

**INSPECTION OF CHURCHES MEASURE
DURHAM DIOCESAN CHURCH SCHEME**

**ALL SAINTS CHURCH
HURWORTH**

Parish of Hurworth with Dinsdale and Sockburn

Archdeaconry of Auckland

QUINQUENNIAL INSPECTION 2008

**DATES OF INSPECTION : 11 April 2008
25 April 2008**

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ALL SAINTS CHURCH, HURWORTH
QUINQUENNIAL INSPECTION REPORT 2008

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Floor Plan

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1.0 INTRODUCTION

- 1.1 The Church is Grade II Listed and stands in a slightly elevated position within a long narrow churchyard, sandwiched between the main Hurworth high street and a steep embankment to the River Tees to the South.
- 1.2 The churchyard is served by two lych gates at the East and West ends on the North boundary wall. The latter is constructed in brick and stone enclosing the North, East and West perimeters.
- 1.3 The origin of the West end of the Church is of Medieval construction. This includes the base of the tower. The majority of the structure however was built in the 19th Century including the upper part of the tower. The bells were installed in 1871. Additional accommodation has been constructed within the West end of the Church. This was completed in 1985. The new accommodation is constructed in timber providing two floors of accommodation and is designed to be virtually independent of the main Church Stone structure.
- 1.4 The Church is built primarily in sandstone, with slated roofs to the main elements of the building. The main Nave roof has Cumbrian slate. The lower aisle roofs are covered with Welsh slate. There are some small areas of flat roof. The square tower is accessed externally via a stone spiral stair. Circulation within the tower is by access ladder/stairs. The tower has a clock on 3 faces. It has a lead covered roof.
- 1.5 The majority of windows incorporate stained glass. A number of these are of significant quality.
- 1.6 A plan of the Church is attached. This is coded for reference purposes in identifying specific defects in sections 5 to 8 inclusive.
- 1.7 The principal access into the Church is an entrance porch on the North elevation fed by a link footpath from the West lych gate. The working access however is a side door in the North elevation. The Parochial Church Council has examined construction of a new main entrance porch and vestry on this North elevation. Progress remains on hold pending acquisition of funding.

2.0 WORKS COMPLETED SINCE THE OCTOBER 2003 REPORT

- 2.1 No Log Book was made available for inspection recording work and maintenance undertaken since the last inspection, but there is evidence of attention to a number of defect items identified in the 2008 Report.

3.0 LIMITATIONS OF THE SURVEY AND REPORT

- 3.1 This report is based on observations made from ground level, but also from internal ladder access to each of the floor levels within the Tower and onto the Tower roof itself. Unless otherwise stated the inspection has been purely visual and no enclosed spaces, inaccessible parts such as roof spaces, or hidden timbers etc. have been opened up for inspection.
- 3.2 Particular items not inspected or covered by this report are:-
- a) Floor or roof voids
 - b) Full testing of drainage
 - c) Parts hidden by fixed furniture
 - d) Testing of the heating installation
 - e) Testing of the electrical installation including audio system
 - f) Testing of fire alarms and fire fighting equipment
 - g) Testing of the organ
- 3.3 Items b, d, e f and g are assumed to be subject to programmed cycles of regular inspection and testing by relevant specialists. Arrangements should be regularly reviewed to match inspection schedules to the age and condition of particular installations.
- 3.4 It should be noted that nothing in the Diocesan Scheme modifies the need to apply for Archdeacon's certificates or faculties where such authorities are necessary, before repair work may be undertaken.
- 3.5 The repair of churches in many aspects is a highly specialised subject. There is then a need to obtain specialist advice with the drawing up of a detailed specification for any work to ensure a technically satisfactory and aesthetically acceptable solution. Economy and permanence of repairs are important considerations.
- 3.6 This report indicates the condition of the buildings at a time of the inspection. It does not purport to be wholly comprehensive or to give definitive solutions for remedial work. It is a report only and should not be utilised as a specification for the execution of repairs and must never be used for such purposes, neither should it be used for obtaining quotations from builders. Professional advice should be obtained to avoid inappropriate solutions which may result in the potential aggravation of defects. Repairs should also maintain the architectural character of details, finishes etc.
- 3.7 The Report is copyright and no copies can be made of the text or photographs without the written permission of the Architect. Neither should original copies be used by outside agencies e.g. contractors or other construction professionals without similar approval from the Architect.

4.0 INSPECTION CONTEXT

- 4.1 This inspection was carried out during two visits, principally on 11 April 2008 and again on 25 April 2008 to re-affirm some points of detail. I was accompanied on the first occasion by a Church Warden and the Vicar. Weather conditions for both inspections were sunny and bright following some recent heavy showers.
- 4.2 The Church and contents have been subject to responsible watching brief by the Parochial Church Council and I have been engaged for the oversight of some areas of roof repair in particular as noted in the previous report, as well as providing advice on other matters when requested.
- 4.3 I had been invited to bring forward my inspection due in October 2008 to incorporate examination of problems identified with the condition in particular, of a corner pier to the stone parapet to the Tower, which was identified as potentially requiring immediate attention by a Warden when hoisting a flag on the Tower top flag pole. Access to the Tower roof also facilitated examination of the main slated roofs below.
- 4.4 In the Conclusions and Summary Section 8 defects, where identified, are categorised for action under the following headings. These refer back to itemised paragraphs in the Inspection Sections 5,6 and 7:-
- | | | |
|---|---|--|
| A | : | Urgent repairs |
| B | : | Repairs essential within the next 18 months |
| C | : | Repairs essential before the next Quinquennial Inspection |
| D | : | Desirable improvements or items to be regularly monitored. |

5.0 INSPECTION OF THE EXTERNAL BUILDING FABRIC

5.1 South Roofs (as viewed from ground level and from Tower roof)

- a) Repairs carried out to the South Aisle roof prior to the last inspection appear to be in fair order with no evidence of any related recurrence of rainwater penetration internally. These repairs should be regularly monitored particularly where flashband has been used.
- b) Parapets and stonework remain in fair order.
- c) The main roof ridge pointing remains sound as does the apex cross.
- d) The Welsh slate to the Aisle roof and larger Cumbrian slate to the main roof are all generally in fair order with no evidence of distress.

5.2 North Roofs (as viewed from ground level and from Tower roof)

- a) Slating to Aisle and Transept roof in good order with some minor cracking to a few individual slates.
- b) Main roof slating in good order.
- c) Lead flashings to abutments all generally in good order.
- d) Lead valley gutter remains in good order, but minor flashband repair should be regularly monitored.
- e) No apparent evidence of blockage to gutters, downpipes etc., but these should be the subject of a regular cleansing regime to avoid accumulation of leaf debris etc.

5.3 Tower Roof

- a) Leadwork to roof, access hatch and flag pole base apparently original installation with some localised subsequent remedials. Generally in sound condition except for some localised displacement of upstand dressing into parapet.
- b) Significant problem identified in stability of South East corner pillar to parapet, noting removal of related corner pinnacles in 1960's and installation of strapping steel structure between South East and South West pillars. Linking steel rod heavily rusted and has broken at middle joint. Pillars also act as anchor points for guys to flag pole. Deterioration in anchor points impacting on stonework, particularly South East pillar. (This situation has subsequently

been inspected by a stone mason who is preparing a detailed report and proposals for related remedial action.) There is additionally the need for remedial pointing to the internal faces of the stone parapets.

5.4 Stonework

Stonework is predominately in sound order, including pointing to main facework and coping stones. There remain however, some areas of distress as identified in the previous inspection. None however show signs of any significant deterioration over the intervening 5 year period. They are as follows:-

- a) Erosion of the stone tracery to windows 19 and 20 and stonework generally to this related area of wall. As noted the stonework is apparently softer in nature to that of the remainder of the Church (Note relationship with historic roof and rainwater ingress problems and damage to internal decoration).
- b) Flaking mullions to window 18 plus a small crack to the top right hand corner.
- c) Some erosion to moulding to door surround to South Porch.
- d) Significant lamination of reveals and stone framing generally to window 5.
- e) Some distress in stonework to head of window 11.

5.5 Protective Grilles

- a) The majority of windows have external protection predominately by steel mesh grilles and some smaller ones by polycarbonate sheet. Polycarbonate protection has also been added to the individual lights of window 18 to the South Transept which had been previously protected by mesh grilles in an advanced stage of deterioration as identified in 5.4 a of the last inspection. The consequent black stainings of reveals, lower cills and podium stonework remains and should be cleaned in due course for both aesthetic and stone maintenance purposes.
- b) There are loose fixings to mesh grilles to window 06, Chancel window 13, window 15 and window 02 where there is apparent vandalism and assumed attempted entry via the stained glass window to the accessible Toilet. All grilles and their security should be the subject of regular review.

6.0 INSPECTION OF THE INTERIOR

6.1 Ground Floor Male/Accessible Toilet

- a) Damp surface to inside face of stone surround to stained glass window.
- b) Spalling of decoration to window cill, jambs and abutting walls, particularly adjacent the wash hand basin.
- c) Drop down grab rail flanking WC has been replaced by vertical grab rail. Still issues of full compliance with Building Regulations Part M requirements, including relationship of WHB to Toilet. No pull rail either on inside of door.
- d) Suspended ceiling, plastered wall, vinyl sheet flooring and wall tiling in fair condition with the exception of defects identified under 6.1a.
- e) Still an issue of effective functioning of extract fan.
- f) Leaded light window in good order, but no provision for opening light/natural ventilation.
- g) Wall fixed baby change unit now installed.

6.2 Ground Floor Toilet Lobby

- a) Efflorescence on external wall at low and mid level.
- b) Query remains reference efficient operation of extract fan.

6.3 Kitchen

- a) No extract ventilation.
- b) Efflorescence damage to decoration at mid height on external wall.
- c) Some cracks in plaster on internal walls above units.

6.4 Ground Floor Meeting Room

- a) Flaking of decoration to Tower wall.
- b) Historic evidence of rainwater ingress at junction of roof abutting tower.

- c) Plaster damage to head of lancet window (04) adjacent screen.
- d) Finishes including artexed ceiling, joinery, doors, carpets etc. in good/fair order.
- e) Plywood encasement of timber piers generally in fair order.

6.5 Store

- a) Finishes generally in fair order.

6.6 Stair Well/South Aisle

- a) All areas of mould and efflorescent decoration have been removed from the external wall in preparation for redecoration following addressing of the related roof leaks etc. in 2002. Floor and ceiling decoration otherwise in fair condition.
- b) Advanced rust degradation of steel bars/grille to stained glass window (S9).
- c) New construction including staircase, in fair condition, but some ceiling/roof damage due to previous rainwater ingress from blocked hopper to rainwater pipe from Tower roof now addressed.
- d) Efflorescence to decoration on stonework to flanking wall of stair at upper landing level.

6.7 Upper Meeting Room

- a) All finishes in fair order.

6.8 First Floor Toilet

- a) Extract fan now functioning, but query efficiency.
- b) Ceiling tiles and other finishes in fair condition.
- c) Crazeing of plaster/decoration on external wall to Toilet Lobby.

6.9 Rear Store/Boiler Room

- a) All finishes in fair order.
- b) Grilles have been added to door to provide routes for replenishment/combustion air for boiler.
- c) Operation of trunked ventilation system to inner rooms to Ground and First Floors to be regularly monitored.

6.10 South Porch

- a) Worn stonework abutting external door. Some efflorescence remains to stonework to right hand door jambs.
- b) Gaps around door frame.
- c) Roof timber in sound/good condition.
- d) Leaded lights to windows (21 and 23) in fair order.
- e) Floor tiles in fair condition with some minor cracks.
- f) Coir mat replaced thereby addressing mat well trip hazard.

6.11 Nave

- a) Efflorescence to South wall between windows 19 and 20 plus reveals.
- b) Broken tiles to South aisle floor.
- c) Some distress in surface of heating pipework at joints abutting South wall.
- d) Rust degradation to steel bars to stained glass windows 19 & 20.

6.12 South Transept

- a) Degradation of decoration at high level on West wall.
- b) Stained glass windows and bars in fair condition.
- c) Some minor areas of distress in decoration to East wall.

6.13 Chancel and Vestry

- a) All finishes including carved screens in good well maintained/condition.
- b) Some efflorescence in surface of stonework on South wall adjacent Vestry screen.

6.14 North Transept and Aisle

- a) Some distress in ceiling decoration to Transept.
- b) Broken memorial plaque in North West corner has been repaired and restored.

- c) Residual damage to ceiling decoration to Aisle as consequence of previous rainwater ingress.
- d) Some distress in plasterwork/decoration above dado rail on North wall.

6.15 Tower Bell Chamber

- a) Underside of roof in apparently fair condition with no significant signs of rainwater ingress other than on edge of plank below roof access hatch. No evidence of recurrence of previous problem related to drainage hopper blockage.
- b) Bells apparently in good working order, but note again complex triple pulley system for sanctus bell (see 6.15b of previous report).

6.16 Tower Ringing Chamber

- a) Whitewashed walls and carpeted floor generally in good order.
- b) Leaded light windows in fair order, but cracked glass in main pane to West window, plus some need for attention to leadwork.
- c) Clock mechanism in apparently well maintained order.

6.17 Tower Access Stair

- a) Stone spiral stair and walls in fair order.
- b) Some distortion to leadwork to window in top corner.

6.18 Electrical Installation

- a) Some 23 years have now elapsed since substantial rewiring was undertaken in association with construction of the additional internal rooms. There is then a need for a regular checking regime by a qualified electrical engineer to ensure safe and efficient operation of lighting, power and other electrical installations including the extraction fan system to internal rooms in particular.

6.19 Heating System

- a) A combination of radiator and fan assisted convector heaters are fed by two gas fired boilers. One is located in the basement and the other in the first floor

store room within the tower. Both and the system appear to be operating relatively efficiently and action has been taken to provide replacement air to the latter boiler. The system should however be the subject of regular testing and inspection by a qualified Corgi registered heating engineer with related issue of test certificates etc.

6.20 Fire Protection

- a) The location and type of fire extinguishers apparently match requirements. They should however be subject to annual inspection and testing with related certificates recorded in the property Log Book.

6.21 Lightning Conductor

- a) The installation appears to be in sound/continuous tape order but the tape at parapet level should be carefully checked in the context of parapet stone instability noted under 5.1.

6.22 Furnishings

- a) There are various memorials attached to internal walls to the perimeter of the Church. Defects identified in two in the previous inspection have been addressed.
- b) Furnishings generally remain in a good, well maintained condition. These include:-

A carved marble and stone pulpit.

Brass communion rail.

Brass Lectern.

A stone font with timber lid situated at the bottom of the South west staircase.

A carved stone reredos with mosaic infill panels behind the altar.

A pipe organ.

Stained timber pews, all of which are in sound order and free from any evidence of rot or beetle infestation.

7.0 INSPECTION OF EXTERNAL WORKS

7.1 The extensive churchyard continues to be maintained in a tidy condition with the Borough Council vested with areas of responsibility for maintenance. The yard contains a substantial number of burials, some from its earliest establishment. Some grave stonework and headstones are noted as having been subject to vandalism or deterioration due to age. These should remain the subject of regular monitoring and rendered safe as appropriate. The 2 tall steel spiked posts to the grave in the South West corner adjacent E1/E2 have been removed as recommended in the last inspection report.

7.2 Boundary Wall

The external walls to all four boundaries are a mixture of stone and brickwork with some areas of cement render. They are all generally sound but with some localised areas of deterioration in pointing. This should be carefully monitored.

7.3 Lych Gates

There are two lych gates of similar design located at the West and East ends of the street frontage. Both are in sound order with no significant sight of distress in the oak framing except for some binding of gate leaves. Roof tiling to both is in fair order, but should be carefully monitored with respect to broken or loose tiles.

8.0 CONCLUSIONS AND SUMMARY

The premises remain the subject of caring attention and prompt addressing of any significant areas of concern. The interior is well maintained but acknowledging the need for re-decoration in the near future. The grounds are kept in a tidy condition. The majority of items identified under priority categories A, B and C of the last inspection have been addressed subject to reservation items noted under section 5.0, 6.0 and 7.0 The updated list of items requiring attention per priorities identified under 4.4 are then as follows, with indicative budget costings.

A : Urgent Repairs

- i) Stabilisation of South East corner pillar to Tower parapet and associated renewal of flag pole anchorage, stonework pointing and lead flashings. Note also need for related check on continuity of lightning protection tape. (See item 5.2b) (£9,500)
- ii) Re-secure fixings of protective mesh grilles to windows, 2, 6, 13 and 15 (plus consideration of replacement of all mesh grilles with polycarbonate in due course) (See item 5.5b) (£3,200)
- iii) Complete grab rails installation to accessible Toilet to comply with DDA requirements. (See item 6.1c) (£500)
- iv) Thoroughly check operation of extract fan installations. (See items 6.1a, 6.2b, 6.3a, 6.8a and 6.9c) (£600)

B: Repairs essential within the 18 months

- i) Thorough preparation and redecoration of internal walls. In this context it is apparent that a variety of decoration materials have been used including non-breathable emulsions possibly over limewash, inhibiting the capacity stonework, lime and plaster to breath. There is then a need for a technical appraisal of existing decoration and related sub-bases to establish an appropriate specification for preparation and redecoration. (See related items under 6.0) (£12,000)
- ii) Clean and stabilise efflorescence to internal stonework particularly per item 6.13b. (£500)

C : Repairs essential before the next Quinquennial Inspection

- i) Replace rusting internal bars to stained glass windows. (See items 6.6b and 6.11d)
- ii) Full electrical inspection and issue of related test certificate. (See item 6.18a)
- iii) Thorough cleaning of stained stonework to reveals, cills and plinth to window

18. (See item 5.5a)

D : Desirable improvements or items to be regularly monitored.

- i) Regular servicing of heating installation, fire protection and lightning protection installations.
- ii) Ongoing programme of clearance of rainwater goods etc.

Archaeology

The Church and its site are identified as being of significant archaeological importance. Any significant plans for work to the site and premises should then be the subject of consultation with the Diocesan Archaeological Adviser and Darlington Borough Conservation Officer.

Disability Discrimination Act 1995

You are reminded of the requirements to maintain compliance with the requirements of the Disability Discrimination Act and related amendments with respect to facilities accessible to the public.

PHOTOGRAPHS

- 1. South East corner pillar to Tower parapet with evidence of movement crack.

2. Shear failure of steel tie rod between South East and South West corner pillar to Tower parapet.
3. Base of flag pole.
4. North West corner pillar to Tower parapet with flag pole tie rod anchors and lightning conductor tape.
5. Lead upstand and deterioration to pointing to parapet on North parapet to Tower.
6. Leadwork to roof of Tower.