Risk Assessment, which should be reviewed regularly. For more information consult the website: www.firesafetyguides.communities.gov.uk.</p> <p>Specialist inspections or testing were not carried out in respect of construction materials.</p> <p>This report provides no comment on the condition of trees within the churchyard. A report should be obtained from an arboriculture specialist if there are concerns about them.</p>
A1.7	<p>The report gives information on the condition of fabric of the church and makes recommendations for any further advice. This is not a schedule of work and cannot be used to obtain costs from contractors.</p> <p>Outline cost allowances are included within the appendix C. We draw your attention to noted exclusions and caveats, and highlight that values are based upon high-level assessment of the works noted within the QI. These allowances are provided for guidance purposes only, to assist the PCC in planning future works programmes.</p> <p>It is advised that, following definition of a detailed works scope, formal costings should be sought from an appointed quantity surveyor. To ensure the most accurate costings, these should be informed by detailed drawings or a quantifiable schedule of works.</p>
A1.8	A plan of the church is included under appendix A.
A1.9	The church listing description is included under appendix B.

A1.10	<p>Please note, this report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates or the client. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written consent of Donald Insall Associates or the client as appropriate. All material in which the intellectual property rights have been licensed to DIA or the client and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein.</p>
B	SUMMARY
B1.1	<p>Generally the church appeared to be in fair condition. The fabric was well designed, built to a very high standard, and using materials of the highest quality originally, and has benefitted from a high standard of repairs and maintenance works. This has helped to ensure the fabric has generally remained serviceable.</p>
B1.2	<p>It was however apparent that some elements require immediate attention, either because they are in dangerous condition, or which otherwise did not comply with contemporary standards. These include:</p> <ul style="list-style-type: none"> • Safe access to maintain internal lighting to the north and south aisles. • Safe access internally and externally to parts of the roof necessary for maintenance. • A fall of masonry reported (the origin could not be identified) to the south west turret. • Loose masonry to the parapet to the external steps to the south porch. • Loose guarding around the steps to the boiler house on the south side of the church. • Glazing in poor condition to the high level window to the roof space above the west window of the church. • Loose quarries to the tiled floors to the ambulatory and chapels at the east end of the building. • The lack of fire escape signage. • Leaks to the Sacristy roof.

	<p>Review of internal lighting to the church should include the lighting to the nave, maintenance of which from above may also present a safety hazard.</p> <p>Temporary signage should be provided where existing roof access does not meet current safety standards to advise that access is not safe.</p>
B1.3	<p>Other matters of concern requiring action within five years included:</p> <ul style="list-style-type: none"> • Leadwork, including the roof coverings to the north aisle, the sacristy and the north stair enclosure, flashings and weatherings to the ambulatory roof. Parapet gutter linings to the Nave roof. • External masonry at high level including pinnacles, parapets and sky facing surfaces to buttresses in general. • External masonry at the east end of the church including the sanctuary clerestory on the north side, and to Our Lady, Sacred heart and St Joseph chapels, where dressed stone is failing. • Loose areas of flint observed in several locations. • External cast iron rainwater pipes. • Windows are in some instances bowing. Some broken quarries were noted to the Sanctuary Clerestory on the south side, and to St Joseph's chapel, where leaks are apparent. • Leaks noted to the n. w. corner of the Lady Chapel, to the north wall of the Nave, and to the Sanctuary arch on the south side, not noted in the previous quinquennial inspection report. • Low level damp on the north side of the church, including to confessionals, to the Holy Souls Chapel, the Sacristy and to the Lady Chapel. • The waste pipes to the sink in the Sacristy and the vanity unit in the Sacristy lavatory, which block and leak.
B1.4	<p>The following now require further investigation by specialists:</p> <ul style="list-style-type: none"> • The vertical crack to the north wall of the nave, adjacent the west gable of the north aisle. • The crack to the Sanctuary clerestory wall, above the westernmost window, where masonry appears to have failed since the previous inspection. • The provision of lightning protection.
B1.5	<p>The findings of this quinquennial inspection, along with suggested actions</p>

are set out in Section C below. Actions are prioritised into four categories as follows:

- A: Unavoidable
Work required immediately for safety or to prevent likely imminent damage to the building fabric.
- B: Urgent
Work required within 12 months, generally avoiding further deterioration.
- C: Essential
Work required within the 5 year QI cycle
- D: Desirable
Non-essential items that would bring other benefits or that are likely to become essential in the next 5 year QI cycle.
- E: Enhancement
Non-essential items that the PCC may wish to consider in order to improve the over presentation and use of the church.
- * : Area should be reviewed once safe access is installed or specialist access can be arranged.

C	AREA-BY-AREA REPORT		
	<i>Inspection Notes</i>	<i>Action Notes</i>	<i>Cat.</i>
C1	HIGH LEVEL ROOFS		
C1.1	South West Turret Roof		
	Lack of safe access precluded inspection of the roof however local inspection was possible from the Nave roof gutter.	Access to inspect the rooftop is required either roped access or using a drone.	B
	The visible stone masonry appeared in good condition.	-	
	It was not possible to determine the condition of the roof covering.	Some slight water ingress was noted internally, suggesting the roof covering had failed	*

	The paintwork to the rainwater pipe was beginning to fail.	Rainwater goods would benefit from re-decoration.	D
C1.2	North-West Turret Roof		
	Lack of safe access precluded inspection of the roof however local inspection was possible from the Nave roof gutter.	Access to inspect the roof might be possible from a hatch (see below) or otherwise using roped access or a drone.	B
	No works had been undertaken since the last inspection.	-	
	The visible stone masonry appeared in good condition.	-	
	It was not possible to determine the condition of the roof covering.	-	
	The paintwork to the rainwater pipe was beginning to fail.	Rainwater goods would benefit from re-decoration.	C
C1.3	South Slope of the Nave Roof		
	Lack of safe access precluded full inspection of the roof. A limited inspection of the areas around the access dormer was possible.	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained.	A
	The stone parapet appeared to be in fair condition. Some local problems including open joints and decay as a result of sulphate deposits were noted.	It is likely that some open joints, stone decay will require attention. Stone cleaning needed to remove sulphate deposits.	C
	The previous reports notes 'gentle decay' to the pinnacles atop the parapet. The condition of pinnacle anchoring could not be determined.	Whilst no access is currently available to inspect, further review of these should be undertaken once safe access is available.	*
	The tile roof coverings appeared in good condition, with no defects apparent. Several roof ventilators noted.	-	
	Leadwork appeared to be in fair condition. Some bays appeared to be longer than current standards with shallow steps. Consequentially there is a risk that the leadwork may suffer stress fractures and fatigue, leading to water ingress.	A further inspection should be carried out, following safe access arrangements. Allowance should be made for rearrangement of the gutter and relining with lead.	C
	The 2009 QI noted that some apron flashings were split and loose, and the 2012 QI notes loose flashing pointing, however no inspection could be made to establish if this remains the case.	A further inspection should be carried out, following safe access arrangements.	*
	Damage to leadwork around fixings of the access dormer cheeks remains as noted in the 2009 and 2012 QI. Indicators of water ingress noted around the return of the door frame	The lead dots covering fixings of the dormer lead cheeks require patch repairs or replacement. The leadwork around the door edge should be secured where free, and the gap between lead and timber sealed.	B

	The door joinery and frame appear in fair condition; however the sill is in poor condition, having suffered on-going weather exposure.	The sill should be replaced.	B
C1.4	Nave North Slope		
	Lack of safe access precluded full inspection of the roof. A limited inspection of the areas around the access dormer was possible.	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained.	A
	The stone parapet appeared to be in fair condition. Some local problems including open joints and decay as a result of sulphate deposits were noted.	Stone cleaning and repairs	C
	The previous reports notes 'gentle decay' to the pinnacles atop the parapet. The condition of pinnacle anchoring could not be determined.	Whilst no access is currently available to inspect, further review of these should be undertaken once safe access is available.	
	The tile roof coverings appeared in good condition, with no defects apparent. Only one ventilator is located on this roof slope; however the loft is open and ventilated via the south slope. The loft atmosphere did not appear damp.	-	
	Leadwork appeared to be in fair condition. Some bays appeared to be longer than current standards with shallow steps. Consequentially there is a risk that the leadwork may suffer stress fractures and fatigue, leading to water ingress.	A further inspection should be carried out, following safe access arrangements.	C
	Access dormer lead cheeks had slumped. Indication of water ingress noted around the door frame return.	Access dormer leadwork should be replaced. If replacement is delayed, the leadwork around the door edge should be secured where free, and the gap between lead and timber sealed.	B
	The door joinery and frame appear in fair condition; however the sill is in poor condition, having suffered on-going weather exposure.	The sill should be replaced.	B
C1.5	The Sanctuary Roof		
	Lack of safe access precluded inspection of the roof.	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained.	A
	The stone parapet appeared to be in fair condition. Some local problems including open joints and decay as a result of sulphate deposits were noted.	Open joints, stone decay and sulphate deposits require attention.	C
	The 2009 QI notes that the pinnacles around the Sanctuary roof have been	The pinnacles require stone cleaning, repair and re-pointing. Generally	C

	truncated. Open joints have allowed water ingress. This and sulphate deposits on the stone have resulted in decay. Condition of pinnacle anchoring could not be determined.	reinstatement of truncated pinnacle tops would benefit the building, but this should be considered only as an enhancement.	
	A single slipped tile was noted to the roof covering, north side. Further slipped tiles from beneath the pinnacle at the east end of the sanctuary roof.	Loose tiles should be re-secured.	B
	The 2012 QI notes loose apron flashing pointing and slits within the lead apron however no inspection could be made to establish if this remains the case.	A further inspection should be carried out, following safe access arrangements.	*
	Deterioration of the cross at the terminus of the Sanctuary ridge was noted in the 2012 QI. It appears that further decay has now resulted in partial collapse.	Although in poor condition the cross doesn't present an immediate safety hazard at ground level. Notwithstanding it requires repair and re-decoration.	B
C2	LOWER ROOFS		
C2.1	Ambulatory Roof		
	Lack of safe access precluded inspection of the roof over the south ambulatory.	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained.	A
	Generally visible stonework appeared in good condition.	-	
	Generally visible leadwork appeared in fair condition. To the roof to the south Ambulatory, the head flashing to the tiled roof was sunken at the ridge and with irregular falls into flashing overlaps. This risks water ingress.	To prevent water ingress, the head flashings to the ridge abutment should be replaced with the sunken area raised to fall correctly.	B
	Flashings at the base of the southern buttresses, adjacent to the Southern tiled roof, appeared to be formed of aluminium.	It is advised to replace the aluminium flashings with lead.	C
	Leadwork to the south-east has been patched repaired, and appears time expired and failed.	Replace this leadwork. As a temporary measure, repairs should be renewed.	B
	Step irons, installed to the buttresses on the south side, do not meet current access regulations and present a safety risk.	Foot hold craps should be removed.	B
	There is evidence of failed joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
	Loose lightning conductor traverses tiles roof and across leadwork,	The loose conductor should be properly secured to the building.	B

	presenting a trip hazard and possible miss-function (also noted under C3.1).		
C2.2	South Aisle Roof		
	Lack of safe access precluded inspection of the south aisle roof. Notes regarding this area were observed from the adjacent higher Nave roof.	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	A
	Since last QI, areas of parapet repointing appeared to have been undertaken.	-	
	Generally visible stonework appeared of good condition.	Some open joints should be anticipated.	B
	As noted in the 2009 and 2012 QI, multiple instances of flattened standing seams were observed, which may compromise the buildings envelope leading to water ingress. The 2012 QI also noted exposed fixings.	Further investigations should be undertaken following safe access.	*
C2.3	North Aisle Roof		
	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	B
	Generally visible stonework appeared in good condition.	-	
	Generally lead bays and rolls appear of poor condition, with frequent stress fracturing. Numerous patch repairs, suggested on-going water ingress issues. Bays were noted to be longer, and steps shallower, than current design standards. Generally roof coverings appeared time-expired.	The roof covering should be replaced. Monitor condition and apply temporary repairs in the interim before full replacement can be undertaken.	B
	Lead parapet flashings and tiled roof flashings appeared to be generally in good condition.	-	
	The concrete slabs, anchoring the chains from the nave outlets may restrict thermal movement of the lead and contribute to stress fracturing.	An alternative solution to anchor the rain chains should be provided.	B
C2.4	Roof to Baptistery		
	Current access is generally safe although low roof parapets do not meet	A permanent safe access solution should be installed so that the roof can	B

	current safety standards	be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	
	Instances of loose flashings were noted.	Re-fixing and re-point loose leadwork	B
C2.5	Roof to St. Ignatius Chapel		
	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to roof surface.	B
	Some debris was noted within the lower wall hoppers, when viewed over the parapet.	Debris should be removed. Consider hopper head grilles to prevent debris collecting.	A
C2.6	Roof to the Northern Access Staircase		
	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	
	Roof covering generally in fair condition, although it appears to be of similar age to the north aisle roof. Instances of slumped lead bays were noted to the stair enclosure, which are likely to result in failure of the envelope and water ingress.	Monitor condition and apply temporary repairs in the interim before permanent repairs can be undertaken.	C
	Fixings had failed/ were missing to the lead cheeks around the door frame.	Leadwork should be re-secured.	B
	The clips to the base of the lead cladding to the stair enclosure appear inadequate for retaining the vertical bays.	Replace the clips with new.	B
	The steps in the adjacent gutter are shallow and do not comply with current standards. No leaks were noted, however.	Re-line and rearrange the gutter.	D
	A pipe penetrates the lead envelope on the south side at high level, with open joints around that provide a route for water ingress.	If redundant, the pipe should be removed and the opening patched with lead. If still in use, the opening around the pipework should be closed and sealed.	C

C2.7	Sacristy Roof		
	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	B
	An open joint in the north-east parapet skyface was noted.	Joint should be re-pointed.	C
	The lead covering to the roof was generally in poor condition, with leaks noted (below) widespread repairs of lead rolls and bays were taken as an indication that there have been leaks here in the past.	Monitor condition and apply temporary repairs in the interim before permanent repair can be undertaken.	B
	Instances of loose pointing above the parapet flashings were noted, with some instances of flashing coming adrift.	Loose pointing should be removed and the flashings re-secured and pointed.	B
	Failed joints to rainwater pipes noted. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
	A rainwater fixing bracket towards the north-east has been replaced with an inadequate temporary fixing.	The fixing should be replaced with a replica of the adjacent originals.	D
	Some debris was noted within the lower wall hoppers, when viewed over the parapet.	Debris should be removed. Consider hopper head grilles to prevent debris collecting.	A
C2.8	Lady Chapel Roof		
	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	B
	Stone parapets display limited build-up of sulphate deposits.	Undertake stone cleaning.	C
	Loose mortar fragments were found on the roof, however the origin could not be determined.	Presence of fragments indicates pointing loss within the vicinity, possibly originated from the high-level nave roof (inaccessible for inspection). This indicates high-level repair works are a likely requirement.	C
C2.9	Sacred Heart Chapel Roof		

	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	B
	Stone parapets display limited build-up of sulphate deposits.	Undertake stone cleaning.	C
	An open joint in the eastern parapet was noted.	Open joint should be repointed.	C
	The 2009 QI notes the condition and size of the gutter is a cause for concern.	Re-line and rearrange the gutter.	D
C2.10	St Joseph Chapel Roof		
	Current access is generally safe although low roof parapets do not meet current safety standards	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained. Lower roofs, generally, would benefit from some form of protective walkway to reduce the risk of damage to the roof surface.	B
	Two open joints in parapet skyface were noted.	Open joints should be repointed.	C
	Some loose pointing was found within the lead flashing chase.	Loose pointing should be removed and replaced.	C
C2.11	North West Confessional Roof		
	Plant growth and instances of slipped tiles were noted.	Slipped tiles should be re-secured, and the plant growth cleared.	B
	There is evidence of failed joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
C2.12	North East Confessional Roof		
	Plant growth and instances of slipped tiles were noted.	Slipped tiles should be re-secured, and the plant growth cleared.	B
	Collected debris was noted behind the (redundant) flue to St. Ignatius Chapel. This area is sheltered from the ground and may be routinely missed during maintenance.	Debris should be removed if safe access allows.	C
C3.0	WALLS EXTERNALLY		
C3.1	Sanctuary High Level (Clerestory)		

	Inspection was limited to observation from the accessible low level roof and from ground level.	-	
	<p>To the north side and the east end, general decay and open joints were noted to the pinnacles. The condition of pinnacle anchoring could not be determined.</p> <p>Parapets generally appear in fair condition although recent loss of part of the drip to the string to westernmost bay on the north side was noted. This is associated with the structural defect noted below.</p> <p>Some sulphate deposits to tracery and moss and algae to sky surfaces of stonework generally. Moss and some stone decay noted to window sills, north side.</p>	Open joints should be repointed, and repairs undertaken where stonework has failed. Stone cleaning is needed to remove sulphate deposits and moss/ algae growth.	C
	To the north side, there is a crack in the masonry above the westernmost window. Part of the extrados is missing, and some of the flint facing to the wall ditto.	A structural report on this feature, not noted in the last quinquennial report, is advised.	A
	Decay of carved label stops to the windows noted.	Shelter-coating to arrest further decay. In worst case replacement may be necessary.	C
	Open joints to the flint facing to the north wall noted.	Open joints should be repointed.	C
	Stone sky surfaces to the buttresses to the south side in particular appeared to be decayed and letting in water. The joints between flints and the dressed stone quoins were failing.	Repairs will be needed where stonework has failed.	C
	There is evidence of failed joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
	The access ladder fixed to the north side ambulatory roof and clerestory and providing access to the Sanctuary with current safety standards does not meet current standards for safe access.	A permanent safe access solution should be installed so that the roof can be safely inspected and maintained.	A
	The windows appeared to be in fair condition. The window hoppers had netlon fixed over.	Install bird mesh if thee hoppers are to be overhauled.	D
	Detached lighting conductor noted to the right hand side of the east window.	The loose conductor should be properly secured to the building.	B
C3.2	Lady Chapel		

	Note, area obscured by lean to gardener's store could not be inspected.	-	
	General condition of pinnacles and parapets similar to those to the sanctuary. Again open joints and sulphation of stonework to the parapet apparent.	Open joints should be repointed, and repairs undertaken where stonework has failed. Stone cleaning is needed to remove sulphate deposits and moss/ algae growth.	C
	Stonework to the walls generally in fair condition. Window extradii decayed. Some historic settlement with hard mortar used for repair (e.g. to blind window behind the altar). Sulphate deposits and moss/ algae. Some hard mortar repairs are now failing. Further decay of dressed stone further down the wall was noted where drip mouldings are failing.	Loose hard mortar should be replaced with lime mortar. Open joints should be repointed, and repairs undertaken where stonework has failed. Stone cleaning is needed to remove sulphate deposits and moss/ algae growth.	C
	Stone sky surfaces to the buttresses appeared to be decayed and letting in water.	Repairs will be needed where stonework has failed.	C
	There is evidence of failed joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
	Moss has collected on the flat roof to the gardener's store. Some loose debris too.	Remove	B
C3.3	Sacred Heart Chapel		
	Note that the area obscured by lean to gardener's store could not be inspected.	-	
	Stonework to the walls generally in fair condition. Window extrados mouldings extensively decayed. Some historic settlement noted, with hard mortar used for repair (e.g. to blind window behind the altar). Sulphate deposits and moss/ algae. Some hard mortar repairs are now failing. Further decay of dressed stone further down the wall was noted where drip mouldings are failing. An amount of decayed dressed stonework and some locally open joints to the flint facing to the walls were noted. The string above the chequer work to all elevations is failing.	Loose hard mortar should be replaced with lime mortar. Open joints should be repointed, and repairs undertaken where stonework has failed. Stone cleaning is needed to remove sulphate deposits and moss/ algae growth.	C
	Stone sky surfaces to the buttresses appeared to be decayed.	Repairs will be needed where stonework has failed.	C
	A crack is apparent above the south window head, with displaced masonry adjacent. This continues below window sill, where it has been pointed in hard mortar.	This appears to be historic. Condition to be monitored.	

	Windows generally appeared to be in fair condition, however some bowing of the glazing to the south side was noted, mastic has been applied to the perimeter of the glazing in the recent past.	Windows should be monitored for water ingress. Overhaul of the bowing windows should be undertaken during the next major works programme, but not necessarily in the immediate future.	C
	There is evidence of failed joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
C3.4	St Joseph's Chapel		
	Here greater exposure to the weather (due to orientation) means that there is less sulphate deposits and moss/ alae are not as prevalent as on the other side of the building. Stone decay was noted to the drips and string course below the parapet, possibly contributing to accelerated decay of low level masonry and loss of mortar from joints. More failing extrados mouldings and cementitious pointing e.g below south window (right hand side of altar). Plastic repairs to stonework, in some locations now failing.	Loose hard mortar should be replaced with lime mortar. Open joints should be repointed, and repairs undertaken where stonework has failed. Stone cleaning is needed to remove sulphate deposits and moss/ algae growth.	C
	Stone sky surfaces to the buttresses are now extensively decayed.	Repairs will be needed where stonework has failed.	C
	Some flints (individual) are missing at plinth level. Adjoining may become loosened consequently.	Repair with new flints.	B
C3.5	South Ambulatory		
	Hard pointing was noted to the western most bay, where previous lean to removed.	No notable issues observed, therefore condition should be monitored.	
	Limited instances of missing flints noted from walls. Adjoining may become loosened consequently.	Accessible locations should be repaired with new flints. Where inaccessible works are likely to be part of a medium term larger repairs programme.	C
	Vegetation was noted at ground level.	It is desirable to remove vegetation likely to climb or root within masonry.	B
	Some loose salvaged stones were noted on the concrete floor of the former lean to.	The presentation of the church would be improved if the stone was relocated (if of use in repairs) or disposed of, and the concrete platform removed.	D
C3.6	The South Transept		
	Sulphate deposits to open work parapet, as noted elsewhere. Some decay to weathering stonework to buttresses although not as bad as to the north	Open joints should be repointed, and repairs undertaken where stonework has failed. Stone cleaning is needed to remove sulphate deposits and	C

	and east sides of the building. More sulphate deposits to quoins to buttresses, especially at low level.	moss/ algae growth.	
	Window stonework and glazing generally in fair condition. Some decay to the carved stops to window extrados noted. Sulphate deposits to window stonework noted.	Decay is not an immediate concern, however if decay is accelerating shelter-coating or replacement may be necessary in the long-term.	C
	More failed joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
	Guard rail to boiler room steps is loose, where stone plinth has decayed. Part of the railing is broken and one rail is missing.	Railing should be overhauled, and missing rail replaced. Associated works to stone plinth should be undertaken.	A
	Glazing generally in fair condition. however original windows to boiler room had been replaced with glazed wooden sashes without effective sill detail. Significant sulphate deposits now causing decay to stone window surround.	It would be desirable to reinstate the original boiler room window pattern, or at a minimum to amend the existing window sill to prevent water ingress.	C
	Cement mortar failing around coal hole resulting in failure and displacement.	Lift cover and re-bed on lime mortar.	C
C3.7	Nave, South Side High Level Clerestory		
	Pinnacles and parapets generally appeared to be in good condition. To flying buttress at east end, the former boiler house flue appears to be heavily decayed; noted open joints between flints and dressed stone e.g. to west elevation of this buttress.	Open joint should be repointed. Where decayed stone compromises weather shedding capability of buttress (e.g. sky facing), stone should be replaced.	B
	Stonework at lower levels generally appears in good condition, same sulphate deposits to window stonework notwithstanding.	Stone cleaning is needed to remove sulphate deposits.	C
	The glazing to the easternmost window appears recent. Glazing elsewhere appears to be in fair condition; 1 no. broken quarry to the third bay from the east end. More netlon to window hoppers. Do the hoppers actually work?	Window repairs desirable.	D
	Rainwater goods in poor condition. Possible crack to the RWP to the sixth bay from the east end.	Rainwater pipes require overhaul and re-decoration.	B
C3.8	South Aisle		
	Sulphate deposits to open work parapet, as noted elsewhere. Some decay	Open joints should be repointed, and repairs undertaken where stonework	C

	to weathering stonework to buttresses although not as bad as to the north and east sides of the building. More sulphate deposits to quoins to buttresses, especially at low level.	has failed. Stone cleaning is needed to remove sulphate deposits and moss/ algae growth.	
	Live masonry is a safety hazard to parapet quoins / coping to east side of the steps to the south door. There is also a crack to parapet on other side adjacent return heading up to the south door. The latter appears to be historic and if the masonry isn't live then consider this category C.	Live masonry should be carefully taken down and re-built.	A
	Open joints and settlement are affecting the arched head to the south door arch.	Stone cleaning and repair.	C
	More failing joints to rainwater pipes. Decoration of rainwater pipes is also failing.	Rainwater pipes require overhaul and re-decoration.	B
	Airbricks located beneath each window are generally closed with cement mortar.	Reinstatement would be desirable, rather than essential	D
	Cementitious pointing and slurry tosh-up to plinth course. Not good, but holding.	Removal likely to cause damage. Leave and monitor.	
	Door ironmongery 'drop ring' has been replaced with plastic handle.	New wrought iron drop ring desirable, not essential	D
	Decorations of iron handrails are failing.	Requires redecoration.	C
C3.9	The Western End of the Nave, West of the South Aisle		
	Again, the rainwater pipes are in need of redecoration	Rainwater pipes require overhaul and re-decoration.	B
C3.10	West Front of the Church		
	It has been reported that debris has recently fallen from the south west turret, however the source could not be identified from ground level inspection.	High level access required for further inspection.	A
	Some stone decay noted to tracery to the louver openings of the north west turret. Some open mortar joints at high level eg. to turrets, extrados, between quoins and flint facing to walls.	High level access required for further inspection.	C
	A lost flint was noted on the porch. Adjoining may become loosened consequently.	Flint should be replaced.	B

	Rainwater drainage from the porch via hopper appears to be in poor condition.	Rainwater pipes require overhaul and re-decoration.	B
	Open joints to plinth to handrail to north side of steps. Handrail still firm however.	Re-point open joints.	C
	Barbed wire (possibly for bird control) installed to Mother and Child tympanum.	Removal would improve the general presentation of the church.	D
	Generally lighting is utility driven and cabling is surface mounted.	Generally the lighting and cabling detracts from the presentation of the church. Re-designed lighting generally could greatly improve the presentation and public profile of the building.	E
C3.11	Nave North Site High Level Clerestory		
	To the blind bay adjacent the north west turret, there is (possibly ferrous?) staining apparent, as noted in the last quinquennial report. We were told that this has become more apparent than previously. The staining appears to be associated with a vertical crack to the masonry, and with previous fixings (now removed), which have been made good with new flints pieced in.	A structural report on this feature is advised.	A
	Sulphate deposits noted to dressed stone surfaces generally. The surviving portion of the pinnacle of the easternmost flying buttress is heavily decayed.	Stone cleaning and repairs required.	C
	Missing section of brattishing to the canopy over the side entrance to the west end of the church.	Replace brattishing.	D
	Decoration of rainwater pipes is failing.	Rainwater pipes require overhaul and re-decoration.	B
	Again, hoppers to windows have rather crude bird screens in netlon fixed to the window externally. Some sulphate deposits.	Window repairs desirable	D
C3.12	North Aisle, West Gable End		
	Generally in good condition.	-	
C3.13	The Baptistry		

	Cracks noted to parapet coping stonework, plus sulphate deposits to dressed stone generally especially in sheltered locations.	Stone cleaning and repairs required.	C
C3.14	North West Confessional		
	Some sulphate deposits to dressed stonework.	Stone cleaning and repairs required.	C
	Decoration of rainwater pipes is failing.	Rainwater pipes require overhaul and re-decoration.	B
C3.15	St Ignatius Chapel		
	Some sulphate deposits to dressed stonework. One failed section of drip mould to a section of parapet coping. Hole to flue to east side elevation.	Stone cleaning and repairs required.	C
	Similar concerns regarding the condition of rainwater goods to those noted elsewhere.	Rainwater pipes require overhaul and re-decoration.	B
C3.16	North East Confessional		
	Some sulphate deposits to dressed stonework.	Stone cleaning and repairs required.	C
	Decoration of rainwater pipes is failing.	Rainwater pipes require overhaul and re-decoration.	B
C3.17	Gable to Lower Roof Staircase		
	Sulphate deposits to stonework again noted, in places quite bad eg. to underside of carved stops to extrados. Some failed stonework to parapet coping.	Stone cleaning and repairs required.	C
C3.18	Sacristy		
	Sulphation deposits as noted elsewhere again present. Some damaged stonework eg. to corbel to first floor right hand flue.	Stone cleaning and repairs required.	C
	Failing stonework to capping to buttress in angle between Sacristy and Our Lady Chapel.	Stone cleaning and repairs required.	B
	Rather lash-up drainage and cold water pipe to tap to return wall to Our Lady Chapel.	Consider replacement as part of renewal of waste drainage to Sacristy (below)	B
C4.0	CHURCHYARD		

	Since the last quinquennial report, the eastern boundary wall has been partially dismantled.	Wall should be re-built in yellow stock bricks to match its previous appearance.	B
	The south boundary wall (to Darlaston Road) is largely concealed behind a hedge. Some significant stone decay to copings, as well as local damage and open joints as noted in the last quinquennial report. Sulphate deposits noted to the gateway arch.	Repairs (and cleaning to the arch) are needed to put the wall back in good condition. Works would necessitate some significant cutting back, or even removal of the hedge.	D
	The west boundary wall (to Edge Hill) is in similar condition to the east wall. There are sulphate deposits to the stonework of the gate here too.	Repairs (and cleaning to the arch) are needed to put the wall back in good condition. Works would necessitate some significant cutting back, or even removal of the hedge.	D
	Concrete paving along north wall is likely to be contributing to damp within the church. This is likely to be contributing to damp issues noted within the building.	It is highly desirable to remove the hard surface, and install a breathable perimeter surface to avoid ground moisture rising through the church walls.	D
C5.0	THE INTERIOR OF THE CHURCH		
C5.1	Current Internal Works Programme		
	It is understood that no works are currently planned.	-	
C5.2	Roof Space to North West Turret		
	Void between the stairwell and the roof sarking was inaccessible. The access hatch could not be opened due to binding in its frame.	Easing of the hatch would provide some access, however it is likely that the resulting view would be of limited aspect. Inspection to the turret roof should be arranged, as previously noted.	B
	To the windows, some cracked quarries were noted.	Repairs considered desirable. In the interim, leave and monitor.	D
	There was no staircase handrail.	A handrail should be provided for safe access.	B
	The tower entrance door binds.	Door should be eased, or ironmongery adjusted.	C
	The area directly below the staircase is used for storage.	The use should be discontinued, with alternative storage locations found.	B
C5.3	Roof Space to South West Turret		
	Access for inspection was possible at low level only.		

	Some evidence of water ingress was noted at high level, on the east side.	Water ingress suggests the roof covering had failed	*
C5.4	Nave Roof Space		
	The roofing felt is a suspected asbestos containing material	An asbestos check should be undertaken on the roof felt material as soon as possible. We are informed the asbestos register has no entry for the felt.	A
	To the window at the west end of the roof, above the west window of the church, damage to glazing quarries and lead comes was noted. The opening panel of the window appears seized and no attempt was made to open the window. The risk of falling debris presents a safety risk.	Overhaul and repair of the window is required. The window should not be opened, and signage notifying this installed.	A
	Good access was afforded by the central walkway, however the access ladder does not meet current standards and presents risk of falling from the access walkway into the inaccessible roof void.	Ladder access should be reviewed and additional guarding provided.	C
	There is an amount of debris and ad hoc storage.	Shelving or racks should be provided for safe storage of lighting spares, if required. Clear away debris once safe access available.	C
C5.5	The Roof Space of the Sanctuary		
	The roofing felt is a suspected asbestos containing material	An asbestos check should be undertaken on the roof felt material as soon as possible. We are informed the asbestos register has no entry for the felt.	A
	Daylight was visible to the ridge at the east end, and some water ingress is associated with this.	Repairs to roof covering should be undertaken from the exterior.	B
	There is an amount of debris and ad hoc storage.	Shelving or racks should be provided for safe storage of lighting spares, if required. Clear away debris once safe access available.	C
C5.6	The Sanctuary		
	Some water damage was noted in the south west corner, associated with a recent leak to the chancel arch.	Source of leak should be addressed at roof level, if water ingress continues to be an issue.	B
	Water damage was noted to the plaster adjacent to the chancel arch, on the south side, and to the adjacent window surround. There is significant damage to the masonry columnettes in the area, including surface deposits of salts.	Cleaning and local repairs desirable.	D
	The stone work had collected some dirt and there was dust to the clerestory	Cleaning and local repairs desirable.	D

	window sills. Some apparently open joints were noted to the clerestory string course.		
	Some evidence of water ingress at the window sills, and cracked quarry was noted to the central window on the south side.	Until a works programme facilitates overhaul of the windows, a temporary repair to stem water ingress should be undertaken from the outside.	B
	The floor generally in good condition. Some pieces of parquet have become loose in the past and re-fixed.	The detachment should be monitored, with loose blocks refixed as and when required.	C
C5.7	The Ambulatory		
	The stone work had collected some dirt and there was dust to sky facing surfaces.	Cleaning desirable.	D
	Very minor defect to painted plaster, to the south side, was noted.	Leave and monitor. This may be either damp related or incompatibility with paint systems.	
	Some stone decay was noted to the thresholds of the Sacristy and adjacent to a heating grille on the south side. This didn't present a tripping hazard.	Leave and monitor.	
	Some quarry tiles had detached from the floor in front of the Chapel of the Scared Heart.	Lift and re-lay loose areas of tiles. Undertake temporary repair pending permanent repair.	A
	Handrail to the steps adjacent to St Joseph's Chapel has become detached from the stonework. The handrail remains functional.	Handrail should be re-secured.	B
	Electrical cabling secured to the stonework.	It is desirable to remove fixings from stonework, to prevent damage and improve the presentation of the fabric.	D
	The lack of fire escape signage noted	Provide fire escape signage as necessary to meet current standards	A
C5.8	The Lady Chapel		
	Ceiling vaulting has some re-pointing and open joints. Walls generally in good condition, with some dust to stonework etc.	Cleaning and local repairs desirable.	D
	Water penetration damage to stonework in NW corner, not noted at the last quinquennial. There is no evidence of a leak externally, and this may be historic	Undertake further investigation when high level access available.	C
	The stone work had collected some dirt and there was dust to sky facing	Cleaning desirable.	D

	surfaces.		
	Some evidence of damp penetration to the walls at low level, as noted within the 2009 QI, was noted. Probably due to a combination of hard landscaping externally, and impermeable finishes internally preventing drying out of the base of the wall	Consider removing hard landscaping and replacing finishes internally to improve this condition	C
	Damage to the stonework of the canopy to the niche, in the east wall. Open joints within the reredos, on the right side, were also noted. These are historic defects.	Leave and monitor.	
	Some stone decay was noted to the thresholds of the Ambulatory, where tiles are also loose and detached.	Lift and re-lay loose areas of tiles. Undertake temporary repair pending permanent repair.	A
	Windows in fair condition with some discolouration and evidence of bowing to the glazing. Opening lights non-functional.	Leave and monitor.	
	Surface cabling to lighting detracts.	Re-route cabling.	E
C5.9	The Sacred Heart Chapel		
	Ceiling vaulting has some re-pointing and open joints. Walls generally in good condition, with some dust to stonework etc. Some water penetration damage was noted on the east side, believed to be historic.	Cleaning and local repairs desirable.	D
	Some decay to column base to the right of the altar, probably due to rising damp.	Consider replacing finishes internally to improve this condition	C
	Some water penetration damage was noted in the north east corner, believed to be associated with the historic leak.	Cleaning and local repairs desirable	D
	The stone work had collected some dirt and there was dust to sky facing surfaces.	Cleaning desirable.	D
	Some stone decay was noted to the thresholds of the Ambulatory, where tiles are also loose and detached.	Lift and re-lay loose areas of tiles. Undertake temporary repair pending permanent repair.	A
	Again, glazing in fair condition only with some bowing noted. Decay to column base to right hand side of altar probably due to rising damp.	Leave and monitor.	
	Electrical cabling secured to the stonework.	Re-route cabling.	E

5.10	The St Joseph's Chapel		D
	Ceiling noted some re-pointing associated with historic movement. Significant displacement to arch above right hand window – with some opening up since this was previously re-pointed. Displacement to ribs to the vault immediately above.	Cleaning and local repairs desirable.	D
	Evidence of water damage to stonework to springing of vault to left hand side of altar and to window arch adjoining.	Undertake further investigation when high level access available. Cleaning and local repairs desirable.	C
	Some evidence of current movement to stone window surround and plaster finished window sill, associated with displacement of window arch above. Damage to string course below, including 3/4 inch crack, with approx. 2/3 of pointing infill. This appears historic pointing, suggesting movement occurred shortly after completion with subsequent making good. The crack is likely to be attributable to seasonal movement.	Leave and monitor.	
	Some water penetration noted to the right side of window, as well as decay to the sill. Some failing finishes are associated with water ingress to left of the window. This indicates failure may reside in the glazing / window assembly.	Until a works programme for overhaul of the windows is programmed, a temporary repair to stem water ingress should be undertaken from the outside.	B
	The stone work had collected some dirt and there was dust to sky facing surfaces.	Cleaning desirable.	D
	Floor in good condition although defect developing to threshold as for our lady and Sacred Heart noted above.	Lift and re-lay loose areas of tiles. Undertake temporary repair pending permanent repair.	A
	Lighting installation detracts. Electrical cabling secured to the stonework.	Replace, and re-route cabling.	E
C5.11	The South Aisle		
	There is no safe access to maintain internal lighting in the South Aisle mounted on the Nave arcade	Safe replacement of failed lamps is not currently possible. Review options for maintenance from ground level, e.g. light weight scaffolding. Consider replacing current lighting if necessary to eliminate the need for high level access.	A
	Ceiling generally appeared to be in good condition. A possible defect apparent to the sixth bay from the east end to be investigated further if	Leave and monitor.	

	close inspection allows.		
	Walls generally in good condition. The stone work had collected some dirt and there was dust to sky facing surfaces. The nave arcade is generally in good condition although there is evidence of open joints and re-pointing probably associated with settlement e.g. to apices.	Cleaning desirable.	D
	The floor was in good condition although the parquet appeared to be detaching from its background in many places.	The detachment of parquet should be monitored, with loose blocks re-fixed as and when required.	C
	A movement crack was noted to the floor of the 2 nd bay of the Aisle from the east end. There is a cracked stone and loose flag to the Nave arcade and a significant area of parquet was detached from the floor.	A structural report on this feature is advised.	A
	Electrical cabling secured to the stonework.	It is desirable to remove fixings from stonework, to prevent damage and improve the presentation of the fabric.	D
	The ventilators beneath the windows are generally inoperable.	Reinstatement would be desirable, rather than essential	D
	The lack of fire escape signage noted	Provide fire escape signage as necessary to meet current standards	A
C5.12	The North Aisle		
	There is no safe access to maintain internal lighting in the North Aisle mounted on the Nave arcade	Safe replacement of failed lamps is not currently possible. Review options for maintenance from ground level, e.g. light weight scaffolding. Consider replacing current lighting if necessary to eliminate the need for high level access.	A
	Generally walls appeared in good condition, however some low level damp was noted causing decay of the marble cladding to the west wall, to the Holy Souls altar.	Consider removing hard landscaping and introducing additional ventilation internally to improve this condition. Cleaning and local repairs desirable.	C
	The floor was in good condition although the parquet appeared to be detaching from its background in many places.	The detachment of parquet should be monitored, with loose blocks re-fixed as and when required.	C
	Some stone decay to the thresholds to the confessionals and to The Chapel of St Ignatius. This didn't present a tripping hazard at the time of this inspection.	Leave and monitor.	
	Electrical cabling secured to the stonework.	It is desirable to remove fixings from stonework, to prevent damage and improve the presentation of the fabric.	D

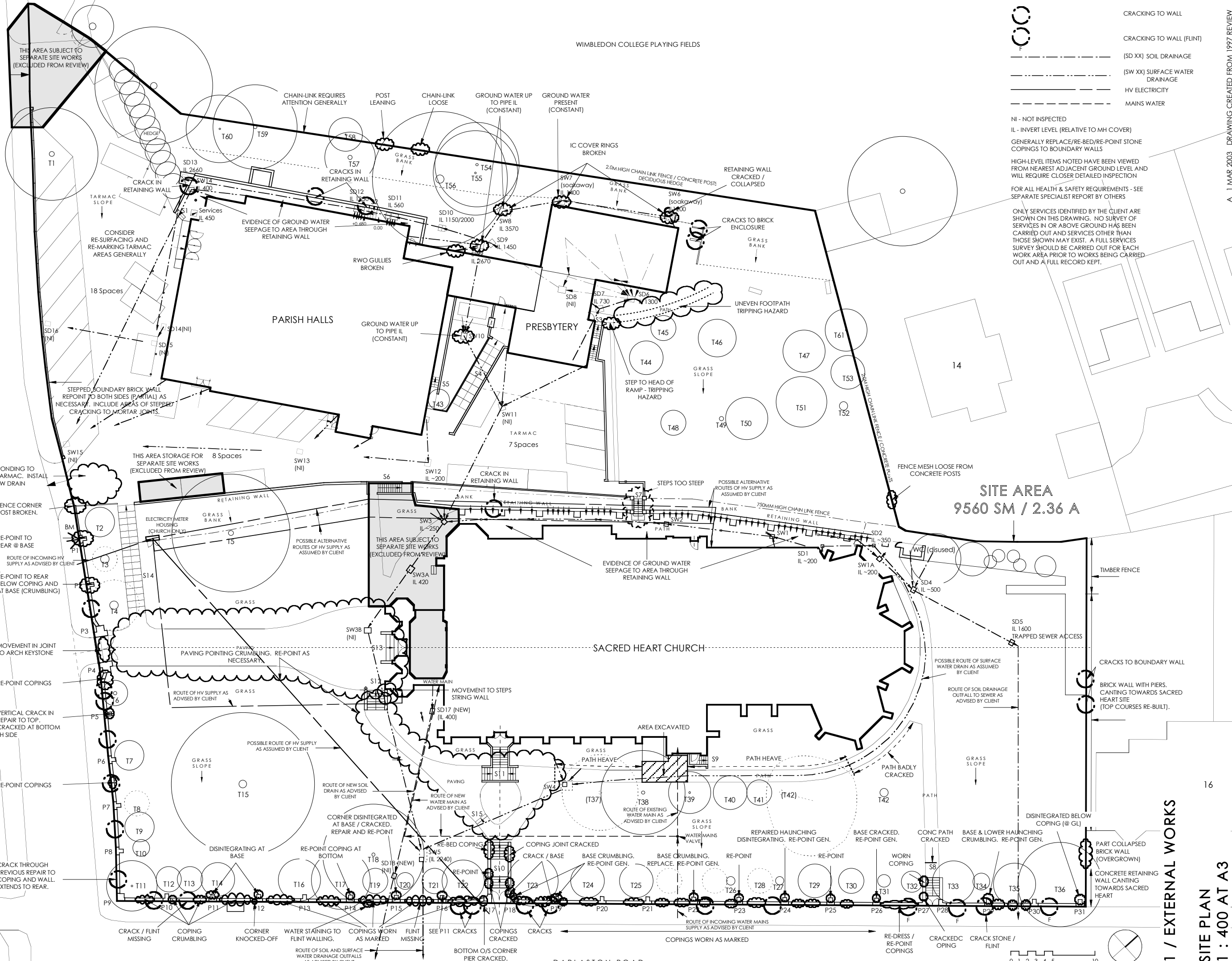
	The lack of fire escape signage noted	Provide fire escape signage as necessary to meet current standards	A
C5.13	The Baptistry		
	The stone vault appeared to be in good condition, but exceptionally dirty. The stonework generally had collected some dirt and there was dust to sky facing surfaces.	Cleaning desirable.	D
	Close inspection was not possible at the time of the inspection.	Close inspection of the font cover is advised, to confirm that this is in serviceable condition.	*
C5.14	Confessional 1		
	Ventilator beneath west window is not operational.	Reinstatement would be desirable, rather than essential	D
	Ditto hopper to east window	Consider repairs as part of a works programme to overhaul the windows	D
	Floor generally in fair condition, although patch repairs in concrete noted.	Consider carpentry repairs to floor as desirable, rather than essential	D
C5.15	Confessional 2		
	Broken thermostatic valve noted.	Fitting should be replaced.	B
C5.16	Confessional 3		
	Room currently used as a store room, prohibiting inspection.	-	
C5.17	Confessional 4		
	This confessional was being used as an ad-hoc store room.	-	
	Generally ceilings, walls and floors appear of fair condition, however damp and failing decorations were noted to the north wall.	Consider removing hard landscaping and replacing finishes internally to improve this condition	C
	A damaged beezer box has left electrical wires exposed.	Fitting should be replaced as a matter of urgency.	A
	Lock to the door is missing, leaving a hole.	Desirable to replace lock or, if no longer required, the hole repaired with timber piece in.	D

C5.18	Chapel of St Ignatius		
	All appeared to be in good condition.		
C5.19	Nave		
	It was not possible to inspect the Nave lighting, maintenance of which via the loft space requires lifting of the light fitting.	Consider replacing current lighting to eliminate the need for high level access as part of any options feasibility study for new lighting. Note, in the interim, management of the existing lighting should be reviewed to ensure the safety of personnel undertaking maintenance work. Internal scaffolding may be required to safely access lights from underside of ceiling structure. The access and lifting of lights from within the loft space presents a health and safety concern, and should be discontinued.	C
	Water damage was noted to the clerestory on the north side, between bays 3 and 4 from the east end, as well as failing paint finishes.	This damage may be historic, although it is not noted in the last quinquennial report. Undertake further investigation when high level access available.	C
	Failing paint was noted around window reveal bay 6 from the east, on the north side.	Undertake further investigation when high level access available. Source of damage may relate to paint system incompatibility, or damp.	C
	Mortar loss to joints of stonework was noted e.g. string courses, voussoirs to arches. The stone work had collected dirt and dust to sky facing surfaces. Open joints to string sources noted.	Cleaning and local repairs desirable.	D
	The floor was in good condition although the parquet appeared to be detaching from its background in places.	The detachment of parquet should be monitored, with loose blocks re-fixed as and when required.	C
	A movement crack was noted to the floor of the 2nd bay from the east end, in front of the altar, and associated with the designed movement joint. Open joints were also noted to the alter steps.	A structural report on this feature is advised.	A
	A number of the window panels appear to be bowing, and externally some rust jacking and failing caulking around fermenta was noted.	Consider overhaul and repair of leaded light windows in the long term. Monitor for defects.	C
	The lack of fire escape signage noted	Provide fire escape signage as necessary to meet current standards	A
C5.20	The Sacristy		
	Damp penetration to the walls at low level was reported. Probably due to a	Consider removing hard landscaping and replacing finishes internally to	C

	combination of hard landscaping externally, and impermeable finishes internally preventing drying out of the base of the wall	improve this condition	
	Ventilation grilles to windows noted as non-functioning.	Reinstatement would be desirable, rather than essential	D
	Catches to window hoppers not functioning correctly.	overhaul and repair considered desirable	D
C5.21	Sacristy Toilet		
	Damp penetration to the walls at low level was reported. Probably due to a combination of hard landscaping externally, and impermeable finishes internally preventing drying out of the base of the wall	Consider removing hard landscaping and replacing finishes internally to improve this condition	C
	It was reported that the waste pipes to the sink in the Sacristy and the vanity unit in the Sacristy lavatory block and leak.	Investigate non-compliances and replace wastes if necessary. Commission a specialist survey of below ground drainage if this fails to address the problem.	B
C5.22	The Outer Sacristy		
	It was noted that a water supply pipe conflicts with the north stair on opening, which is likely to fail if mechanical damage continues.	Pipe should be replaced, with a new route installed which avoids door.	B
C5.23	Staircase to Rooms Above Sacristy		
	Generally ceiling, walls and floor appear in fair condition, however failing paint was noted to upper section. Failure may relate to paint system incompatibility.	Specification for any re-decoration should address paint incompatibility issue.	D
	A cracked window pane was noted.	Damaged glazing should be replaced.	C
C5.24	First Floor Corridor		
	Water damage apparent to the ceiling adjacent to the Choir Room.	Local opening up necessary to investigate if leak is still present. Undertake temporary repair pending renewal of roof covering.	A
C5.25	Meeting Room (The Counting Room)		
	Further evidence of leak to east side above purlin to corridor, damage to ceiling.	Local opening up necessary to investigate if leak is still present. Undertake temporary repair pending renewal of roof covering.	A
C5.26	Choir Room		

	Defective paint finish to ceiling possibly as a result of paint incompatibility.	Specification for any re-decoration should address paint incompatibility issue.	D
	Damp ingress in north east corner.	Local opening up necessary to investigate if leak is still present. Undertake temporary repair pending renewal of roof covering.	A
	Missing quarry in west window to eye in top right corner.	Damaged glazing should be replaced.	C
	Further evidence of leak to north west corner of room. Apparent also in corridor adjacent.	Local opening up necessary to investigate if leak is still present. Undertake temporary repair pending renewal of roof covering.	A
D	RECOMMENDATIONS		
	<p>Whilst some essential and urgent works are identified, and in need of addressing in the near future, it is apparent that the spread of numerous smaller repairs suggest a larger maintenance programme of works is required in the foreseeable future.</p> <p>These works should seek to allow full access to all areas, and a proliferation of smaller repairs across the building should be anticipated.</p> <p>If such a programme of works cannot realistically be achieved within the next five – ten years, a number of works will still require addressing (notable at high-level and parapets), and other arrangements such as rope access may offer a solution.</p> <p>Access to roofs is noted as a primary concern, and should be addressed urgently, to enable further inspection of the high-level fabric. There is some concern that these inaccessible areas are also the most likely source of water ingress via sky-facing surfaces, and therefore this is where maintenance attention is most needed.</p>		
	<p>The following further surveys from specialists are suggested, as comment on these areas is beyond our expertise.</p> <ul style="list-style-type: none"> • Inspection of the lighting protection system; • Rope or Drone type access to inspect high-level inaccessible roofs; • Inspection of the windows, to assess their condition (bowing was noted as prevalent throughout). 		

	APPENDIX A: DRAWINGS
	<p>For locating and reference purposes only, selected drawings (prepared by <i>Copping Lindsay Architect</i> for the 2003 QI review) are included. Note, works indicated within the drawings relate to the 2003 QI and should be disregarded.</p> <p>The following plans are included overleaf.</p> <ul style="list-style-type: none">• Site Plan• Ground Floor Plan• Lower Roof Plan• Upper Roof Plan



- CRACKING TO WALL
- CRACKING TO WALL (FLINT)
- (SD XX) SOIL DRAINAGE
- (SW XX) SURFACE WATER DRAINAGE
- HV ELECTRICITY
- MAINS WATER

NI - NOT INSPECTED
 IL - INVERT LEVEL (RELATIVE TO MH COVER)
 GENERALLY REPLACE/RE-BED/RE-POINT STONE COPINGS TO BOUNDARY WALLS
 HIGH-LEVEL ITEMS NOTED HAVE BEEN VIEWED FROM NEAREST ADJACENT GROUND LEVEL AND WILL REQUIRE CLOSER DETAILED INSPECTION
 FOR ALL HEALTH & SAFETY REQUIREMENTS - SEE SEPARATE SPECIALIST REPORT BY OTHERS
 ONLY SERVICES IDENTIFIED BY THE CLIENT ARE SHOWN ON THIS DRAWING. NO SURVEY OF SERVICES IN OR ABOVE GROUND HAS BEEN CARRIED OUT AND SERVICES OTHER THAN THOSE SHOWN MAY EXIST. A FULL SERVICES SURVEY SHOULD BE CARRIED OUT FOR EACH WORK AREA PRIOR TO WORKS BEING CARRIED OUT AND A FULL RECORD KEPT.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCY TO BE REPORTED TO THE ARCHITECT. TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS INFORMATION AND PLANNED MAINTENANCE INSPECTION SHEETS
 A 1 MAR 2003 DRAWING CREATED FROM 1997 REVIEW ISSUES

PROJECT SACRED HEART CHURCH WIMBLEDON SW19 4RU
STATUS QUINQUENNIAL REVIEW 2003
ARCHITECTS COPPING LINDSAY ARCHITECTS
 14 METHLEY STREET LONDON SE11 4AJ
 TEL : 020 7793 7557 FAX : 020 7820 7809

1 / EXTERNAL WORKS

SITE PLAN
1 : 400 AT A3

JOB NO. CL210
DWG NO. SP001
ISSUE

Note, works indicated within drawing relate to the 2003 QI and should be disregarded.

FOR SERVICES LEGEND AND SITE LAYOUT OF SERVICES AS CURRENTLY IDENTIFIED BY CLIENT - SEE SITE PLAN CL210/SP001

ONLY SERVICES IDENTIFIED BY THE CLIENT ARE SHOWN ON THIS DRAWING. NO SURVEY OF SERVICES IN OR ABOVE GROUND HAS BEEN CARRIED OUT AND SERVICES OTHER THAN THOSE SHOWN MAY EXIST. A FULL SERVICES SURVEY SHOULD BE CARRIED OUT FOR EACH WORK AREA PRIOR TO WORKS BEING CARRIED OUT AND A FULL RECORD KEPT.

A 1 MAR 2003 DRAWING CREATED FROM 1997 REVIEW ISSUES



COPPING LINDSAY ARCHITECTS
14 METHLEY STREET LONDON SE11 4AJ
TEL : 020 7793 7557
FAX : 020 7820 7809

QUINQUENNIAL
REVIEW 2003

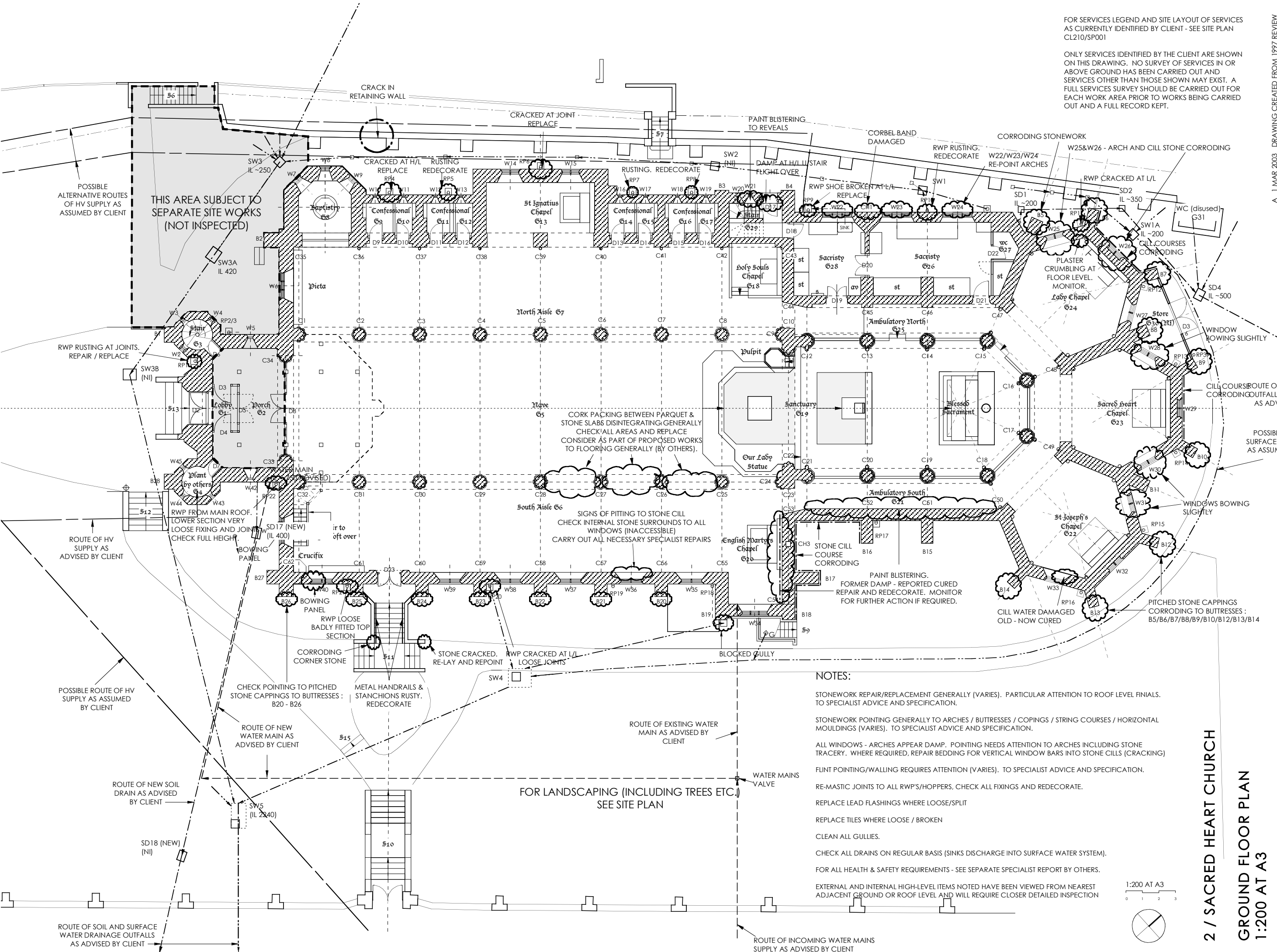
PROJECT SACRED HEART CHURCH
WIMBLEDON SW19 4RU

ISSUE A

DWG NO. C002

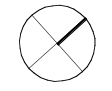
JOB NO. CL210

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- NOTES:**
- STONERWORK REPAIR/REPLACEMENT GENERALLY (VARIES). PARTICULAR ATTENTION TO ROOF LEVEL FINIALS. TO SPECIALIST ADVICE AND SPECIFICATION.
 - STONERWORK POINTING GENERALLY TO ARCHES / BUTRESSES / COPINGS / STRING COURSES / HORIZONTAL MOULDINGS (VARIES). TO SPECIALIST ADVICE AND SPECIFICATION.
 - ALL WINDOWS - ARCHES APPEAR DAMP. POINTING NEEDS ATTENTION TO ARCHES INCLUDING STONE TRACERY. WHERE REQUIRED, REPAIR BEDDING FOR VERTICAL WINDOW BARS INTO STONE CILLS (CRACKING)
 - FLINT POINTING/WALLING REQUIRES ATTENTION (VARIES). TO SPECIALIST ADVICE AND SPECIFICATION.
 - RE-MASTIC JOINTS TO ALL RWP'S/HOPPERS, CHECK ALL FIXINGS AND REDECORATE.
 - REPLACE LEAD FLASHINGS WHERE LOOSE/SPLIT
 - REPLACE TILES WHERE LOOSE / BROKEN
 - CLEAN ALL GULLIES.
 - CHECK ALL DRAINS ON REGULAR BASIS (SINKS DISCHARGE INTO SURFACE WATER SYSTEM).
 - FOR ALL HEALTH & SAFETY REQUIREMENTS - SEE SEPARATE SPECIALIST REPORT BY OTHERS.
 - EXTERNAL AND INTERNAL HIGH-LEVEL ITEMS NOTED HAVE BEEN VIEWED FROM NEAREST ADJACENT GROUND OR ROOF LEVEL AND WILL REQUIRE CLOSER DETAILED INSPECTION

1:200 AT A3

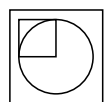


2 / SACRED HEART CHURCH
GROUND FLOOR PLAN
1:200 AT A3

Note, works indicated within drawing relate to the 2003 QI and should be disregarded.

FOR SERVICES LEGEND AND SITE LAYOUT OF SERVICES AS CURRENTLY IDENTIFIED BY CLIENT - SEE SITE PLAN CL210/SP001

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COPPING LINDSEY ARCHITECTS
14 METHLEY STREET LONDON SE11 4AJ
TEL : 020 7793 7557
FAX : 020 7820 7809

STATUS QUINQUENNIAL REVIEW 2003

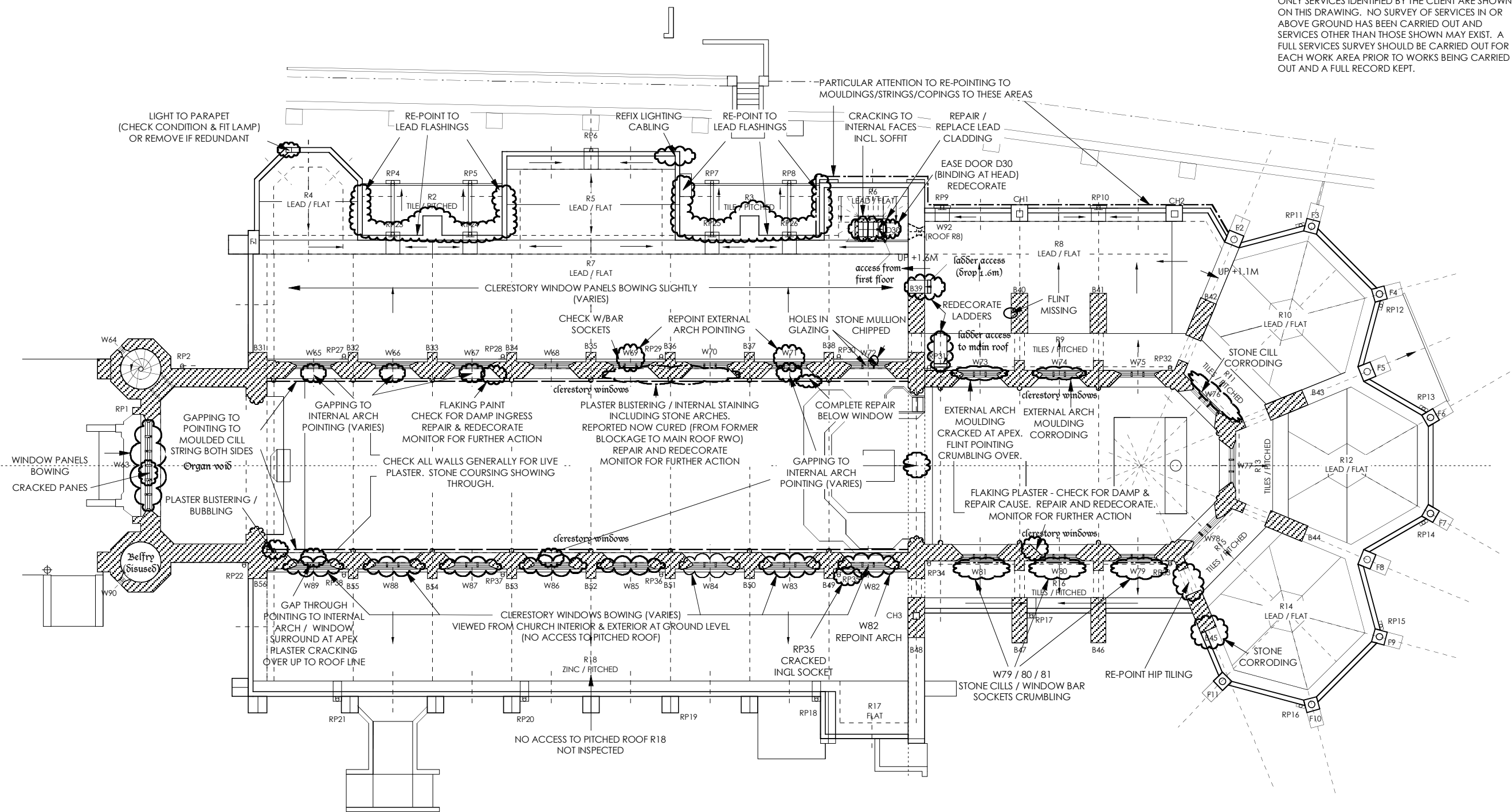
PROJECT SACRED HEART CHURCH WIMBLEDON SW19 4RU

ISSUE A

DWG NO. C004

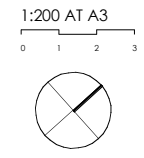
JOB NO. CL210

2 / SACRED HEART CHURCH
LOWER ROOFS PLAN
1:200 AT A3



NOTES:

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Note, works indicated within drawing relate to the 2003 QI and should be disregarded.

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A 1 MAR 2003 DRAWING CREATED FROM 1997 REVIEW ISSUES



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14 METHLEY STREET LONDON SE11 4AJ
TEL : 020 7793 7557 FAX : 020 7820 7809

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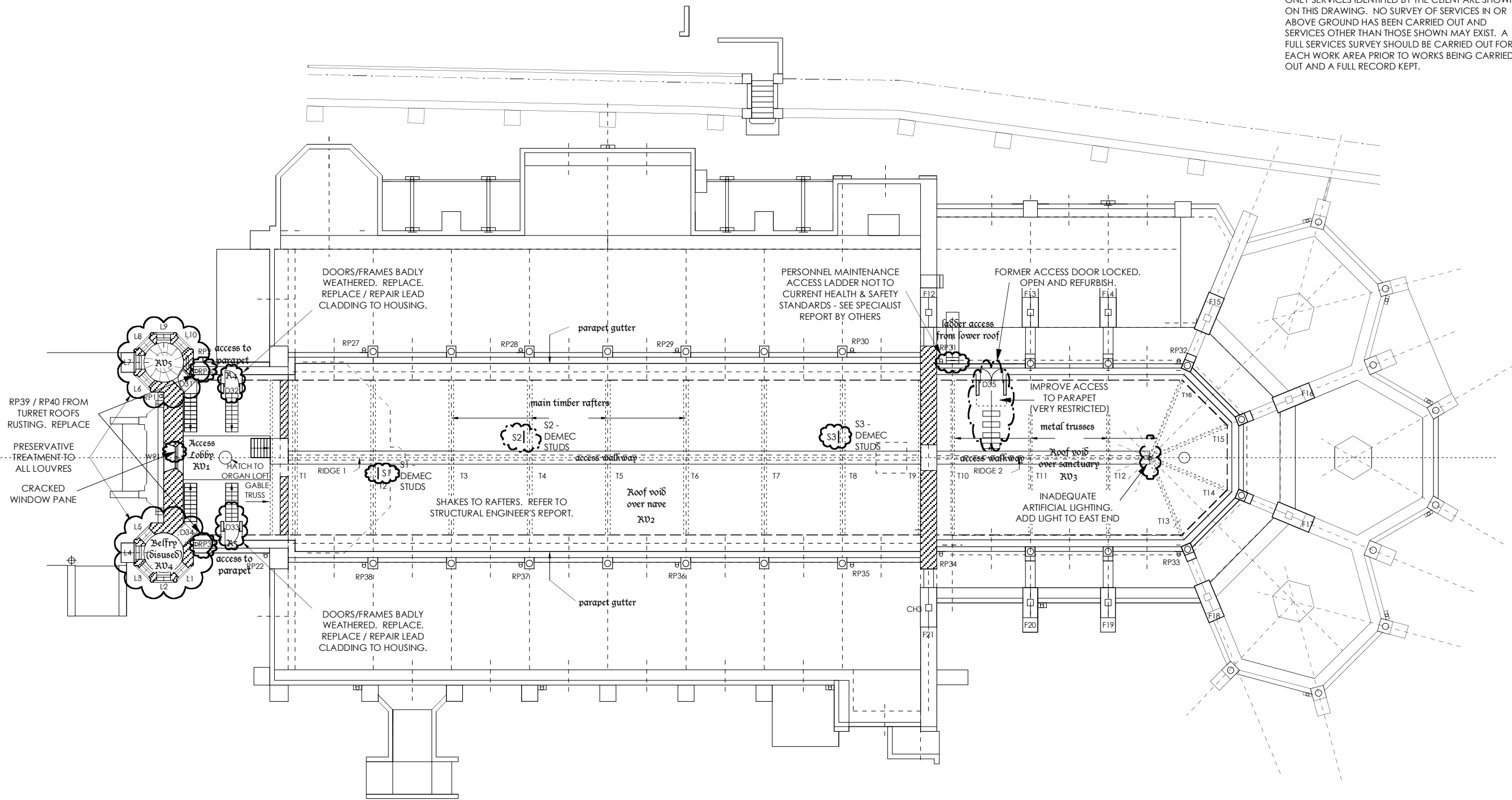
PROJECT SACRED HEART CHURCH
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ISSUE A

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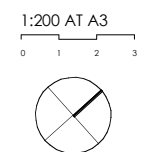
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NOTES:

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- S1 / S2 / S3 - DEMEC STUDS PLACED BY STRUCTURAL ENGINEERS FOR 1997 REVIEW



2 / SACRED HEART CHURCH
MAIN ROOF VOID PLAN
1:200 AT A3

Note, works indicated within drawing relate to the 2003 QI and should be disregarded.

APPENDIX B: LISTING DESCRIPTION

Church of the Sacred Heart, Merton
Description: Church of the Sacred Heart
Grade: II*
Date Listed: 28 May 1987
English Heritage Building ID: 205044
OS Grid Reference: TQ2391670250
OS Grid Coordinates: 523916, 170250
Latitude/Longitude: 51.4177, -0.2194

Location: Darlaston Road, Merton, Greater London SW19 4LU
Locality: Merton
County: Greater London
Country: England
Postcode: SW19 4LU

1329/7/42 EDGE HILL
28-MAY-1987 (North side)
CHURCH OF THE SACRED HEART
II*

Listing Description:

Roman Catholic parish church. 1887-1901 by Frederick Walters for the Jesuit community under the patronage of Edith Avendrup, and from 1898 of Mrs Caroline Currie. Consecrated 1931. Reordered in 1990.

MATERIALS: Limestone and dark grey knapped flint in Late Decorated manner. Tile roofs.

PLAN: Eight-bay nave with north and south aisles. Main entrance through west front under narthex, with organ loft and gallery above. Off the north aisle is a canted baptistery, and rectangular chapel to St Ignatius. Between are confessionals. The polygonal three bay sanctuary, narrower than the nave, has an open arcade giving on to an ambulatory, off which are three apsidal east end chapels. Off the sanctuary to the north are inner and outer sacristies and at first floor a community tribune overlooking the choir, and music room.

EXTERIOR: West Front. Slender octagonal turrets flank a six-light west

window with curvilinear tracery over a canopied porch. The turrets had a slender western buttress to the lower stages, and small rectangular stair windows set in flush stone bands. The upper stage has louvred, foiled bell openings, each under a canopy and under a chequerwork flint and stone embattled parapet. The canted porch has a pierced stone parapet over an entrance of multiple moulded arches on slender shafts under a crocketed canopy flanked by plain buttress shafts. In the tympanum is a seated figure of Our Lady and Child flanked by quatrefoil lozenges. Doors are of oak with robust iron door fittings. The west window has six narrow lights under flowing tracery and is flanked by slender shafts under a shallow embattled parapet. Above, in the gable, is a small two-light window flanked by sunk blind circular panels, and there is a small gable end cross.

South elevation. From the south the nave and chancel are under a continuous roof. Each bay of the nave has a two-light aisle window between a square offset buttress, all under a pierced stone parapet. The south entrance under a simple moulded hood is reached by stone steps within a stone and flint parapet wall. The English Martyrs' altar abuts forward on the south elevation and is gabled with a three-light window. There is a three-light west window to the aisle. Large three-light clerestory windows to nave and sanctuary are set between slender buttress shafts with tall finials and had differing intersecting and reticulated tracery. The nave has a solid chequerwork parapet; the sanctuary, which has a taller eaves line, has pierced trefoil panels to the parapet. The lower stage of the sanctuary is in chequerwork stone and flint including an embattled parapet. Windows reveals are shallow under a depressed arch. Each has a small foiled glazed light between a similar blind foiled panel. Each bay is defined by a robust flying buttress. The division between nave and chancel is marked by a staged offset buttress wall surmounted by a shaft, which has lost its finial.

East End. The sanctuary is canted, with windows of three lights with curvilinear tracery, between flying buttresses some of which had lost their finials. The pierced trefoil parapet continues from the north and south fronts. Three canted chapels each had two-light windows with curvilinear tracery, the central chapel of different pattern, over a chequerwork base. Each chapel has angle buttresses surmounted by crocketed finials. All is under a pierced quatrefoil parapet.

North elevation. The clerestory stage is treated as the south front. The westernmost bay houses a canted baptistery, each bay with a single light window. The St Ignatius chapel is of two bays, each with a two-light reticulated window, and a small oval window in its west wall. A two-storey

gabled bay has irregular two-light and single-light windows, and an entrance under a simple moulded arch. Confessionals and offices between are under deep catslide tiled roofs with simple rectangular openings. Attached to the sanctuary is a three-bay, two-storey range housing the sacristies at ground floor. Windows are of three lights, those at ground floor level under depressed arches, at first floor rectangular. All lower parapets are of chequerwork pattern.

INTERIOR: A small panelled porch leads to a panelled lobby with a boarded ceiling with a deep moulded frieze and ribs and has internal windows and part glazed doors with cusped tracery above rectangular leaded lights.

A tall nave arcade (1887) of quadrilateral piers with engaged shafts rises to a large well-lit clerestory. Above the arcade are enriched canopied niches each with a figure of a Jesuit saint, flanked by angels carrying instruments of the Passion. At the west end are encircled trefoil panels. The nave has a canted timber roof. The south aisle has an arch-braced roof, the north aisle roof is panelled with moulded ribs with carved bosses. Braces are pierced and decorated. Over the west porch, the organ loft, with organ by the firm of Walkers was installed in 1912.

South aisle (1895). Small water stoup to east of south door. At the east end, English Martyrs altar, with carved figures, 1915. Enriched stone water stoup to right. Stained glass by Westlake depicting the martyrs Edmund Campion, John Fisher, Thomas More, Margaret Pole and Margaret Clitherow. Fine west commemorative window by Hardman.

North aisle (1898), under the patronage of Mrs Caroline Currie. At the west end, the baptistery has a ribbed stone roof with carved bosses and is enclosed by fine embattled wrought iron gates, carrying tall fleur-de-lys, installed 1909. A stone octagonal font with carved panels has a very tall ornate timber cover. St Ignatius chapel is in two open bays under a stone vaulted roof with carved bosses, lined in enriched linenfold timber panelling, and with paintings by Chevalier Tayler, 1904, depicting the life of St Ignatius. An alabaster altar with ox-blood marble panels, carries a gilded triptych with painted panels surmounted by a panel depicting St Ignatius. To the right a stone water stoup with a carved canopy. The chapel has a richly carved stone memorial to Mrs Caroline Currie, 1904. Flanking the chapel, are confessionals each with a moulded stone doorcase, with a cusped panelled door with bold iron fittings. A fine series of gilt panel paintings on the north aisle wall depicts the Stations of the Cross, to designs of JF Bentley, executed by the artist, Innes Fripp. At the west end there is a war

memorial: a marble Pieta set in front of a timber panelled screen. At the aisle's east end (before the chancel) there is a small Holy Souls Chapel, 1915, by Drysdale, in memory of Fr William Kerr founder of the Jesuit Mission in Wimbledon. It bears a plain polished stone enclosing wall and altar above which is a carved stone reredos depicting souls in Purgatory. This is the only original structural element not to Walter's design. North aisle stained glass by Hardman. The nave retains its original seating of simple benches with shaped ends, some carved.

The timber pulpit, on a carved stone pedestal, 1901, by FA Walters was formerly attached to the easternmost north aisle pier, under a carved sounding board. In 1990 it was moved to its present position on the north side of the sanctuary arch, when the canopy was removed.

Chancel (1894). The three-bay polygonal sanctuary has an open arcade of slender engaged shafts with rich stone springings for an ornate timber roof with moulded ribs and enriched bosses. Above the arcade the wall is treated as a pierced stone screen. A richly carved water stoup is set against the south arcade. Stained glass to east windows by Hardman depict the Annunciation, Crucifixion and Resurrection. Small ambulatory windows to north and south are set in larger blind bays, those to south with stained glass, commemorating Jesuit saints, and probably by Westlake. Off the ambulatory at the end end there are three polygonal chapels (1896), to St Joseph, the Sacred Heart and the Lady Chapel, each with a vaulted stone roof with emblematic carved bosses. The outer chapels retain alabaster altar tables each with a fine carved stone reredos. Each chapel has polychrome tile floors. The stained glass to each chapel is by Hardman and Westlake. Carved wooden benches remain in the Lady Chapel. The sanctuary was reordered in 1990: the original parquet floor remains, but the high altar was remodelled; the reredos and tabernacle are in-situ, the altar reduced, but flanked by the stone bases of the former baldachino. The rood screen is by McCulloch of Kennington, 1887, in slender iron filigree; the design is based on the rood in the Collegiate church Louvian, Belgium and drawings of figures from the rood screen at Westminster Abbey. Against the pier of the south chancel arch is a Carrara marble figure of Our Lady, 1896, by Messrs Regali of London, under a richly carved canopy. Wrought iron altar rails by JF Bentley formerly enclosed the High Altar, but were repositioned in 1990 to either side of the lower altar at the opening to the Sanctuary.

Arched stone doorways, the doors with ornate foliate door furniture, lead to inner and outer sacristies on the north side of the chancel. The sacristies

are linked by a heavy oak panelled door. The outer sacristy has plain panelled cupboards. Above, is a community tribune with a pierced timber oriel window overlooking the choir, and an upper doorway.

HISTORY: The Church of the Sacred Heart is an exceptionally large and richly furnished parish church. The church was founded in 1887 through the patronage of Edith Arendrup a wealthy widow, and member of the Courtauld family, who was keen to support the Roman Catholic community in Wimbledon. Frederick Walters had recently completed the Church of St Joseph, Roehampton for the Jesuits and in 1884 was commissioned without competition to design the new church in Wimbledon. The architect, Frederick Arthur Walters (1849 -1931) was the son of Frederick Page Walters of Walbrook, also an architect. He set up his own practice in 1880 after training as a pupil with his father, and with the practice of Goldie and Child, a practice notable in the field of mid and late C19 Catholic church building. Walters was author of many churches for the Roman Catholic community, from the small St Winefride's in south Wimbledon (1905) to the monastic buildings and church at Buckfast Abbey, Devon (1907-32). His work included the church of the Sacred Heart, Petworth for whom he built the church and presbytery in 1896, the church of St Mary, Cardiff (1907), and buildings for the Benedictine monastery at Douai, Berkshire and for the abbey church in Ealing, London W5 (1897). He was one of several notable architects who worked on the abbey church at Downside. Towards the end of his career, in the 1920s, he built the cathedral church of St Peter, Winchester.

SOURCES:

Buildings of England London 2: South, Pevsner and Cherry, 1983.
Faber Guide to Victorian Churches, ed. P Howell and I Sutton, 1989.
Portrait of a Church, The Sacred Heart Wimbledon 1887-1987, R Milward, 1987.
Winefrid de l'Hopital, J F Bentley (2 vols, London c.1919), pp. 562 and 618.
Christopher Martin, A Glimpse of Heaven: Catholic Churches in England and Wales, English Heritage 2006.
www.sacredheartwimbledon.org.uk

REASONS FOR DESIGNATION:

The Church of the Sacred Heart is listed at Grade II* for the following principal reasons:

- It is the most impressive Roman Catholic parish church by FA Walters, who is noted for his ecclesiastical buildings.

- Built under generous patronage, it has details and fittings of exceptionally high quality including those by JF Bentley, Hardman & Co and Westlake.
- Although the sanctuary has been reordered this does not diminish the special interest of the building.
- The grade recognises the special interest of the building which is of a scale and richness which raises it above the more usual late C19 Roman Catholic parish church.

Source: <http://www.britishlistedbuildings.co.uk/en-205044-church-of-the-sacred-heart-greater-londo#.WBob5cJ742w> (accessed 02/11/2016).

	APPENDIX C: COST ALLOWANCES
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Outline Cost Allowances for Works within DIA QI Report

24/02/2017

Revision A - ABC Works Cost Added

Revision B - Professional Fees and VAT Added

Revision C - Issued with QI

Descriptions / Titles	AB Works	ABC Works	ABCD Works
Package I Works			
Scope: Works Access, Safe Accessn Systems, Fire Signage, Health & Saftey Issues			
Scope Exclusions: Structural / Specialist Reports, Potential Nave roof asebestos issue			
Areas: All Areas			
Subtotal of Works (as per QI DIA Report)	£121,000.00	£121,000.00	£121,000.00
Contingency @ 20%	£24,200.00	£24,200.00	£24,200.00
Subtotal	£145,200.00	£145,200.00	£145,200.00
Prelims @ 15%	£21,780.00	£21,780.00	£21,780.00
Subtotal	£166,980.00	£166,980.00	£166,980.00
Main-Contractor Overheads & Profit @ 15%	£25,047.00	£25,047.00	£25,047.00
Construction Total	£192,027.00	£192,027.00	£192,027.00
Professional Fees @ 25% of Construction Total	£48,006.75	£48,006.75	£48,006.75
Subtotal	£240,033.75	£240,033.75	£240,033.75
VAT @ 20%	£48,006.75	£48,006.75	£48,006.75
Package Works Cost (inc. VAT and Professional Fees)	£288,040.50	£288,040.50	£288,040.50

Package II Works			
Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arrising from structural assessments identified within report.			
Areas: Area A			
Nave North Slope (C1.4), Partial Sanctary Roof (C1.5), North Ailse Roof (C2.3), Baptistery Roof (C2.4), St Ignatius Chapel Roof (C2.5), Northern Access Staircase Roof (C2.6), Sacristy Roof (C2.7), Northwest Confessional Roof (C2.11), Northeast Confessional Roof (C2.12), Partial Sanctuary Clerestory Walls (C3.1), North Nave Celerstory Walls (C3.11), North Aisle Western Gable Walls (C3.12), The Baptisry Walls (C3.13), Northwest Confessional Walls (C3.14), St Ignatius Chapel Walls (C3.14), Northeast Confessional Walls (C3.16), Gable to Lower Roof Staircase Walls (C3.17), Sacristy Walls (C3.18)			
Subtotal of Works (as per QI DIA Report)	£102,700.00	£221,300.00	£221,420.00
Contingency @ 20%	£20,540.00	£44,260.00	£44,284.00
Subtotal	£123,240.00	£265,560.00	£265,704.00
Prelims @ 15%	£18,486.00	£39,834.00	£39,855.60
Subtotal	£141,726.00	£305,394.00	£305,559.60
Main-Contractor Overheads & Profit @ 15%	£21,258.90	£45,809.10	£45,833.94
Construction Total	£162,984.90	£351,203.10	£351,393.54
Professional Fees @ 25% of Construction Total	£40,746.23	£87,800.78	£87,848.39
Subtotal	£203,731.13	£439,003.88	£439,241.93
VAT @ 20%	£40,746.23	£87,800.78	£87,848.39
Package Works Cost (inc. VAT and Professional Fees)	£244,477.35	£526,804.65	£527,090.31

Package III Works			
Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works.			
Areas: Area B			
Partial Sanctary Roof (C1.5), Ambulatory Roof (C2.1), Lady Chapel Roof (C2.8), Scared Heart Chapel Roof (C2.9), St Joseph Chapel Roof (C2.10), Partial Sanctuary Clerestory Walls (C3.1), Lady Chapel Walls (C3.2), Sacred Heart Chapel Walls (C3.3), St Josep's Chapel Walls (C3.4), South Ambulatory Walls (C3.5),			
Subtotal of Works (as per QI DIA Report)	£32,100.00	£132,100.00	£135,100.00
Contingency @ 20%	£6,420.00	£26,420.00	£27,020.00
Subtotal	£38,520.00	£158,520.00	£162,120.00
Prelims @ 15%	£5,778.00	£23,778.00	£24,318.00
Construction Total	£44,298.00	£182,298.00	£186,438.00
Professional Fees @ 25% of Construction Total	£11,074.50	£45,574.50	£46,609.50
Subtotal	£55,372.50	£227,872.50	£233,047.50
VAT @ 20%	£11,074.50	£45,574.50	£46,609.50
Package Works Cost (inc. VAT and Professional Fees)	£66,447.00	£273,447.00	£279,657.00

Package IV Works			
Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arrising from structural assessments identified within report.			
Areas: Area C			
Nave South Roof (C1.3), South Aisle Roof (C2.2), South Transept (C3.6), South Clerestory Walls (C3.7), South Aisle Walls (3.8), Western End of South Ailse (C3.9)			
Subtotal of Works (as per QI DIA Report)	£67,250.00	£143,500.00	£143,750.00
Contingency @ 20%	£13,450.00	£28,700.00	£28,750.00

Subtotal	£80,700.00	£172,200.00	£172,500.00
Prelims @ 15%	£12,105.00	£25,830.00	£25,875.00
Subtotal	£92,805.00	£198,030.00	£198,375.00
Main-Contractor Overheads & Profit @ 15%	£13,920.75	£29,704.50	£29,756.25
Construction Total	£106,725.75	£227,734.50	£228,131.25
Professional Fees @ 25% of Construction Total	£26,681.44	£56,933.63	£57,032.81
Subtotal	£133,407.19	£284,668.13	£285,164.06
VAT @ 20%	£26,681.44	£56,933.63	£57,032.81
Package Works Cost (inc. VAT and Professional Fees)	£160,088.63	£341,601.75	£342,196.88

Package V Works			
Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arising from structural assessments identified within report.			
Areas: Area D			
Southwest Turret Roof (C1.1), Northwest Turret (1.2), West Front of Church Walls (C3.10)			
Subtotal of Works (as per QI DIA Report)	£11,000.00	£20,805.00	£20,805.00
Contingency @ 20%	£2,200.00	£4,161.00	£4,161.00
Subtotal	£13,200.00	£24,966.00	£24,966.00
Prelims @ 15%	£1,980.00	£3,744.90	£3,744.90
Subtotal	£15,180.00	£28,710.90	£28,710.90
Main-Contractor Overheads & Profit @ 15%	£2,277.00	£4,306.64	£4,306.64
Construction Total	£17,457.00	£33,017.54	£33,017.54
Professional Fees @ 25% of Construction Total	£4,364.25	£8,254.38	£8,254.38
Subtotal	£21,821.25	£41,271.92	£41,271.92
VAT @ 20%	£4,364.25	£8,254.38	£8,254.38
Package Works Cost (inc. VAT and Professional Fees)	£26,185.50	£49,526.30	£49,526.30

Package VI Works (Interior)			
Scope: Decoration, Masonry, Floors, Services			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arising from structural assessments identified within reports, internal Status D items.			
Areas: All Internal			
Subtotal of Works (as per QI DIA Report)	£2,500.00	£24,500.00	£28,500.00
Contingency @ 20%	£500.00	£4,900.00	£5,700.00
Subtotal	£3,000.00	£29,400.00	£34,200.00
Prelims @ 15%	£450.00	£4,410.00	£5,130.00
Subtotal	£3,450.00	£33,810.00	£39,330.00
Main-Contractor Overheads & Profit @ 15%	£517.50	£5,071.50	£5,899.50
Construction Total	£3,967.50	£38,881.50	£45,229.50
Professional Fees @ 25% of Construction Total	£991.88	£9,720.38	£11,307.38
Subtotal	£4,959.38	£48,601.88	£56,536.88
VAT @ 20%	£991.88	£9,720.38	£11,307.38
Package Works Cost (inc. VAT and Professional Fees)	£5,951.25	£58,322.25	£67,844.25

Package VII Works			
Scope: None included within cost allowances.			
Areas: All Landscape / External	Excluded	Exlcuded	Exlcuded
Subtotal of Works (as per QI DIA Report)	"	"	"
Contingency @ 20%	"	"	"
Subtotal	"	"	"
Prelims @ 15%	"	"	"
Subtotal	"	"	"
Main-Contractor Overheads & Profit @ 15%	"	"	"
Construction Total	"	"	"
Professional Fees @ 25% of Construction Total	"	"	"
Subtotal	"	"	"
VAT @ 20%	"	"	"
Package Works Cost (inc. VAT and Professional Fees)	"	"	"

Summary	A & B Works	A,B,C & D Works	A,B,C & D Works
Package I Works			
Scope: Works Access, Safe Accessn Systems, Fire Signage, Health & Saftey Issues			
Scope Exclusions: Structural / Specialist Reports, Potential Nave roof asebestos issue			
Areas: All Areas	£288,040.50	£288,040.50	£288,040.50
Package II Works			
Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arising from structural assessments identified within report.			
Areas: Area A	£244,477.35	£526,804.65	£527,090.31
Package III Works			
Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks			
Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works.			
Areas: Area B	£66,447.00	£273,447.00	£279,657.00
Package IV Works			

Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arising from structural assessments identified within report. Areas: Area C	£160,088.63	£341,601.75	£342,196.88
Package V Works Scope: Works Access, Masonry, Window, Rainwater Goods, Roofworks Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arising from structural assessments identified within report. Areas: Area D	£26,185.50	£49,526.30	£49,526.30
Package VI Works Scope: Decoration, Masonry, Floors, Services Scope Exclusions: Structural / Specialist Reports, Leaded Light Windows (report required), Lighting and non-essential services works, remedial works arising from structural assessments identified within reports, internal Status D items. Areas: All Internal	£5,951.25	£58,322.25	£67,844.25
Package VII Works Scope: None included within cost allowances. Areas: All Landscape / External	Exlcuded	Exlcuded	Excluded
Total (including contingency, prelims, OH&P but excluding VAT)	£791,190.23	£1,537,742.45	£1,554,355.24

Note:

- Current prices (as of 12/12/2016)
- VAT not included in the above costings
- Assuming prices by standard tendering procedures and traditional contract
- Costing information provided by Brian Lawence.
- Phasing subject to review and amendment (current values based on single contract / programme).
- We highlight that values are based upon high-level assessment of the works noted within the QI. These allowances are provided for guidance purposes only, to assist the PCC in planning future works programmes.
- It is advised that, following definition of a detailed works scope, formal costings should be sought from an appointed quantity surveyor. To ensure the most accurate costings, these should be informed by detailed drawings or a quantifiable schedule of works.