

CHRISTOPHER DOWNS, B.ARCH., RIBA. CHARTERED ARCHITECT

CONSULTANT ARCHITECT TO
DURHAM CATHEDRAL

ECCLESIASTICAL AND HISTORIC
BUILDINGS CONSULTANT

THE CATHEDRAL ARCHITECT'S OFFICE, THE GREAT KITCHEN
THE COLLEGE, DURHAM DH1 3EQ

TELEPHONE/FAX: (0191) 384 7010

QUINQUENNIAL REPORT

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

CONTENTS:

PREAMBLE	to the Quinquennial Report on the Church: Introduction; Terms of Appointment; Scope of the Report; Form of the Report.	
THE REPORT	Brief Description of the Church.	Page 1
	Previous Inspections and recent repairs.	Page 2
	Limitations of the Survey.	Page 2
	Appraisal and Recommendations.	Page 3
	Summary and Priorities :-	Page 10
	i. Of Utmost Urgency.	
	ii. Essential within the next Six Months.	
	iii. Essential within the next Year.	
	iv. Necessary within the next Two Years.	
	v. Necessary within the Quinquennium.	
	vi. Future, i.e. desirable repairs or improvements.	
APPENDIX	Architect's Inspection Notes.	
APPENDIX 'B'	General and Technical Notes.	

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 2010 QUINQUENNIAL INSPECTION
of the Parish Church of
S A I N T E D W I N , C O N I S C L I F F E

Diocese of Durham
Archdeaconry of Auckland
Deanery of Darlington
Historic Buildings Listing: Grade II*
Conservation Area: Coniscliffe
Civil County and District: Durham, Darlington
Ordnance Survey Map Reference: NZ 226 152
Date of Inspection: 23rd June 2010
Date of Report: 30th December 2010

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

BRIEF DESCRIPTION

Archaeological evidence suggests a pre-conquest ecclesiastical site, but the earliest parts of the standing structure (west wall and west end of south wall of the Nave; north - formerly south - door) date from the 12th century. The bulk of the present church is 13th century, including the north arcade, the Chancel, Chancel arch and Tower. The Tower parapets and spire date from the 14th century, and the battlemented Vestry from the 15th. 19th-century 'restorations' (including that by George Pickering in 1844 recorded in progress by R.W. Billings' engraving) have obliterated much of the historical evidence, and involved rebuilding the eastern part of the south wall of the Nave as well as alteration of virtually all the windows and reconstruction of the roofs. The Norman south door was moved to the north side around 1870 and enclosed by a new Porch which has itself been rebuilt recently (conflicting documentary sources quote 1964 and 1980).

The building as it now stands therefore comprises a long narrow Nave with 5-bay arcade, Chancel of the same width, North Aisle with Porch, West Tower surmounted by one of the handful of medieval stone spires in the diocese, Vestry (formerly two-storey) abutting the north side of the Chancel, and Boiler House squeezed between this and the east end of the Aisle.

Walls are of local sandstone. The timber structures of the low-pitched main roofs, now including that of the Aisle, are covered with stainless steel sheet whilst the Vestry roof is felted and that of the Porch has grey/green Lake District slating.

A plan of the church, by Peter Ryder, is included on the buff-coloured sheet following the 'Summary and Priorities' section of this report.

PREVIOUS INSPECTIONS AND RECENT REPAIRS

This is the third time the present writer has reported on this church. As well as those prepared in 1999 and 2005, the 1993 report, by Forsyth & Stastny of Barnard Castle, was available on the Architect's file for reference in compiling the present one. It refers to a 1988 report by J.R. Ellis of Anderson-Ellis Partnership.

These and any other previous reports, where they survive, ought to form a valuable record of the condition of the building and of the work carried out over the past fifty years and should be carefully preserved.

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

Stabilization of unsafe headstone in churchyard.

Minor roof repairs including renewing loose pointing to flashings (2005).

Re-painting of cast iron rainwater gutters and downpipes. (2005).

Replacement of oil storage tank with twin-walled type (2005).

Re-pointing of limited areas of external masonry (2009).

Testing of electrical installation (2009) followed by essential remedial work (2010).

Testing of lightning conductor (December 2009).

Rebuilding of western boundary wall (by neighbour).

Provision of grille to window ventilating roof void above Vestry.

Repairs to stained glass windows and overglazing.

Checking of churchyard trees by specialist (2008).

Provision of new oak lectern.

Installation of external floodlighting.

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) Any concealed voids below floors.

ii) Any concealed roof voids.

iii) Interior of the Organ.

iv) Roofs were examined internally from floor levels; externally the accessible low-pitched roofs were inspected at close quarters.

v) The spire was inspected from the parapets of the Tower and, through binoculars, from ground and accessible roof levels.

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 that the church remains in good condition overall, with a lot of excellent work having been carried out in recent years. This report is intended to help direct the efforts of those responsible towards an orderly programme for the work needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

As commented in previous reports, old crackings resulting from long-term easing or settlement of the building are evident in places, notably in the Tower, on the south side of the Chancel Arch, in the south-east corner of the Chancel and where the Vestry abuts the Chancel. None of these represents any cause for concern and overall the building appears to be perfectly stable. The crackings should merely be reviewed in future inspections and for this purpose are recorded in detail in the appended inspection notes.

The timber structures of the main roofs date from the 1840's restoration of the church and appear to remain in sound structural condition throughout, though hidden timbers may have suffered decay due to past leakages through the roof coverings. This was found to be the case when the North Aisle roof was opened up for re-covering in 1998. On this roof all the boarding, the bottom halves of virtually all the rafters, and the wall plates, had to be renewed in the course of the subsequent re-covering. Presumably the Nave and Chancel roof timbers were checked when those roofs were re-covered in 1994. The Vestry roof structure appears fairly recent. The risk to it from condensation in the enclosed void above the Vestry ceiling, exacerbated by its bituminous felt covering, seems to have been reduced to insignificance by improvement of the ventilation through the small window in the east wall. The Tower roof and floor structures seem generally sound but, as commented in 2005, the steel joist supporting the Belfry floor could do with painting to inhibit rust. Some woodworm activity in the Clock Chamber floor - just beside the access hatch - looks as though it may be continuing so precautionary treatment should be carried out. The Porch roof structure, of indeterminate date, remains sound.

B) WALLS AND MASONRY:

The external walls are of local buff-coloured sandstone generally, with occasional blocks of magnesian limestone and other intruders, mostly in random or roughly-coursed squared rubble work. Though this County Durham sandstone is prone to deep erosion, particularly when saturated or exposed to extremes of weathering, as noted in previous reports on this church it is for the most part suffering only superficial erosion. The most deeply eroded areas of masonry appear to be the parapets, etc., of the Tower - due to the degree of exposure - and worst of all the interior of the spire. This latter is not uncommon, where moisture seeping through from the exterior brings salts with it which then crystallise within the stone of the internal face and break it down. The external re-pointing of the spire in 1999 may well have slowed the rate of erosion as it does not seem to be significantly worse now than in 2004. The

same applies to the parapets, where little seems to have changed since the last inspection. No action need be taken within the next five years in either case but these areas in particular should be reviewed in the next inspection.

The re-pointing of various limited areas of the external masonry recommended in the last report was implemented in 2009. This dealt with virtually all the re-pointing identified as necessary in the 2005 report, so very little more is needed for the time being. Those areas still needing attention include:

Open joints between coping stones of north and eastern parapets of North Aisle, and in general walling on inside face of eastern parapet.

Fine joints of buttress at east end of south wall of Chancel.

Open joints under coping of west end of North Aisle.

Open joints in west wall of Nave south of the Tower.

In the longer term, the inside faces of the parapets around the Vestry roof need raking out and re-pointing - perhaps best done when the roof is re-covered - and parts of the east end of the Nave clerestory will need work in the foreseeable future. Also an area of loosening pointing in the panel between the easternmost two windows in the north wall of the North Aisle.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The low-pitched main roof, continuous over the Nave and Chancel, was covered with stainless steel roofing sheet in 1994, using the capped batten method. All seems to remain in good order except that the narrowness of the parapet gutters - particularly the extreme west end of the southern gutter - makes it difficult to keep them clear of leaves and debris. Frequent and regular clearance will be necessary. At the time of this inspection weeds growing in the narrow section needed clearing out but otherwise all seemed reasonably clear.

Short lengths of the cover flashings have begun to work loose on the backs of the north parapet where Nave and Chancel meet, causing the mortar pointing to fall out. Re-wedging and re-pointing is desirable within the next six months - similarly loose sections noted in 2004 have been dealt with since. The lead outlet chutes on both sides of the Nave appear to be distorted and, as suggested in the last report, may need re-dressing and some additional support. However they do not seem appreciably worse now than in 2004 so there is no urgency.

The North Aisle roof was covered with stainless steel sheet in 1998/9, again using the capped batten method but in this case with taller battens as experience had cast doubt on the weathertightness of the manufacturer's recommended batten height (as used on the

Nave/Chancel roof). All seems to be in good order but at the time of the inspection the parapet gutter to this roof needed clearing of a limited amount of leaf-fall and vegetation.

The roof of the Vestry block is a fairly shallow lean-to against the wall of the Chancel, contained by tall parapets all round. As reported in 1999, it is covered with bituminous felt, on a deck of plywood sheeting and modern softwood joists which may be contemporary with the covering. The felt still appears to have some useful life left and is likely to last for the next five years, but it will need replacement at some point and it would then be worth considering stainless steel as a permanent covering.

The Porch roof is covered with Lake District slates laid to diminishing courses. This slating remains in good order, having presumably been re-fixed in the course of the relatively recent re-building of the entire Porch.

The roof of the Heating Chamber appears to be a composite build-up of felt on some unidentified decking board laid over the original corrugated iron sheeting. It remains serviceable.

The eaves gutters on the Porch and Heating Chamber seem to be in good condition and the downpipes taking the discharge from the main roofs all appear to be in good working order. All these cast iron elements have been repainted since the last inspection, with a distinct improvement of the colour.

The gullies at the base of the downpipes will need clearing and checking along with the gutters and downpipes themselves - attempts were reported to be in hand at the time of this inspection but some of the drains were found to be obstructed by tree roots.

The narrow parapet gutter around the base of the spire is waterproofed with asphalt. This remains in good condition with no significant development of the split at the north-east corner that was noted in the last inspection. Short lengths of the mortar pointing where it tucks into the backs of the parapets are cracking but the loose sections seen in 2004 have been renewed and no further action is need for the time being.

D) WINDOWS AND DOORS:

As noted in previous reports, the church displays a fine range of stained glass windows ranging in date from the second half of the 19th century through to those by the late Leonard Evetts dating from 1968 and 1973. Most appear to remain in fair condition apart from the problem of varying degrees of buckling in some of the 19th century examples. The worst cases of this remain the easternmost and westernmost windows in the south wall of the Chancel, but as they do not appear to have deteriorated significantly since 2004 there is no need for action for the time being. The need for re-leading of both in the foreseeable future should merely be borne in mind.

Since the last inspection minor repairs have been carried out to the stained glass in the head of the easternmost window in the north wall of the North aisle and where a pellet or bullet had holed the second window from the west in the south wall of the Nave, both to an excellent standard. As commented in the last report paint splashes dating from a past re-decoration of the church need to be cleaned off the stained glass in due course, but this should only be attempted by a specialist as there is a grave risk of harming the glass painting itself.

The other windows of the church are filled with uncoloured glass in diamond leading. This too is in fair condition overall despite some buckling and the occasional cracked pane. As commented in the last two reports the clerestory windows in the Nave could do with cleaning internally if the discolouration is not ingrained, and the same applies to those of the ground floor stage of the Tower. The external ironwork of the upper window in the east wall of the Vestry needs painting urgently to inhibit the rust, and the new metal grille behind should be painted in at the same time. The internal saddlebars of the windows in the Clock Chamber of the Tower also need painting and the security of the wire ties between these and the glazing needs checking - when the painting is carried out.

Most of the main windows of the church - certainly all those containing stained glass - have protective overglazing in the form of glass sheets sealed to the stonework with a light-coloured putty. As commented in previous reports this is a rather unfortunate method of protection both in terms of appearance and because it will tend to lead to over-heating and accelerated buckling of the stained glass in the south-facing windows. It will have to be lived with for the foreseeable future but in the longer term should be replaced with a more appropriate method when it reaches the end of its useful life or becomes damaged. A start has been made with that on the easternmost window in the south wall of the Nave, which sets a good example to follow.

The external doors are in fair condition overall, though the main external entrance door of the Porch could do with renewal of the clear finish. Since 2004 a mortar fillet has been formed along the front of the step at these doors to facilitate access for wheelchairs. The hardwood door and screen to the Heating Chamber are also beginning to lose their original finish but it would be a simple matter to give them a coat of preservative/stain to maintain protection. Some minor repair is needed to a couple of the louvre blades to allow the temporary plywood backing to be removed and thus restore full ventilation to the Heating Chamber. At the time of the inspection the lock to this door needed lubrication.

The hinged metal grille over the outside of the south door of the Chancel has been repainted and its hinges have been repaired or renewed.

The door in the south-east facet of the spire, giving access to the parapet gutter round the top of the Tower, has deteriorated further since 2004 and now needs joinery repair - if not complete renewal - as well as the repainting recommended in the last report.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The flooring throughout the main body of the church is on a solid base - the timber boarding of the pew and choir stall areas as well as the concrete of the passageways, etc.

The ground floor of the Tower and part of that in the Vestry are both of suspended timber construction with apparently unventilated voids under. As commented in previous reports, this means that there is a risk of decay in both cases but they remain firm underfoot at present and should merely be reviewed again in future inspections.

Several of the boards of the pitch pine dado around the base of the walls have dropped - possibly due simply to drying shrinkage over the years. However, that on the western section of the south wall of the Nave is quite loose in places and it may be that its fixing grounds have decayed. No cause for immediate concern but this should be kept under observation and it might be worth opening-up to investigate.

As noted in previous reports, the north wall of the North Aisle is 'strapped' - i.e. the internal wall finish is plaster on lath supported on timber battens fixed to the wall. This explains the somewhat erratic pattern of cracking in this plasterwork, which is of no structural significance. This is a fairly common form of construction to improve warmth and prevent damp coming through to the internal wall face but gives rise to a risk of fungal attack in the timbers concealed within the unventilated cavity thus created. Fortunately there is no evidence of any such outbreak here - past or present - but any sources of dampness should be dealt with promptly and immediate action taken should any signs of fungus become apparent.

Past damp penetration has affected patches of the plaster and decoration at high level in various parts of the church, and there are signs of rising damp at low level in the walls of the Chancel. Some plaster renewal is necessary just below roof level in places and this should include the areas behind some of the wall-posts where the roof trusses bear on the walls. All this is much as recorded in the last inspection and is to be incorporated in a general redecoration of the church which is to be undertaken in the near future. Following application and assessment of trial panels a specification has been drawn up. Paint splashes, presumably dating from the 1987 re-decoration which was carried out by a Community Industry group, need to be cleaned off roof timbers adjacent to the wall heads.

The minor outbreak of woodworm in the timber boarding of the pendulum housing where it lies within the clock weight shaft in the Intermediate Chamber of the Tower still looks rather fresh and re-treatment should be carried out as a precaution. This woodwork and the casing to the clock weight shaft should both be checked annually in early summer for any fresh flight holes.

The guard/handrails to the stair well openings in the Tower floors are rather loose and beginning to rust, so should be re-fixed and painted within the next five years. Consideration should be given to providing handrails to the ladders to the upper stages.

The church furnishings appear to remain in fair condition overall. As suggested in 2005, it would be worth securing the seven-branch candle stand in the Chancel by chaining it to the wall, as it could be attractive to thieves.

F) INSTALLATIONS:

The **electrical installation** was tested in 2009 and remedial work including replacement of the distribution boards, a new cable to the external lights and a new earth cable was carried out in 2010. The route adopted for the cables on the east wall of the Vestry is somewhat unfortunate, showing a lack of sensitivity on the part of the electrician. Most of the wiring is of p.v.c.-insulated cable in conduit, although there are a few mineral insulated copper covered cables evident and the lighting up in the Tower is wired in ordinary p.v.c.-insulated cable. At the time of this quinquennial inspection the only electrical defects appeared to be that the lights in the Belfry and in the south-west corner of the Nave were not working - possibly merely failed lamps.

The **heating system** comprises 19th-century cast iron distribution pipework and occasional radiators served by a Potterton oil-fired boiler, as recorded in 2004. All is reported to be in good working order. Since the last inspection warning notices have been deployed regarding the possible presence of asbestos in the flue pipe and/or its joint sealant.

The oil tank, sited close to the Church Hall, has been replaced with a twin-wall type since 2004 to conform to the new regulations on oil storage.

The **Organ** has no maker's name apparent; it is reported to remain in use and is tuned regularly. As commented in the last report, the case is a rather unprepossessing, almost makeshift construction - presumably of later date than the instrument itself.

In 2003 the three **bells** were re-furbished and re-hung ('dead', for chiming) on a new steel framework. This supports them in their original relationship with their ancient - probably medieval - oak frame which is of an early structural form. It is much worm-eaten and shows the scars of time but is of considerable historic interest and has been retained intact and in-situ. The bronze bells themselves vary in date - the earliest (southernmost) is probably medieval; the centre bell (1681 - attributed to Samuel Smith II) carries the name of Francis Bowes; the northernmost (also attributed to Samuel Smith II) bears the name of Robert Bowes and the date 1727. In addition to the clock hammers, the bells can be chimed by an Ellacombe chiming mechanism sited in the ground floor stage of the Tower.

The church **clock** by Potts of Leeds, 1892, was overhauled by the Cumbria Clock Company in 1996 and appears to remain in excellent condition. It was converted to electric

winding in 2003 - without damaging the basic mechanism of the clock itself. As commented in the last report, the paint and gilding on the clock face are failing and could do with renewal.

The **lightning conductor** installation was extended and upgraded in 1996 but, as recorded in the 1999 report, the earthing still failed the B.S. tests. It is reported to have been tested in 2009, but the result has not been reported to the writer. The rather poorly arranged downtape on the south face of the Tower needs a new clip at lower level and could do with a protective capping to guard against theft.

External **Floodlighting** has been installed since the last inspection. Its operation and effectiveness have not been tested for this report but the metal posts on which the fittings have been mounted are rather unsightly.

G) MONUMENTS:

As recorded in previous reports, several ledger slabs are set into the floors of the Nave and Chancel. All appear to remain in fair condition, as do the wall-mounted plaques in the North Aisle. The elaborate classical monument to Sir Francis Bowes and members of his family, erected in 1684 on the north wall of the Chancel, appears to be in sound and stable condition and does not seem to have been harmed by the cleaning that has been carried out since the last inspection.

An important medieval or possibly pre-Conquest cross-slab or cross-shaft (more likely the latter) survives as the lintel of the west-facing window in the Clock Chamber of the Tower. This appears to be in reasonably stable condition but if of extreme archaeological significance consideration may have to be given to inserting some form of damp-proofing around it. This might involve significant building work so should not be contemplated unless archaeological advice dictates it.

H) CHURCHYARD:

Maintenance of the churchyard remains the responsibility of the Parochial Church Council, efforts to have it closed having been resisted by the Local Authority, to whom maintenance responsibility would have been transferred. Some good work has been done since the last inspection, with an unstable headstone having been secured, trees inspected and dealt with as necessary and the western boundary wall rebuilt (by the neighbour). On cursory inspection no further headstones appeared to be hazardous and it is understood that the churchwardens check periodically. The trees should be checked over again on a five-yearly cycle.

The northern boundary wall remains in fair condition. It evidently had iron railings originally, of which the sawn-off remains still protrude from the copings. Some pointing is desirable but not necessarily within the next five years. As commented in previous reports, the single iron gate at the east end of this boundary needs painting but is rendered unusable by the lean of the massive stone gate piers, the effort to right these being more than could be justified. However, it would be worth having the westernmost pier repaired where the top fixing of the gate has split it.

The eastern boundary wall and its return along part of the southern boundary is almost totally engulfed by vegetation but where it can be glimpsed it is clearly in need of consolidation where sections are bulging and disintegrating and where the pointing has weathered out. The disused gate in this boundary is perhaps best done away with.

The lych gate at the main entrance to the churchyard dates from 1929 and comprises an oak superstructure with red clay tile roof on sandstone base walls. It is in fair condition overall, but its guttering and the iron pivots and hinges of the oak gates need painting to inhibit rust.

SUMMARY AND PRIORITIES

The church is basically sound and evidently very well looked after. A lot of good work has been done since the last inspection, continuing the good work of recent years and implementing virtually all the principal recommendations of the last quinquennial report. In view of this most of the recommendations of this new report amount to little more than routine maintenance. The main items of expenditure within the next five years are likely to be on the imminent redecoration and on repair of the boundary walling. In the longer term, the re-covering of the Vestry roof and replacement of the protection to the windows will be costly.

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; it is likely to be incurred on all repair work but is possibly reclaimable under the Listed Places of Worship Grant Scheme. No specific 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) Treatment of suspected woodworm activity in pendulum housing and Belfry floor.
- b) Clearing and checking of gutters, downpipes and gullies (repeat every six months).
- c) Re-fixing and re-pointing of loose sections of perimeter flashings to main roof.
- d) Repair and repainting of Tower parapet access door; repainting of bars and grille in upper window in east wall of Vestry.
- e) Repair of louvres in Heating chamber vent; lubrication of door lock.

(Range of likely cost: £250 - £750)

III. ESSENTIAL within the next YEAR:

- f) Implementation of scheme for plaster repair, redecoration and repainting;
- g) Secure candle stand in Chancel.
- h) Replacement of failed lamps or light fittings.

- i) Provision of replacement clip and adding protective capping to lightning conductor downtape.
- j) Repainting of north-east churchyard gate and guttering and gate fittings on lych gate; repair of gate pier.

(Range of likely cost: £7,500 - £12,500)

IV. NECESSARY within the next TWO YEARS:

- k) Repainting and re-gilding of clock face.
- l) Consolidation/re-building of eastern boundary wall and part of southern.

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

V. NECESSARY within the next FIVE YEARS:

- m) Repainting of steel beam supporting Belfry floor and of saddlebars to windows in Clock Chamber; re-fixing and painting of guard rails around Tower stair wells; provision of handrails to ladders in Tower.
- n) Re-pointing of specified (very limited) areas of external masonry.
- o) Re-dressing and provision of support to lead spitters.
- p) Keep suspect dado boarding under observation; investigate if more boards drop.
- q) Re-testing of electrical installation (2014).

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

VI. FUTURE Repairs:

- r) Review of structural easings.
- s) Review of areas of eroding masonry; re-pointing of parts of Nave clerestory and North Aisle north walls.
- t) Re-covering of Vestry roof and re-pointing of insides of its parapets.
- u) Re-leading of buckled glazing in south windows of Chancel; removal of paint splashes from stained glass.
- v) Replacement of glass overglazing with more satisfactory form of protection.

CHRISTOPHER DOWNS, B.Arch., R.I.B.A.
CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT EDWIN, CONISCLIFFE

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

DATE OF REPORT

30TH DECEMBER 2010

DIOCESE

DURHAM

ARCHDEACONRY

AUCKLAND

DEANERY

DARLINGTON

**CHRISTOPHER DOWNS, B.ARCH., RIBA. CHARTERED ARCHITECT
ECCLESIASTICAL AND HISTORIC BUILDINGS CONSULTANT**

THE CATHEDRAL ARCHITECT'S OFFICE, THE GREAT KITCHEN, THE COLLEGE, DURHAM DH1 3EQ

TELEPHONE/FAX (0191) 384 7010