

DIOCESE OF DURHAM

**BURNMOOR CHURCH
ST. BARNABAS
0933/Dch81**

Inspection of Churches Measure 1955
(as amended 1995)

Architects Report No. 11 made September 2009

Archdeaconry of Durham
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This Report has been prepared on the basis of the 'Model Diocesan Scheme'

recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

INSPECTION OF CHURCHES MEASURE 1955 (AS AMENDED 1995)

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RECOMMENDATIONS

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority: as follows:

- (1) Urgent works requiring immediate attention.
- (2) Work recommended to be carried out during the next 12 months.
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structures and services.
- (6) Work required to improve disabled access.

A. BACKGROUND AND GENERAL

A.1 The Church of St Barnabas, with its extensive graveyard to the south, is situated in the village of Bournmoor with access from the south side of the A183 link road between Chester-le-Street and Shiney Row.
The Church Hall is located at the southern-most end of the site.

A.2 Ordnance Survey Map reference NZ 309515.

GENERAL DESCRIPTION OF CHURCH

A.3 The Church is a Grade II listed building. Copy of listing is in Appendix.

A.4 The trees around the Church and Churchyard are covered by a Tree Preservation Order. Copy of Order is in Appendix.

A.5 The Church, built in 1868, consists of a Nave and north and south Aisles, the north Aisle having been added in 1881.
There is a Chancel with an Organ Chamber to the north and alongside there are Choir and Clergy Vestries.

The Clergy Vestry is entered from the Choir Vestry from a lobby which has an external access on the north side. The boiler room is situated beneath the Choir Vestry.

There is an entrance porch towards the south west corner of the south Aisle. There are no clerestory lights and since there is an abundance of stained glass in the windows, the Church generally tends to be dark, although now well lighted.

A bellcote, with a single bell, is located at the apex of the gable at the west end.

A.6 Floors: Walkways are solid and are covered with tiles. There is boarding on joists under the pews. At the Chancel arch there are steps faced with white marble. The rest of the paving in the Chancel is solid, finished with clay tiles, and there is boarding on the flooring under the pews.

A.7 Walls: These are constructed of brickwork approximately 700mm thick. The brick used for the general walling is of a light buff colour with bands and patterns of red brick.

There is a dado throughout the Nave in cream variegated glazed brickwork with 2 separated courses of brown glazed brick.

There is no plasterwork, except to the Vestry ceiling.

The arcades to the north and south Aisles are constructed with cylindrical stone columns and stone arches.

The window surrounds and mullions which show internally are of dressed stone.

In the Chancel there is a dado of oak approximately 2 metres high above which there is vertical boarding painted and decorated. Decoration is darkened with age.

- A.8 Roofs: There are pitched roofs over the Nave, Chancel, Choir Vestry and Porch and a lean-to roof to the south Aisle.

There are flat roofs to the north Aisle and Clergy Vestry.

The pitched roofs are covered with varying size Westmorland slates the Clergy Vestry flat roof is covered with felt (originally lead) and the North Aisle roof is covered in stainless steel sheeting.

Internally in the Nave the roof is an open timber roof with rafters and ties showing and there is plasterwork on laths between the rafters. The north Aisle ceiling is panelled in pitched pine with carved bosses at the intersections of the beams.

The Chancel ceiling is timber panelled and highly decorated, although darkened with age.

- A.9 Heating is by means of a low pressure hot water system operated from a gas fired boiler in a boiler room under the Choir Vestry.

- A.10 A tarmac walkway gives access to east, west and south sides of the Church.

- A.11 The Church is mentioned in Pevsner's The Buildings of England, Durham Edition:

"ST BARNABAS. 1867-8, - EE and Dec, by Johnson & Hicks. Towerless. N aisle heightened and enlarged 1881-2 by AC Hicks, chancel enriched 1881 and 1888. The screen, panelling, reredos, and mural decoration all of 1888, an elaborate ensemble probably designed by WS Hicks – STAINED GLASS. Chancel's side (three saints) and s aisle e window (prophets) by Morris & Co 1919, s aisle w window (David and Goliath) 1922, also Morris & Co – (MONUMENT (N aisle) to the third and fourth Earls of Durham, completed in Rome by the American Waldo Storey in 1894. A buxom Angel of Victory, distantly related to the Victory of Samothrace. – Sir William Lambton died 1936. Ledger stone inscribed by Eric Gill 1937. – In the churchyard, a Celtic CROSS to Lady Lambton died 1871, freely copied by the Irish architect Sir Thomas Drew in 1873 from the cross at Monasterboice, Eire. RH).

B SCOPE OF REPORT

- B.1 The roof space above the Choir Vestry and that over the Chancel boarded/panelled ceiling were not inspected.

- B.2 See appendix 'c' in this report for a fuller description of the report limitations.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

Restoration of the North Aisle commenced with the replacement roof covering in February 2001.

The work included major repairs to the existing north gutter, oak beams over the windows and to beams supporting the wooden ceilings.

A new insulated roof was installed with a stainless steel sheet finish laid in bays with raised seams and was completed in March 2001. New cast iron downpipes to this roof area were included with the roof restoration.

Work continued with restoration of the stained glass windows and stone tracery to the north and west aisle elevations, including replacement of heavily eroded stone string courses to buttresses and lower plinths. The contractor was Messrs Quadriga of South Shields.

Phase 1 works was valued at £39,834.00 and Phase II was £90,639.00.

- Polycarbonate secondary glazing has been installed to all windows.
- Certificate for Lightning Protection issued by EP Services dated 2.3.01.
- Certificate of Compliance (ETS) Electrical Testing Service of Bournmoor, Certificate No. 30106 dated 6.1.03. Noted frequency of testing 12 months.
- Gas Boiler is maintained by Dunhill Mechanical Services.
- Organ maintained by Harrison & Harrison of Durham.

2.0 GENERAL CONDITION AND MAINTENANCE

2.1 The church has been well maintained in the last five years with major restoration work to the North Aisle. The general fabric is sound and the roofs watertight. Heating and electrical installations are to a good modern standard. Windows are well protected externally with recent secondary glazing.

External drainage should be investigated as disposal does not appear to be satisfactory.

Attention is required to some rainwater goods which are leaking and interior ceilings are in need of redecoration.

Lighting standards should be considered following re-decoration.

The church does not have a toilet and disabled access should be considered with an Access Audit commissioned.

If funds should ever be available the restoration of the Chancel

decorations would brighten up the interior and be a valuable asset to the church which is a splendid example of its period.

3.0 STRUCTURAL CONDITION

- 3.1 The First Quinquennial Inspection in 1959 refers to various old movements in the South and North Aisles and below the west window, and to the Chancel Arch. Previous recommendations were to have these "grouted up as before". There is no indicated that there is any current movement so it may be assumed the building is in a static condition.

4.0 SPECIALIST TREATMENTS

- 4.1 None required.

5.0 WALLS AND MASONRY

- 5.1 The brickwork is in good condition externally with mortar sound and weathering well. There has been some spot repairs to a few brick facings on the south elevation but generally brickwork is sound. Windows and door openings are enriched with stone dressings and these are sound though darkened with weathering. The hood mouldings to the main entrance are showing signs of erosion but are intact. The North Aisle windows which were restored in 2001 are still new and crisp though beginning to weather down. Stonework to the right of the Entrance Porch which was renewed in 2001 is weathering and is a good match.

Generally all external masonry is now in sound condition.

Internally masonry is sound and intact following window stonework replacement. Brickwork has darkened with age but is in good condition. The stone window mullions to the Clergy Vestry are eroding in places but remains intact and apart from regular brushing down and dusting no further action is needed at this time.

Minor efflorescence was noted internally at the 1999 Inspection and this appears unchanged.

6.0 TOWER, STEEPLE, BELLS ETC

- 6.1 The bellcote, masonry was inspected from ground level with binoculars and appeared to be sound. There is a metal cross at the peak which is rusted and a lightning conductor which should be checked by a steeplejack, and the masonry also checked at close quarters. A lead flashing section on the north side of the belcote is missing and has fallen onto the North Aisle roof. This should be refixed with lead wedges and repointed and all other flashings checked.

1

- The metal cross should be treated for rust and redecorated. 3
- 6.2 The bell was tolled and found to be working satisfactorily. The bells moving parts should be checked and lubricated when repairs are undertaken at this level. 2
- A former bell lever arm was noted that appears to be redundant and this should be checked when workmen are at this level. 2
- 7.0 CHIMNEY STACKS AND FLUES
- 7.1 The cluster of the three chimney stacks appears to be structurally sound, the only one in operation being that which serves the central heating boiler.
- 8.0 ROOFS AND RAINWATER GOODS
- 8.1 The pitched roofs are covered in Westmoreland slates in diminishing course with coloured bands. The ridge is a terracotta roll pattern to the Nave and crested ridge to the Chancel. The slates are in good condition with a few chipped and some repairs but generally sound.
- 8.2 North Aisle flat roof:
The new stainless steel roof has weathered to a matt traditional appearance and is in keeping with the building.
- The eaves line gutter is collecting vegetation and debris which will cause blockages and may lead to leakages. These and all gutters and downpipes should be checked at least twice a year and cleaned out. 1
- The metal roofs are slippery when wet and great care should be taken when walking on them.
- 8.3 The Porch west side gutter is blocked with debris and should be cleaned out without delay. 1
- 8.4 The South Aisle has a square section cast iron gutter with joints that are open and weeping. Repairs or renewal is recommended. 2
- The south side of the Chancel roof has an ogee pattern gutter which should also be checked for leakage and condition. 2
- 8.5 The Nave north side roof discharges directly onto the North Aisle stainless steel roof without a gutter and this is working satisfactorily.

8.6 Rainwater Pipes: New square section downpipes and hoppers have been installed to the North Aisle roof and these are well painted and as new condition. Downpipes on the south side of the building have repaired shoes that are rusting and in poor condition. Repair or renewal in matching materials is recommended. All decorations to rainwater goods should include for inside faces to receive 3 coats of black bitumen paint. 2

9.0 RAINWATER DISPOSAL AND DRAINAGE

9.1 The rainwater system was inspected on 12th August during heavy rainfall when it was noted that gullies, particularly on the north side of the church, were blocked and overflowing. The surrounding ground was water logged. It is suspected that drains could have become blocked with tree roots. An inspection should be made of all drains by rodding and CCTV and the disposal system checked.

10.0 PLASTERWORK

10.1 The only plasterwork in the Church is between the exposed rafters and purlins in the Nave and south Aisle and on the Choir Vestry ceiling. All in reasonable order. Make good panel in ceiling to west of porch previously damaged by water penetration. 3

11.0 DECORATIONS

11.1 Plaster between rafters in the church has considerably darkened with age and condensation and should be redecorated with lime wash. Care should be taken with this type of decoration and the Architect will advise on a specification. 3

11.2 Walls and ceiling in Chancel very dark.
Walls to the chancel are timber boarding on brickwork.
Cleaning up of the decoration on the coffered and barrel vaulted ceilings and reredos and wallboarding in the Chancel is a specialists matter and advice should be taken prior to investigation and assessment. 4

11.3 External decoration to window bars, doors, rainwater goods, wrought iron gates etc should be carried out again before the end of the current quinquennium. 3

12.0 FLOORS AND GALLERIES

12.1 Floor between tiled aisles is timber boarding and in good condition.

Generally

12.2 Quarry tile floor has a number of broken tiles. Replace or repair in coloured mortar to match tiles. 3

Chancel

12.3 Section of patterned floor tiles adjacent to lobby door loose: lift, make good floor and rebed tiles. This is a specialist repair. 2

13.0 GLAZING, VENTILATION AND GUARDS

13.1 Ventilation appears to be satisfactory.

13.2 All windows have now been protected with polycarbonate sheeting applied externally.

13.3 Windows to the North Aisle north and west elevations have been releaded as part of the stone restoration and are in excellent condition.

13.4 All windows should be cleaned internally with leathers and water to remove dust and dirt. Care to be taken not to apply pressure and observe safety rules working and height.

14.0 FITTINGS, ORGAN, FURNITURE AND JOINERY

14.1 The clock on the west elevation appears to be in good order and should be maintained by a specialist firm. 3

14.2 The Organ, by Gray and Davison, and maintained by Harrisons of Durham appears in good condition and is in working order but comment has been made that rebuilding of the organ is recommended at a cost of £60,000.00

14.3 Joinery generally and furniture appear to be in good order. No signs of woodworm were observed.

14.4 Chancel/Altar: Walls - oak panelling to 2150 height. Painted and gilded boarding above. Painted and gilded ceiling. Walls and ceiling in good condition but dirty from aging.

- Oak pews with perforated front screen/kneeler rail.
 - Marble steps to Altar, mosaic tiled floor.
 - Carved oak screen to Chancel 2900 height with metal gates
 - Stained glass to all windows in Chancel/Altar
- Unique windows designed by Morris.

- Carved oak Altar.
- Heavy brass Crucifix 700mm high.
- 2 brass candlesticks 450mm high.
- 2 brass flower vases 325mm high.
- Brass Offertory plate 300mm diam.
- Oak arm chair (Durham crest).

- Nave
 - Perforated oak pulpit on marble base.
 - Carved oak eagle lectern 1650mm high.
 - Pitch pine pews to Nave and side Aisles.
 - Carved stone font.
 - Oil painting (copy of Madonna of the Armchair by Rafael) in large ornate gold frame: brass plaque below reads 'In loving memory of Alfred Merle Norman MA DCC LLD FRS, Honorary Canon of Durham, First Rector of this Parish 1866 - 1895 - Born 1831 - Died 1918 SPES MEA IN DEO'.
 - Stained glass windows to north and south Aisles and west gable (12 panels).

- Side Chapel
 - Plain oak Altar.
 - Plain brass Crucifix 470mm high.
 - 2 brass candlesticks 150mm high.
 - Mahogany shaped back chair dedicated to the memory of Lillian Trotter, died 9 January 1932 given by her sisters and brothers.

- Large white marble angel statue in north Aisle.
- Angel of Victory placed in the Church in 1929 by John Frederick, 5th Earl of Durham (sculpted in Rome by Waldo Storey RA in 1894).

- Churchyard
 - Many headstones with numerous 'pylae' and crosses exceeding 1.5m high.
 - Large carved stone cross in memory of Beatrix Frances Countess of Lambton who died in 1871. The cross was designed by Thomas Drew and made in Dublin by Walter Doolin in 1873 and is an exact reproduction of the famous Irish cross at Monasterboice, Louth, Eire.
 - Adjacent stained glass window 'Sunset' in memoriam of Frederick 4th Earl of Durham.

Note: details of plaques and memorials in the Church are contained in a booklet "The Story of the Parish Church"

of Bournmoor, Co Durham" Thomas Westgarth FCIS
2nd Edition 1968.

15.0 VESTRIES

- 15.1 Clergy Vestry: This domestic size room is well fitted with furniture and has an ample leaded window. A carpeted floor is in good condition. Walls are fairfaced brick with a wooden dado in good order.
- 15.2 There is a safe in the chimney breast and this should be checked for insurance security if valuables are kept here. Fire Safety should also be checked if parish records are kept here.
- 15.3 Heating is by double panel radiators and appears to be adequate.
- 15.4 The joisted ceiling has exposed boarding. A lighter colour scheme may be considered when decorations are to be renewed.
- 15.5 Lighting is provided by two fluorescent fittings and is satisfactory. Wiring is in pyrotenax.
- 15.6 Choir Vestry: This is a larger room and well fitted with cupboards for storage and vestments.
- 15.7 The carpeted floor is in good condition.
- 15.8 The plastered ceiling is well decorated and lit with fluorescent fitting.
- 15.9 The stone mullioned window and leaded lights are in good order. Cleaning is recommended. There is no opening light.
- 15.10 Painted timber cupboards and doors are in good condition.
- 15.11 The walls are painted brickwork and sound.
- 15.12 Heating is by a single panel radiator which appears adequate.

16.0 ROOF STRUCTURE AND CEILINGS

- 16.1 The Chancel Roof is timber barrel vaulted in 5 segments and highly decorated in panels with gilded roses at the intersections. This is a fine ceiling and a good example of the High Gothic Revival style but is detracted by being poorly lit and covered in dirt. If funds are ever available a restoration and lighting scheme would enhance the church with special attention to the Chancel.

4

- 16.2 The Nave roof is supported on open scissor trusses with plaster panels between and the South Aisle is similarly of open construction with rafters and purlins and plaster panels. A restoration scheme of cleaning and redecoration would enhance and enliven this part of the fabric and should be considered on connection with a new lighting scheme. 3
- 16.3 North Aisle: This stained timber flat pitched ceiling is supported on substantial beams and purlins with panel divisions and rosette decoration. All appears to be in good condition following the 2001 restoration works. Four stone corbels on the external wall support beams and one corbel has efflorescent coating which could be continuing drying out from previous defects. This should be brushed off and monitored at yearly intervals. Architect to be advised if salts continue after 3rd year. 2
- 17.0 INTERNAL PLUMBING AND FITTINGS
- 17.1 The only internal plumbing comprises a wash basin and its cold water supply with a small Redring electric water heater in reasonable working condition in the Clergy Vestry.
- The cold water tap is trickling and should be re-washed. 1
- The water heater is also dripping and requires attention. 1
- 18.0 HEATING INSTALLATION
- 18.1 The boiler room is approached by steps within a steel wire cage with lockable gateway. Clean down and decorate. 2
- 18.2 The basement was inspected on a day with heavy rainfall in August when humidity was high but excess condensation was observed dripping from all metal surfaces and from insulated pipes. The boiler was not operating so there was no air movement. It is recommended that another inspection is made when weather conditions are drier, and an assessment made on the long term effects of condensation on the heating equipment.
- 18.3 The basement chamber is brick vaulted and appears to be sound apart from stone to walls which are eroding and should be monitored.
- 18.4 The U25/R5 gas meter is located in the Boiler Chamber area and showed a reading of 012453 units.
- 18.5 Lighting is adequate and wiring has been carried out in pryotenax to a good standard.

18.6 There is no door to the Chamber so ventilation for combustion is good.

18.7 The heating was turned off for the summer so was not observed in working order. A heating engineer should check the installation each year as Appended item 'f'.

19.0 DISABLED ACCESS

19.1 The Disability Discrimination Act requires that disabled users of the Church should be: -

- provided a service that is offered to the public
- provided a service that is not a lower standard or in a worse manner.
- provided a service that is not on worse terms.

The Disability Discrimination Act encourages organisations to make themselves more accessible to disabled people. Improved access covers ramps for wheelchairs, disabled parking bays, sensory access for blind or visually impaired and deaf or hard of hearing. An Access Audit should be considered for the building and details of this are included in the publication: -

“Widening the Eye of the Needle” Access to Church Buildings for People with Disabilities by John Penton, published by Church House Publishing.

It has been noted that there are 3 steps at the porch entrance and this is the first matter to consider for disabled access to the Church.

There are many other aspects in the church to consider in an access report.

6

20.0 ROADS, PATHS AND PAVING

20.1 A tarmac surfaced walkway, capable of taking the occasional vehicle, leads from the north west entrance gates to the Porch and continues along the south side of the Church eventually connecting with the north east entrance.

20.2 The length of tarmac paving from the north west entrance to the Porch, passing below trees, is deteriorating and would benefit from resurfacing. An immediate application of weedkiller will restrain grass and weed growth.

2

20.3 The tarmac path running southward through the graveyard and cross paths requires minor patching and edges clean of grass and weeds. Treat with weed killer. Degraded surface from Churchyard through grassed area to Church Hall also requires repair. 2

20.4 Stone paving to vestry access is uneven – lift and rebed paving stones. 3

21.0 BOUNDARY WALLS AND GATES

21.1 North Boundary

Dwarf brick wall with stone coping and wrought iron gates supported on stone pillars at north west and north east corners, in satisfactory order.

21.2 East Boundary

Privet hedge for the northern half of its length. The hedge is regularly trimmed.

The southern run comprises a 225mm thick brick wall with stiffening piers down to the south east corner of the site.

The wall is in good condition.

21.3 South Boundary

This to the eastern half of the site comprises a timber post and rail fence. To the west side there is a low galvanised rail and post fence to 650 height

Fences are in reasonable condition.

21.4 West Boundary

Southern half comprising Hawthorn hedge with wide opening for vehicular access to Church Hall (no gates or security).

Northern half comprising wrought iron railings on dwarf wall and piers up to north west corner entrance. Generally requires redecoration.

No fencing on wall to north elevation – 2 in section from n wall missing – replace to match existing.

In good condition, but leaning inward in places. Coping stone missing 6 pier from north should be replaced to matching existing. 3

22.0 PLANTING AND VEGETATION

22.1 The whole site is divided roughly into thirds, the two northern thirds being officially a graveyard and which the Chester-le-Street local authority have agreed to maintain. The new graveyard area and Church Hall occupy the southern third.

22.2 Grassed areas are in reasonable order.

22.3 A rose bed is planted to the south and west elevation.

There is a 300 mm wide clear weed-free margin has been maintained

all round the Church which assists in preventing vegetation from retaining moisture against the walls. This requires cleaning and weeding. 2

22.4 There is a line of large trees on the west boundary and 3/4 trees to east boundary.

There are two large trees flanking the footpath to the Church Hall approximately in the centre of the graveyard.

Trees are oak, sycamore, ash etc.

The large tree to the right of the central footpath (facing north) is damaged near the base of the trunk and has indications of beetle infestation.

An Arboricultural Consultant should be invited to inspect all the trees on the site and report on tree condition and give recommendations for treatment where required. 2

A directory of Arboricultural Consultants and Contractors is maintained by the Arboricultural Association, Ampfield House, Ampfield, nr Romsey, Hants SO51 9PA.

The Diocesan Advisory Committee can advise on an Arboricultural Consultant. Note the Tree Preservation Order included in the Appendix of this report.

23.0 BATS

23.1 There are no reports of bats roosting in the Church.

24.0 MEMORIALS

See Section 14.0.

25.0 LOG BOOK

25.1 A list of work completed in the last 5 years was provided and the Log Book inspected.

26.0 PREVIOUS INSPECTION REPORTS

December 1959	Cordingley & McIntyre, Durham
October 1964	Cordingley & McIntyre, Durham
1969	No report
1974	Fennel & Baddeley, Chester le Street
1979	Mrs Pamela W. Iley
June 1984	AO Lee, Hayton Lee & Braddock, Durham
June 1989	AO Lee, Hayton Lee & Braddock, Durham
November 1994	RT Bulmer, HLB Architects, Durham

October 1999

RT Bulmer, HLB Architects, Durham

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category (1)

	<u>See Item</u>
• Replace lead flashings to Belcote and check all other flashings	6.1
• Clear all debris from North Aisle gutter and check all other gutters and downpipes.	8.2
• Clear debris from Porch west side gutter.	8.3
• Replace washer to Vestry cold water tap and check and maintain dripping hot water heater.,	17.1

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS: Category (2)

	<u>See Item</u>
• Check and maintain moving parts to bell and decorate non-ferrous metalwork	6.2
• Check former bell lever and remove if redundant	
• Check South Aisle and Chancel gutter backs and joints and repair or renew	8.4
• Renew downpipe shoes and redecorate all rainwater goods.	8.6
• Repair loose quarry floor tiles to Chancel	12.3
• Remove efflorescence from stone corbel to North Aisle roof support and monitor	16.3
• Clean, derust and decorate metal cage to Boiler House steps.	18.1
• Apply weedkiller to footpaths	20.2/3
• Repair tarmac footpaths	20.3
• Clear and maintain edge margin to Church	22.3
• Invite Arboriculturist to inspect and advise on tree condition in Churchyard.	22.4

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS: Category (3)

	<u>See Item</u>
• Treat rust and redecorate metal cross to Belcote	6.1
• Make good panel ceiling of Porch	10.1
• Redecorate Nave and South Aisle ceilings with limewash and obtain a specification	11.1 & 16.2
• Redecorate all external metal work; rainwater goods, gates and	11.3
• Repair loose and broken quarry tiles to Nave and Aisles	12.2
• Maintain dock to west elevation	14.1

- Lift and rebed paving stones to Vestry access 20.4
- Replace missing coping stones to west boundary. 21.4

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category (4) See
Item

- Consider specialist cleaning of Chancel ceiling and walls. Consult with DAC 11.2
- Consider new lighting scheme to church and appointment of Lighting Consultant. 16.1

WORK REQUIRED TO IMPROVE DISABLED ACCESS: Category (6) See
Item

- Prepare a Disability Access Report and consider the proposals 19.1

NOTE:

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which includes guidance to routine maintenance and inspection of Church property.

'A Guide to Church Inspection and Repair' published by the Council for the Care of Churches can be obtained from SPCK bookshops.

A P P E N D I X

- General a to h
- Listing Status : 2 sheets
- Floor Plan
- Location Plan
- Tree Preservation Order
- Photo Record : Interior
Exterior

a GENERAL

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or 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 specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

b. PRIORITIES

Where work has been specified as being necessary in the preceding pages a code number in brackets, from 1 to 6, has been inserted in the Margin indicating the degree or urgency of the relevant works as follows:

- (1) Urgent works requiring immediate attention
- (2) Work recommended to be carried out during the next 12 months
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structure and services.
- (6) Work required to improve disabled access.

c. SCOPE OF REPORT

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

d. CLEANING OF GUTTERS etc

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e. POINTING AND MASONRY

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f. HEATING INSTALLATION

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

g. ELECTRICAL INSTALLATION

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h. LIGHTNING CONDUCTORS

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

j. MAINTENANCE BETWEEN INSPECTIONS

Although the Measure requires the Church to be inspected by an Architect every 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.

k. FIRE INSURANCE

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position

in the Church, together with an additional extinguisher of the foam or CO2 type where heating apparatus is oil fired.

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