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QUINQUENNIAL REPORT

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

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NOTE: This report can be read at three levels of detail:

The SUMMARY AND PRIORITIES give a brief overview and checklist.

The APPRAISAL AND RECOMMENDATIONS give a fully reasoned report sufficient for most purposes.

The ARCHITECT'S INSPECTION NOTES give a finely detailed record of the inspection observations on which the report is based, for future reference.

PREAMBLE TO THE QUINQUENNIAL REPORT ON THE CHURCH

INTRODUCTION

The Inspection of Churches Measure 1955 and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, both of which have statutory force, require each Diocese to establish a scheme for the inspection of every church at least once every five years. Over the years Commissions of General Synod and Working Parties of the Council for the Care of Churches have made recommendations on the establishment of Diocesan Schemes, the selection and terms of appointment of the inspectors, and the scope, form and content of the reports. The current recommendations are contained in 'A GUIDE TO CHURCH INSPECTION AND REPAIR', Second Edition, 1995, published for the Council for the Care of Churches by Church House Publishing, Church House, Great Smith Street, London SW1P 3NZ. The following is intended to conform with those recommendations.

TERMS OF APPOINTMENT

Attention is drawn to the Terms of Appointment of the professional adviser included in Appendix B.

SCOPE OF THE REPORT

A thorough inspection of the structural condition and state of repair of the Church has been made, covering all parts visible from ground and floor levels, readily accessible roofs, galleries or stagings, and where applicable from ladders provided by the PCC. Inaccessible and hidden roofs and valleys are excluded, and ceilings have been examined from floor level only unless otherwise stated.

IT IS EMPHASISED THAT THE INSPECTION HAS BEEN PURELY VISUAL, and parts of the structure which are inaccessible, enclosed or covered such as boarded floors, roof spaces or hidden timbers at the wall heads have not been opened up for inspection (unless otherwise stated in the report). Such woodwork or other parts of the structure which are covered unexposed or inaccessible have not been inspected and therefore it cannot be reported that any such part of the building is free from defect. It is possible that any concrete used in the construction, alteration or repair of the church between 1923 and 1975 contains High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and therefore it cannot be reported that such parts of the building are entirely free of risk in this respect. Where concrete of that period is persistently damp the risk of failure becomes significant and the appropriate investigations should be carried out.

Chimney flues were not inspected, nor were inaccessible flat roofs. Manhole covers were not lifted and none of the services, including the drainage, were tested. Damp meters were not used. Unless otherwise stated the inspection was carried out in dry weather, when it was not possible to ascertain whether the rainwater goods or gullies or surface water drains were watertight.

Recommendations for further investigation are included where suspicions have been aroused during the inspection but problems of access or the need for special equipment or opening-up have prevented full exploration. Where it is suggested that some part of the building be kept under observation this is for the attention of a future professional adviser as well as of the Church Council.

FORM OF THE REPORT

This is a general report only, as required by the Inspection of Churches Measure 1955, the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Diocesan Scheme. It follows, in broad terms, the form recommended in 'A GUIDE TO CHURCH INSPECTION AND REPAIR' 1995 (mentioned above) and the requirements of the current Diocesan Scheme.

This report is the COPYRIGHT OF THE PROFESSIONAL ADVISER and is provided to satisfy the statutory requirement for a quinquennial report ONLY. It is confidential to the Church Council, the Diocesan Authorities and their respective professional advisers. It describes defects observed, is NOT A SPECIFICATION for execution of any work and MUST NOT BE USED FOR OBTAINING BUILDERS' ESTIMATES. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.

THE CHURCH COUNCIL IS REMINDED THAT IT MUST NOTIFY THE DIOCESAN ADVISORY COMMITTEE AND/OR OBTAIN A FACULTY BEFORE PUTTING ANY REPAIR WORK IN HAND. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.

One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

REPORT ON THE 2010 QUINQUENNIAL INSPECTION
of the Parish Church of
SAINT PHILIP & SAINT JAMES
KIMBLESWORTH

Diocese of Durham
Archdeaconry of Durham
Deanery of Durham
Historic Buildings Listing: Not Listed
Conservation Area: None
Civil County and District: County Durham
Ordnance Survey Map Reference: NZ 261 474

Date of Inspection: 2nd June 2010

Date of Report: 30th September 2010

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

BRIEF DESCRIPTION

The church was built in 1892-3 as a combined Mission Church and Institute, to designs in a very simple version of nineteenth-century Gothic by J. Gibson Lowe of Fence Houses. Originally it had meeting rooms in two storeys at the west end of what is now the Nave, with the main entrance in the middle of the west wall, and there was a Vestry on the north side of the Chancel. The east end was extensively altered in 1929/30 to designs believed to be by William Jobson Moscrop. This phase included addition of the wing extending south from the Chancel, containing the present vestry accommodation with large Meeting Room under. It probably also involved conversion of the original north vestry to serve as an organ chamber, with large archway cut through the wall between it and the Chancel, as bricks in the buttresses at the eastern corners of the Chancel are stamped 1928 and these are likely to have been added when the archway was formed. The roof of the north Vestry was raised to accommodate the organ, but then lowered again in 1991 to eliminate awkward valleys after the instrument had been re-sited at the west end and the space converted to form the present Chapel. The rooms in the west end of the Nave have been removed and the central western entrance replaced by a porch in the west end of the South Aisle. The date of this alteration is not known. It could have been with the east end alterations in 1930 but the form of the arcades which are likely to have been created at the same time suggests the 1950's.

The construction is of brick generally with artificial stone dressings. The original cast iron or steel colonnades between Nave and aisles have been replaced by (or encased in?) reinforced concrete. Roofs are of Welsh slate on timber structures. Floors are of suspended timber construction or of timber boarding on a solid base.

A sketch plan of the church as it now stands is included on the buff-coloured sheets following the 'Summary and Priorities' section of this report, together with extracts from the original 1891 drawings.

PREVIOUS INSPECTIONS AND RECENT REPAIRS

This is the fourth time the present writer has reported on this church. As well as those compiled in 1992, 1998 and 2005, previous reports dated 1965, 1970, 1975, 1981 and 1987 (all by Ian Curry) were available for reference in preparing this present one.

These previous reports form a valuable record of the condition of the building and of the work carried out over the past forty five years and surviving copies should be kept.

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

Re-glazing of west windows of Nave and North Aisle and of bottom panel of centre light of east window of the Chancel.

Repainting of external woodwork.

Re-pointing and in one or two places re-setting of some limited areas of external brickwork.

Provision of additional light fittings in Chancel.

Re-pointing of a damp-damaged area of the internal face of the south clerestory wall of the Nave was in progress at the time of this inspection, in preparation for redecoration.

LIMITATIONS OF THE SURVEY

- a) Attention is drawn to the recommendations of the **Preamble** to this report, and to the **General and Technical notes** given in **Appendix `B'**.
- b) The following inaccessible parts were not included in the inspection:-
 - i) Any concealed voids below floors and above ceilings.
 - ii) Store Room, Undercroft and Former Heating Chamber at basement level (all locked).
 - iii) Interior of the Organ.
 - iv) Valley, parapet and back gutters to bell-cote, above main entrance, etc.
 - v) Except where stated otherwise, roofs were examined internally from floor levels and externally from ground levels.
 - vi) The north elevation was seen from the west end only, with no access to the neighbour's garden.
- c) The Architect's detailed inspection notes are given in the following appendix, with descriptions of various parts of the building where appropriate, and comments on the condition of the fabric. These notes are an important part of the report, and should be read by the Parish (PCC officers, etc.), for the appraisal, recommendations and priorities in this report have been prepared from them. They are not a specification for repairs, and are unsuitable for obtaining builders'

estimates. When the PCC is ready to proceed with any part of the recommended repairs, it is advised to contact the professional adviser for recommendations as to the appropriate course of action and ask him to prepare any necessary specifications and schedules.

APPRAISAL AND RECOMMENDATIONS

The following remarks inevitably concentrate on the defects noted during the inspection but it must be emphasised at the outset that the church is in fair condition generally, and this report is intended to help direct the efforts of those responsible towards an orderly programme for the work needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

Previous reports have recorded that the building has suffered significant damage from mining subsidence in the past, with those in 1965 and 1970 in particular referring to repairs having been carried out by the National Coal Board. The three most recent record that most of this movement has ceased or dwindled to insignificance, with the exception of the cracking through the apex of the arch between the Chancel and the Chapel. In general this remains the case, with most of the crackings moving only very slightly if at all since the last inspection and the active crack through the arch in question open by a further millimetre or so. The crackings should merely be reviewed in future inspections and are recorded in detail in the appended inspection notes for this purpose. To assist future assessment, the cracks behind the rainwater pipe on the east wall of the Vestry wing and rising above the apex of the centre window of the west end of the Nave ought to be cut out and re-pointed, and the cracked joints above the arch of the door to the former Heating Chamber should be filled - the arch itself has clearly been re-pointed and possibly re-set since the last inspection.

The last three reports drew attention to weaknesses in the sleeper walls supporting the floor at the east end of the Nave, which arise from a combination of ill-considered hole-cutting for pipe runs, access hatchways, etc., with the long-term structural movement of the building. As this undercroft was not accessible for inspection this time around it is not known whether or not these defects still await attention. If not, the recommendation stands - the repairs ought to prove both simple and economical. The weaknesses in question comprise: A slender brick pier left at the east end of the southern sleeper wall by cutting-through of the adjacent access hatchway and subsequently detached from the east wall by structural movement, leaving one or two floor joists precariously supported; one joist left unsupported by removal of a couple of bricks and a section of wallplate to allow a pipe to pass through the northern sleeper wall, and heating pipes poorly supported on brick batts off the timber lintel over the access way at the east end of the centre sleeper wall. As suggested previously, the disused heating pipes could simply be removed.

The 2005 report noted that the stone (or artificial stone) cross at the apex of the east gable of the Chancel was leaning noticeably to the east and repeated a previous recommendation that it be checked for stability from close quarters. It was suggested that re-bedding of this cross and the masonry of the gable apex beneath may be necessary. Apparently nothing has been done and over the last five years the movement has accelerated, with a gap of some 50mm between the masonry and the end ridge tile and rather more of the gable leaning outward, to the extent that it now seems in danger of falling in high winds. As an immediate precaution the area at the foot of the east wall of the Chancel should be cordoned off, and some temporary strapping applied to hold things in place - as discussed with the jobbing builder working on the church at the time of the inspection. Then within two

years (at most) the gable should be taken down and re-built, with permanent ties back to the roof structure.

The bed joint under the apex stone of the south gable of the Vestry wing is open and the stone itself may be loose. This should be checked, although as it carries no cross stability is not such an issue here.

B) WALLS AND MASONRY:

As noted in previous reports, the external walls appear to be of solid brickwork (i.e. without cavities) for the most part, but the later vestry wing seems to have adopted the more modern form of construction. In general the brickwork remains in fair condition, the bricks themselves weathering well and the pointing adequate. However, the limited areas recommended for re-pointing in the 2005 report remain to be addressed in the next five years. They include:

The east wall of the Chancel, from the sill level of the upper windows down to ground.

Parts of the south gable of the vestry wing, including the joint under the apex stone.

The pinnacle at the south-west corner of the Nave.

Open joints in panels at low level on south side of South Aisle, in the second and third bays from the east.

Various areas in the upper parts of the west gables of the Nave and South Aisle, and in the plinths of the west elevation generally.

The disused Heating Chamber under the Chapel was locked at the time of this inspection (as in 2005) so whether or not the pointing of its walls recommended in 1998 has been carried out cannot be confirmed.

As mentioned in previous reports, rising damp is evident in places and, though apparently not a serious problem in that only the decoration seems to be suffering, should be kept under review. The affected areas include the bases of the west end of the north wall of the North Aisle and of the west wall of the Nave, the external walls of the Entrance Porch and the south wall of the Meeting Room in the basement. Previous inspections have also noted signs where the Vestry steps abut the east end of the south wall of the South Aisle, and striking through the west wall of the Meeting Room below the vestries. This latter was showing no significant damage at the time of this inspection due to redecoration, but it acts as a retaining wall so may be at risk inherently as well as from transmission through the external steps and their supporting structure. Previous reports have suggested installing some form of damp-proofing where the steps abut the main building to try and alleviate the problem, and it would also be worth considering injecting a damp-proof course in the other areas affected.

Most of the artificial stone features and concrete cappings on the exterior of the church appear to remain in fair condition but, as recorded in previous reports, a few are breaking down or have suffered damage. In particular, some of the stone heads, jambs and sills to the windows have suffered spalling due to rusting reinforcement or window vent frames and repair or replacement may have to be considered in due course. Some patching has been carried out since the last inspection but past patchings now coming away show the poor life expectancy of such superficial attempts generally. Similarly, some of the concrete copings are breaking down and one of those on the south slope of the west gable of the Nave has arched up. The re-bedding or filling of the void underneath this latter between 1998 and 2005 has

allayed any immediate concern but the need for renewal of several of these elements in the foreseeable future should be borne in mind.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

All the roofs are covered with Welsh slates, with lead aprons and flashings at abutments and as linings to parapet, valley and back gutters generally, although some of the gable abutments have mortar fillets instead. Eaves gutters are of cast iron for the most part, the exception being the plastic gutter on the east side of the vestry wing.

Major overhaul and in some cases adaptation of the roofs and rainwater disposal systems was carried out early in 1991, as detailed in the 1992 report. This dealt with most of the leakages through the roofs, etc., and minor repairs since appear to have eliminated the rest including the severe leakage immediately above the second window from the east in the south clerestory of the Nave which was mentioned as current in the last report.

Various relatively minor defects noted during the inspection which should be attended to over the next six months include:

Short section of east end of Chancel ridge needs re-pointing; mortar fillets where Chancel roof abuts its east gable need renewing in conjunction with re-building of gable apex.

Open joints between Nave ridge tiles need filling.

Two or three slipping slates on south slope of Nave roof need re-fixing/replacing.

One missing slate on South Aisle roof (at head of slope, east end) needs replacing.

Broken length of downpipe on east side of vestry wing needs replacement and fixings to this downpipe generally need renewal urgently.

Rainwater pipe on south side of Chancel discharging onto Vestry roof needs a shoe.

Gutter on west side of Vestry wing needs repair or re-sealing of leaking joint.

As in 2005, at the time of this inspection weeds could be seen growing from some of the gutters. As a matter of routine all the eaves gutters, lead-lined back-gutters, parapet gutters and the like, together with the downpipes and gullies, should be cleared and checked at six-monthly intervals. This should include the valleys and back-gutters not visible from ground level. Apart from the vegetation, the cast iron components all seem to be in good order. Most appear to have been repainted recently except for that on the south side of the Chancel above the roof of the Vestry wing, which is rather awkward to reach.

The plastic guttering on the east side of the vestry wing, though supported by too few brackets and consequently having become distorted, seems no worse now than when seen in the last two inspections so remains serviceable.

D) WINDOWS AND DOORS:

The building has a variety of window types and glazing styles. Most of the windows in the main body of the church - including the clerestories - have tinted glazing in rectangular patterns of leading set into timber frames with occasional iron-framed vents. Despite the occasional cracked pane and buckling of the glazing within the vents this appears to remain in fair condition generally, much as seen in 2005. However, in the second window from the east in the south wall of the South Aisle the buckling has reached the stage where the glass is being cracked and although not yet quite to the point where action must be taken this should be borne in mind for re-leading in the foreseeable future. The timber frames also seem to be in good repair, most (if not all) having been repainted recently.

The main west windows of the Nave have been completely re-glazed since the last inspection, with a simple but attractive scheme of tinted glass in red and white borders similar to the existing aisle windows, a distinct improvement on the unattractive hotchpotch recorded in 2005. In addition, the lower-level windows in the west walls of the Nave and North Aisle have both been re-glazed in the same style by way of repairing the serious vandal damage mentioned in the last report. The timber frames of the upper windows need painting and unfortunately their polycarbonate overglazing will have to be taken off to facilitate this.

The east window of the Chancel has stained glass panels inserted in 1909 amongst surviving sections of the original tinted glazing. The bottom panel of the centre light, which had buckled badly, has been re-leaded since the last inspection. Above this, the lower part of the stained glass panel is also buckling but has some way to go before action need be considered.

The Vestry wing has leaded lights of uncoloured glass in its upper floor windows, set directly into the artificial stone surrounds without timber framing. This glazing appears to be in good order generally but the southern light of the southernmost pair on the east side is buckled and holed, so needs attention.

The Meeting Room, Kitchen and W.C., etc., on the lower level of the Vestry wing have softwood windows with cast wired glass. These, which were extensively repaired and generally re-glazed prior to the last inspection, have been repainted recently and remain in good condition.

Rusting of the iron ventilator frames in some of the windows has caused buckling of the glazing and, in a couple of instances, splitting of the artificial stone surrounds. However, they appear to be well painted and no further action seems necessary other than eliminating them whenever the glazing is re-leaded.

The external doors are well painted and in good condition generally but the bottom lock on that to the Meeting Room is reported to need repair or replacement, having been damaged in the course of an attempted break-in.

Although indicated as a fire exit, the door at the north end of the basement area needs considerable modification if it is to serve as such. In particular the locking needs to be altered and managed so that it can be opened with a single mechanism without use of a key.

At the time of the inspection consideration was being given to raising and modifying the paving at the churchyard entrance to eliminate the steps at the main entrance to the building. This would be a worthwhile improvement for accessibility.

As suggested in 2005, it would be worth providing a replacement for the handrail down the south side of the vestry wing which had to be removed some years ago after it decayed. This is particularly important if elderly people use the steeply-sloping path alongside, especially in winter. At the same time, a handrail beside the upper path down the south side of the church would be worthwhile. Likewise, if the external door to the Vestry is brought back into use a handrail should be provided alongside its steps.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

Apart from the tiled areas in the Chancel, and concrete to the basement Kitchen, etc., the floors are of timber boarding throughout. However, the underlying construction varies in that the boarding in the westernmost two bays of the Nave and of the Meeting Room floor is fixed directly to a concrete base whereas the rest is on timber joists.

As recorded in previous reports, quite a lot of the boarding at the west end of the Nave has come loose, presumably because either the fixing battens have decayed or the nails have failed, dampness being the underlying cause. Though re-fixing was recommended in a previous report it is not clear that this was done before the entire area affected was covered by carpet. However, this covering has effectively overcome the problem and no further action seems necessary for the time being. The same applies in the basement Meeting Room, where the carpet was renewed prior to the last inspection - fortunately with a type that allows the floor to continue to breathe as in this location the risk of moisture build-up and consequent decay is quite high.

The joisted timber floors appear to remain in good order, apart from the defects already mentioned under 'structural condition' above.

The floor tiling in the Chancel, together with the stone steps, is supported on timber boarding and joists, steel beams, etc. This may account for the tendency of the tiles to loosen.

Virtually all the loose tiles recorded in the last inspection have been re-fixed since but some have come loose again and a few others remain to be dealt with.

The condensation-induced mould growth on the internal wall surfaces noted in 1998 had been obliterated by redecoration when seen in 2005 but has now returned and is fairly widespread. It would be worth washing the walls down with a mild solution of bleach as a biocide before redecorating. Some limited areas of decoration have been affected by rising or penetrating damp and these need making good prior to general redecoration, which is now becoming desirable.

There appears to have been no recurrence of the dry rot outbreak in the southern corners of the Choir Vestry and no further action need be taken other than perhaps reinstatement of the lost cover mould under the south end of the west slope of the ceiling to conceal the worst of the decayed board ends.

Though not entered on this occasion, it is fair to assume that the ceiling of the former Heating Chamber under the Chapel remains lined with what appears to be asbestos-cement sheeting. Whilst asbestos in this form is not generally considered hazardous if left undisturbed, its presence should be recorded and if this space is brought back into any sort of use the sheeting should either be removed or painted to encapsulate the fibres. Asbestos may also be present in the textured 'Artex' material in the Kitchen. These and any other likely asbestos-containing materials (linings in fuseboxes and organ blower motor casings, for instance) should be entered on a register kept with the church log book and made available to any contractors engaged for work in the building. In the event of any work being carried out which disturbs these elements they should be tested for asbestos content and if found guilty will have to be removed by licensed operators - all as recommended in the last report.

Furnishings and fittings appear to be in good order throughout, but as suggested in 2005 it is likely that a health & safety inspector would require the pulpit steps to be fitted with a handrail.

F) INSTALLATIONS:

The **electrical** installation was effectively re-wired in 2004 so should still be in safe condition but the re-testing due in 2009 had not been carried out at the time of this inspection. Unless already done, this should be put in hand as soon as possible and any safety recommendations implemented promptly. On purely visual inspection the following points were noted in the architect's survey: Several fittings apparently not working in the Nave and aisles - probably just failed lamps needing replacement; fluorescent light fitting on back of organ broken; light in basement passageway a hazard for tall people so should be re-sited or replaced with enclosed fitting; light fitting in W.C. compartment damaged, needing

replacement. The lights in the Lady Chapel and Chancel could not be operated but this may have been simple failure to find the right switches.

The lighting arrangement in the Chancel has been modified in accordance with the recommendations of the last report, the single indoor floodlight mounted above the apex of the Chancel arch having been superseded by fittings mounted at cornice level to either side of the archway.

The white plastic conduit containing the cables for the external lighting should be painted out to improve its appearance, as recommended in the last two reports.

Again as recommended in previous reports, an extract fan should be fitted in the Kitchen - particularly as neither this nor the adjacent Meeting Room have any opening windows - and it will be necessary to install a fan in the toilet if and when that is refurbished.

Heating is provided by various gas-fired fan-flued heaters against the external walls, installed in 1999/2000 and representing total complete replacement of the previous units. It is reported to work effectively and the units were serviced not long before this inspection.

If the Vestry is used to any extent during the heating season consideration should be given to laying insulation quilt over its ceiling - this being perhaps the only part of the building where insulation can be incorporated readily and cheaply.

The **plumbing** installation appears to be in working order but no systematic checks were carried out. The waste pipe from the Kitchen sink has been engulfed in vegetation since 2005 but may still be broken and needing repair/replacement.

For some time now consideration has been given to upgrading the W.C. compartment to current accessibility standards. If this proposal proceeds in some form it should include providing a hand basin in the compartment, as at present users have to wash their hands in the kitchen sink.

The church is adequately equipped with **fire extinguishers**, tested earlier this year.

The **organ** is tuned annually, remaining in occasional use and playable condition.

The single **bell** mounted in the bell-cote on the north-west corner of the Nave appears, unusually but not uniquely, to be of iron. It is reported to remain in regular use. Along with its supporting steelwork, it seems to be in need of treatment and painting to inhibit rust - as recommended in the last two reports.

G) CHURCHYARD:

The burial ground, which extends to the south of the church building, is closed and maintained by the Local Authority.

At the main entrance, the northern gate post and adjacent coping are loose and can be rocked by hand. They need securing as recommended in 2005. The top of the southern gate pier, which as mentioned in the last two reports is being disrupted by corrosion of the top fixing of the gate, now needs dismantling and rebuilding. The rusting iron will have to be treated or replaced at the same time.

The rest of the western boundary has timber fencing, some of it now in very poor condition with numerous palings loose or missing. General repair is needed.

The south-east boundary appears to consist simply of dense shrubs, holly bushes, brambles and trees - all the latter appear to be healthy and are presumably checked by the Local Authority from time to time.

The graveyard contains a scattering of headstones - giving the impression that a great many more have disappeared than survive. Those that were identified as being unstable or insecure in 2005 (together with a few others) have since been stabilised by the Local Authority - sensitively and to a good standard. All now seem safe.

SUMMARY AND PRIORITIES

The church is basically sound and evidently well looked after. Some excellent work has been done since the last inspection, particularly the re-glazing of some of the windows and the general re-painting of the exterior.

The most immediate cause for concern now is the eastward lean of the apex of the east gable of the Chancel, which has accelerated markedly since the last inspection and now appears such that it could be blown down in high winds.

Testing of the electrical installation is slightly overdue and the establishment of an asbestos register should be put in hand promptly as it is a legal requirement.

Various safety and accessibility improvements should be considered, and implemented if and when funds are available. Some areas of external brickwork need re-pointing and in the longer term some of the artificial stone or concrete elements may need renewal. It would be worth injecting a damp-proof course into areas of walling affected by rising damp and general internal redecoration is now becoming desirable.

Most of the other recommendations of this report comprise little more than routine maintenance. The following order of priorities sets out, in broad terms, the relative urgency of foreseeable repairs over the next five years. However, it is not a definitive programme of work and items further down the list could be brought forward if desired.

An indication of the range of likely cost, at present-day prices, is shown for each priority category. However, in many cases the scope of repair work is undefined and no measurements have been taken. The figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard. V.A.T. is not included but is likely to be incurred on all repair work. No allowance has been made for inflation or for any professional fees.

I. OF UTMOST URGENCY:

- a) Cordoning off external area around foot of Chancel east gable; temporary restraint strapping of gable peak.

(Range of likely cost: £0 - £250)

II. ESSENTIAL within the next SIX MONTHS:

- b) Clearing and checking of gutters, downpipes and gullies; minor repairs to roof coverings and rainwater goods.
- c) Recording of materials known or suspected to contain asbestos, in an asbestos register kept with the church log book.

- d) Repair and re-siting of light fittings in basement; repair of broken waste pipe from kitchen sink.
- e) Testing of electrical installation (due in 2009).
- f) Repair or replacement of damaged lock on Meeting Room door.

(Range of likely cost: £2,000 - £2,500)

III. ESSENTIAL within the next YEAR:

- g) Dismantling and re-building of leaning masonry of apex of east gable of Chancel, incorporating ties back to roof structure.
- h) Provision of extract fan in Kitchen.
- i) Consider accessibility and safety improvements including raising paving to eliminate steps at main entrance, re-organising basement to provide accessible toilet, providing handrails to external paths and steps and to pulpit steps and upgrading fire exit door from basement.
- j) Repair of southern gate pier at churchyard entrance, securing of loose gatepost and coping on north side of gateway and repair of timber fencing along western boundary (all by Local Authority).
- k) Re-fixing of loose floor tiling in Chancel.

(Range of likely cost: £35,000 - £45,000 excluding Local Authority work in Churchyard)

IV. NECESSARY within the next TWO YEARS:

- l) Minor structural repairs to sleeper walls, etc., in undercroft, if not done already (to maintain support to Nave floor).
- m) Overhaul and painting of bell and its fittings.
- n) Consider insulating ceiling over vestries.
- o) Repair of damaged window glazing.
- p) Re-painting of remaining window sills, guttering, etc., and painting out of white plastic electric conduit externally.

(Range of likely cost: £2,000 - £3,000)

V. NECESSARY within the next FIVE YEARS:

- q) Re-pointing of specified limited areas of external brickwork; filling of structural crackings; injection of damp-proof course in affected areas; building-up of former coal delivery hatch in north wall of Heating Chamber if not done already.
- r) General internal redecoration (including biocidal wash of walls in preparation).

(Range of likely cost: £12,500 - £17,500)

VI. FUTURE Repairs:

- s) Review of structural movements.
- t) Repair or renewal of concrete and artificial stone features.

u) Overhaul of pipe organ.

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

QUINQUENNIAL REPORT

on the Parish Church of

SAINT PHILIP AND ST. JAMES KIMBLESWORTH

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

DATE OF REPORT

30TH SEPTEMBER 2010

DIOCESE

DURHAM

ARCHDEACONRY

DURHAM

DEANERY

DURHAM

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