

**OUR LADY OF PEACE & BLESSED ROBERT DIBDALE**

**CHURCH LANE  
SHOTTERY  
STRATFORD-UPON-AVON  
WARWICKSHIRE  
CV37 9HQ**

**ARCHDIOCESE OF BIRMINGHAM**

**QUINQUENNIAL INSPECTION 2025**



**Prepared by:**

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**February 2025**

# **OUR LADY OF PEACE & BLESSED ROBERT DIBDALE, SHOTTERY STRATFORD-UPON-AVON**

## **QUINQUENNIAL INSPECTION 2025**

### **1. INSPECTION**

The inspection of the church was carried out on Tuesday 11<sup>th</sup> February 2025. The weather was damp, cool and overcast. The last Quinquennial Inspection carried out on this church was 2020.

### **2. DESCRIPTION**

In 1969 permission was granted for a Mass Centre on the west side of Stratford. A Mass Centre was established at Shottery Village Hall. Land for the new church located at Church Lane was fenced off and blessed on 11 February 1972. The church was designed by architects Radford Harper Associates of Edgbaston.

The Church opened in 1973 and was rededicated in 1998 to Our Lady of Peace and Blessed Robert Dibdale (Dibdale was a Catholic priest from Shottery who was martyred at Tyburn in 1586 and beatified by Pope John Paul II in 1987).

The total cost of the building was £36,000.

The Church is part of a complex which also includes parish rooms. Its design is a modern, functional style. The walls are of facing brickwork in stretcher bond and there are two mono-pitch roofs of different heights covered in felt. The windows are a mixture of double glazed units in UPVC frames and single glazed in metal frames.

On plan the church occupies the northern area of the site. The main entrance is located on the south west side and leads into an entrance lobby and vestibule which opens into the south side of the Church.

The interior of the Church is a simple rectangular space with plastered walls and a mono-pitch roof of "woodwool" slabs supported on "Metsec" metal beams. There is a continuous strip window along the top of the west wall and tall thin rectangular windows in the north wall and on the east wall above the altar.

A large car park is located to the west and south sides of the building.

The Church building is not Listed but is located within the Shottery Conservation Area (on the north side).

### **3. LIMITATIONS**

Access was gained to all ground floor areas except the Boiler Room. Access was not gained to the roofs.

#### 4. SUMMARY OF WORKS CARRIED OUT SINCE THE LAST INSPECTION IN 2015

- General grass cutting and trimming of branches of trees and boundary bushes.
- Fire Extinguishers tested – November 2024

Due to the programmed internal reordering alterations and extensive works very little maintenance/ repair works have been carried out. Design works for the reordering, repairs and extension works commenced in November 2020. Competitive tenders were obtained in 2023. To date, no works have been carried out.

#### 5. APPRAISAL OF GENERAL CONDITION

The defects listed in the 2020 Inspection Report still, very much apply and action on the necessary repair works is now overdue. There is some further evidence of structural movement and the interior of the Church and the ancillary rooms (i.e. Sacristy, Children's Liturgy Room, Narthex etc) are looking extremely tired. Plasterwork repairs, redecoration and recarpeting of spaces are required.

#### 6. WORKS OF REPAIR

##### 6.1 General Maintenance

It is absolutely essential that all rainwater downpipes, gutters and ground gullies are inspected regularly (at least twice a year) and cleared of silt, leaves, debris, small plants, etc..

A routine monthly inspection should be made of any vegetation growing against or up the walls of the church and anything found should be immediately removed.

**Note:** Archdiocese Approval is likely to be required for all works other than minor items of general maintenance. Where there is doubt as to whether a formal approval is necessary for the works, it is recommended that Revd. Mr. Paul O'Connor should be consulted. (Email [dcn.paul.oconnor@rcaob.org.uk](mailto:dcn.paul.oconnor@rcaob.org.uk))

##### 6.2 Of Utmost Urgency

- Arrange for all movement/settlement cracks to be inspected by a qualified structural engineer and carry out all recommended repair works/stabilising works.  
Also inspect the tree root growth at ground level adjacent to the north wall of the church.
- Consider insulating the church roof and external walls.
- Remove all wood/plant growth out of the rainwater guttering. Also clear away all leaves and debris from ground gullies.
- Adjust the door from the Narthex into the Church.
- Repair smashed window to Church (west elevation).
- Upgrade the kitchen roller shutter to the server hatch to a half hour fire resisting shutter and also the kitchen door and frame.
- Replace missing feather edged boards from the south boundary fence.
- Trim back the shrubs growing against the west elevation and remove ivy growth
- Repair fire damage to the north east window opening and window.

- j) Invite L.A. Fire Officer (or qualified Fire Consultant) to visit the Church building and comment on the means of escape, fire exits, fire compartmentation, general fire safety and fire fighting.
- k) Refix loose Manhole cover to underground drainage on the south side of the building
- l) Renew central heating system within the building

### 6.3 Essential within 18 months

- a) Carry out careful repointing of all open mortar joints to brickwork after any loose material has been raked out. Also point up open voids in external brickwork (i.e. historic service holes). Add copings to the brick piers
- b) Replace damaged bricks at low level on the north, east and west side of the building.
- c) Repair/realign all rainwater gutter and downpipe connections. Refix downpipes. Avoid back falls to guttering away from outlets.
- d) Repair ground gulley to south east corner of kitchen.
- e) Arrange for internal doors to be upgraded to half hour fire resisting doors and frames
- f) Redecorate the front entrance doors and glazed screen.
- g) Redecorate the kitchen walls.
- h) Repair the external plywood fascia panels and redecorate.
- i) Invite the Building Control Inspector to visit and comment on the existing "Accessible Toilet".
- j) Redecorate all steel (single glazed) window frames.
- k) Consider reducing 'cold bridge' effect due to steel beams passing through the wall structure.
- j) Seal all butt joints of aluminium cappings (between felt and brickwork junctions.
- k) Introduce accessible ground gulleys at the bases of the rainwater downpipes.

### 6.4 Essential within 5 years

- a) Carry out re-roofing of the felted roofs and improve all faulty junction details and aluminium coping details.
- b) Replace the carpets to the Church, sacristy, children's liturgy room and narthex. Also "deep clean" the stained carpet to the Meeting/Family Room.
- c) Repair rotten timberwork to the external doors of the boiler house and garden store, and redecorate.
- d) Consider replacing the single glazed windows to the south elevation with double glazed windows.
- e) Repair all cracks to plasterwork and consider full redecoration.
- f) Repair damaged plaster to the wall in the children's liturgy room.
- g) Arrange for a CCTV survey of the underground drainage system.

### 6.5 Eventual

- a) Remove and replace thermoplastic floor tiles to rear lobby, flower room and toilet.
- b) Consider widening vehicle access into the church car park
- c) Trim trees, bushes and hedging growing around the north, east and west boundaries.

## 7. SCOPE OF REPORT

The report is based on the findings of an inspection made from the ground and from other readily accessible points of access.

It is emphasised that the inspection has been purely visual and that no inaccessible parts, such as boarded floors, roof spaces or hidden timbers at the wallheads, etc. have been opened up for inspection and therefore no guarantee can be given that any such parts are free from defects. Any part which may require further investigation is referred to in the appropriate section of this report.

## 8. DETAILS OF WORK REQUIRING ATTENTION

### 8.1 STRUCTURE

#### i) Walls and Masonry

As previously reported, the external facing brickwork has a number of defects. There are a number of visible movement/settlement cracks, areas of open mortar joints and cracked bricks.

- a) The capping to the north west brick pier is missing and a replacement should be fitted



There are a number of open mortar joints to the upper courses of the pier and these require repointing.

The upper brickwork to the pier appears to have moved and is out of alignment with the base courses, just above ground level



It is recommended that this movement is inspected by a structural engineer.

- b) The lead capping to the top of the west brick pier appears to have been tampered with and requires to be redressed. The upper brickwork courses are cracked. This is probably due to some structural movement.



- c) The bushes along the west elevation are growing too close to the facing brickwork and should be carefully trimmed back.



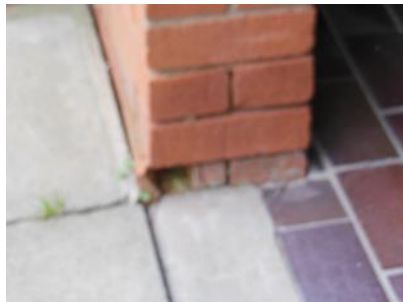
The ivy growth on the wall behind the south western bush should be carefully removed



- d) Further open mortar joints are evident to the low level brickwork to the north and south of the lobby entrance arch



One of the facing bricks to the return of the north side of the lobby arch is cracked and requires replacement



- e) The lower sections of render to the north and south walls of the lobby are damaged and require repair.





- f) The south west facing brick pier has a number of open mortar joints and the upper section of the pier is out of alignment with the lower brick courses (just above ground level). It is recommended that a structural engineer view and comment on the cause of this defect.



The upper section of the pier does not have any lead capping.



- g) Much of the mortar pointing to the dpc around the base of the building is cracked and has fallen out.





- h) There are open mortar joints to the facing brickwork at the south east quoin. Some pieces of brickwork are chipped and pieces have broken away.



- i) The boiler overflow pipe is continually dripping and staining the facing brickwork on the east wall of the kitchen



The old redundant services hole in the brickwork adjacent to the overflow pipe should be filled with mortar.



- j) The Clerestery facing brickwork is stained due to the joints of the aluminium roof/brickwork cappings not being sealed



- k) The brickwork to the lower left side of the left door of the boiler house is cracked and should be replaced



- l) There are significant movement cracks through the mortar joints of the high level facing brickwork to the right hand side of the boiler horse door and the high level facing brickwork to the left hand side of the garden store door



- m) There are a few open mortar joints to the facing brickwork of the north elevation at its western end. There is further water staining to the brickwork due to the unsealed aluminium cappings



ii) Roof Coverings

As reported the mineral felt coverings to the mono pitched roofs appear to be close to the end of their useful lives and there is evidence of poor detailing at important junctions



The roof covering will possibly cause some problems in the next 5-10 years.

- a) The felt covering to the west roof slope has some lichen/moss growth and it is looking quite uneven.



The felt along the eaves is distorted in certain areas



- b) The aluminium capping at the south east quoin of the Clerestory requires refixing and the junction of the capping pieces sealed. The brickwork mortar joints require repointing.





- c) As highlighted in the last report the south end of the felt upstand flashing to the east elevation of the Clerestory (above the kitchen roof) is open to the elements. This is not good and a careful watertight repair is required



- d) The detail at the southern end of the eaves fascia to the kitchen is not weatherproof and a careful watertight repair is required



- e) The joints of the aluminium cappings to the felt roofs should be sealed (with a two part polysulphide sealant).



- f) The felt covering to the east roof slope is uneven and is covered with lichen/moss growth. Areas of the roof appear to have received patch repairs



- g) The bituminised felt covering to the redundant boiler flue appears to be nearing the end of its useful life



- h) As previously reported there is a large void at the junction of the west eaves and north verge. This requires a watertight repair.





- i) The steel beams passing through the top of the screen to the main entrance doors promote a “cold bridge” and is an extremely poor detail



iii) Rainwater Goods

The black UPVC plastic rainwater goods require to be refitted/replaced. Some rainwater goods have not been fitted correctly and some rainwater gutters have back falls.

- a) The downpipes at the north and south ends of the west elevation are out of alignment and should be refitted.



- b) A section of the east gutter to the kitchen roof has a backfall (southern end) and requires to be refixed.



- c) The weeds growing in the east gutter above the store cupboard (northern end) require removal



- d) The rainwater downpipes fit directly into the underground drainage, i.e. there is no ground gully that could be cleared of debris. This is a rather unfortunate detail, as any blockages within the pipe can only be pushed further down the underground drain.



- e) The main rainwater gutter to the east roof slope has only one downpipe to take the rainwater away. It is recommended that another downpipe be added.



iv) Rainwater Disposal and Underground Drainage System

It is recommended that the underground drainage system be tested and surveyed with CCTV cameras. It is possible that with some settlement the drains might have also moved and cracked.

- a) One of the manhole covers to the south side of the building is loose and requires to be refitted



## 8.2 INTERIOR, FITTINGS AND FINISHES

As previously recorded the interior of the spaces (i.e. ceilings, walls and floors) all look very tired and require some upgrading.

i) Doors

- a) Daylight can be seen through the meeting styles of the main entrance doors into the Narthex



- b) The external timber boiler house and store room doors are in a poor condition and require major joinery repairs. There are gaps at the meeting style



- c) The external door from the kitchen lobby area is called a “Fire Door” but it is not outward opening and it does not have a push bar. The width of the door to allow wheelchair access/egress is also questionable. There is also a considerable drop to the external ground level from the internal finished floor level



It is likely that under Building Regulations this door could not be designated a Fire Exit Door.

- d) The internal doors to the kitchen, sacristy, children’s liturgy room, boiler and store rooms are not fire rated and the doors and door frames should be upgraded to comply with current fire regulations.
- e) The doors between the Narthex and Church do not close and should be fire resistant (including the door frames).





Note – It is highly likely that the church, community meeting room sacristy do not have adequate means of escape, i.e. additional fire escapes are required

i) Windows

The windows are a mixture of UPVC plastic (double glazed) and single glazed steel framed.

- a) The window at the eastern end of the north elevation has received some fire damage.



- b) Some of the window cills of the UPVC plastic windows are uncapped



- c) The metal framed single glazed windows require careful redecoration



- d) One of the glass window panes in the Church (west elevation – central bay) is cracked. This was recorded in 2020



iii) Floors

- a) The carpets to the floors of the sacristy, children's liturgy room, community meeting room, church are all worn and stained. They should be upgraded when suitable funds permit



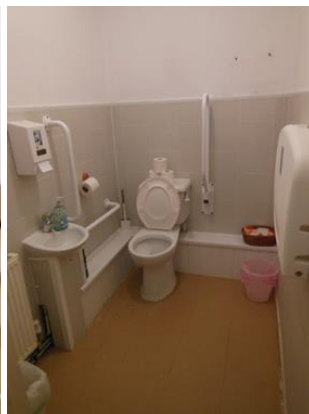
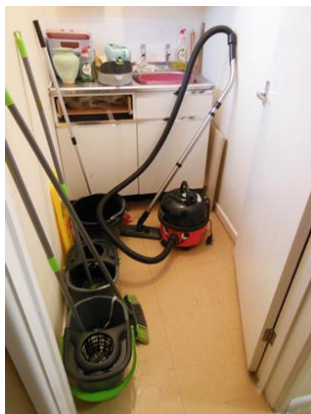




The carpet into the children's reading room (from the corridor) is uneven and the door requires easing in order that it may open freely.



- b) As previously recorded the thermoplastic floor tiles to the rear lobby, flower room and toilets are likely to have some asbestos fibre content.

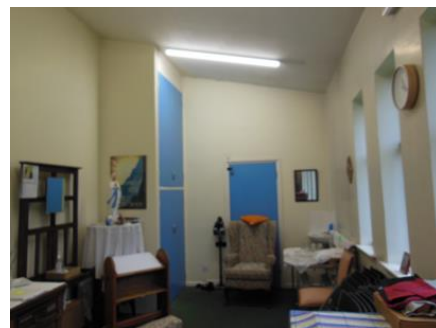


iv) Ceilings

- a) The lobby, narthex, community meeting room and church do not have a finished ceiling. The underside of the structural roof (Strammit board) decking is painted. These rooms do not have any thermal insulation (i.e. in the ceiling, wall nor under the floor slab).



- b) The plaster-boarded and skimmed ceilings to the sacristy, children's liturgy room, toilets, corridor and kitchen show signs of some shrinkage cracks. Outlines of the plasterboard sheets are visible. Further cracking is evident at the junctions of the ceilings and the walls.



- c) The plastic sheet to the underside of the rooflight above the alter has discoloured. It appears to be covered in dust and flies on the rooflight side.



v) Walls

- a) Throughout the building there are visible cracks in the plaster. These are through structural movement and settlement. They are particularly poor in the sacristy and children's liturgy room.



- b) The plaster behind the door into the children's liturgy room (from the courtyard) is in poor condition.



- c) Throughout the building the standard of plaster repairs are substandard



- d) The major movement crack in the south west corner of the church reported in 2020 is still very much evident and might be slightly worse.

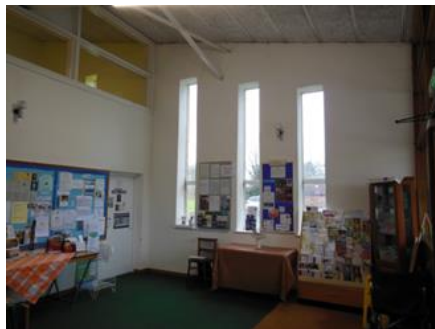


It is recommended that a structural engineer visit and inspect this damage.

- e) Minor shrinkage cracks are evident around the render cladding panels in the west wall



- f) There is a crack in the wall below the cill of the south east window of the Narthex



- vi) Decoration

The standard of decoration both internally and externally is not good. Many items are overdue for redecoration.







vii) Fittings and Furniture

Generally at the time of the inspection these appear to be reasonably satisfactory. Some pieces of furniture seem rather outdated. It is recommended that periodic inspections are carried out on pieces of timber furniture to establish if any woodworm or beetle activity is evident. If any is found, immediate treatment should be carried out.







viii) Noticeboards

Generally these seem to be reasonably satisfactory.

Note It is recommended that regular checks are made on the noticeboard information. Any information that is found to be out of date should be removed



### 8.3 INSTALLATIONS

i) Electrical

It is essential that an inspection of the entire electrical system (power, lighting and heating) be tested and a written report be produced by a qualified electrician every year.

All portable appliances (PATS) should be tested at this time and a written report received.

The fan connector heaters were checked in February 2024

ii) Heating System

During the design stage of the reordering scheme, it was requested that the heating system be upgraded.

iii) Organ

It is understood that the electric organ is satisfactory, however it is recommended that it is regularly serviced and the electrics tested.

iv) Lightning Conductor

The church does not have a lightning conductor system,

v) Fire Fighting Equipment

Within the quinquennium the Local Authority Fire Prevention Officer should be invited to visit the church to offer up to date recommendations on fire prevention, fire detection, and means of escape.

It is understood that the fire fighting equipment was tested in November 2024

vi) Security System

The Church currently does not have a security system.

vii) Disabled WC

The size of this toilet does not comply with current Building Regulations. Consideration should be given to upgrading this facility.

#### 8.4 ASBESTOS SUBSTANCES

The Control of Asbestos at Work Regulations 2002 requires the PCC to keep a register of any asbestos material on site, with a statement of how they are managing it.

It is possible that asbestos could be found in heating appliances, electrical goods, organ, heating and pipe ducts.

Removal of asbestos material has to be done under license and in accordance with Health and Safety Guidelines.

#### 8.5 DISABLED DISCRIMINATION ACT (DDA)

The PCC should consider whether a full access report should be carried out on the building in order to demonstrate their compliance with the Act. The PCC should be made aware of the wider scope of the Disability Discrimination Act.

## 8.6 CHURCHYARD

- a) As recorded in 2020 some of the feather edged boarding to a section of the southern boundary fence has been damaged and pieces are missing. Repairs are required



- b) The entrance from the car park onto Shottery Lane is relatively narrow and there is no pavement/footpath.



- c) The pathway leading from the car park to Shottery Lane is covered in moss growth.



- d) The paving slabs leading up to the lobby entrance are uneven and could become a trip hazard at the threshold with the brick paviors.



## **9. ESTIMATES OF COST AND INSTRUCTIONS TO PUT WORK IN HAND**

This report is not a specification for the execution of works and must not be used as such. The architect has indicated in it such maintenance works, if any, which may safely be undertaken without professional supervision.

When ready to proceed with any part of the recommended repairs, the Client should instruct the architect to prepare specifications and schedules, and, after consultation with the Client arrange for the work to be carried out by an approved contractor under his direction.

Costs of much of the work of repairing churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the architect has been instructed to prepare a specification, he can then obtain either firm prices or considered approximate estimates, which ever may be appropriate.

The architect will be glad to help the Church complete an appeal application to a charitable body if necessary, and to assist in applying for the essential Faculty Certificate.

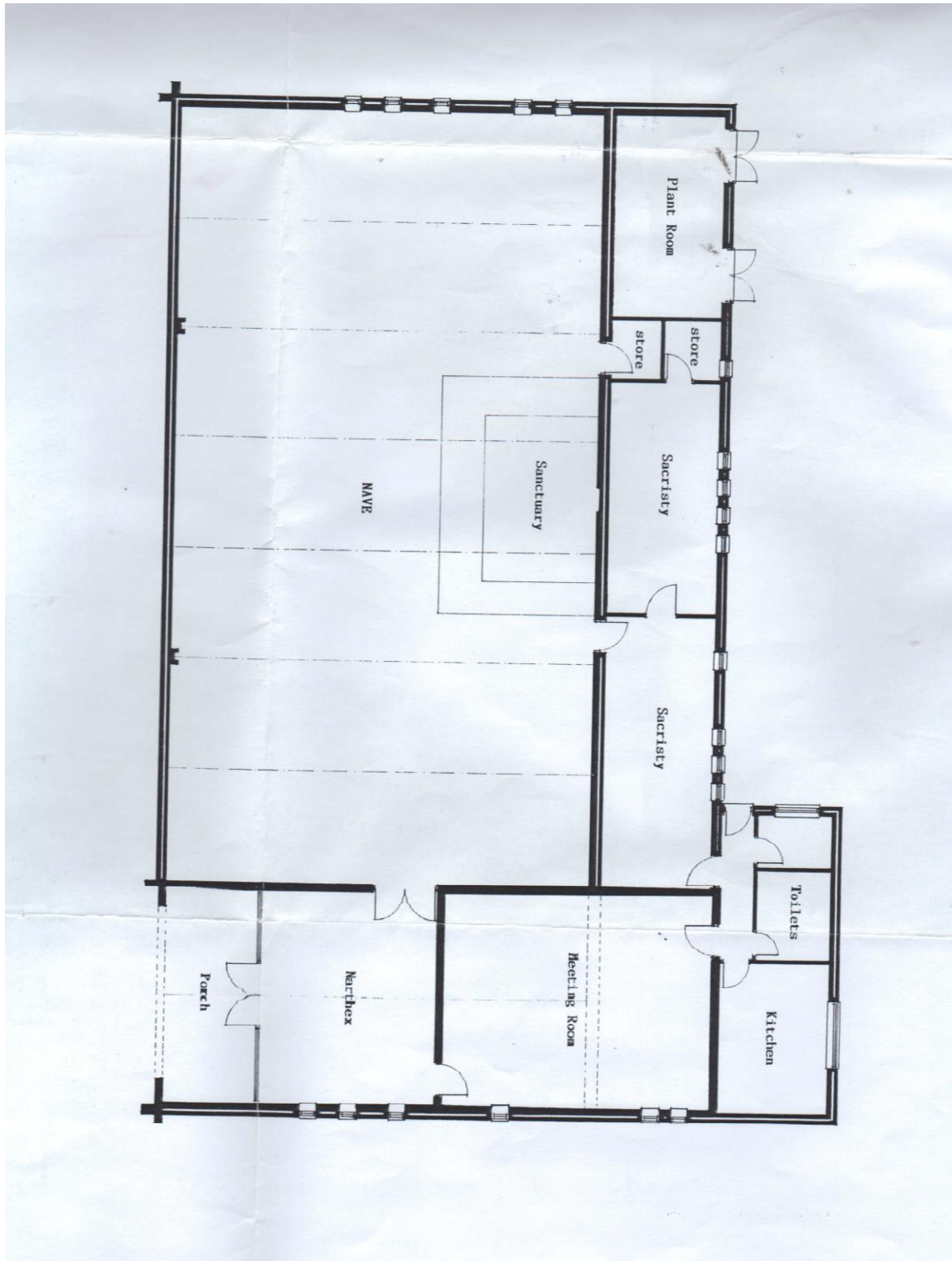
## **10. MAINTENANCE BETWEEN INSPECTIONS**

Although the church needs to be inspected by an architect ever five years, it should be realised that serious trouble may develop between surveys if minor defects, such as displaced slates and leaking pipes, are left unattended.

## **11. QUALIFICATION CLAUSE**

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the property is free from defect.

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**CHURCH OF OUR LADY OF PEACE & BLESSED ROBERT DIBDALE**  
**Shottery, Stratford-upon-Avon**

**CHURCH PLAN**  
**(not to scale)**