

Quinquennial Inspection Report

at

**St Patricks Garrison Church
Tidworth
Wiltshire
SP9 7BS**

**Job Ref: 14470
ID: 592114**

19 September 2025 Rev A

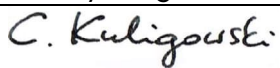
for:
Aspire Defence Services Ltd.

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VERSION CONTROL

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Signed		Date	19/09/2025
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Signed		Date	24/09/2025

1.0 INSTRUCTIONS & BACKGROUND

1.1 Instructions

- 1.1.1 We are acting on instructions to carry out a quinquennial inspection of St Patricks Garrison Church, Tidworth, Wiltshire, SP9 7BS (herein referred to as 'the property') and report on our findings.
- 1.1.2 We received written confirmation of our instructions from Aspire Defence purchase Order 217353 on 11th September 2025.
- 1.1.3 Our report is to accompany and assist an application to SHC for repair and refurbishment works that are planned to the church building, therefore, we have not gone into detail into the description of the building but have concentrated on construction and identified defects. We understand works include reroofing, repairs to copings and parapets, repointing works, refurbishment of windows and external decorations.

1.2 Background

- 1.2.1 We have been provided with a copy of the previous quinquennial report prepared for the property by Chris Dyson Architects LLP dated April 2016.
- 1.2.2 We understand that remedial work has been undertaken since the last quinquennial inspection which we summarise below:

Item	Description of work
Church	
	Patch repairs to ceilings following water ingress internally through aisle and nave roofs.
	Sealing of ceilings due to presence of ACM's following water ingress through aisle and nave roofs.

1.3 Repairs Classification

1.3.1 Identified repairs have been classified as follows:

Reference	Description
A	Immediate
B	Requires attention within 12 months
C	Requires attention within the next 12-36 months
D	Require attention within the quinquennial period (5 years)
E	Desirable improvements with no timescale if advised of at time of inspection
M	Routine items of maintenance

1.4 The Church

1.4.1 The church site contains the church building, and the side entrance linked to the Presbytery.

1.4.2 The construction is reinforced concrete steel frame clad externally with dressed knap flints with dressed stone columns, banding, quoining, dressed stone mullions and window surrounds and stone copings to parapets. The Aisle roofs are formed from poured in situ concrete panels covered with built up bitumen felt enclosed with raised parapet walls. The main roof of the nave is dual pitched formed from scissor trusses covered with natural slate enclosed with a raised parapet wall.

1.4.3 The tower roof is a pyramidal roof covered with replacement artificial slates enclosed with a raised parapet wall. The church has been extended to enlarge the Vestry by solid walls under a lean-to roof covered with natural slate.

1.4.4 The church is linked to the Presbytery by means of a flat roof link above cavity walls constructed with calcium silicate brickwork.

- 1.4.5 The plan is rectangular on plan with an aisled nave, east sanctuary, north east tower, south east side chapel and west narthex.
- 1.4.6 Externally the grounds are laid with a combination of tarmacadam surfaces and lawn. Mature trees and shrubs are present throughout the grounds.

2.0 INSPECTION

2.1 Inspection

- 2.1.1 Our inspection of St. Patrick's Garrison Church was carried out from 11.00am on 17 October 2024.
- 2.1.2 Access was arranged with Aspire Defence Services Limited.
- 2.1.3 The weather during our inspection was overcast following overnight rain.
- 2.1.4 Our inspection and report are limited to the structure and fabric of the church building and excludes the attached presbytery.
- 2.1.5 Mechanical and electrical services are outside the scope of this report as independent specialist inspections and reports have been commissioned.

2.2 Orientation

- 2.2.1 For the purposes of this report, indications of left, right, front and rear are given as if one is standing facing the elevation or element being described.

3.0 LIMITATIONS

- 3.1 We have only commented on defects, issues and hazards related to, and observed within, the area which is the focus of our inspection. This report is not a survey of the property and does not constitute such.
- 3.2 Except where expressly mentioned in this report, we have not inspected concealed or covered areas of the building, or areas which cannot be reasonably and/or safely accessed.
- 3.3 Our inspection was limited to the areas detailed in our report.
- 3.4 Our inspection was non-destructive: fixtures, fittings, finishes, and furnishings were not removed, except where noted in our report.
- 3.5 We have not tested the service installations and any comments contained in this report regarding their condition or operation are of a general nature only based upon a cursory inspection of such services.
- 3.6 Except where expressly mentioned in this report, we have not considered hazardous materials (i.e. asbestos, lead etc.), contamination or other environmental considerations and you should seek specialist advice in this regard.
- 3.7 Specific limitations of our inspection are:
- A. No high level access to the chimney, roofs or parapet wall gutters.

4.0 QUINQUENNIAL INSPECTION

4.1 SUMMARY

St Patrick's Roman Catholic Garrison Church is of non-traditional form of construction comprising of reinforced concrete steel frame with poured in situ concrete roof structure to the Aisles, a dual pitched roof formed from scissor trusses covered with natural slate, with the frame encased in masonry comprising of knapped flint dressed stone.

There are clear failures with the roofs and the parapet gutters and parapets causing considerable water ingress internally within the building. As a result, there is extensive damage internally along with suspected corrosion occurring to the steel frame, as manifested by cracking and movement noted externally as described within the report.

Prior to the proposed refurbishment works at the church including new roofs and works to the parapets and masonry, we recommend that intrusive investigations are undertaken to the walls to expose the steel frame to determine its condition and potential remedial repairs that may be required.

4.2 FINDINGS

This report is to be read in conjunction with the plans appended to the rear.

Item	Description and Condition	Photo
	Exterior	
1.0	Pitched Roof 1. Main Nave Roof.	
1.1	Dual pitched roof covered with natural slates with angular ridge tiles and raised parapet walls to both end gables capped with stone copings draining towards roof slope.	

1.2	Lead flashings are present to the raised parapet gables. Leadwork in fair condition although exhibiting signs of weathering and staining. "Lead Mate" or a silicone-type material has been used to point in the lead flashings below the copings. The copings are noted to be badly weathered with spalling stonework in a number of locations, especially to the left-hand gable of elevation 1. What appears to be a gap is visible between the lead and mortar to the flashings to the flank elevation of the tower. We were unable to get a clear inspection of the lead valley behind the tower, however, the limited area of lead that we were able to observe was heavily stained and weathered.	 
1.3	Natural slates appear to be in fair condition when observed from ground level. However, a small number of missing and cracked slates were observed during the inspection. Quite extensive moss growth and weathered joints are present to the ridge tiles.	
2.0	Pitched Roof 2. Aisle South. (elevation 4)	
2.1	Lean to pitched roof over the southern aisle of the church covered with built-up bituminous felt. When viewed internally it is evident that this roof slope is formed of an in situ cast concrete slab. We assume that the original roof covering would have been built up asphalt beneath the felt and is likely still in place beneath the felt. The roof is fully enclosed with a raised parapet wall, with stone copings draining towards the roof.	

2.2	Whilst the felt appears to generally be in fair condition in its physical state, there are extensive areas of blistering indicating trapped moisture and air between the layers of the built-up felt.	
2.3	At junctions with the main flank wall of the church the flashing detail is formed of lead alternative material Ubbink-style flashings, with GRP trim flashing details beneath the copings.	 
2.4	The stone copings to the parapet walls are badly weathered with spalling stone noted in a number of locations. In addition, the joints were noted to be weathered and cracked.	

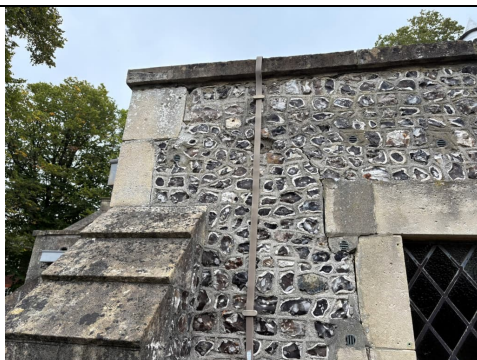
2.5	The roof is served by a single rainwater outlet to the eastern end of the roof which was found to be generally blocked and obscured with leaf debris and mulch at the time of inspection.	 
3.0	Pitched Roof 3. Aisle North. (left-hand side)	
3.1	Lean to pitched roof over the southern aisle of the church covered with built-up bituminous felt. When viewed internally it is evident that this roof slope is formed of an in situ cast concrete slab. We assume that the original roof covering would have been built up asphalt beneath the felt and is likely to be still in place beneath the felt. The roof is fully enclosed with a raised parapet wall, with stone copings draining towards the roof.	
3.2	Whilst the felt appears to generally be in fair condition in its physical state, there are extensive areas of blistering indicating trapped moisture and air between the layers of the built-up felt.	

3.3	At junctions with the main flank wall of the church the flashing detail is formed from lead. The lead is weathered and stained.	
3.4	The stone copings to the parapet walls are badly weathered with spalling stone noted in a number of locations. In addition, the joints were noted to be weathered and cracked.	
3.5	The roof is served by a single rainwater outlet to the eastern end of the roof which was found to be generally blocked and obscured with leaf debris and mulch at the time of inspection.	
4.0	Tower Roof	
4.1	Pyramidal roof covered with replacement artificial slates enclosed with a raised parapet wall. We were unable to access this part of the roof, therefore, are unable to comment on the condition of the parapet walls and parapet gutters.	
4.2	The roof is generally in fair condition, being covered in replacement artificial slates. To the pinnacle of the roof is a copper cross.	

5.0	Pitched Roof Porch	
5.1	Dual pitched roof covered in natural slate. There are a number of loose tiles and some tiles have been secured with tingles indicating failure in the past.	
5.2	Lead flashings are present at the junction with the porch roof and the front wall of the church. The flashings are weathered in nature and covered with what appears to be a bitumen-style coating, again indicating potential historic failure of the lead in this location.	
6.0	Chapel Roof	
6.1	Flat roof covered with bituminous built-up felt, fully enclosed with raised parapet wall with stone copings. We were unable to access this roof and can only determine the material from viewing a drone photograph. As such we cannot comment upon its general condition.	
7.0	Pitched Roof Vestry	
7.1	Lean to mono pitched roof covered with natural slates above the extension to the Vestry. Low level pitch, likely cause of water pentation through this roof.	
7.2	Lead flashings are present at the junction of the roof and the flank wall of the link from the Presbytery. Lead flashings are in fair condition but exhibiting signs of weathering. The slates are tucked tight to the underside of the stone coping to the roof of the aisle and part-vestry, therefore, we were unable to identify any weatherproofing detail at this junction.	

8.0	Flat Roof 1	
8.1	Flat roof forming the link from the presbytery to the church. Roof covered with built-up bituminous felt, fully enclosed with raised parapet walls with stone copings. An aluminium perimeter trim forms the weatherproofing detail to the upstand of the parapet wall directly beneath the copings.	
8.2	The stone copings drain inwards towards the roof and are exhibiting signs of weathering, extensive moss build-up along the joints, and in addition there are patches that have been covered with liquid repair system such as "Aquapol" indicating historic leaks in these locations.	 
8.3	Lead flashings are present to the junction with the flank wall gable of the Presbytery. Leadwork exhibiting signs of weathering and pointing starting to fail.	
8.4	Extensive blistering and subsequent ponding was noted to the felt at the time of inspection.	
9.0	Walls	
9.1	We understand from reading the English Heritage list entry and the Grade II Listing (1428797) that the construction is of a reinforced concrete steel frame, an unusual and pioneering method of construction for churches at this time.	

	This involves a rolled steel beam encased in concrete, clad externally in this case with masonry.	
9.2	The majority of the walls are formed from knapped flint set in a cement mortar, with vertical dressed stone columns to the nave, stone window surrounds and mullions, with the aisles and tower supported with buttresses and stone quoining to the corners of the towers and the church and aisles.	
9.3	Generally, the condition of the knapped flint walls and pointing noted to be in fair condition with no extensive levels of weathering observed other than cracking and other issues identified later within this report.	
9.4	The stone window surrounds and mullions are of varying degree of weathering and condition with eroded and spalling stonework evident in numerous locations.	 

9.5	The vertical stone columns which we assume from the known form of construction will be formed of stone ashlar cladding around the concrete frame to the upper half of the nave walls above the aisle roofs, beginning with the eaves detail to the nave roof comprising of a string course of projecting stonework on which the guttering sits. Vertical cracking ranging from hairline to 1mm in width is present to a number of these columns, located approximately 100-150mm in from the outer edge.	 
9.6	<u>1 on plan</u> High level cracking is present above the buttress to the stonework quoining and parapets. The cracking is running along the horizontal bed joints of the quoining and between the coining and the knapped flint walls. The cracking then continues down the side of the window to the south elevation.	 

9.7	<u>2 on plan</u> Vertical cracking is present between the quoining and the first column where we assume it is encasing a steel beam to the south-west corner of the nave, running from eaves down to the parapet wall of the aisle roof. Cracking is ranging between hairline to 2mm in width.	
9.8	<u>3 on plan</u> North-east corner of the northern aisle. Adjacent to the rainwater outlet within the western elevation, the outside quoining stone has been dislodged and been pushed outwards forming a crack between that stone and the adjacent stone.	
9.9	<u>4 on plan</u> Horizontal cracking is occurring in the bed joints to the quoining to the north-west corner of the nave, along with signs of evident repointing with junctions with the flint walling indicating historic repairs in these locations. Vertical hairline cracking is also present to the north elevation of the quoining.	
9.10	<u>5 on plan</u> Vertical hairline cracking is occurring to the south-west corner of the quoining to the tower running for the full height. Cracking is approximately 100-150mm in from the outward corner.	

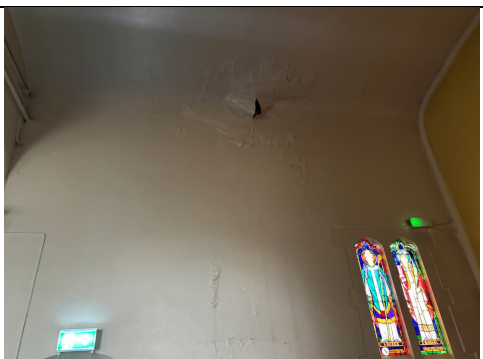
9.11	<u>6 on plan</u> Cracking is present to the top corner of the parapet and quoining stonework to the sanctuary, resulting in pushing out of the stonework at the corners.	
9.12	<u>7 on plan</u> Cracking is occurring to the stonework forming the corner quoining in this location at high level.	
9.13	<u>8 on plan</u> Vertical cracking is occurring between the stone quoining and the flint walls, ranging from hairline to 1.5mm in thickness in this location.	
9.14	<u>General Comments and Observations</u> It is evident from our inspection, given the known form of construction of the church, that the extensive water ingress internally present within the church building due to apparent failure of the roofs, parapet gutters and parapets, is causing corrosion to the reinforced concrete steel frame, with subsequent cracking noted externally to the walls due to the expansion of the steel within. As such it is recommended that further investigations are undertaken to determine the extent of corrosion and subsequent repairs that will	

	be required to the steelwork to present further corrosion and movement of the walls. It is recommended that these works are undertaken prior to the re-roofing works, with the repair works being undertaken in conjunction.	
10.0	Rainwater Goods	
10.1	The guttering serving the main roof to the nave is cast iron painted ogee-style resting on the protruding stone plinth for the full length of the eaves to both slopes. The gutters are served by square profile downpipes discharging onto the lower aisle roofs. Signs of corrosion and leaks are evident to the rainwater goods, and we understand that they are going to be subject to replacement/overhaul as part of the proposed works.	
10.2	The lower aisle roofs and the flat roofs are served by square profile metal downpipes and rainwater hoppers, water discharging into the hoppers via chutes through the raised parapet walls.	
10.3	The downpipes discharge directly onto the ground, and a number of the downpipes terminate a reasonable height from the ground into open concrete gulleys. Due to the height we anticipate that elements of splashback will be occurring as well as windblown water discharging directly onto the walls at low level exacerbating any potential dampness to the external fabric of the church. As a consequence, we would recommend that to any replacement rainwater goods the downpipes are lengthened to discharge close to the ground and gulleys via a shoe directing water away from the face of the wall.	

11.0	Windows and doors	
	<u>Doors</u>	
11.1	Double oak timber doors provide the main entrance to the porch to the west elevation of the church. These doors were locked shut and we were unable to open them and, therefore, cannot comment on their operation. The doors are in fair decorative order, however, would benefit from decorations in the short term to prevent rot occurring to the timbers. The doors do benefit from being recessed within the recessed arched opening, therefore, offering an element of shelter from the prevailing weather.	
11.2	Large pedestrian door, solid timber with wrought iron ironmongery, at present set within an arched opening along with north elevation of the church providing access into the north aisle. This door was locked shut at the time of survey, therefore we are unable to comment upon its operation. Decorations are weathered at the lower parts with the weather bar suffering from peeling paint and exposed timber. We recommend that decorations are undertaken in the short term to prevent rot occurring to the timbers of the door.	
11.3	A smaller solid timber door to match the others in the main church is present at the foot of the tower to the north elevation. Again, this door was locked shut and we were unable to open, therefore, are unable to comment upon its operation. Decorations generally in fair condition.	
11.4	A solid timber door is present to the store adjacent to the chapel to the east elevation. We were unable to access this part of the building as the door was locked shut, therefore, are unable to comment upon its operation. However, the door was noted to be in poor condition exhibiting signs of rot and would likely require replacement.	

11.5	Access to the link corridor between the presbytery and the vestry and church comprises of a pair of 2XG style powder coated aluminium doors, fully glazed, fitted with emergency push bars internally. Operating satisfactorily at the time of inspection.	
	<u>Windows</u>	
11.6	The windows to the main church comprise of metal framed windows with leaded lights, with a combination of obscured and stained glass. Signs of corrosion are present to a number of the frames and elements to the windows. Sealants in areas is poor between the frames and the adjacent stone mullion surrounds. We understand that the windows were subject to refurbishment in 2013 and are again subject to refurbishment as part of the proposed works.	
11.7	We refer you to the specialist survey reports undertaken by Salisbury Cathedral Stained Glass and Sherriff Stained Glass.	
11.8	The windows to the Vestry extension are Crittall style single glazed units with painted finish, with top opening fan lights. Elements of the putty around the glazing are showing signs of failure, and the decorations are in poor condition with exposed metal clearly visible. We recommend that decorations and repairs to the putty are undertaken in the short term to prevent corrosion occurring to the frames and elements.	
12.0	Joinery	
	<u>Vestry Extension</u>	
12.1	Eaves joinery comprises of replacement uPVC coloured white fascias, soffits and barge boards, generally noted to be in fair condition.	
13.0	General Comments and Observations	
13.1	It is evident from our inspection that the parapets and parapet gutters to the roofs	

	are failing with resultant water ingress internally. In addition, we cannot rule out the likely hood that the main pitched roof is also leaking in some locations.	
13.2	It is evident that the roofs to the Aisles are failing with extensive water damage internally occurring. Quite significant blistering of the felt covering is occurring along with poor quality flashing details and parapet gutters and rainwater outlets.	
13.3	The pattern of cracking visible to the walls is in our opinion indicative of expansion cracking caused by corrosion of the steel frame within the structure. Intrusive investigations will be required to determine the extent of corrosion and what remedial repair works will be required.	
	Interior	
14.0	Roof Structures and Ceilings	
14.1	The roof and ceilings to the nave and chancel are supported by large scissor trusses supporting three purlins to each slope. Each truss in turn is supported by wall posts and curved brackets resting on projecting stone or concrete corbels with a painted finish. These line up with the columns directly below forming the openings to the adjacent aisles. We assume that this lines up with part of the overall frame structure of the building. Between the exposed roof timbers are laid asbestos cement ceiling panels, according to the Asbestos Management Plan, with a painted finish. Due to the present of ghost staining to the panels we anticipate that timber sarking boards are behind, beneath the slate roof covering.	
14.2	We understand that elements of the roof have been repaired and encapsulated following water ingress. Peeling paint and efflorescence are present to the ceiling at	

	the top of the tower indicating water ingress in this area which corresponds with damage to the walls below.	
14.3	The lean to roof to the Aisles are formed of cast in situ concrete slabs all with, we understand, a potential asbestos cement finish to the underside with a painted finish. Extensive areas of staining and damage caused by water ingress are evident to a number of areas to both aisles, with the worst damage located to the north-west corner of the north aisle where the plaster skim coat to the underside has failed and dropped away from the ceiling exposing the concrete roof slab.	 
14.4	High level water ingress is clearly evident to the ceilings within the Sanctuary and the Chapel, located to the eastern end of the church, with corresponding damage to the adjacent walls.	
14.5	The ceiling to the underside of the organ gallery comprises of fibre board tiles with a painted finish, generally noted to be in fair condition.	

14.6	Extensive staining and damage to the ceiling caused as a result of water ingress is present within the Vestry.	
14.7	The ceiling within the corridor from the link between the Presbytery and the main church appears to be of plasterboard with a skim and painted finish, generally noted to be in fair decorative order.	
15.0	Walls	
15.1	The walls are all of solid masonry with a plaster skim finish over the frame and masonry finishes. Decorations are generally noted to be tired in nature.	
15.2	Extensive areas of damage caused by water ingress are present to all the walls within the property, which corresponds with the areas of water ingress within adjacent ceilings and also corresponding with signs of cracking externally allowing the water ingress.	 

		
15.3	High level water ingress staining and damage is present within the chapel, the pattern of which corresponds with the slope of the roof of the adjacent Vestry.	
16.0	Floors	
16.1	The floors in the church are formed of solid concrete with a combination of carpeting and timber floor coverings. Both types of floor covering generally noted to be in fair condition, however, scratching is present to some areas of the timber flooring due to the assumed regular movement of the furniture in this location.	
16.2	The floors within the tower are formed of concrete, as are the steps providing access, with a rough painted finish. Generally noted to be in fair condition with no defects noted at the time of inspection.	
17.0	Joinery	
17.1	Oak and part-glazed partition is present between the Narthex and the Nave. Noted to be in fair condition with no defects noted at the time of inspection.	
17.2	Timber panelling is present around the area of the Sanctuary with a varnished finish. Generally noted to be in fair condition.	

17.3	Internal doors where present are of solid timber with a painted finish. Decorations are worn, however, doors opening satisfactorily at the time of inspection.	
17.4	Within the Vestry are basic kitchen style units. Whilst dated these are in serviceable condition.	
18.0	General Comments and Observations	
18.1	It is evident from our inspection that there has been significant water ingress through all areas of the church causing subsequent damage to the ceilings, predominantly to both Aisles, and to the walls within the Nave, Sanctuary, Chapel, Vestry and the tower. As a result, significant damage has occurred to the finishes and surfaces of the internal walls.	
18.2	The areas of water ingress predominantly correspond with the areas of cracking and movement noted externally and described elsewhere within this report. In addition, areas correspond with the external walls beneath the parapets where we anticipate that the roofs and the parapet gutters and parapets have failed.	
18.3	Due to the failure of the roof coverings to the Aisle roofs with subsequent water ingress damage, given the nature of the construction of cast in situ concrete slab, we anticipate the concrete has become saturated in places. As a result, we cannot rule out the possibility of corrosion and issues occurring to the reinforcement mesh within the slab and recommend that further investigations are undertaken to the carbonation levels of the concrete and condition of the reinforcement within.	
18.4	Water ingress internally to the walls are due to a combination of failure of the parapets and parapet gutters above, as well as water penetration through cracking present within the external skin of the walls.	

18.5	Following the planned roof repairs and also the recommended investigations of the steel frame and any subsequent repairs, extensive internal decorations and repairs will be required to make good the areas of water ingress damage present internally.	
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5.0 ENERGY EFFICIENCY

The following practical measures to increase energy efficiency have been identified, that also have regard to the recommendations of our report:

5.1 Church

- 5.1.1 We anticipate, given the date of construction and the method of construction, that there is minimal if any form of insulation present within the structure of the walls and roof of the church building. We would recommend as part of any of the planned refurbishment works that the opportunity is taken to upgrade the thermal efficiency of the building where possible and in accordance with any restrictions caused by the Grade II Listing to reduce overall running costs of the church buildings.
- 5.1.2 In addition to upgrading thermal insulation where possible, we recommend that the electrics are upgraded with the installation of LED lighting throughout to reduce the level of energy consumption.
- 5.1.3 We understand that studies are currently being undertaken in ways to upgrade and improve the current oil based boiler central heating system to a more modern, greener and efficient system.

Appendix A

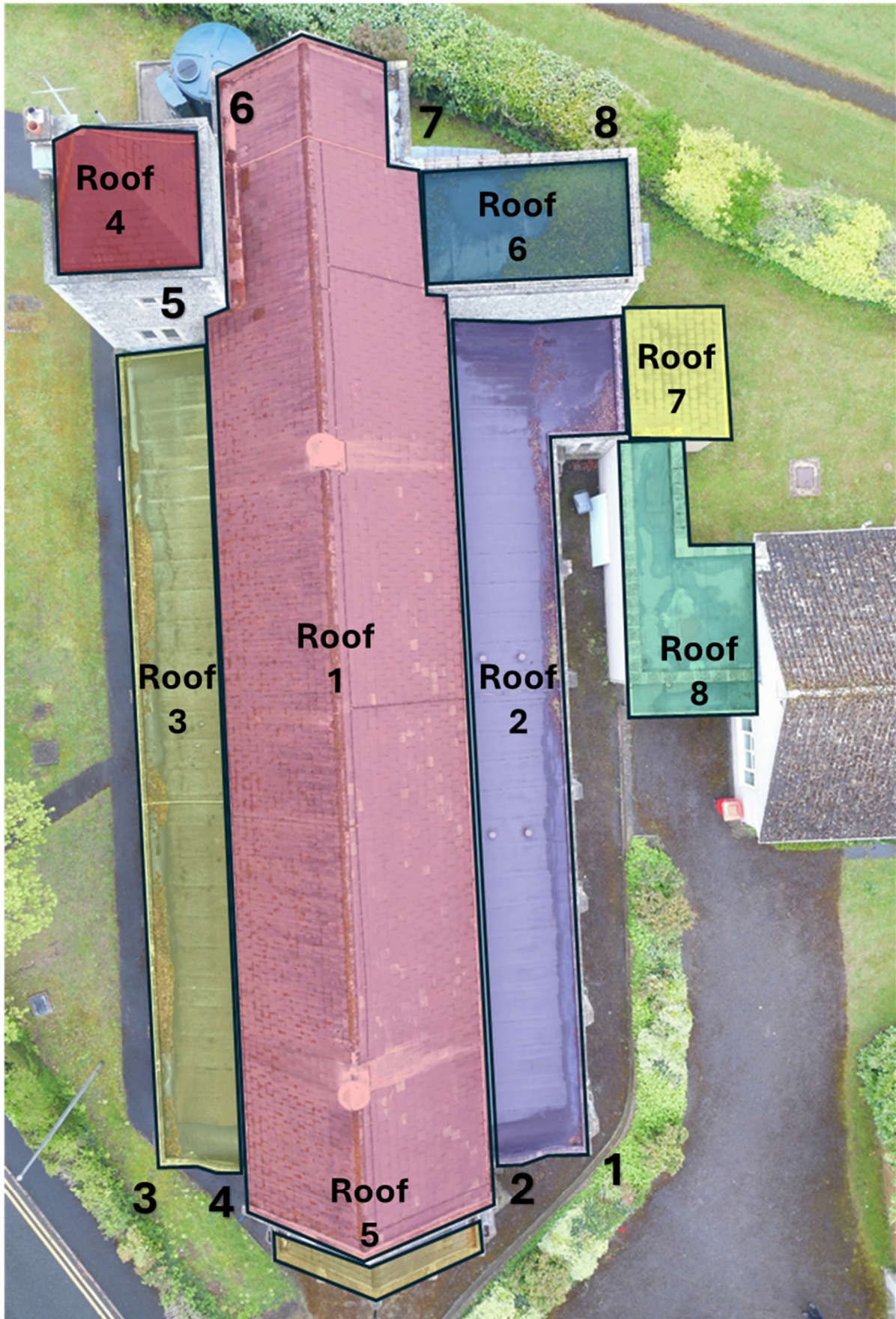
Plans

Roof Plan / Spot Plan



Elevation 3

Elevation 2



Elevation 4

Elevation 1