

**2011 QUINQUENNIAL INSPECTION
REPORT**

**ST. ANDREW'S CHURCH
AYCLIFFE VILLAGE,
GREAT AYCLIFFE
Co. DURHAM**

**July 2011
1122/Dch193**

DIOCESE OF DURHAM

**ST ANDREWS CHURCH
Aycliffe Village
1122/Dch193**

Inspection of Churches Measure 1955
Amended 1995

Architects Report No 6 made 14 July 2011

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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 1995 (AS AMENDED 1991)

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20. 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 St. Andrew's Church is situated at the southerly end of Aycliffe Village and stands on high ground set apart from the village centre at the end of an access lane. The church is on the west side of the main A167 road which leads to Newton Aycliffe. Aycliffe Village lies approximately 5 miles north of Darlington and is approx. 13 miles south of Durham.

A.2 Ordnance Survey Map Reference NZ 283 222.

A.3 There is a bench mark at the SE corner of the chancel and this records 289.38 feet above sea level.

GENERAL DESCRIPTION OF CHURCH

The Church has a rectangular nave with north and south aisles and narrower chancel in line at the east end. A vestry is on the north side of the chancel. The substantial tower is at the west end of the nave but is incorporated into the plan by three generous arch openings in the tower base opening out into the aisle and nave. The south side porch enters the nave approximately half way along its length. The church is orientated almost east west but is approx 10° to the SE. Fuller descriptions of the church and its history are given in the following references.

A.5 Pevsners 'Buildings of England' County Durham Volume 1983:

"ST. ANDREW. Part of the nave walls Saxon; see on the outer faces of the wall and slightly of the w piers the remains of the w quoins of a C10 nave, pierced later by arcades, and a fragment of a square-sectioned string course. The rest of the present building is mostly C12-13, much restored in 1882 by Ewan Christian, who rebuilt the N aisle and chancel S wall. Un-buttressed W tower with blocked Norman(?) twin bell-opening (cf. Heighington). The top part later; battlements rebuilt 1882. Norman chancel. C13 lancet windows in the chancel S wall close to the W end, and in the tower and S aisle W walls. C13 also the S doorway with one order of colonnettes and a filleted roll moulding in the arch. Hoodmould on two head stops. The tower arch inside and the arches to the aisles, which project as far W as the W face of the tower, have responds with thick demi-shafts and double-chamfered arches, exactly as at Gainford. The N arcade, of three bays with alternatively octagonal and circular piers with double-chamfered, still rounded arches, and hoodmoulds with nutmeg ornament, must be c. 1200. The pointed and double-chamfered chancel arch is perhaps a little later; it has big nailhead on both sides and in the abacus. S arcade later still, the piers all circular, the capitals steeper, the arches pointed. – FONT. Of very primitive shape and entirely undecorated; early Norman? – BENCHES. Of c. 1630, with very pretty backs and ends with widely spaced turned balusters, like settles: rearranged by Christian. – SCULPTURE. Among various fragments, two fine incomplete late C10 cross shafts on original bases, one with a Crucifixion and figure scenes (inverted Crucifixion on the narrow face), the other mainly interlace with ribbon animals. – Two cross shaft fragments with figures, built into the S wall of the chancel. – Also in the chancel S wall smaller fragments and the foliated-cross head of a tomb lid. – Another particularly interesting foliated cross head of a tomb lid. Another particularly interesting foliated tomb lid with two birds and oak leaves

in the N aisle floor, probably early C.14. – MONUMENT. In the N aisle, sandstone effigy of a cross-legged knight with mail coif: c.1300. Very damaged."

- A.6 The Town and Country Planning Act listed status issued by Sedgefield Borough Council is included in the Appendix. The church is classified as a Grade 1 building.
- A.7 An Archaeological Re-assessment was carried out by Peter. F. Ryder and published in the Durham Archaeological Journal in 1988. A copy is on the architects file and the church holds a copy. A copy of the archaeological plan is included in the Appendix.
- A.8 The church stands in the Aycliffe Village Conservation Area which places additional planning restrictions and protection on any development, conservation and maintenance. A copy of the Conservation Plan is enclosed in this report.
- A.9 There are no Tree Preservation Orders on the churchyard.
- A.10 There are no ancient monuments attached to the church.

B. SCOPE OF REPORT

- B.1 This report is based on findings of an inspection made on Thursday 14 July when the weather was sunny and warm. Viewing was from ground level. Roofs were inspected by binoculars. Access was made into the tower and up to its roof level and viewing of roofs made at high level. It was not possible to inspect the South Aisle roof closely as ladders were not available but an inspection was made by the roofing contractors earlier and no problems were reported.
- B.2 There were no roof voids or ceillures which required opening up.
- B.3 The ground floor boarded areas under pews are of suspended construction and a number of small hinged access covers have been installed to inspect the under floor void for methane monitoring. The void was seen to be dry under one cover.
- B.4 The extent of the churchyard that was inspected is shown on the site plan in the Appendix.
- B.5 One manhole cover at the south side adjacent to the porch is for surface water drainage and was reported to be satisfactory.
- B.6 See Appendix 'c' of this report for a full description of the limitations of the inspection.
- B.7 Thanks are recorded for help with record information by Mrs D. Herbert, Rev. J Wing & Mr B Herbert were in attendance.

1.0 WORKS CARRIED OUT IN LAST QUINQUENNium

As recorded in Church Log Book

2.0 GENERAL CONDITIONS OF CHURCH

- 2.1 The church continues to be well maintained with reroofing to the South Aisle and new tower louvres installed. The interior is well presented but rising damp continues to affect walls and flagged floors, disrupted old floor grilles require investigation to ensure there is a level and safe floor. The aisle carpet underlay has been replaced with a felt breathable material which is satisfactory. As before annual maintenance should continue as with electrical testing. The full list of recommended works is attached to the Report.

EXTERNAL INSPECTION

3.0 ROOF COVERINGS

See roof plan.

- 3.1 There are eight roof areas; mostly slated with just the tower roof which is leaded. The old boiler house at the west end has a flat concrete roof.

- 3.2 Tower Roof: The tower roof is saddle style of low pitch and a lapped ridge running east – west. There are gutters parallel to the ridge at the outer walls which discharge water over the nave roof via chutes. The leadwork is in 11 bays with small hollow rolls. There is a date '1930' etched into the lead which appears to be the installation date. The lead has been indented and scarred but appears to be intact with no indication of leakage on the deck under. A new lead covered hatch lid has been installed with 2 No. fastenings and is fit for purpose, apart from its unwieldy weight which needs a handle to assist relocation. The lead flashings at the parapet wall are loose and hanging off and in need of repair and repointing

1

The north gutter is holed/ fractured and need immediate repair. Debris in the gutters requires cleaning out.

- 3.3 There is a chimney at the SW corner from the oil fired boiler below. The terminal appears to be connected to a flexible fine liner and this all appears to be intact and satisfactory. A coronal lightning conductor has been installed to the tower parapet and one pinnacle.

- 3.4 Nave Roof: Slated roof to approx 50° + pitch in Westmorland green Slates to diminishing courses. There are a number of repairs and different coloured slates evident – however, all appears to be in sound condition at present.

- 3.5 Chancel Roof: Similarly pitched in Westmorland slates and same condition as nave. The lead flashing abutment to the

- nave gable appears to be disrupted because of excessive lead flashing length and the chase line is cracked and open, which allows water leaks to the interior under driving rain conditions. There is evidence of staining in the interior at this point; confirming that there is weakness here which needs repair. 2
- 3.6 South Aisle Roof: Covered in Welsh slates to even courses to a pitch of approx. 25° with parapet wall to the gutter and gables. The slates are in 'as new' condition having only been reroofed in 2009. The box gutter was renewed at the same time in tinned stainless steel rather than lead because of the risk of lead theft. The flashing at the high roof abutment is also in tinned stainless steel. The tower wall above the roof abutment was repointed following some leakage experience and has since been trouble free. The reroofing works were contracted to Matthew Charlton Slater's of Hexham for £35,281.00 + VAT.
- 3.7 North Aisle Roof: This is laid to the flatter pitch than the nave approx. 25° + and is in Welsh slates of a later period than the nave. The cast iron gutter is bracketed from the rafter feet but has been set at an abnormally low level clear of the eaves which must create a risk of allowing rainwater to miss the gutter or be blown back onto the wall face. This gutter should be realigned and set higher to avoid this risk when funds allow. 3
- 3.8 Vestry Roof: This roof is laid continuously with the chancel but at a slightly shallower pitch. The gutters are set normally on rafter brackets and appear to be in satisfactory condition. There is moss taking a hold on this roof which will encroach under slates and retain water if left, so should be removed. The gutters require cleaning of vegetation and decorated. 2
- The chimney stack from the vestry emerges out of the roof at the corner of the chancel and vestry abutment and appears well flashed but the flashing behind the stack could not be inspected so should be checked when the roofer next attends site and photographs taken and referred to the Architect. 2
 - There is a section of lead flashing missing at the lower east end below the table stone. The abutment flashing with the north aisle requires repointing at the lowest end.
 - The lead flashings at the back of the east gable table stone are cracked, and should be replaced in shorter lengths with overlap and repointed. 3

- 3.9 Porch Roof: The porch is dual pitched in Westmorland slates at approx. 45° appears to be in good condition.
- The eaves slates are chipped allowing rainwater to discharge down the wall. A small lead insert should be added to give a good drip detail. 2
 - There are no gutters to the porch but there is no excessive weathering at eaves or plinth level so rainwater appears to be discharging satisfactorily. The situation should be monitored.
 - The roof ridge is showing signs of wear so should be lifted, rebedded and repointed.
- 4.0 RAINWATER GOODS**
- 4.1 All rainwater goods are cast iron; downpipes round and matching half round gutters. Some repairs are needed and gutter resetting as mentioned previously. The insides of gutters require decoration in bitumenised paint.
- The chancel south gutter was noted to be leaking and should be repaired. 2
 - The south aisle downpipe to the RHS of the porch has loose wall fixings which need attention and redecoration
 - All gutters and downpipes should be checked, cleaned and tested for leaks before redecorating.
- 4.2 There is just one manhole visible on site to the LHS of the entrance porch. This was not inspected on this visit but should be checked and flushed, or rodded, to ensure it is clear flowing. 2
Clean the manhole lid and frame and coat in bitumen paint.
- 4.3 There is open channel around the exterior walls which collects rainwater discharge. This should be cleaned out, vegetation removed and repointed where joints are open or broken. It is understood the channel is seated on earth and is subject to movement which disrupts channel joints. Ideally the channels should be set on hardcore and re-laid to falls and soakaways. Most downpipes discharge directly into a drainage gulley, however the south chancel downpipe does discharge into an open channel and this requires attention as given above. 3/4
- 4.4 Two downpipes at the chancel North and South ends do not have gullies and water discharges onto the open channel and into the foundations. It is recommended that when funds allow, gullies are introduced and connected to soakaways to discharge water away from foundations. 3

5.0 **TOWER**

- 5.1 Tower: The tower is a simple but sturdy square structure rising from the nave west end through four stages or levels with a pitched lead roof surrounded by crenelated parapet and crocketed spire at each corner. Externally, the masonry appears to be in sound condition with just the odd stone showing signs of erosion. In due course some selective repair will be needed but monitoring at each Quinquennial is sufficient at present. 3
- 5.2 First Stage: Is at ground level and has three tall arched openings giving spacious access into the church. The arch piers are well buttressed and there is no apparent sign of stress or settlement. There are signs of rising damp to these piers and it is assumed this is an historic condition. Access to the higher tower levels is by ladder. The first stage ladder is a fixed steel ladder which is braced and appears to be fit for purpose though its use is limited to those who sign a disclaimer. A pew barrier has been installed to prevent children from attempting to use the ladder, but responsibility rests with the church. 3
- 5.3 The Ringing Chamber: Is the second stage. The walls are of rough random stone rubble but sound. Windows to the north and west are glazed in a fibreglass reinforced mesh. Original openings to the south and east have been walled up which is unfortunate and could be re-opened when funds allow. The floor is carpeted on boarding but was not lifted for a closer examination. 4
There are three bell ropes which appear new.
There is a loose ladder which leads to a floor hatch up to the next chamber. Debris on the floor should be cleared to enable the hatch to be closed.
- 5.4 Intermediate Chamber: The walls are random stone as below. The boarded floor is supported on steel joists and appears to be sound. Pigeon debris has been removed following the installation of new tower louvres.
- 5.5 Bell Chamber: The walls are random stone as below with four sets of new timber louvred openings covered with wire mesh. The bell frame is metal and painted in red oxide and is well anchored into the wall and appears to be solid and well protected.

The three bells have been described in the historic account and were reported to be rung and functional. The centre bell wheel timber stop has been repaired. The roof hatch has been renewed and is heavy so needs a handle on the underside to facilitate opening and closing. 2

The access ladder is now a sturdier model but requires relocation and fixing at top and bottom to comply with safety regulations.

There is a wall light which is functioning satisfactorily.

6.0 WALLS AND MASONRY

6.1 Nave: The interior is in exposed stone, the columns and arches are in dressed ashlar with some interesting decorative detail – see historical notes. The remaining walls are in square stone roughly to courses. The masonry is in sound condition with no apparent signs of settlement. There is rising damp, seen especially in the column bases, some of which are mouldy green and the flag flooring. There are efflorescent salts in the structure rising to approx. 1metre; these should be brushed off regularly.

3

6.2 North and South Aisles: The interior walls have been rendered in a fine smooth cement render and efflorescence is appearing above the render line indicating that the render is impervious and pushing the damp to a higher level. The render on the north stone walls has fine hairline cracks at high level between the window openings in a horizontal pattern possibly caused by differential material and movement. The lower render levels are now heavily disrupted by salts and are badly disfiguring the walls. It is now time to consider a trial to remove the offending cement render in a sample area and re-render in a soft lime render which is breathable. The east wall panel of the south aisle is a good candidate for the trial! The rear west wall on the south side has diagonal cracking over the window head and is probably due to differential settlement with the tower. The cracks are slight and no action is needed at present, but the condition should be monitored at future Quinquennial inspections.

2

6.3 Chancel: The walls are rendered in impervious cement and decorations are disrupted with salts. Following trial samples in the south aisle consideration should be given to include re-rendering the chancel in soft lime breathable finishes. There are some interesting carved stones set in the south chancel walls recorded as being Saxon and found during earlier restoration work.

6.4 Vestry: The vestry walls required decoration after cleaning off salts to rising damp.

EXTERIOR WALLS AND MASONRY

6.5 Generally: There has been some external masonry renewal and repointing completed in 1997 and it is assumed this replaced the most eroded stones. The repairs are still generally un-weathered but are beginning to tone down and will in due course blend with the existing.

- 6.6 Porch: The porch appears to be a later addition as the coursing differs. The wall abutment on the west side has slightly separated at the top, has been pointed and has settled again. This should be repointed to act as a monitor. 3
There has been some recent stone replacement of the outer arch right hand jamb. The stone is still unweathered but has some unfortunate defects. The inner door right hand side jamb and column detail is heavily eroded at the base and requires some replacement in the next cycle of restoration. The arch moulding over is also eroded and some restoration will be needed in due course. Pointing up of the open joint behind the pier at the south west corner is required. 3
- 6.7 South Elevation: The south aisle walls are random stone which is well weathered. The wall face has been rendered previously in patches and is in need of further repointing and repairs on a continuing cycle to avoid too much loss of detail. The chancel walls are of coursed stone and pointing is satisfactory.
- 6.8 East Elevation: The wall is in random stone with some interesting large quoins – see historic notes. The wall face below the windows is well weathered from the action of water running off the windows. 3
There are two vertical cracks in the wall from cill level downwards and these should be raked out and repointing along with general repointing of the panel below the cill. The masonry at high level is in good condition.
- 6.9 North Elevation: The chancel wall masonry has an interesting red tinge giving a warm appearance and is probably from a local aggregate or agent. Some selective repointing is required below the window cill where there has been most weathering. 3
The vestry walls are of a different brown stone in coursed snecked masonry and in sound condition. There is erosion on the quoin stones probably due to wind. There is a vertical crack below the east window that needs repointing. Remainder of walls satisfactory.
- 6.10 West Elevation: The old boiler house is no longer in use but there is now a proposal to relocate the oil tank in here for security reasons. The timber doors will need repair and an internal inspection made to check the waterproofing of the exposed concrete roof. 3
In any event if the 'store' is to be reused, a waterproof covering to the roof will be needed.
The Architect should be consulted with these proposals.
- 7.0 **EXTERIOR DOORS**
- 7.1 The main entrance door is oak boarded and heavy frame and is in sound condition. The hinges should be greased annually and the external metalwork should be touched up

- where rust is emerging. A timber draught strip has been skilfully added to the door opening and this has improved the door fit considerably 2
- The exterior metal gates are in good condition except the fixed leaf bolt requires repair to secure and the gates redecorating. 2
- 7.2 The chancel door is unused and the oak boarding is well weathered from sun and exposure but appears intact and sound apart from some rot at the foot of the door. It is recommended a weatherboard is fixed to the door base to protect and throw water away from the threshold. 2
- The metalwork has been redecorated and should be maintained.

INTERNAL INSPECTION

8.0 WINDOWS

- 8.1 There are a variety of window types and sizes: single lancets; arched with plate tracery; flat headed with tracery; and round headed in three lights. All windows are protected with mesh and in good condition. Maintenance is required to the metal saddle bars which are rusting and should be treated and redecorated as for the other metalwork. 2
- 8.2 Glazing in chancel – leaded windows plain glass to south and north sides in good condition. Figures glass 1866-1879 east end of south wall. East windows in figured glass dated 1886. All windows in nave clear glass within diamond quarries-Satisfactory. North east nave figures glass dedicated to Rev J Cade Vicar 1835-1881. Rear nave windows all figured Victorian to St. Gabriel and St. Ariel. 3
- NOTED one broken quarry to repair in south window.

9.0 GROUND FLOOR AND FINISHES

- 9.1 The aisles are floored in stone flags which are carpeted down the central aisle and chancel and from the entrance porch. There were some loose floor grilles under the carpet in the chancel and nave which appear to be less obtrusive since the carpet has been re-laid with a new underlay. Following the new carpet underlay installation, the condition of the stone floor should be checked annually as earlier damp was causing stone decay. 2
- Consult the Architect if drying of the stone is delayed.
- 9.2 The side aisles and the rear of the nave under the tower are also flagged. Stone flags are generally showing signs of wear and are uneven in places. There is also disruption of the paving level at the edge of pews which is presenting a trip hazard. It is recommended that a programme of relaying and renewing the paving is undertaken and an opportunity to lay a membrane to prevent rising damp. 4

9.3 Under the pews there is softwood boarding on a suspended floor. There are several small inspection hatches in the boarded areas and one was inspected and was generally satisfactory. Make an annual inspection of all floor hatches to check the sub floor condition and report to the Architect if damp or deterioration is noted.

2

Also observed in the floor void was methane recording equipment which has been installed by Durham County Council. The site adjacent to the church is a disused quarry and was used as a land infill site approx.. 50 years ago. The County Council were concerned that methane from the infill site could permeate the ground under the church. There appears to be a number of holes drilled in the subfloor which are designed to detect methane gas rising from the substrata below the church and these are connected to recording equipment and an audible alarm system. It is understood the equipment is regularly monitored and no abnormal conditions have been recorded.

9.4 The chancel floor is up one step at the chancel arch and again there are three steps at the altar where a decorative quarry tile floor is laid. The tiled floor is in good condition with no sign of settlement. It is proposed to remove the carpet to expose the decorative tiled floor to full effect.

9.5 The vestry floor is softwood boarded with an area renewed at the door entrance.

9.6 At the NW corner are two carved tomb covers and an effigy, see the historical notes.

10.0 **FITTINGS, FIXTURES AND FURNITURE**

10.1 Organ: Certified Grade II instrument. Manufactured by Foster and Andrew dated 1886. A two manual instrument with 16 stops. The case is dark oak and there are decorated pipes over the console. The organ is maintained by Mr R Scothern on a regular basis. The instrument was not tested.

10.2 Pulpit: Timber panelled in dark oak, a square box with a decorative frieze to front and back in Jacobean period. Modern stone winder steps up to pulpit level. The door does not engage but no action proposed. In good condition and apparently of some value.

10.3 Pews: These are again dark oak in Jacobean style with spindle backs and ends giving a delightful delicate appearance, but also sturdy in use as their current condition displays.

Some woodwork holes were found in a pew kneeler and were treated but not recently. A thorough inspection is recommended to see if there are other signs of infestation.

- 10.4 Lectern: A light oak pedestal decoratively carved but on an uneven floor and in need of support.
- 10.5 Font: A robust simple stone deep bowl on a cluster of small columns with bases. The plinth is a simple octagon. The oak lid is modern and the bowl is lead lined. Satisfactory.
- 10.6 Altar and Rails: An oak table with turned sturdy legs in good order. The rail has turned balusters capped with a simple rail and a hinged centre section in Victorian style. Satisfactory.
- 10.7 Chairs in the Chancel: One richly carved Jacobean chair with turned legs, another arts and crafts style chair.
- 10.8 Reredos: In dark oak, a composite arrangement in four parts with carved head and frieze detail fixed to wall under east window. Understood to have been from a former pulpit.
- 10.9 Vestry Safe: A sturdy metal box which is understood to contain only Registers and reportedly is fireproof but this should be verified.
- 10.10 New Nave Table: Located at the Chancel step. This is in stained oak styled to match the pews and is small enough to allow movement to the Chancel.
- 10.11 Entrance Door Canopy: It is proposed to remove the 'modern' interior canopy/ curtain screen as the new draught excluder to the Entrance door has been a success.

2

11.0 **HEATING INSTALLATION**

- 11.1 The under pew electric heating installation has been operating for over 6 years but the old oil fired heater is still in use to help bring the church up to temperature before services.
- 11.2 The electric installation comprises under pew linear heaters in the Central pewed area of the nave and is reported to be satisfactory. The 6 No. mounted floor night store heaters located in the aisles has proved to be expensive in use and has been discontinued. Their appearance is out of keeping and could be removed.
- 11.3 The old oil fired warm air heater is a large industrial unit located at the west end under the tower and this blows air noisily at high level but tops up the electric heating. It is understood that the warm air heater is only in use before services. As the heater is no asset to the church a screen should be considered to hide it from view.

11.4 There is a single cold water tap in the vestry behind the organ and this is used by flower arrangers.

12.0 **ELECTRIC LIGHTING & POWER**

12.1 There is a new electric panel and extensive distribution equipment in the vestry on the south wall.

12.2 Lighting was installed approx. 17 years ago and comprises tungsten halogen type luminaries at wall head height in the nave, some directed into the roof, some down and two directed forwards onto the chancel arch wall. There is further spot lighting in the chancel and this gives a good level of light with reflection from the decorated walls. Exterior lighting is satisfactory, but a new bulb required to the SE pathway.

2

12.3 All electric installations should be checked at least every 5 years. See note 12.5. PAT's testing has been carried out.

12.4 There is a sound reinforcing system installed by T. Atkinson with amplifiers in the vestry and microphone at lectern and this was reported to be working satisfactorily. There is also a sound loop system in use.

12.5 There is a lightning conductor installed to the tower with coronal ring and a single downtape at the SW corner and single aerial point to one of the pinnacles. The British Standard recommends two downtapes to a tower. It is recommended that the tower is upgraded to this standard when funds allow. The existing downtape has been repaired but a small exposed section should be protected. The whole installation should be tested and a Certificate obtained every 5 years. Noted the previous Certificate was issued 3 years ago, another due in 2013.

3

12.6 The methane alarm system with audible warning was installed and is maintained by Durham County Council Environment Department.

13.0 **SECURITY**

The door appears to be adequately locked and there have been no reports of break-ins. Windows appear to be suitably guarded and secure. There is no intruder alarm system installed and no demand for one was reported. There is a chain and padlock at the porch gates which is in use.

13.1 Noted that Certificates are kept in the Parish office at St Claire's.

13.2 Silverware is kept in the Bank.

14.0 **FIRE PRECAUTIONS**

14.1 There are 3 fire extinguishers in the church and these are now Maintained annually last inspection was March 2011 with a certificate issued by Chubb. Churchwardens understand that special foam extinguishers are needed to deal with electrical equipment fires. Continue to maintain fire equipment.

2

15.0 **DISABLED PROVISION AND ACCESS**

15.1 A timber 'decking' platform has been installed in the porch to overcome two steps and this is now satisfactory for wheelchair access.

15.2 Access to and within the church appears to be satisfactory for wheelchair or pushchair users. The steps in the chancel are an obstruction but access within the nave should be adequate if communion is administered at the chancel steps.

16.0 **BATS**

16.1 There were reports of bats in the churchyard and the tower/belfry may be a hibernation site. Members should be aware that bats are a protected species and any future timber treatment work in the building should be specified as 'bat friendly'.

17.0 **MEMORIALS**

17.1 There are a number of interesting stone fragments and two impressive tall Saxon crosses at the west end of the church commemorating two synods. When the oil fired heater is removed there will be an opportunity to provide display space for the stonework which could be illuminated to advantage.

4

17.2 It is also understood there are plans to display the church's rare collection of Bibles in a secure glass case. This will need careful planning and expert advice and DAC approval.

4

17.3 The medieval priests' grave slab at the west end of the north aisle is reported by Peter Ryder to be in poor condition and decay and is in need of urgent treatment and conservation.

2

CURTILAGE

18.0 **CHURCHYARD**

18.1 The churchyard is roughly square on plan with a rounded corner at the SE. The church is approximately in the centre of the churchyard but slightly north and to the east.

- 18.2 There are two means of access, both leading from Church Lane at the NE corner. The lane leads round to the south side where a generous car parking space is offered running for most of the south length of the churchyard wall.
- 18.3 A path leads from the centre of the south boundary wall to the south side porch. The path is formed in concrete flags which has been re-laid and is much safer. The path from the NE corner enters at another boundary gate and passes the War Memorial and circulates round the church and joins up with the south path. This path is not flagged but is compacted hard-core and established. A hard-core path leads from the west end of the church to the new churchyard adjoining at the west boundary. Improvements to the footpath approach in the lane at the NE corner have been undertaken where overgrown vegetation has been removed.
- 18.4 The churchyard immediately surrounding the church is understood to be full and closed. Headstones are arranged in an orderly layout. There are some table tombs and a variety of styles and ages of memorials, some weathered and unreadable. Noted that 2 tombs are 'listed' but 25 headstones have been declared unsafe and are being rectified under Faculty and funded by the PCC with financial assistance.
- 18.5 Grass is kept low and well maintained in the churchyard and is cut by the Local Authority. Continue to maintain. 2
- 18.6 There is a good variety of trees, some deciduous, others conifers, as yew, larch, holly, laurel, etc. It is recommended that a tree survey is carried out to establish the condition and any risks and a maintenance plan for the future. Noted that a tree 'at risk' was removed from the south side churchyard.
- 18.7 Continue to prune and maintain vegetation at the boundary wall. Self-seeded and Elder bushes should be removed. 2
- 18.8 The churchyard walls are of stone and have lasted well but are now showing signs of distress. It is reported that ongoing repair and maintenance is in hand. 2
- 18.9 The two metal gates need occasional decoration but are fit for purpose.
- 18.10 The Church Notice Boards are 'out of date' but it is proposed to update them. 2
- 19.0 **LOG BOOK**
- 19.1 This was available for inspection and details submitted later. Continue to maintain the log book annually. 2

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category (1)

	Item	Approx. Cost £
-	Tower Roof: Repair and repoint loose lead flashings and repair lead fracture in gutter	3.2 300 - 500

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS

Category (2)

	Item	Approx. Cost £
-	Chancel Roof: Replace lead flashings to chancel roof abutment and rechase and repoint into wall	3.5 1500 – 2000
-	Vestry Roof: Remove moss and clean out gutter and redecorate	3.8 150 - 200
-	Check flashing at rear of chimney stack and clean debris. Photograph any decay and report to Architect	included
-	Porch Roof: Add lead insert to missing eaves section to form drip	3.9 DIY
-	Chancel Roof: Repair south gutter leak and refix loose downpipe on south side. Redecorate downpipe/ gutter	4.1 200 – 250
-	Tower Hatch: Add 'D' handle to soffite of hatch to facilitate access	5.5 DIY
-	South Aisle Wall: Restoration to lower rendered panel. Hack off disrupted cement render and replace with soft lime render to allow breathability	6.2 500
-	Entrance Door & Gate: Lubricate hinges and latch, touch up metalwork. Repair gate floor bolt and redecorate gates.	7.1 150-200/ DIY
-	Chancel Exterior Door: Add oak weatherboard to foot of door.	
-	Window Metalwork: Derust saddle bars and redecorate.	8.1 200-250 per window
-	Stone Floors under Carpet: Check 'drying out' of stone under carpets following relaying of under felt.	9.1 DIY
-	Timber Floor Voids: Make annual inspection of floor voids from access hatches.	9.3 DIY
-	Vestry Safe: Check that 'safe' is fire proofed adequately for records.	10.9 DIY
-	Exterior Lighting: Maintenance required	12.2 DIY
-	Fire Fighting Equipment: Retesting due annually	14.1 80 approx.
-	Archaeology: Consider programme and funding of conservation for grave slabs.	17.3 DIY
-	Churchyard Maintenance: Continue to maintain vegetation/ tree management and boundary walls and gate decoration	18.7/18.9 DIY
-	Notice Board: Update information as necessary	18.10 100 – 200

- **Log Book:** Continue to maintain and update records as required 19.1 DIY

WORK RECOMMENDED DURING NEXT 5 YEARS: Category (3)

	Item	Approx. Cost £
- North Aisle Roof: Realign gutter to ensure water collection.	3.7	200 – 300
- Vestry Roof: Attention/ replacement required to lead flashings	3.8	300 – 500
- Wall Channels: Repair/ relay drainage channels that discharge water from downpipes to gullies. Assessment/ cost required. Architect to advise options.	4.3/4.4	250 – 350
- Tower Masonry: Consider a 'Repair Programme' of selective stones which are in need of replacement/ conservation. English Heritage to be consulted.	5.1	Preliminary Consultation
- Nave Walls Interior: Brush off efflorescent salts and monitor any decay and deterioration with photographs.	6.1	DIY
- Damp in Chancel Walls: Consider programme of render renewal following trials in south aisle	6.3	DIY
- Porch Walls: Repoint settlement cracks as a monitor of movement. Consider stone repair/ restoration to inner door jambs	6.6	2,000
- Chancel East Wall: Repoint cracks in wall below chancel window	6.8	250 – 350
- North Elevation Walls: Selective repointing required to Architects Specification.	6.9	200 - 300
- West Elevation Old Boiler House: Proposals required for relocating oil tank. Architect will advise.	6.10	Fee
- Chancel Window: Repair required to broken quarry. Accredited glazier required.	8.2	100
- Electrical Testing: Retesting of installation required in 2013. Obtain Certificate for Log Book	12.5	100 - 200

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

	Item	Approx. Cost £
- Bell Ringing Chamber: Clear debris and ensure that floor hatches fit and close properly. Add catches to hatches to secure.	5.3	DIY
- Side Aisle Stone Floors: Consider a programme of relaying/ renewal of stone floors. Consult English Heritage and seek funding	9.2	DIY
- Archaeology Display: Consider display of carved stone fragment crosses and memorials on walls and with spot lighting and descriptive panels. See Escomb Church Display Panels. Seek advice and funding.	17.0	DIY

APPENDIX

a) **GENERAL**

This report is not a specification for the execution of works and should 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 Repairs 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 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, or 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 essential 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 are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines. 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 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 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 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 Institute 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 CONDUCTOR

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.

i) 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.

j) 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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