

Diocese of Durham

Great Stainton, All Saints

Church No. 253

Incumbent – Revd David Brooke

Inspection of Churches Measure 1955

ARCHITECT'S REPORT January 2011

**John A.G. Niven
Registered Architect**

**T.O.h.P. Architects
The Old Hall Practice Limited
57 Front Street
West Auckland
Co. Durham
DL14 9HL
Tel: 01388 832 587
Fax: 0845 299 1182**

1.0 PREMISES IDENTIFICATION

Church/Chapel: Great Stainton, All Saints
Deanery/Circuit: Auckland
Diocese/District: Durham
Date of Inspection: 6th January 2011
Weather: Cold and Dull

2.0 PARTICULARS OF SITE (Location, adjacent buildings etc.)

The church stands on an elevated site in the centre of a large square churchyard outside the present village which is set back from the main road from which it is accessed by an unsurfaced 'green' lane approximately 100m in length. There are open fields on all sides.

3.0 PARTICULARS OF PREMISES (General Construction, layout etc.)

The building consists of a small nave, narrow chancel, with an organ chamber/vestry on the north side, south entrance porch and a west tower with baptistry below. It is constructed in load-bearing sandstone with steep pitched slated roofs.

4.0 REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION

(Date if known: March 2005)

2005

May Replaced electrical cable and introduced additional path light.

2006

April Lightning conductors stolen and steeple damaged

October Replaced overhead path lights electrical supply after theft

2007

February High voltage electrical supply damaged by thieves. Repaired by supply company

September Steeple repaired and lightning conductor renewed. Stone Technical Services

2008

June Ridge tiles fixed
Repairs to slating and chimney stack
Repoint coping stones to gables and RH porch coping
Repair arch to west window
Provide lead flashing to ridge – S. Brown - £1278.00
Interior redecorated – Wilding - £5200.00

December Post and wire boundary fence renewed - £2k

2009

Entrance gates repaired and decorated
Access path repaired and hedge pruned

5.0 SUMMARY OF GENERAL CONDITION OF BUILDINGS

The building is generally in a reasonable condition with the roof covering and windows generally sound. The external stonework which has had some limited recent repair requires further attention to most external areas and the significant movement cracking of the structure will require on-going monitoring to detect any deterioration of the condition.

6.0 DETAILED CONDITION OF BUILDINGS

EXTERNAL FABRIC

6.1 General Structure

The building is generally sound but there are significant vertical movement joints through the structure to the centre of the east gable and the centre line of the west face of the tower which points to an overall movement and/or foundation settlement along the north and south boundaries of the building. There is also slight movement joints to window positions on the south side and some movement joints to the porch. These do not appear to have worsened significantly since the last inspection but no accurate measurement have been taken previously.

6.2 External Wall Surfaces

These consist of squared and coursed random rubble sandstone with dressed margins to openings with dressed plinth, string and eaves courses.

The stonework is generally in sound condition with some areas of re-pointing prior to the 2000 Quinquennial, Outstanding defects are listed below:-

6.2.1 North Elevations

Chancel	-	Small holes or lean joints to corner buttresses.
Vestry	-	Lean joints to upper left hand corner.
Nave	-	Eaves course eroded at extreme left and right ends.
	-	Joints lean to upper right-hand corner.
	-	Open joints to base of central buttress.
Tower	-	Lean joints to right and left buttresses particularly to upper levels with open movement joints under infilled circular opening, around head of lancet window and under upper cill.
Spire	-	Slightly lean joints to all faces, particularly towards lower areas.

6.2.2 South Elevations

Porch	-	The stone gable cross was blown off in recent storms.
	-	Open or lean joints particularly to apex section.
	-	Some slight movement to both kneelers and open joints to coping stones. The top coping stone on the right side is eroded.
Nave	-	Small holes from previous rainwater pipe fixings to right side.
	-	The panel below the left window is partially eroded.
	-	Open crack to cill of left window (5mm)
Chancel	-	Largely re-pointed.
	-	Slight cracks or open joints to cills and string course. (5 – 15mm)
Tower	-	Lean joints to right and left buttresses particularly to upper levels.
	-	Crack through top left section of tracery.

Spire - As for North Elevation.

6.2.3 East Elevations

Porch - Open joints to eaves and above window. (10mm)
East Gable - Open or lean joints, particularly to outer margins.
- The joints of the window tracery are open in places with some
erosion of tracery.
- Open settlement joints through window cill to ground.(6-12mm)
Vestry - Open joints above doorway and lean joints to arch.
- Bottom section of water table repaired with cement mortar patch.
Chancel Gable - Lean/open joints particularly on the north side.
Tower - Joints slightly lean
Spire - Joints slightly lean with a few small holes to stonework.

6.2.4 West Elevations

Vestry - Small openings to joints to upper section of gable.
West Gable - Open joints to coping stones to north buttress and under gable
copings.
- Lean joints to upper section adjacent to tower.
Porch - Slight movement joints to both sides of window. (4mm)
- Lean joints to right side of window.
Tower - Lean joints to right and left buttresses particularly to upper levels.
- Also to courses under strings with open vertical movement joint
between ground and first level window. (8 – 10mm)
- Crack to cill under central mullion.
Spire - Some open vertical joints.

6.3 Roof Coverings

These consist of diminishing courses of green Westmorland Slate which is generally in sound condition except for a few minor defects as listed below.

6.3.1 North Elevation

Chancel - Lead stepped flashings lifting slightly.
- A few chipped slates to left of chimney.
Vestry Lean-To - 1 temporary slate fixture with grass growing in abutment joints.
Nave - One missing slate under ridge.
- One coping to chancel is partially eroded.

6.3.2 South Elevation

Nave - Bottom lead flashing to tower loose.
- Section cement haunching loose to west abutment.
- 2 chipped slates.
Porch - 1 Welsh Blue replacement on west side. Lead flashing to coping
loose on west side.
Chancel - Some of the roll topped slate ridge was damaged and this
has been covered with lead.
- Some of the coping stones to the chancel gable are chipped and
laminated.

6.4 Rainwater Disposal System

This consists of light gauge aluminium throughout and appears generally sound except for the following:

- i) Loose fixing to downpipe south side of nave.
- ii) Some vegetation growing in gutters on north side.

The nature of the underground drainage is not clear but is assumed to consist of soakaways which appear to be reasonably free draining.

6.5 External Windows & Doors

Windows are directly fixed leaded lights throughout. and are generally sound but a number, particularly the central panel of the east window are bowing. This pane also has loose pointing to the surround.

None of the windows are guarded.

The south door and the vestry door are painted and generally sound.

The cellar door has been badly damaged by an intruder.

6.6 External Metalwork, Woodwork & Paintwork

Vestry door in need of redecoration.

Iron guards to porch windows require redecoration.

6.7 Tower, Spire, Bells & Frames

(Date Bell(s) last serviced: April 2000)

There is a single bell which is regularly rung and appears to be in working condition.

There are painted timber louvres with large wire mesh to the belfry openings.

INTERNAL FABRIC

6.8 Roof Structure

Both the nave and chancel roofs are supported on corbelled tied 'A' frames (4 no. and 3 no. respectively) with intermediate trusses, all supporting exposed purlins and rafters. All timber structures appear to be sound.

6.9.1 Internal Partitions

This is limited to a small pitched pine screen dividing the organ chamber from the vestry, which is sound.

6.9.2 Internal Ceilings

These consist of painted plastered infills between the rafters which appear sound.

6.9.3 Internal Walls

These are boarded to pew height with smooth painted plaster above, generally in sound condition.

6.9.4 Internal Doors

These are ledged and braced deal, which are sound.

The internal stone surround to the vestry door is slightly eroded and dusty towards the upper left side.

6.10 Internal Decoration

Timber surfaces varnished and are generally in good condition.

Plaster surfaces are finished in flat paint and are in good condition having been renewed in 2008.

6.11 Floors & Balconies

There are raised timber pew platforms which appear sound.

The main walkways were re-built and re-tiled in 1989 and are sound.

The remaining areas of original tile to the font area and sanctuary are a little uneven, and in front of the font slightly loose.

6.12 Glazing & Ventilation

Glazing consists of white obscure and coloured leaded lights with stained leaded lights to the east window, (installed 1892) all of which is sound.

There are 3 sets of unusual louvered glazed vents which can be opened.

6.13 FIXTURES & FITTINGS

6.13.1 Furniture & Fittings

Pews and choir stalls are pitch pine in good order. The pews and dado panelling were stripped and re-varnished in 1997.

The pulpit, lectern and reredos are oak and in good order.

There are 2 stone fonts, one contemporary with the building, the other believed to be from an earlier church on the site which had been removed then later returned.

6.13.2 Organ and/or other musical instruments

The organ is a small electronic 2 manual GEM and is in a playable condition. A second YAMAHA electronic is not in use.

6.14 Monuments and/or Peculiar Features

There are seven 17th and 18th Century grave stones/covers let into the side wall of the tower base, together with 9 carved stone fragments. There are also some loose stone pieces including a 'dished' item which could be a cross base and water stoop. Four of the grave covers are affected by surface green algae.

SERVICES

6.15 Heating System

(Date of last service: December 2010)

This consists of a mixture of 1 kw wall mounted radiant heaters, 3 kw fan blowers and low wattage tube pew heaters which are all reported to be in working order.

6.16 Electrical System

(Date of last service: December 2010 - S.E.M. Electricians)

This consists of a two phase supply protected by miniature circuit breakers and two RCCB' Distribution is a mixture of conduit and MICC. The lighting is mainly tungsten in metal reflectors.

It is reported that the installations are all in good order.

6.17 Lightning Conductor

(Date of last test: 2007)

A new installation of two copper down tapes to the tower was installed in 2001. This was replaced following theft in 2007 and provided with anti theft covers.

6.18 Fire Precautions

(Date of last test of extinguishers: April 2008)

There is a 2 gallon water extinguisher which was new in July 2003.

There is one Carbon Dioxide located next to the organ.

6.19 Sanitary Facilities

There are no sanitary facilities in the building.

6.20 Security Situation

The main door and vestry have large traditional rim locks.

There are no guards to the windows.

The building is relatively isolated with no overlooking properties and has suffered from thefts and criminal damage during the quinquenium.

6.21 Disabled Persons Provisions

Access

There are 3 steps to the main entrance and persons in wheelchairs can only get into the building with assistance. The porch and nave floor are level but the only 'parking' space for a wheelchair is at the west end.

Sound

There is no sound reinforcement or induction loop in the building. It is however a comparatively small building and normal speech levels should be adequate for the majority of persons, including those with hearing aids.

Sight

The artificial lighting level may not be adequate for persons with certain sight impairments. Some large print materials are available.

6.22 Archaeological Matters

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site may be of archaeological importance and they should be consulted when significant works are being considered.

6.23 External Areas

There is an extensive churchyard surrounding the church, which is still open for burials which appear largely restricted to the west side.

There are a number of semi-and mature deciduous trees within the boundary. The boundary itself is defined by a standard post and wire agricultural fence which has been renewed (2009)

The original basement boiler house is only used for storage of redundant building materials.

6.24 Areas not Inspected

(This may not be an exhaustive list)

Interior of tower and spire
Eaves gutters
Underfloor voids

7.0 *RECOMMENDATIONS*

7.1 ITEMS REQUIRING ATTENTION IMMEDIATELY

External Door

Replace damaged cellar door (this could be a steel type).

Electrical Installation

Carry out repairs or upgrades recommended by recent inspection.

7.2 ITEMS TO BE ATTENDED TO WITHIN THE NEXT 12months – 2 years

Roof Covering

Replace missing slate to ridge level to north side of nave.

Re-fix loose lead flashings to east wall of tower on south side and west side of porch.

Rainwater Disposal

- i) Refix loose downpipe on south side of nave.
- (ii) Remove vegetation from joints of slating on vestry roof and from gutters on north side.

External Paintwork

Re-decorate external vestry door.

Re-decorate metal guards to porch windows.

External Windows

and Obtain advice from qualified leaded glass specialist to make safe or repair bowed loose central pane to east window.

Internal Floors

Re-fix any lose or broken tiles to font area.

7.3 **ITEMS TO BE ATTENDED TO WITHIN THE NEXT 5 – 10 YEARS**

External Stonework

Repair and/or repoint all areas of lean or open mortar joints including settlement joints listed in Section 6.2 using a NHL (lime)-sand mortar to match the original lime mortar..

Internal Surfaces

- i) Treat built in stone grave covers to kill off green algae.

7.4 **ITEMS WHICH ARE DESIRABLE BUT NOT ESSENTIAL**

External Walling

Replace broken cross to porch gable.

Note: If this is not to be done check that water will not penetrate structure at the base location or cover over with piece of lead.

Facilities For The Disabled

Consider providing a permanent or temporary wheelchair access ramp to the main entrance.

Consider up-grading the level of the artificial lighting within the building, at least to a part of seating area.

7.5 **ITEMS FOR FURTHER INVESTIGATION**

Structure

Initiate a regular monitoring exercise of the structural movement through the various parts of the building and report any progressive movement to the architect for further advice.

8.0 ESTIMATION OF COST OF REPAIRS AND OTHER WORKS

Notes:

To assist the Parish, the Diocese and potential funders, including English Heritage, the following approximation of costs is provided as a guide for budgeting purposes.

The costs are based on typical costs for the work described currently at the date of the report i.e. no allowance is made for any special arrangements which may be required or for the effect of inflation.

An allowance is made for Architects and any other relevant fees where these may be payable and for VAT.

Where work might be expected to be carried out by unskilled or voluntary labour, no allowance has been made except for materials.

8.1 Items requiring immediate attention

£600.00

8.2 Items to be attended within the next 12 – 24 months

£1,000.00 - £2,000.00

8.3 Items to be attended within the next 5 – 10 years

£20,000.00

8.4 Items which are desirable

£2,500.00

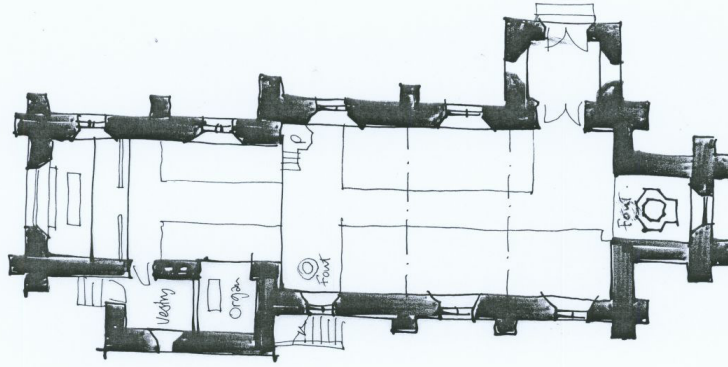
8.5 **Items for Further Investigation** (which may require further work)

£600.00

Grant Aid

As this building is Listed and the value of recommended repair exceeds £10,000.00 Application could be made to English Heritage under **Repair Grants for Places of Worship in England**. Applications can be submitted from 1st April to 30th September each year, but dates do change from year to year. Further details and application forms are available from English Heritage – Telephone Number 0191 269 1200.

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Sketch Floor Plan. NOT TO SCALE
GREAT STANTON - All Saints - Ch. No 253