

DIOCESE OF DURHAM

CHRIST CHURCH

Consett

0934/Dch128

Inspection of Churches Measure 1955  
(as amended 1995)

ARCHITECTS REPORT NO. 11  
made 25 November 2009

Archdeaconry of Durham  
Deanery of Lanchester  
Incumbent: Interregnum

J B Kendall Dipl Arch RIBA, AABC  
Inspecting Architect  
HLB Architects  
Unit 139 Stockton  
Business Centre  
Brunswick Street  
Stockton on Tees  
TS18 1DW  
Tel: 01642 345174  
Fax: 01642 345175  
e-mail: [info@hlb.architects.com](mailto:info@hlb.architects.com)

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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 stands in a commanding position at the corner of a built-up island site on the fringe of the shopping district of Consett. The principal entrance is in Parliament Street with side and rear entrances from Church Street.
- A.2 To the north east of the Church stands a three storey group of maisonettes built by the Anchor Housing Trust in approx 1980.
- A.3 Ordnance Survey Map Reference NZ 106 510.

### GENERAL DESCRIPTION OF CHURCH

- A.4 The Church was built in 1862 and contrary to the usual alignment on the east-west axis, this Church lies on a north-south axis with the sanctuary at the north end and the tower at the south. However, to avoid confusion, for purposes of this report, it has been decided to adopt the usual ecclesiastical orientation.
- A.5 This is a large 19<sup>th</sup> Century Church comprising a nave, north aisle, chancel with an apsidal east end, organ chamber on the north side, beyond which are storage and access stairs to a basement boiler room. The clergy and choir vestries are on the south side of the Chancel. These are of later addition and include toilet accommodation. There is also a large square tower with spacious entrance lobby, glazed screen facing the nave with main and side entrances to the nave and north aisle. Above the tower entrance lobby is a ringing chamber and bell chamber over. The font is at the west end of the north aisle.
- A.6 Floors: The walkways and the entrance, nave and aisles are of concrete with new carpet coverings, the chancel and sanctuary are tiled with overlaid carpet. The sanctuary steps are of white marble.
- A.7 Walls: Externally these are of rubble masonry with window and door openings and other features of dressed stone. The outhouses are of mixed construction.
- A.8 Internally, all walls are plastered with stone features showing. Some panelling is incorporated in the chancel and sanctuary.
- A.9 Roofs: Those over the nave, aisle, chancel, sanctuary, vestries and outhouses are slate covered. The lobby entrance incorporated in the new vestry wing has a flat roof surfaced with lead and includes a glazed roof light subsequently sealed over with bituminous felt. The tower roof is of lead and has a simple parapet with a pinnacle at each corner.
- A.10 Internally the open roof spaces are lined with decorated insulating board in panels. The ceilings in the vestries are of plaster construction. The outhouses do not have ceilings and show the sarked linings.

A.11 The Church is mentioned in Pevsners The Buildings of England, Durham Edition:  
*“CHRIST CHURCH 1866 by JA Cory. Neo-Norman, one squat arcade attached to the s wall, one forming the n aisle. Apsidal chancel, painted with texts and stars, renovated in 1948 with nondescript panelling, pulpit and reredos. The stained glass was moved then to the n aisle. Tower of the w door and circular w window of six cusps 1873.”*

A.12 The Town and Country Planning Act Listed Status for the Church was issued by the Department of National Heritage on 22 November 1995 and is included in the Appendix of this Report. The Church is classified as a Grade II building, together with the adjacent Church Hall.

The Church Hall was inspected separately in 1999 and a report issued in 1999.

A.13 There are no trees within the grounds that are protected by preservation orders. There are however some small decorative standard trees planted on the south boundary as part of an earlier landscaping scheme. A small bed on the west side of the church contains shrubs.

A.14 The Church is not in a Conservation Area.

## B SCOPE OF REPORT

B.1 This report is based on findings of an inspection made on 25<sup>th</sup> November 2009. Weather was dull, rainy and cold. Viewing was from ground level and with the aid of Pentax 8XUCF mini binoculars. Access was made into the tower and belfry but not onto the roof of the tower. No access was made onto the roof valley gutter. The roof void over the Vestries was not inspected.

B.2 There were no roof voids in the Church except in the vestries and these were not accessible.

B.3 The former boiler house, below ground level was not inspected.

B.4 The extent of the churchyard is indicated on a site plan in the report Appendix.

B.5 No manhole covers were lifted or drains checked however certain drains were inspected details included in the EHL Project Report, copies of which were issued to PCC on 7 June 2004. There were no reports of drainage problems.

B.6 See appendix ‘c’ of this report for a full description of the limitations of the report.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT IN 2004  
DETAILS SUPPLIED BY CHURCHWARDEN

1. Organ rebuilt by Harrisons of Durham under an EH Grant Scheme.
2. Organ Chamber walls and roof structure repaired whilst organ was stripped out leaving access for builder. Roof flashings over organ renewed as part of repair works.
3. North Aisle, East Gable wall flashings renewed by G. Fife to prevent leakage into upper wall plaster.
4. Disabled Access works carried out to church approaches including new handrails, ramp and steps at cost of £16,000.
5. Boiler maintained annually by Enright Mechanical Engineering Air supply to boiler is from existing open solid fuel fire.
6. Electrics: No change and no testing undertaken.
7. Lightning Conductor has not been tested in last quinquennium.
8. Fire Extinguishers are tested annually.
9. Organ is tuned half yearly.
10. Bells are maintained by Ringing Captain.
11. Windows: Generally in good order apart from following which need attention:-  
1 crack in Vicars Vestry  
1 hole in Choir Vestry  
1 hole in Boiler House window  
Condensation noted on South windows especially Chancel
12. Roof slating is repaired annually when required.
13. Rubber sheet flooring to aisles removed and replaced with carpet approx 5 years ago.
14. Tower clock maintained annually by Smiths of Derby.
15. Vodaphone Mobile Phone transmission dishes installed behind Belfry Louvres on 20.01.2008 by New Edge Technology. Electrical equipment also installed in Belfry as part of the package. Income derived £6,000 per annum.
16. Lighting in Nave and Chancel by spotlights  
7 No lamps renewed in November.
17. Local Authority cut grass in season.  
Trees planted and maintained by Local Authority

18. Flower tubs at Church Entrance by members.
19. Notice Boards painted in 2009.
20. Church interior cleaned weekly and a deep clean undertaken in September 2009.

## 2.0 GENERAL CONDITION OF CHURCH

- 2.1 There has been ongoing settlement of the tower for many years and this was investigated by a Structural Engineer in 2004 and recommendations given for long term stability to the Tower structure. Repointing of the Tower should be considered after the structural work. Investigation of the NW tower pinnacle is recommended as there could be a risk of falling masonry.
- 2.2 The roof coverings are generally intact and has been repaired providing a waterproof covering but subject to ongoing maintenance. If repair costs increase significantly above their current level, see Note 1 of item 1.0, then consideration should be given to a programme of slate renewal in phases. Costs can be provided by the Architect. The west gable wall of the North Aisle requires repair to prevent further leakage and masonry restoration to the gable should be considered.
- 2.3 Sheet rubber flooring has been replaced by carpet and this upgrade has improved appearance and removed the trip hazard.
- 2.4 The organ and organ chamber have been restored and water leakage through the roof repaired.
- 2.5 Interior decorations are generally satisfactory subject to some making good where plaster and skirtings have been renewed. Decorations to the East gable of Lady Chapel following parapet repairs. Some damp penetration at high level to the North Aisle West Window is disrupting decorations and further investigation is required. Exterior door decorations are required and rainwater goods.
- 2.6 Cleaning is to a good standard and the Church presents a bright and light welcome.
- 2.7 Maintenance to Heating should continue. Checks on Electrical, a Lighting Conductor installation should be made with records for the log book.
- 2.8 Works to improve access for disabled users has been undertaken.

### EXTERNAL INSPECTION

## 3.0 ROOF COVERINGS AND RAINWATER GOODS

- 3.1 Nave Roof: Covered in grey slates to even courses and is dual pitched at approximately 40°. The roof is level and shows no sign of distress. Slating has been repaired and all is intact. High level repairs below

- the ridge is visible but holding.
- Ensure that vegetation is cleared from gutters annually. 2
- 3.2 Vestry Roof: To south side in good condition, some signs of slate repairs. Slate disturbance to be checked by roofer.
- 3.3 The Apse Roof: Slates diminish at apex but appear to be intact.
- 3.4 Vestry Entrance and Toilet Roof/Flat: This is a leaded roof with two steps in seven bays with standing rolls. The former roof light has been boarded over & felted. Check that felt is waterproof. 2
- A roofer should check the flat roof and flashings especially the flashband repairs in the next 12 months. 2
- 3.5 North Aisle: There is a long valley gutter between the Nave roof and North Aisle roof which was releaded in 1996. An inspection of the valley was made when the North Aisle west parapet was reflashed and the valley gutter was noted to be in sound condition. The North slope of the North Aisle has a number of loose slates which will require refixing in the next few months. As the Nave/North Aisle valley was not inspected a roofer should attend and check for any loose or missing slates to the inner slopes of the valley roof. 2
- 3.6 Boiler House Roof: Monopitch slate roof attached to North side of Chancel with chimney rising from Chancel wall. Inspection of South side of chimney on high side not possible. A roofer should make a high level inspection of the stack flashings and report with photographs. Advise Architect is repairs are needed. 2
- 3.7 Rainwater Goods: redecorate rainwater gutters and downpipes 2
- 4.0 BELOW GROUND DRAINAGE
- 4.1 Manholes were not inspected on this visit and there were no reports or drainage problems.
- 4.2 Rainwater gullies should be checked annually and tested to ensure they are free flowing. Manholes should be lifted and drains checked. 2  
Manhole covers/seals should be set in grease to ensure easy lifting and prevent rusting.  
The Tower North side downpipe was checked at the inspection date and blockage at gully was cleared. Continue to check all gullies annually
- 4.3 There is a sump pump in the former basement Boiler House and this was reported to be working satisfactorily. Check annually. 2

## 5.0 WALLS AND STRUCTURE

- 5.1 Reference has been made to the Blakett-Ord Structural Engineers Report dated May 2004 previously in the EH/HLF Project which highlights continuing structural defects in the Tower and makes recommendations for their repair. These are briefly: - 4
- Drilled steel anchors inserted in the Tower walls to hold together cracked masonry.
  - Insertion of padstones to the beams carrying the bell frame to spread the load into the Tower walls.
  - Carry out repointing to the Tower and infill of structural cracks to act as a monitor for further movement, but only after structural repairs.
- 5.2 Water ingress has been identified on the west gable of the North Aisle and external inspection has shown gaps which need early attention. As scaffolding will be needed consideration should be given to repointing the upper parts of the gable which is decaying and may need some new facing stone. 3
- 5.3 The south nave wall has four air bricks at paving level which are partly blocked and will be restricting air circulation to the sub floor void. In view of the rising damp condition to this wall observed internally it is recommended that air flow is improved. See 2004 HLF Report which covers sub floor ventilation. 2
- High level opening(s) on the South Nave wall under the roof eaves require further investigation by a mason to check for ventilation to roof. Mesh may be required to prevent bird entry. Report required. 3
- 5.4 There have been three outbreaks of dry rot in the Church in recent years, located:
- In the tower.
  - North aisle at rear
  - North aisle, Lady Chapel.
- Keep guarantees of this important treatment work. It is therefore important that damp is prevented whenever possible. Also see roof and gutter repairs which are causing water penetration to the fabric. 2
- 5.5 There is evidence of rising damp on the tower internal walls, to the north, south and west sides rising up to 800mm. When redecorating lime wash paint should be used following removal of the old paint. 2
- 5.6 Vestry Walls: repoint open joints to top of south east corner buttress at gate opening.
- 5.7 There is a vertical settlement crack at the Boiler House/Store building junction. This should be pointed up in lime mortar and monitored. 3

## 6 EXTERIOR DOORS

- 6.1 The main entrance door is on the west side of the tower and is a pair of arched timber framed and boarded doors of sturdy construction. Decoration is satisfactory except for putty filling. Ramin laths have been added to board joints. 3
- 6.2 There is a subsidiary single door on the south side of the tower with shrinkage gaps in the boarding that require attention and redecoration. Addition of robust laths over the board joints is recommended to weather proof joints. Exposed bands and ironmongery requires redecorating. 3
- 6.3 The vestry door at the east end is in sound condition and locking appears to be satisfactory. The new draught strip added at cill level appears to be working well.
- 6.4 The former boiler house door gives access to the basement where ladders are stored. Decoration is require to this door and the Storeroom door. 3
- 6.5 The west gable of the Vestry contains a door in need of redecoration. The cill board may need replacement. The handle could be removed to indicate the door is no longer in use (save the handle) 3

## 7.0 EXTERIOR WINDOWS

- 7.1 Windows generally are in weatherproof condition with external wire protection to some. Repairs are required to some broken glass in the west windows of the north aisle. 3  
The east window in clergy vestry has a damaged and rusted metal transome and mullion which requires repair. 3  
The south facing windows require redecoration. 3
- 7.2 Two windows in the south side of the Church require stonework repairs/restoration:
- The eastern most window at high level over the flat roof has a missing stone shaft to the window reveal and should be replaced. 4  
The western most window at high level over the flat roof has a cracked shaft to the left hand side window reveal that requires repair. 4
- 7.3 The Apse windows have protective metal guards which are intact but rusting. Consideration should be given to derusting to prevent staining of stonework. 4
- 7.4 One of the apse windows has two stone shafts which are cracked possibly through metal dowel rust expansion. Inspection and report from a stone mason is recommended. 2

- 7.5 The south side Apse windows is leaded, attention required to leadwork in panel centre 2
- 7.6 South side windows to Nave have no protection but are in good condition, clean glass both sides with care. 2
- 7.7 The West window of the North Aisle was leaking on the day of inspection and pooling on the inner cill. Stained glass specialist to inspect and advise on repairs 2
- 7.8 A tower stair window was noted to be leaking from drinving rain. Glazing contractor to inspect and advise 3
- 8.0 TOWER
- 8.1 Repointing of the soft and cracked stones previously advised should be deferred until after structural repairs have been carried out. See item 5.1. The North West pinnacle has a corner piece of stone missing at high level and should be inspected by a stone mason for rusting metalwork and further risk of spalling 2
- 8.2 The tower roof was recovered in lead with a stainless steel gutter in July 1996. An inspection was not made at this visit. The roof access hatch also covered in lead is extremely heavy to lift and may require a lighter covering to be manageable. 4
- 8.3 Ringing Chamber: Clock faces visible at this level. Some glass in faces is cracked and holed. There are gaps at the metal bezel and masonry opening which allows leakage. General repairs and restoration is recommended. 2
- 8.4 Since the mobile phone transmitters and replacement louvres have been installed with bird mesh, pigeon nesting has ceased.
- 8.5 There are 8 bells in the belfry and these are understood to be in good working order. The metal parts of the frame have been painted and there are new bell ropes installed. The bells and moving parts are understood to be regularly maintained and lubricated. 2
- 8.6 The clock mechanism is by Smiths of Derby and was working and chiming during the inspection. The clock should continue to be maintained annually. 2
- 8.7 The powder fire extinguisher is maintained. 2
- 8.8 New bulkhead lighting is installed in the Belfry as part of the Mobile Phone equipment installation and was noted to be in good order.

- 8.9 There is a lightning conductor downtape and coronal conductor on the tower; this should be checked for earthing by a specialist at least every 5 years. There is no current record of a test so this should be undertaken as soon as possible. 2
- 8.10 Parapet copings are metal strapped but corroded. Some repointing and refixing will be required in due course. The four corner pinnacle metal anchors will also need attention and should be attended to within the quinquennium. 3

### INTERNAL INSPECTION

#### 9.0 ROOF STRUCTURE, CEILINGS ETC

- 9.1 The roof comprises arch braced timber trusses of open construction with purlins and rafters exposed. All appear to be in sound condition.
- 9.2 The north aisle is of similar roof construction with a common valley gutter over the nave columns. It was not possible to inspect the valley gutter on this visit because of weather conditions.
- 9.3 There is a ceiling void over the vestries with access hatch. Investigation recommended to check ceiling installation and cost benefit of adding insulation to current standards. 3
- 9.4 Chancel Ceiling: Signs of staining to the North side tiling at ceiling springing level suggests water ingress at junction of roof with chimney stack. External investigation required by roofer with full photographic record. 2

#### 10 INTERNAL DOORS AND PANELLING

- 10.1 Internal doors to vestries are solid framed construction and sound. The glazed screen and door at the rear of the nave is an imposing feature and good quality workmanship. The doors need adjusting to prevent catching on the top frame and the lever bolt need repair. Vestry doors are in good condition, except for a faulty lock to the Clergy Vestry door which needs repair/replacement. 2
- 10.2 There is an oak dado in the chancel apse and this is in good condition. Apart from a section which is loose and requires attention. 3
- 10.3 The left hand side door of the pair of glazed doors to the Lobby requires attention to the spring which is faulty. 2

## 11.0 GROUND FLOOR STRUCTURE

- 11.1 The pewed seating areas are on raised timber floors with voids under ventilated to external walls. It is not known whether central pews are ventilated as the aisles of solid construction could block ventilation. The vestries have oak parquet flooring on solid construction and the entrance lobby and toilets are also solid flooring with a pvc tiled finish. The chancel has a quarry tiled floor on solid construction.
- 11.2 The previous report referred to high moisture readings under the rubber sheet flooring. As these have now been removed and replaced with carpet it is hoped that the solid flooring under will be allowed to breathe. Checks should be made to record current moisture levels and seek advice on moisture level risk management. 3
- 11.3 When the north aisle dry rot attack was being treated in March 1999 it was noted that the floor void under the pewed seating was deep enough for crawling access and this extended below ground level but was dry. Additional air bricks were introduced on the west gable to help cross ventilation. No further action required.

## 12.0 INTERNAL FINISHES

- 12.1. Internal walls are plastered and decorated above a timber dado. Some plaster is loose above dado level. There is damp erosion to column faces on the south elevation. Loose plaster and peeling decorations require attention. 3  
There are high damp levels to wall adjacent to the Font. New plaster to the Font area requires decoration. 2  
New plaster to the north wall of the Tower requires redecoration in limewash. 2  
The damp and efflorescence to the north side of the Apse just above string level appears to be increasing, this requires clearing off and monitoring.  
Externally there is a projecting string course, which could need attention to prevent water ingress. Further investigation and advice required by the architect. 3
- 12.2 New skirting in the Lady Chapel, Vestry and Toilet require decoration. 2
- 12.3 Flooring in the Lady Chapel is short of the skirting leaving a gap of exposed floor. A make up piece/moulding is recommended for the north wall. 2
- 12.4 North Aisle West Gable : Damp and disruption to decorations at high level on the north slope requires attention following external repairs mentioned elsewhere 2

12.5	Decorations in Choir Vestry is peeling and in need of repainting. Ensure breathable paint is used. Noted damp patch requires investigation and treatment	2
13.0	FITTINGS, FIXTURES AND FURNITURE	
13.1	The Harrison organ has been restored recently and is maintained and tuned annually and understood to be in good order.	2
13.2	Pine pews in the nave and north aisle are in good condition. Some doors have been added to rear pews in the nave and these should be stained to match in. Oak pews in the chancel are satisfactory.	2
13.3	There is a stone font and light oak railings to the baptistry all in good condition.	
13.4	The pulpit structure is sound following repairs to the floor.	
13.5	Other loose furniture noted in the previous report, all appears to be satisfactory.	
14.0	TOILETS AND VESTRIES	
14.1	There is a WC and washbasin adjacent to the rear entrance lobby which are in working order. Tiles in the WC are loose and should be replaced. The hot water heater is working well. Windows to the WC and lobby has broken glass and in need of repair. Disabled access to the WC is covered in item 18.0	3 2
14.2	Ventilation into WC appears to be inadequate and an extract fan connected to the lighting is recommended.	
14.3	The Clergy and Choir Vestries are generally in sound condition but some general repair and maintenance is needed: -	
	• Check Clergy radiator valve following previous leakage.	2
	• Oak cupboards are in good order except for loose knobs.	2
	• Walls and ceilings are cracked and in need of redecoration/crack repairs.	3
	• Fluorescent lighting needs cleaning.	2
	• Opening lights do not operate and require repair and glass cleaning.	3
	Check that the safe meets required fire standards.	3
	The oak parquet floors are in good condition and well polished.	

## 15.0 HEATING INSTALLATION

15.1 The low pressure hot water system is installed in the former vestry and is supplied by an Ideal Falcon Series 2 gas fired boiler 400,000 btu installed 1987. There is a circulating pump, controls and meter in the boiler house.

Also reported on the day of inspection that the boiler had failed and was awaiting repair.

15.2 The header tank was not inspected but should be checked for water level and valve float working. 2

15.3 Heat is distributed round the Church and vestries by pipework serving fan convector heaters and radiators. Convectors in the Church were inspected and fan switching was noted to be working on one speed only and one convector fan had failed. All convectors to be checked for full operation and filters cleaned. 2

15.4 The gas meter in the Boiler House is a UG1 and reading was noted to be 028348

15.5 Boilers should be under a maintenance service contract and checked each summer before the heating season. 2

15.6 Boiler Engineer should check adequacy of air supply for combustion

## 16.0 ELECTRICAL INSTALLATION

16.1 Lighting is by tungsten halogen fittings at each truss foot located at eaves level. Replacement lamps carried out by church members work carried out in November.

16.2 There is no record of a recent electrical test. The installation should be tested every 5 years and immediately if not within the last 5 years. The test report and certificate should be attached to the church Log Book. 2

16.3 The installation was rewired in pyrotenax in the 1960's and apparently some later additions in pvc cable.

Electrical repairs have been carried out in the last 5 years, see section 1.0.

It was reported that 2 new spot lights to the altar have been installed recently by McVickers.

16.4 Lightning conductor: see tower section – there are four finials connected on three sides of the tower and one down tape. It is recommended in the Code of Practice that towers should have two down tapes. The installation should be tested now and every five years. 2

- 16.5 There is a recently installed sound reinforcing system and hearing loop which were reported to be working well.
- 17.0 FIRE PRECAUTIONS
- 17.1 There are fire extinguishers at various locations in the Church and they are being maintained regularly. Continue with servicing. 2
- 18.0 DISABLED PROVISION
- 18.1 Following issue of the “Access Audit” in 2004 the following works have since been undertaken :-
- Provision of handrails at the front Entrance steps 4
  - Provision of permanent ramps at front and of the entrance doors. 4
  - A disabled toilet has now been provided in the adjacent Church Hall with level access.
- 19.0 SECURITY
- 19.1 The tower entrance doors are both secured by strong bolts and the door construction is sturdy.
- 19.2 The vestry entrance door is also of sturdy construction and secured by 5 lever security locks. Normal access is by the vestry door.
- 20.0 BATS
- 20.1 There were no reports of bats roosting in or near the building.
- 20.2 It should however be noted that bats are a protected species and any future timber or fabric treatments should be ‘bat friendly’.

## CURTILAGE

- 21.0 CHURCHYARD AND ENVIRONS
- 21.1 The hard landscaping scheme carried out by the Acorn Trust in 1994 is still in good condition and working well to the benefit of Church users and the public.
- 21.2 2no. floodlights are set below ground level with protective grids and light the Tower when working, repairs required. Clear rubbish below grid level. 2
- 21.3 There is a yard area on the north side of the Church adjoining the Church Hall which is tarmaced but in decayed condition. Vegetation growth has recently been cut down but weeds and roots should be dug out and the area treated with weed killer. 2
- There is a sunken area in the middle of the tarmac which could be a collapsed drain or soakaway. The drainage system should be

investigated to check whether the sunken area relates to the drainage/soakaway.

- 21.4 The drive and yard at the east end of the Church is in good condition having been re-tarmaced in July 2002.

The boundary wall at the south end, adjacent to the entrance gates, is disrupted possibly caused by tree root action from the opposite side of the boundary. The wall render is cracked and in poor condition. All this requires repair and an approach to the neighbours should be made with a view to sharing costs. 3

The boundary wall towards the north is also losing its render and requires repair.

- 21.5 The stone wall at the north east corner requires render repair. 3

- 21.6 The south side metal Entrance Gates at the east end drive are rusting and in poor decorative order. Rust treatment required and redecoration. 3

- 21.7 Loose stone is stored to the north side of the Churchyard. This should be stored off the ground and protected.

- 21.8 To the south side of the Church in the landscaped area are tree saplings in cages with iron grids planted by the Local Authority. There are three seats adjacent with timber slats in need of decoration and one in need of repair. Is this a Local Authority responsibility?

## 22.0 LOG BOOK

- 22.1 A verbal report of works to the church in the proceeding 5 years was given. The Log Book was not seen, continue to update the Log Book.

## 23.0 PREVIOUS REPORTS

March 1958	by Cordingley & McIntyre
November 1963	by Cordingley & McIntyre
July 1968	by Cordingley & McIntyre
November 1973	by AO Lee Dip Arch RIBA
March 1979	by AO Lee Dip Arch RIBA
November 1983	by AO Lee Dip Arch RIBA
November 1988	by AO Lee Dip Arch RIBA
March 1994	by JB Kendall Dipl Arch RIBA
September 1999	by JB Kendall Dipl Arch RIBA
September 2004	by JB Kendall Dipl Arch RIBA AABC

## RECOMMENDATIONS

### URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category 1

	<u>Report Item</u>	<u>Cost Guide</u> <u>£</u>
None.		

### WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 Category 2

	<u>Report Item</u>	<u>Cost Guide</u> <u>£</u>
- Clear debris from gutters, downpipes & gullies annually.	3.1	DIY
- Roofer to check Vestry/Toilet flat roofs and flashings.	3.4	150 incl
- Roofer to check Nave/North Aisle high level gutter for condition and slate repairs.	3.5	incl
- Roofer to check North Aisle North slope for loose slates and refix.	3.5	incl
- Roofer to check Boiler House slate roof and chimney flashings.	3.6	incl
- Redecorate all gutters, including insides, downpipes	3.7	1000
- Check and clear all rainwater gullies annually and flush with water to ensure water is discharging freely.	4.2	DIY
- Check basement sump pump annually and electrician to make PATS test.	4.3	DIY & 100
- Improve air flow to South Nave wall air bricks	5.3	DIY
- Continue with roof and gutter repairs to prevent damp ingress and dry rot attacks	5.4	DIY
- Mason to repair broken stone window shafts to Apse window(s)	7.4	300
- Clean window glass with distilled water and leathers	7.6	DIY
- Invite stained glass specialist to inspect & quote for various repairs	7.7, 7.8, 7.5	Quote
- Repair glazed clock faces and gap in clock frame with masonry opening. Consider full glazing restoration in long term	8.3	250
- Continue to maintain clock mechanism annually.	8.6	150
- Continue to maintain all fire extinguishers annually.	8.7 & 17.1	150
- Carry out annual check of lightning Conductor	8.9	70
- Staining on Chancel ceiling tiles, north side requires investigation at roof level with chimney flashings	9.4	incl
- Doors to Nave/Tower screen require adjustment, Vestry door lock requires repair	10.1	150
- Lobby glazed door spring requires attention	10.1	

- New plaster to Font area requires decoration.	12.1	DIY
- New plaster and skirtings on north wall of Lady Chapel requires decoration.	12.1 & 12.2	DIY
- New plaster on north wall of tower requires decoration. [Use lime wash only]	5.5 & 12.1	DIY
- North wall of Apse above string level requires attention to plaster & efflorescence	12.1	DIY
- External masonry/damp ingress at string course requires investigation/repointing. Check gutter leakage over.	12.1	100
- Add make-up piece to skirting to fill gap with floor finish	12.3	incl With 10.1
- Continue to maintain & tune organ annually	13.1	250
- Stain doors to rear pews to match	13.2	DIY
- Redecorate Choir Vestry & attention to peeling walls required, check moisture level and allow for treatment to damp areas	12.5	700
- Check clergy radiator valve and engage engineer if required	14.3	DIY
- Attention required to oak cupboard door knobs.	14.3	DIY
- Clean Vestry Fluorescent lights.	14.3	DIY
- Check Boiler header tank	15.2	Boiler Engineer Inspection
- Check heating convectors, clean filters and heating coil/ fins	15.3	Boiler Engineer Inspection
- Continue to maintain Boiler & heating equipment annually. Check air supply to Boiler	15.5	200
- Appoint NICEIC Electrical Engineer to test all circuits and supply test certificate	16.2	400
- Appoint authorized Lightning Conductor Engineer to test and certify the Tower Conductor. Architect can recommend Engineers	16.5	80
- Local Authority to repair/relamp tower floodlights.	21.2	LA
- Remove or treat weeds to North yard area of Church with Hall		
- Local Authority to repair bench seating on South side of Church boundary	21.8	LA

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

	<b><u>Report Item</u></b>	<b><u>Cost Guide</u></b> <b>£</b>
- Repairs and repointing required to the West Gable of the North Aisle where leakage has been reported.	5.2	7,000
- Mason to repoint settlement in Boiler House wall in lime mortar	5.7	50
- Attention required to entrance door decoration by removing putty filling. Laths to be stained to match	6.1	200
- South side Tower door requires redecoration and gaps in boarding over-layered with robust laths. Attention required to ironmongery.	6.2.	200
- Redecorate Boiler House door and West facing Choir Vestry door	6.4 & 6.5	250
- Glass repairs required to West window of North Aisle	7.1	300
- Specialist metal smith to attend to Clergy Vestry window damage	7.1	500
- Decoration to Vestry window frames	7.1	500
- Tower parapet masonry & metal fixings require repair/attention	8.10	200
- Check Vestry ceiling void for insulation and advise architect for cost benefit of adding insulation	9.3	DIY
- Joiner/Cabinet maker to advise on method of fixing loose oak dado/reredos	10.2	Quote
- Architect to advise of moisture levels under carpeted floors at next visit	11.2	incl
- Remove loose plaster above dado and recoat in lime plaster and redecorate to south nave walls when funds available	12.1	450
- Remove floor tiling in WC and lay new vinyl sheet	14.1	300
- Repair and maintain opening lights in vestry	14.3	200
- Check that safes meet current standards for insurance cover	14.3	Consult
- Repairs required to boundary walls	21.4	500
- Redecorate south side entrance gates including rust treatment	21.6	250

**WORK TO BE CONSIDERED BEYOND 5 YEARS: Category 4**

	<b><u>Item</u></b>	<b><u>Budget Cost</u></b> <b><u>£</u></b>
- Consider tower structural repairs as HLF Report	5.1	£60k @ 2004 prices
- Replace missing window shafts of chancel over flat roof	7.2	1500
- Derust metal window guards or provide new	7.3	800 each
- Replace tower roof access hatch with lighter weight model	8.2	200

**WORK RECOMMENDED TO IMPROVE ENERGY EFFICIENCY: Category 5**

	<b><u>Item</u></b>	<b><u>Budget Cost</u></b> <b><u>£</u></b>
None		

**WORK REQUIRED TO IMPROVE DISABLED ACCESS: Category 6**

	<b><u>Item</u></b>	<b><u>Budget Cost</u></b> <b><u>£</u></b>
None		

**NOTE**

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which included 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

### 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 CO<sub>2</sub> type where heating apparatus is oil fired.

HLB Architects  
Stockton Business Centre  
TS18 1DW