

QUINQUENNIAL REPORT

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

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NOTE: This report can be read at three levels of detail:

The SUMMARY AND PRIORITIES give a brief overview and checklist.

The APPRAISAL AND RECOMMENDATIONS give a fully reasoned report sufficient for most purposes.

The ARCHITECT'S INSPECTION NOTES give a finely detailed record of the inspection observations on which the report is based, for future reference.

PREAMBLE TO THE QUINQUENNIAL REPORT ON THE CHURCH

INTRODUCTION

The Inspection of Churches Measure 1955 and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, both of which have statutory force, require each Diocese to establish a scheme for the inspection of every church at least once every five years. Over the years Commissions of General Synod and Working Parties of the Council for the Care of Churches have made recommendations on the establishment of Diocesan Schemes, the selection and terms of appointment of the inspectors, and the scope, form and content of the reports. The current recommendations are contained in 'A GUIDE TO CHURCH INSPECTION AND REPAIR', Second Edition, 1995, published for the Council for the Care of Churches by Church House Publishing, Church House, Great Smith Street, London SW1P 3NZ. The following is intended to conform with those recommendations.

TERMS OF APPOINTMENT

Attention is drawn to the Terms of Appointment of the professional adviser included in Appendix B.

SCOPE OF THE REPORT

A thorough inspection of the structural condition and state of repair of the Church has been made, covering all parts visible from ground and floor levels, readily accessible roofs, galleries or stagings, and where applicable from ladders provided by the PCC. Inaccessible and hidden roofs and valleys are excluded, and ceilings have been examined from floor level only unless otherwise stated.

IT IS EMPHASISED THAT THE INSPECTION HAS BEEN PURELY VISUAL, and parts of the structure which are inaccessible, enclosed or covered such as boarded floors, roof spaces or hidden timbers at the wall heads have not been opened up for inspection (unless otherwise stated in the report). Such woodwork or other parts of the structure which are covered unexposed or inaccessible have not been inspected and therefore it cannot be reported that any such part of the building is free from defect. It is possible that any concrete used in the construction, alteration or repair of the church between 1923 and 1975 contains High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and therefore it cannot be reported that such parts of the building are entirely free of risk in this respect. Where concrete of that period is persistently damp the risk of failure becomes significant and the appropriate investigations should be carried out.

Chimney flues were not inspected, nor were inaccessible flat roofs. Manhole covers were not lifted and none of the services, including the drainage, were tested. Damp meters were not used. Unless otherwise stated the inspection was carried out in dry weather, when it was not possible to ascertain whether the rainwater goods or gullies or surface water drains were watertight.

Recommendations for further investigation are included where suspicions have been aroused during the inspection but problems of access or the need for special equipment or opening-up have prevented full exploration. Where it is suggested that some part of the building be kept under observation this is for the attention of a future professional adviser as well as of the Church Council.

FORM OF THE REPORT

This is a general report only, as required by the Inspection of Churches Measure 1955, the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Diocesan Scheme. It follows, in broad terms, the form recommended in 'A GUIDE TO CHURCH INSPECTION AND REPAIR' 1995 (mentioned above) and the requirements of the current Diocesan Scheme.

This report is the COPYRIGHT OF THE PROFESSIONAL ADVISER and is provided to satisfy the statutory requirement for a quinquennial report ONLY. It is confidential to the Church Council, the Diocesan Authorities and their respective professional advisers. It describes defects observed, is NOT A SPECIFICATION for execution of any work and MUST NOT BE USED FOR OBTAINING BUILDERS' ESTIMATES. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.

THE CHURCH COUNCIL IS REMINDED THAT IT MUST NOTIFY THE DIOCESAN ADVISORY COMMITTEE AND/OR OBTAIN A FACULTY BEFORE PUTTING ANY REPAIR WORK IN HAND. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.

One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

REPORT ON THE 2008 QUINQUENNIAL INSPECTION
of the Parish Church of
S A I N T A I D A N , A N N F I E L D P L A I N

Diocese of Durham

Archdeaconry of Durham

Deanery of Lanchester

Historic Buildings Listing: Not listed

Conservation Area: None

Civil County and District: Durham, Derwentside

Ordnance Survey Map Reference: NZ 172 512

Date of Inspection: 21st May 2008

Date of Report: 28th February 2009

Report by CHRISTOPHER DOWNS, B.Arch. R.I.B.A.

BRIEF DESCRIPTION

Built in 1928 to designs by Hicks & Charlewood of Newcastle upon Tyne, the church originally consisted of: Nave in unconventional north-south orientation with the Chancel to its north; aisles flanking the north end of the Nave; Organ Chamber and vestries to the west of the Chancel with the Heating Chamber under the Clergy Vestry. Most of this arrangement remains but the West Aisle has been partitioned off from the Nave to form a Meeting Room, a Kitchen has been added to its south end, and a small extension containing two toilets has been added on the west side of the Choir Vestry.

The building is very plain in style, with red pressed brick walls and Welsh slated roofs externally, painted brick walls and painted fibreboard ceilings internally. The principal windows have artificial stone surrounds.

Copies of the elevations and sections from the original architects' general arrangement drawing are included on the buff-coloured sheets following the 'Summary and Priorities' section of this report, together with a more up-to-date sketch plan.

PREVIOUS INSPECTIONS AND RECENT REPAIRS

This is the fourth time the present writer has reported on this church. As well as those prepared in 1989, 1994 and 2003, reports dated 1972, 1975, 1979 and 1984 (all by H.H. Atkinson) were available on the Architect's file for reference in compiling the present one. The first two reports are believed to have been made by D. McIntyre, but they are not to hand and their dates are not known.

Previous reports, where they survive, form a valuable record of the condition of the building and of the work carried out over the past fifty years and should be kept.

Repairs and works carried out since the last inspection have included:

Elimination of dry rot and associated repairs and reinstatement at the eaves of the east side of the Chancel, including re-pointing of the bell-cote and walling below, disconnection of the tolling mechanism and sealing of the hole where the rope passed through the roof.

Minor repairs to roof slating, gutters, etc.

Replacement of the 'Drugasar' heating units in the main body of the church (2004).

Replacement of sump pump in disused basement Heating Chamber.

Treatment of woodworm active in Vestry roof timbers (2004).

Removal of self-seeded trees growing too close to the building.

Re-covering of flat roof of Kitchen and associated repairs to brickwork.

Selective like-for-like re-decoration.

Re-painting of boundary gates and railings was imminent at the time of the inspection.

LIMITATIONS OF THE SURVEY

- a) Attention is drawn to the recommendations of the **Preamble** to this report, and to the **General and Technical notes** given in **Appendix `B'**.
- b) The following inaccessible parts were not included in the inspection:-
 - i) Voids below the suspended timber floors.
 - ii) Roof voids, except for limited examination of those to lower-level roofs.
 - iii) Interior of the Organ.
 - iv) Roofs were examined internally from floor levels and externally from ground levels and from the flat roof of the Kitchen.
- c) The Architect's detailed inspection notes are given in the following appendix, with descriptions of various parts of the building where appropriate, and comments on the condition

of the fabric. These notes are an important part of the report, and should be read by the Parish (PCC officers, etc.), for the appraisal, recommendations and priorities in this report have been prepared from them. They are not a specification for repairs, and are unsuitable for obtaining builders' estimates. When the PCC is ready to proceed with any part of the recommended repairs, it is advised to contact the professional adviser for recommendations as to the appropriate course of action and ask him to prepare any necessary specifications and schedules.

APPRAISAL AND RECOMMENDATIONS

The following remarks inevitably concentrate on the defects noted during the inspection but it must be emphasised at the outset that despite the evident problems the church remains in reasonable condition generally. Despite limited resources much good work has been done since the last inspection, and this report is intended to help direct the efforts of those responsible towards an orderly programme for the further work needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

As in 2002, the building as a whole appears to remain structurally sound, with no significant movement in the old minor structural crackings recorded in previous inspections. The Kitchen extension has eased away from the south end of the Meeting Room, with the top of the vertical joint on the west elevation having opened by some 3 or 4mm since construction. However, this does not seem to have widened over the eight years since last seen and, as commented in the last report, this sort of movement is not uncommon in such extensions. So the opening of the joint can be regarded as insignificant and it should merely be filled to exclude the weather.

The main threat to the structure appears to be that of fungal attack on timber elements - this church having suffered decay in its timber floors in 1994 and in the eastern eaves of the Chancel roof in 2002. The former was dealt with at the time and the latter has been eliminated since the last inspection. There is no visible evidence of further trouble but no access was gained to the underfloor voids on this occasion. On the whole the suspended timber floors seem to remain firm but a small patch of the floor in the Meeting Room feels soft underfoot and this should be investigated - it is about two metres from the north wall and half-way across the room.

As recommended in the last report, it would be sensible to remove all timber lumber and disused elements such as door frames from the former Heating Chamber under the Vestry so that rot cannot take hold in the damp basement and then spread into the habitable areas above.

The 2003 report drew attention to an active attack of woodworm in one of the rafters close to the access hatch in the Clergy Vestry roof void. This and the surrounding timbers were treated with insecticide in 2004 but there is some evidence to suggest continuing activity. This should be checked - perhaps the simplest way would be to paste paper onto the affected timbers and check from time to time to see if more flight holes appear through it.

As on previous occasions, it has not been possible to inspect the steel roof trusses, etc., concealed above the Nave and Chancel ceilings.

B) WALLS AND MASONRY:

As commented in 2003, the smooth-faced pressed red bricks of the external walls are weathering well generally, with only slight erosion of the surfaces of isolated bricks in some of the more exposed locations. However, the mortar is perishing in various areas and this may be contributing to the dampness affecting the decoration internally. The bell-cote has been re-pointed since the last inspection but other areas recommended for re-pointing in the last report remain to be dealt with, including:

The copings and base blocks of the north gable of the Chancel, the upstand of this gable above the roof slating, and the north face of this wall from the recently re-pointed top triangle downward.

The north gables and verges to the Nave and Meeting Room, above the west-facing roof slopes of Chancel and Organ Chamber/Vestry range.

West wall of Chancel (above Vestry roof).

North face of the Clergy Vestry (above the roof over the Heating Chamber steps), especially the window sills.

Open joints at southern corner of west face of Meeting Room.

South gable of the Meeting Room (above the roof of the Kitchen).

Upper part of west face of the Kitchen, and joints in window sills.

Parts of the west elevation of the Nave, above and to the south of the Kitchen extension - notably open perpend generally and the window sills in particular.

The south elevation of the Nave - particularly its upper parts including renewal of the cracked and missing verge pointing, the window sills and walling beneath them.

The projecting surround to the south-east doorway, together with the east wall of the Nave above this projection and between it and the first window from the south.

Verge and upper walling of the south gable of the Chapel, the pier between the windows, the window sills and walling beneath them.

Top of the south-facing return of the projecting surround of the north-east entrance doors, on the east side of the Chapel - with some loose bricks needing re-bedding.

The north wall of the Chapel.

Patches of the east wall of the Chancel - notably in the upper part of the north end.

As commented in the last report, in view of the problems of dampness apparently resulting from the inadequacy of the external pointing this work should be given priority over the next year or two. Further areas are likely to need attention in the foreseeable future, eventually leading to more or less total re-pointing of the building.

As the walls are unplastered it probably takes only a little damp to affect the paint which has been applied directly to the brickwork, and it may be that as well as the perishing of the mortar the bricks themselves are fairly porous. So if re-pointing alone fails to

eliminate the dampness, this may be an instance where it would be worth trying water-repellant silicone spray treatment of the external wall surface in the affected areas.

Also as commented in the last report, another contributory cause of the damage to internal finishes appears to be rising damp, which shows itself in various parts of the building. It seems likely that the original damp-proof course (visible in places) has failed. If repeated redecoration becomes irksome it would be worth considering injecting a chemical damp-proof course to try and eliminate the problem. The repair programme carried out in 1995 included injection of a chemical damp-proof course in the west and north walls of the Vestry wing, but there is a possibility that hygroscopic salts absorbed by the brickwork prior to this will continue to cause dampness and some surface treatment may be necessary to overcome this.

Some of the artificial stone window surrounds continue to suffer gradual erosion at their joints. This is particularly noticeable on the south and west faces of the Nave. In due course - but not within the next five years - it may be necessary to carry out careful restoration of the affected areas, using specialist concrete repair techniques, and then painting the surrounds with masonry paint to disguise the inevitable difference in colour of the patchings. However, once this is done repainting is likely to be necessary at regular intervals.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

All the main roofs of the church are covered with Welsh slates and the minor repairs carried out since 2003 appear to have left them in fair condition, with only a few very minor defects apparent at the time of this inspection. These included:

One missing slate on the west slope of the Nave roof, about five courses up, close to the north end, and one verge slate slipping at the foot of the south end.

One slate slipping from the roof of the Meeting Room, at the north end of the second course up.

One slate slipping on the east slope of the Nave roof, about ten courses up and about a metre from the south gable; also an area of disturbance about four metres from the north end, three or four courses down from the ridge.

The ridge tiles and their pointing seem satisfactory but the pointing of the Nave and Chancel ridges and of the hip over the Vestries still needs patching. It would be worth checking the soakers laced in with the slating at the abutment of the Chancel roof with its north gable when the latter is re-pointed, to ensure that they are still serviceable. There are signs of water spillage missing the gutter at the foot of the west slope of this abutment and it would be worth seeing if some minor modification to the slating or leadwork can eliminate this. When next a roofing contractor is engaged on the church the other leadwork

on the roofs should be checked at close quarters, particularly in the areas where dampness is evident internally.

The flat roof to the Kitchen extension has been re-covered recently using a single-ply membrane material. This appears to have been competently laid but there are a couple of minor lapses of workmanship which might give trouble in the long term: No cover flashings have been provided at the reveals of the Nave window where this roof runs into it - leaving the waterproofing entirely dependent on the sealant - and insufficient sealant has been used in one or two places where the flashings tuck into the brickwork of the surrounding walls.

The roof of the Toilet block is covered with artificial slates at such a low pitch that they cannot constitute a weathertight covering in themselves but must be relying on some form of underlayer which is - apparently effectively - keeping the water out.

As noted in previous inspections, the rainwater gutters and downpipes are a mixture of the original cast iron and plastic replacements. Some of the latter are either inadequate in size or poorly installed but hardly warrant action. The repairs to the cast iron rainwater goods recommended in the last report have been carried out but they still need general re-overhaul, re-setting, re-sealing of the gutter joints, and repainting of gutters and pipes. This should be carried out within the next two years. As suggested in the last report, it might be best to bring the guttering down to ensure that the backs of the gutters are fully prepared and painted, and the rafter feet should be checked whilst access is available. The fixings at the foot of the downpipe on the west face of the Meeting Room could do with renewal, having rusted away.

The black plastic guttering on the Vestry wing and Meeting Room seems to remain in good order. The older light grey plastic gutter and downpipe on the south side of the Kitchen seems to be in good order but could do with painting (along with the fascia) to improve its appearance, and the same applies to the downpipe at the south end of the west side of the Nave and to the soil and vent pipe on the toilet block. The latter could do with a new top balloon grille. The downpipe on the Kitchen needs a new clip.

At the time of the inspection vegetation was growing in the plastic gutters on the east sides of the Chancel and Chapel, suggesting a degree of neglect. All the gutters, downpipes and gullies should be checked at least twice a year and cleared out when necessary.

D) WINDOWS AND DOORS:

As recorded in previous reports, the church contains several stained glass windows - most signed by Abbot & Co. of Lancaster and dating from the 1940's and 50's but the north window of the Chancel appears to be earlier and of poorer quality both technically and

artistically. These windows, together with the uncoloured leaded glazing in those around the rest of the main body of the church, all appear to remain in satisfactory condition. The external overglazing installed prior to the 1994 inspection seems to be helping keep water out as well as providing defence against vandalism. It is only just beginning to develop the greenish tinge heralding the discolouration which results from prolonged exposure to sunlight.

The hardwood frames to the Choir Vestry, Kitchen and Toilet windows need re-finishing within the next couple of years, and the curious mortar fillets around those to the Kitchen, which are cracking and falling away, should be replaced with some other form of filler or sealant.

Past reports have drawn attention to the poor state of the Clergy Vestry windows, where the iron or steel frames have corroded so badly that the leaded glazing is being distorted. The overglazing is effectively prolonging their life but in due course the frames will have to be removed and the glazing re-leaded and adapted to do without them. As suggested in previous reports, it would be worth considering the installation of an extract fan to help control the condensation problem in this room - currently being kept at bay by a dehumidifier.

All the external doors to the main body of the church appear to be in good condition, having been renewed at various times over recent years. All could do with routine re-finishing within the next couple of years. The external door of the Heating Chamber was replaced on a like-for-like basis, along with its frame, prior to the last inspection. However, it has clearly been broken into and needs a new keep for its lock and something for its latch to engage in.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

Most of the floors are of suspended timber construction with plain floorboards, overlaid in some areas with carpet or with cork tiles. Apart from the concern over the timber structures described under 'Structural condition' above, all appear to be in fair condition.

As commented in the last report, perhaps the most discouraging problem with the church building over recent years has been the persistent dampness in the external walls damaging the internal decoration, which has had to be renewed repeatedly. The internal paint finish is applied directly to the solid brick walling, so any saturation of the walling will readily show itself inside. The sources of the dampness have been discussed above, and the logical first step would be to eliminate these before attempting decoration once again after a drying-out period. However, it is probably too much to hope for that the dampness can be eliminated entirely and repeated decoration of some areas may have to be

accepted for the foreseeable future. By way of encouragement, no new damp patches seem to have appeared since 2003 - although one or two have become more pronounced - and some progress has been made in eliminating the worst of those recorded in the last inspection - notably that under the bell-cote in the north-east corner of the Nave.

There is a minor problem with the taping of the joints of the fibreboard panels of the Nave and Chancel ceilings which is splitting and peeling. Replacement is desirable but in view of the merely cosmetic nature of the problem and difficulty of access it would be better to wait until the next general redecoration.

Some slight mechanical damage has unavoidably occurred to the ceiling of the Kitchen in the course of re-covering its flat roof - necessitating minor filling when preparing for the next redecoration.

There appears to have been no spread of the old decay in the skirtings in the two toilet compartments since 2003 so these should merely be kept under observation.

The internal doors remain in fair condition, although the pair to the South-east Entrance Lobby still bind on the head of their frame and could do with easing, and the door from the Chancel to the Choir Vestry needs similar treatment. The latch on the Kitchen door appears to be jammed, and the doors from the Choir Vestry into the Meeting Room and Chancel both appear to lack latches. The doors to the two toilets also need easing or attention to their latches. The fire officer is reported to have recommended that the Kitchen door be upgraded (i.e. replaced) to provide half-hour fire resistance but in view of the limited use to which the Kitchen is put and the fact that the Meeting Room has good means of escape in the opposite direction this may be a little over-zealous. Of more concern, perhaps, is the potential difficulty of opening the external door from the Kitchen in the event of fire or other emergency, due to the bolts and security bar added at some time in the past. This needs to be addressed as a management issue and consideration given to arranging for the door to be made readily openable whenever the Kitchen or Meeting Room is in use.

Internal fittings and furnishings appear to be in good order generally, though the ply panelling round the walls of the Chancel is suffering from the damp coming through the walling behind and some re-fixing is desirable at the foot of the southern jamb of the organ archway where it seems to be coming loose altogether. The kitchen cupboard units are now beginning to show their age, with drawers sticking and doors misaligned, so refurbishment or replacement is desirable in the foreseeable future.

The iron handrail for the steps down to the disused Heating Chamber needs treatment and painting to inhibit the rust, and the ceiling boarding over these steps is of a material

that might contain asbestos so should either be tested or simply entered as 'suspected' in an asbestos register for the building.

F) INSTALLATIONS:

The **electrical** installation combines wiring of different ages and types. It is understood to have been tested in 1999 and some remedial work is believed to have followed but the re-testing due in 2004 was not done and this should be considered a priority within the next six months. As recommended in 2004, the vulnerable cable supplying the cooker in the Kitchen should be re-routed and protected. Also, the electrical wiring remaining in the damp basement Heating Chamber should be disconnected completely - with the exception of that to the sump pump - if this has not been done already. The electric heaters in the Meeting Room should be included in any electrical inspection.

As commented in previous reports the **lightning conductor** on the south end of the church (and therefore presumably not protecting the bell-cote) needs a test clamp to facilitate testing of its earthing efficiency. It is reported to have been re-fixed and tested in 1997 so is due for re-testing now.

The **heating** system remains fundamentally as described in previous inspections but all of the Drugasar gas-fired balanced-flue appliances serving the main body of the church have had to be replaced since 2003 and at the time of this inspection the two small units serving the Choir and Clergy Vestries had been condemned too - with cracked heat exchangers - so were awaiting replacement. In the light of experience here and in other churches questions have to be raised over the life cycle cost of 'Drugasar' units and whether they are in fact a sound investment.

As noted in the last inspection, the external galvanized wire guards to the heater flues are rusting and need painting to inhibit this, and those that have been renewed since 2003 should be included so as to prolong their lives.

The single **bell** is believed to date from the building of the church in 1928. As part of the work to eliminate the damp penetration around the bell-cote the bell rope has been removed and its sleeving through the roof sealed. The bell remains in place so the ironwork of its fittings and fixings will need to be checked and repainted from time to time.

The **organ**, by Nelson & Co. of Durham, is reported to continue in regular use, maintained annually and remaining in good order with no significant problems having arisen since 2003.

The **plumbing and drainage** installations appear to be in good working order generally, with no recurrence of the drainage problems which occurred prior to the 1994 inspection and necessitated repairs to a collapsed drain running out under the back lane to the west. The handbasins in the two toilets are loose and that in the northernmost compartment is actually coming off the wall so needs re-fixing - if not done already.

At the time of the inspection the **fire extinguishers** were awaiting their annual service.

The church has a **sound reinforcement system** but whether or not this includes an induction loop is unclear.

G) MONUMENTS:

The only memorial in the church on which comment need be passed is the plaque previously sited at the north end of the east wall of the Nave, commemorating those who fell in the First World War. In view of the damp problems in that area it has been re-sited and now hangs on the pier of the infilled arcade between the Meeting Room and the Nave, apparently in stable condition.

H) CHURCHYARD:

The grounds of the church (which do not constitute a graveyard) remain generally tidy, thanks to the assistance of community services. A wide range of planting is represented, including a number of mature trees and large shrubs as well as perimeter hedging. The group of small trees in the grounds to the east of the Church appear to remain healthy. Those self-seeded trees growing too close to the church mentioned in the last report have been removed since although at least one seems to be re-establishing itself.

The area of fireclay paving slabs to the north and north-east of the church is beginning to break up and becoming rather uneven, so consideration might have to be given to taking up and re-laying them in the next couple of years - at least on the main lines of foot traffic - and the other approach paths may need similar attention before long.

As suggested in the last report, although access for wheelchair users is possible through the Vestry doorway, to avoid segregation consideration should be given to raising the pathway leading to the main south-east entrance to the church so as to eliminate the barrier created by the entrance steps.

The concrete steps outside the external door of the Kitchen continue to deteriorate, and the recommendation of previous reports that they be replaced by something more suitable and durable still stands.

As noted in the last two reports, some attention is needed to the brick piers and low walling of the west, north and east boundaries, where disrupted brickwork of the piers may need rebuilding and the copings and brickwork of the dwarf walls need pointing in places affected by ground movements. In addition, where a section of the coping of the boundary wall to the north of the church was displaced by vehicular impact (prior to 2003) it would

be worth having these re-set (and the railings set into them straightened) as the walling under the coping is exposed to water penetration at present.

Re-painting of the iron railings and gates appeared to be in progress at the time of the inspection and needs to be continued if not completed already.

SUMMARY AND PRIORITIES

The church is basically sound and evidently well looked after - those responsible should be congratulated for what has been achieved despite limited resources. A lot of good work has been done since the last inspection, dealing with the most urgent concerns although some significant problems remain. Foremost amongst these is the need for re-pointing and possibly silicon treatment of the external brickwork in the areas where damp penetration is being experienced. The rainwater gutters and downpipes also need overhaul. At the time of the inspection the two remaining older heating units needed repair or replacement and this is a high priority if not done already. Testing and checking of the electrical installation, together with any resulting safety work, is overdue if it has not been done in the last few months.

Most of the other recommendations of this report comprise little more than routine maintenance. The following order of priorities sets out, in broad terms, the relative urgency of foreseeable repairs over the next five years. However, it is not a definitive programme of work and items further down the list could be brought forward if desired.

An indication of the range of likely cost, at present-day prices, is shown for each priority category. However, in many cases the scope of repair work is undefined and no measurements have been taken. The figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard. V.A.T. is not included but is likely to be incurred on all repair work. No allowance has been made for inflation or for any professional fees.

I. OF UTMOST URGENCY:

None required.

II. ESSENTIAL within the next SIX MONTHS:

- a) Clearing and checking of all gutters, downpipes and gullies (repeat twice a year).
- b) Minor repairs to roof slating, patching of ridge and hip pointing, checking of leadwork, etc. Also minor remedial/completion work around Kitchen roof covering.
- c) Removal of vulnerable lumber from disused basement Heating Chamber together with decayed frame of its door.
- d) Testing and checking of electrical installation followed by any resulting safety work including re-routing and protection of cable to cooker in Kitchen and total disconnection of any non-essential circuits still serving the disused Heating Chamber.
- e) Completion of painting of boundary railings and gates, if not already done.
- f) Investigation of springy area of Meeting Room floor.
- g) Re-fixing of handbasins in both toilets, if not done already.

(Range of likely cost: £1,000 - £2,000)

III. ESSENTIAL within the next YEAR:

- h) Re-pointing and possibly silicone treatment of external brickwork in areas where dampness is evident internally.
- i) Overhaul, re-setting, re-sealing of gutter joints and repainting of cast iron rainwater gutters and downpipes, together with fascias, etc. Provision of new fixings for foot of downpipe on west face of Meeting Room and new clip to plastic pipe on Kitchen. Also painting of plastic guttering and downpipes, etc., to improve appearance.
- j) Repair or replacement of condemned heating units, if not done already; painting of external guards to flues.
- k) Testing of ceiling boarding over Heating Chamber steps for asbestos content - or put on asbestos register as 'suspected' anyway.
- l) Consider provision of extract fan to control condensation in Clergy Vestry.
- m) Testing and checking of lightning conductor.

(Range of likely cost: £3,500 - £5,000)

IV. NECESSARY within the next TWO YEARS:

- n) Monitoring and possible re-treatment of woodworm outbreaks in structural timbers in Vestry roof void.
- o) Re-finishing of hardwood window frames and external doors; replacement of mortar fillets round Kitchen window frames using sealant instead.
- p) Minor repairs to internal doors and their latches; possible replacement of Kitchen door with fire-resistant type if fire officer insists; repair of Heating Chamber door and replacement of keep for its latch/lock; painting of handrail to Heating Chamber steps.
- q) Repairs to boundary walling, piers and railings.
- r) Re-laying of uneven pavings; consider ramping north-eastern approach path up to eliminate steps at entry into church for the benefit of wheelchair users, pram and buggy pushers, etc.

(Range of likely cost: £1,500 - £3,000)

V. NECESSARY within the next FIVE YEARS:

- s) Re-pointing of the rest of the specified areas of external brickwork, including filling open joint where Kitchen extension abuts Meeting Room.
- t) Redecoration once damp problems have been eliminated (may be best done in stages).
- u) Minor repair/re-fixing of damp-damaged wood panelling in Chancel.
- v) Consider refurbishment or replacement of Kitchen units, etc.

(Range of likely cost: £4,000 - £6,000)

VI. FUTURE Repairs:

- A) Replacement of external steps to Kitchen door.
- B) Re-pointing of remainder of external brickwork.
- C) Possible injection of damp-proof course if rising damp persists.
- D) Repair of artificial stone window surrounds.
- E) Repair of Clergy Vestry windows, dispensing with corroded frames.
- F) Checking and painting of bell mountings.

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CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT AIDAN, ANNFIELD PLAIN

UNDER THE INSPECTION OF CHURCHES MEASURE 1955 AND
THE CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

DATE OF REPORT	28TH FEBRUARY 2009
DIOCESE	DURHAM
ARCHDEACONRY	DURHAM
DEANERY	LANCHESTER

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