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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 2008 QUINQUENNIAL INSPECTION
of the Parish Church of
ALL SAINTS, LANCHESTER

Diocese of Durham
Archdeaconry of Durham
Deanery of Lanchester
Historic Buildings Listing: Grade I
(Churchyard gateways, walls & selected monuments listed separately, grade II)
Conservation Area: Lanchester
Civil County: Durham
Ordnance Survey Map Reference: NZ 167 474

Dates of Inspection: 28th November 2008 and 2nd April 2009

Date of Report: 30th October 2009

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

BRIEF DESCRIPTION

One of the finest parish churches in the Diocese, its fabric displaying work in virtually every style of medieval architecture, yet forming a remarkably unified and satisfying composition. The splendid Chancel arch and a few other fragments date from the Norman period; the Nave with its graceful north and south arcades is Transitional, incorporating what are probably Roman monolithic shafts in the columns of the north arcade; the Chancel dates from the mid-13th century, with its west end widened to accommodate Prebendaries' stalls after Lanchester became a collegiate church in 1283; the North Aisle has 14th century windows; those of the South Aisle are from the 15th, the Nave clerestory also has 15th century windows but evidence on the north side suggests that these replaced 13th century quatrefoils of which one survives re-located in the North wall of the Vestry; The western Tower with its vaulted lower stage was added or rebuilt in the Perpendicular period. Subsequent restorations there must have been, but these have served to preserve and enhance rather than detract from the original fabric. The Vestry is believed to have been rebuilt in the early 18th century and a major re-organization and extension of the Vestry accommodation, including the addition of a Parish Room on the north side of the church, was carried out in 1993.

Walls are of local yellow-buff sandstone, plastered internally, rising to battlemented parapets (except for those of the Chancel and Parish Room, which are plain). The Nave and Chancel roofs are covered with green Lake District slates, as is that over the ancillary areas of the extension. The roofs of the Aisles, Vestry and Parish Room are covered with stainless steel; the Tower roof is

lead-covered, and that of the South Porch has sandstone slates. The timber roof structures are generally exposed within the church, whilst the rooms in the extension have plastered ceilings.

A ground plan of the church is included on the buff-coloured sheet following the 'Summary and Priorities' section of this report.

PREVIOUS INSPECTIONS AND RECENT REPAIRS

This is the third time the present writer has reported on this church. As well as those dating from 1995 and 2003, previous reports dating from 1960 (G.E. Charlewood), 1965, 1970, 1975, 1980, 1985 & 1990 (all Ian Curry) were available on the architect's file for reference in compiling the present one. These previous reports form a valuable record of the condition of the building and of the work carried out over the past fifty years and all surviving copies should be kept. In particular, Ian Curry incorporated a valuable summary of the major works carried out since 1960 in the 1990 report.

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

Complete overhaul of the organ, together with its blower, etc. (2003).

Erection of new main noticeboard in churchyard (2004).

Refurbishment of memorial gates and provision of handrail at north-west entrance to churchyard.

Re-hanging of bells (including renewal of two that were defective) in new steel frame (2005), followed by addition of two bells in the spaces provided to make a ring of eight (2008).

Re-bedding and pointing of loose or open-jointed stonework of parapets, etc. (2007).

Upgrading of lightning conductor system (2007) and reinstatement of flagpole.

Repairs to heating installation in 1993 extension (2004).

Replacement of main church heating boiler.

Testing and checking of electrical installation and provision of emergency lighting over main exits in North and South Aisles (2008).

Provision of new noticeboard within the church (2008).

Reinstatement or (latterly) replacement of roof leadwork with stainless steel following persistent thefts (2008/9).

At the time of writing further replacement of stolen leadwork with stainless steel was in hand and proposals were under consideration for renewal of the paving of some of the churchyard paths.

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) Voids below suspended timber pew platforms and floors.

ii) Roof void above the Chancel ceiling.

iii) Interior of the Organ.

iv) Former Heating Chamber, etc., under the floor of the Meeting Room.

v) Roofs were examined internally from floor levels and externally from ground levels, accessible flat roofs, parapet gutters, etc. and from the top of the Tower.

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 that the church is in excellent condition generally, due to the sustained care and attention it has received over the last fifty years. A great deal of excellent work has been done since the last inspection. As commented in the last report, the work needed to maintain the building in the immediate future is consequently quite modest, and this report is intended to help direct the efforts of those responsible towards an orderly programme for the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

As commented in previous reports, some settlement and easing is only to be expected in a building of this nature and age, particularly with its history of extension and alteration. However, whilst evidence of past movement has been recorded in previous inspections there has been no significant development of the majority of the structural easings and crackings which were recorded in detail in those reports. Even the cracking through the north end of the west parapet of the Tower, which appeared to be opening at the rate of perhaps 1 millimetre in three years, seems to have eased only very slightly - less than a millimetre - over the last seven. This should continue to be kept under observation and, as suggested in previous reports, it would be helpful to have some form of tell-tale fixed across the crack to give a more objective and precise indication of the rate of movement. The other crackings through these parapets, together with the various indications of long-term movement evident in other parts of the building recorded in the appended notes, should merely be reviewed in future inspections.

As far as can be seen the timber roof structures all remain in fair condition, and there is no sign of further activity in the old patches of woodworm attack. However, a watch should be kept for any signs of yellow bore-dust and particularly for furniture beetles during their May-June flight season. The attacks in the casing to the bell-rope which passed up through the clock enclosure in the Tower and in the Belfry floor, both suspected of being active in 2001, were dealt with incidentally by total replacement of the affected items in the course of re-hanging the bells. Apart from the area under the clock case itself, the flooring of the Clock Chamber has also been renewed but creaks rather disconcertingly underfoot due to inadequate fixings. The woodworm attack in the original floor of the upstairs toilet in the Vestry range, seen from within the Organ Blower Chamber in 2001, was treated when the organ was overhauled.

B) WALLS AND MASONRY:

The external walls of the church are of local yellow-buff sandstone, comprising a variety of forms of squared rubble general walling contrasting with ashlar dressings to the architectural features. As commented in previous reports, this type of stone can be prone to

quite rapid erosion but although some of the stonework here has suffered considerably in the past the process appears to be continuing only very slowly, even in the window surrounds. The pointing is generally sympathetic and this has probably contributed to preservation of the stonework. All the masonry re-pointing recommended in the last report has been carried out, leaving nothing to be done in this regard over the next five years.

Since the last inspection all the parapet copings on the building have been checked, re-bedded and re-pointed where necessary, and the footstone at the base of the lean-to gable at the north-east corner of the 1993 extension has been re-bedded.

The small fragments of stone which in 2001 seemed ready to fall from the heavily eroded head of one of the lights of the window just east of the entrance door within the North Aisle have since been re-fixed. The mullions of the south and east windows of the South Aisle are delaminating. Little can or need be done about this for the time being other than perhaps easing off any loose fragments for safety, but if the glass has to be removed for repair at any time the mullions should be re-assessed and some may be best renewed. Spalling of the tracery of the three-light window in the south side of the Chancel, caused by rusting iron cramps in the joints, has also been recorded in previous inspections. The damage does not seem to be progressive, but it should be kept under observation and if action has to be taken it should be possible to remove the iron and substitute a non-ferrous material. Also as noted in previous reports, a section of masonry seems to be missing from the head of the west window of the North Aisle, probably having fallen some considerable time ago, and it would be good to reinstate this in due course.

Gaps between the bases of the south wall of the South Aisle and east and west walls of the Porch and the adjoining concrete channels could do with filling.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The roofs of the Nave, Chancel and ancillary accommodation of the Parish Room wing are covered with green Lake District slates. The Nave was re-slatted in 1968 and the south slope of the Chancel in 1987. The slating of the former lean-to roof of the Vestry, renewed in 1966, was re-used on the lean-to roof of the new extension in 1993. This leaves only the north slope of the Chancel where the slating is of uncertain date, possibly the original 19th century covering. All the slating seemed to be in good order at the time of this inspection, except for one undercloak slate slipping out from the lower run of eaves on the south side of the Chancel.

The buff-coloured sandstone slating of the South Porch seems to be in fair condition, one slate which had slipped out of the east slope having been replaced between the dates of the internal and external parts of the inspection. However, the mortar fillet where the west slope meets the south gable is cracking away and needs renewal, as recommended in the last two reports, and the joints between the gable watertabling stones may need filling.

Covering in 1993 of the new roofs of the Vestries and Parish room with stainless steel, followed by re-covering of the North Aisle/Organ Chamber roof with the same material in place of the previous lead sheet roofing in June/July 1995, completed the process of replacing all the vulnerable lead roof coverings on the church. Only the relatively inaccessible leadwork of the Tower roof remains. This, though of considerable age, appears to remain in serviceable condition for the most part but a horizontal split has developed about halfway down the

northernmost sheet of the east slope and this needs repair by lead-burning. Some of the pointing to the perimeter flashings of this roof needs renewal on the back of the eastern and northern parapets.

In accordance with the recommendation of the last report hinges have been added to the Tower roof access hatch to make it easier to use. Unfortunately, these are of plain mild steel and are already corroding noticeably so will need replacement before long.

The parapet gutters of the Nave roof have been the target of repeated thefts and, since the inspection, have been re-organised where necessary and re-lined with stainless steel almost entirely - a few bays of lead surviving for the time being. This has, incidentally, dealt with the few minor defects in the leadwork noted in the last inspection.

Many of the lead flashings around the parapets and at the abutments of the roofs have been attacked by thieves since the last inspection and have consequently been renewed with stainless steel or with lead coated with anti-climb paint.

The large apron flashing at the head of the South Aisle roof has also had to be replaced following theft and coated with anti-climb paint. Unfortunately the renewal seemed to open up leakage channels. Sealant has been applied to these and appears to have dealt with the problem but at the time of the inspection a small number of cracks in the pointing - generally where the lead sheets overlap - needed sealing.

Initial problems of leakage at the head of the newly re-covered North Aisle roof were eliminated by installation of a double-sided mastic tape between the lead apron flashing and the upstand of the stainless steel roofing, and this appears to remain effective.

At the time of this inspection a certain amount of debris and quantities of accumulated leaves needed clearing from the parapet and eaves gutters all round the church. As commented in the last report, in view of the number of deciduous trees around the church this operation needs to be repeated on a regular basis, at least twice a year, together with checking and clearing of the downpipes, gullies and the drainage channel around the base of the walls.

The cast iron rainwater gutters and downpipes appear to remain in good order for the most part. However, the easternmost of the two lead pipes on the north clerestory appears to be leaking and this should be investigated. The two on the south clerestory have been replaced with cast iron since 2001, following theft. At lower level, one of the downpipes on the north side of the North Aisle is cracked in its upper length so could do with bandaging. Virtually all the cast iron rainwater goods on the church could do with repainting in the next two to five years.

D) WINDOWS AND DOORS:

Between the 1995 and 2001 inspections the three panels of 13th century stained glass (which have been described as being some of the most important early glass in any parish church in the north of England) previously standing but not fixed inside one of the windows on the south side of the Chancel were conserved and mounted in non-ferrous frames, by Keith Barley of York. They appear to remain in excellent condition. However, the small panel containing a roundel of 14th century stained glass at the top of the easternmost window in the south side of the Chancel, conserved and set here between 1990 and 1995, although also apparently in good condition, should perhaps be protected from attack externally.

As recorded in previous reports, most of the windows in the body of the church are filled with stained glass, dating from the mid-19th to the mid-20th centuries. Generally of good quality, but with no obvious signatures or makers' marks. Some repairs were carried out prior to the 1995 inspection following vandalism - notably to the lower panels of the easternmost window in the north wall of the North Aisle. All seems to remain in fair condition, though the signs of separation between the glass and the lead in the westernmost light of the centre window of the north wall of the aisle remain evident. The east window of the South Aisle shows noticeable buckling at the feet of its flanking lights but not yet to the stage where action need be taken other than review in future inspections, and the same applies to the glass in the west window in the Tower.

These stained glass windows have external wire guards, most of copper but a couple - those to the west windows of the aisles - of galvanized wire. As mentioned in the last two reports the latter are rusting badly and should be replaced, either with an improved form of wire guard (English Heritage prefer black powder-coated stainless steel) or (despite their dislike) polycarbonate sheet. The latter would have to be very carefully fitted to avoid detracting from the architectural quality of the church, and is prone to yellow with age but would give better overall protection including against small missiles such as air rifle pellets. It is understood that replacement has been put in hand since the inspection. The copper guards have proved ineffective against large missiles on the one hand and screwdriver-type implements on the other so consideration should be given to replacing these too, although they are still in reasonable condition. If the copper guards are retained their fixings will need further attention where loose or missing, although some have been renewed as suggested in the last report.

The clerestory windows of the Nave were re-glazed in 1950 with clear glass in 'Northumbrian' patterns of leading designed by Leonard Evetts. All remain in reasonable condition but as mentioned in the last two reports the iron frames to the opening vents in some of these windows need painting to inhibit the rust that is taking hold.

The two easternmost windows in the south wall of the Chancel were re-glazed in 1986 with Reamy handmade clear glass in diamond leading. Unfortunately this glazing leaks quite badly - it seems likely that there is a problem with the glazier's 'cement' (dilute putty) which should provide a seal between the glass and the leading. As suggested in the last report, if the leakage becomes a problem re-cementing may be necessary and it would be worth asking a specialist glazier to examine these windows in detail and report. The westernmost window in this wall, lighting the recess for the canons' stalls, has older diamond-leaded clear glass of a rather uninteresting type, but apparently in fair condition.

The oak frames to the windows in the 1993 inspection remain in good condition overall but those in the W.C. catch slightly on the surrounds and should be eased.

The timber frames of the small windows in the side walls of the Porch need painting, as recommended in the last two reports.

The frames of the uppermost two windows in the Tower staircase appear to be coming loose due to loss of the mortar filling around them so they should be secured and the mortar renewed.

The timber Belfry louvres were overhauled prior to the last inspection and their wire bird guards re-fixed. However, as seen externally they appear to be in need of another coating of preservative.

The external (former as well as current) doors to the building, including the very fine and remarkably wide medieval south door from the aisle into the Porch, seem to remain in good order generally. The oak of the lower parts of the outer doors of the south Porch still shows signs of decay due to past water penetration, but the leakage has been minimised by the replacement of the glazing in the panels above with polycarbonate sheeting prior to the last inspection and the decay appears to have been arrested. This should therefore merely be reviewed in future inspections.

As recommended in the last two reports, consideration should be given to painting the ironwork of the door between the vestry corridor and the Parish Room (previously the external door from the Vestry), and that of the external door of the North Aisle. This latter door seems to have dropped slightly relative to its frame - possibly a result of having been strained in the course of a break-in - and needs slight adjustment of its hinges to compensate.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The stone paving throughout the main body of the church remains in good order except for a number of open joints between the slabs in the cross-passage at the east end of the Nave and aisles, where the pointing carried out in 1993 has fallen out.

The entire interior of the main body of the church was redecorated with limewash in 1997 and this appears to be standing well, with no recurrence of the general staining which broke out soon after the previous redecoration. Some small patches of minor discolouration or peeling are now evident, most associated with known defects or causes, and hardly warranting attention although it might just be worth touching-up where the walling has dried out.

The pivots on the door to the Ringing Chamber in the Tower could do with lubrication. The door between the Meeting Room and the Entrance Lobby in the 1993 extension needs easing and the medieval door to what is now the Organ Blower Chamber needs slight adjustment - possibly trimming along its bottom edge - to prevent it from catching on the paving. This is currently causing the entire door to be strained during opening.

Furnishings and fittings appear to remain in good order generally except that, as commented in the last two reports, the 17th-century communion rails are rather loose and could do with careful attention by a skilled joiner or furniture restorer. The fireplace in the ground floor Vestry, although disused, could do with minor repair of its ironwork and re-fixing of the loose tiling. The brass bracket to the lamp above the aumbry on the north side of the Sanctuary has developed a slight droop and may need minor adjustment. In the Kitchen, the runners on one of the drawers have failed and need replacement.

F) INSTALLATIONS:

The **electrical** installation was renewed to a good standard in 1969, using M.I.C.C. cable throughout. The same cable type was used in adapting and adding to the installation to provide the new light over the external door of the North Aisle in 1992 and to serve the new and re-organized Vestry and Meeting Room accommodation provided in 1993. Checking and testing of the entire installation (as recommended in Appendix B to this report) should be carried out as a matter of routine at five-yearly intervals. It is understood to have been inspected when the emergency lighting was installed last year, so will be due for re-testing in 2013.

Following repeated lamp failure with the Thorn light fittings in the ceiling of the Meeting Room in the 1993 extension these have been replaced with similar fittings from another manufacturer. One lamp was out at the time of this inspection.

Lighting in the upper parts of the Tower has been installed or upgraded as part of the bell re-hanging project, and emergency lighting has been installed in the Ringing Chamber and on the escape routes, notably above the doors in the North and South Aisles.

There may be a problem with the extract fan in the Meeting Room, which could not be heard to be working when the controller was switched to on. This may need further investigation.

The light fitting above the north door to the church is beginning to lose its paint, exposing the galvanising to corrosion, so this should be repainted to protect it. The unfortunate running of an electrical cable across the stonework of the 1993 extension to the security light fixed to the gable of the Meeting Room has been commented on in previous inspections.

In 2007 the **lightning conductor** system was comprehensively upgraded to be in accordance with the current British Standard. All appears to be in good order but it would also be wise to provide additional clips or a protective capping to the downtape where it is accessible to thieves or vandals.

As part of the 1993 extension scheme the **heating** chamber under the organ was vacated and the existing gas-fired church boiler moved to a new chamber at first floor level in the Vestry wing, with a 'Monodraught' flue out through the roof. That boiler has been replaced with a new 'Potterton Derwent Compact H' unit since the last inspection.

The separate installation based on a 'Combi' boiler providing heating and hot water for the 1993 extension has had to be repaired due to frost action and internal corrosion since, several of the radiators having to be renewed and pipework re-run. At the time of this inspection all was reported to be in satisfactory working order except that the kickspace heater in the Kitchen did not appear to be working.

The **plumbing and drainage** systems provided in the course of the 1993 works all seem to be working satisfactorily, the taps in the Kitchen having been replaced since 2001.

The **Organ**, built by Harrison & Harrison of Durham and still maintained by them, remains in regular use. It underwent total overhaul shortly after the last inspection and is now understood to be in excellent condition.

In 2005 the ring of six **bells** (all cast by J. Mears or by Mears & Stainbank in the 19th and 20th centuries) was re-hung, two of the bells which were defective being re-cast in the process. The oak frame was replaced with a new steel frame and provision made for a further two bells to be accommodated. These were duly added in 2008 to make the present ring of eight.

The **clock** (by Potts of Leeds, 1902, but its mechanism unfortunately electrified in an insensitive manner at some time in the past) is understood to remain in good order. However, the clock face has one holed pane needing replacement.

The church appears to have an adequate number of **fire extinguishers**, serviced annually.

G) MONUMENTS:

The church contains a large and well-preserved Roman altar, one smaller Roman altar, one medieval effigy of a secular canon, a considerable number of medieval and later floor slabs, cross-slabs, wall-mounted tablets and memorials, three hatchments and a royal coat of arms. Most seem to be in fair and stable condition, but as commented in 2003 the large 'Gothick' wall-mounted monument beside the south door in the South Aisle, affected by dampness in the wall behind, could do with cleaning. The hatchments above the south door and on the north and south walls of the ground floor stage of the Tower could also do with cleaning, again as recommended in previous reports. Any such work should be entrusted only to suitable specialists.

H) CHURCHYARD:

The burial ground is in two sections - the original area around the church is of elongated triangular shape extending well out to the east, and then there is a large extension to the north-east, probably dating from the 19th century. The walls, steps, piers, gates and railings of the original churchyard are listed Grade II in their own right, as also are the Chest tomb to Thomas White (d.1811) some 40 metres north-east of the church, and the headstone to Miles Patrick (d.1744) approx. 13 metres east of the church.

As noted in previous inspections a number of headstones are leaning at alarming angles but on physical testing seem perfectly firm. Nevertheless, the headstones throughout the churchyard should be checked for stability from time to time. If any are found to be unsafe these should be carefully righted rather than being pushed over. More worrying is the condition of four table tombs whose side or end panels have eroded or become displaced, leaving the top slabs poorly supported (see appended inspection notes for detailed locations). In one or two cases, the open sides could encourage children to crawl inside. These should therefore be consolidated as soon as possible. In at least one case it would be sensible to build up a brick or concrete inner core to support the top slab, as the side or end panels are weakened by erosion to the point where they can no longer be relied upon to fulfill this function.

The churchyard contains a considerable number of mature trees, some of which overhang the road frontages whilst others flank the public right of way connecting the north-west entrance to the eastern one. All the trees should be checked over by a suitable specialist at least once every five years.

At the time of the inspection the iron gates at the north-west entrance were well painted but the bottom socket of the southern leaf of this pair has been disrupted and needs re-setting. The iron overthrow above, the handrail to the adjacent steps and the south-west entrance gates all needed re-painting to inhibit the rust. Also, as mentioned in the last report, the gilding to the cross at the apex of the overthrow needs renewal.

The stone obelisk on top of the northern pier at the north-west entrance has a split through its neck which may indicate the presence of a rusting iron cramp or dowel embedded within it. As recommended in 2003, this needs investigation to ensure that the obelisk remains secure.

The decrepit wooden field gate to the entrance in the northern boundary of the churchyard extension has been replaced with a steel equivalent since the last inspection. However, this seems to be too heavy for the gatepost so it is currently resting on the ground at its latch end and needs considerable effort to open it, let alone engage its latch.

Some work has been done on the stone boundary walls since the last inspection. Those along the road frontages are in reasonable condition for the most part, but could do with further minor routine patch pointing, void filling and consolidation generally. An ominous bulge at the foot of the steps up to the small stile near the north-west entrance gateway could do with taking down and re-building and a couple of other sections which are cracked and/or bulging should be kept under observation.

The run of the southern wall east of the cottage is in rather poor condition and the same goes for the south end of the eastern boundary wall, which is quite badly dislocated close to its southern end. Both need consolidation within the next five years. The northern boundary walling to the churchyard extension seems to be in fair condition overall but a section close to the north-east corner is dislocated, with part of the inner face having fallen out.

Where the northern boundary is abutted by the back gardens of the relatively new houses to the north the adjacent owners appear to have created illegal points of entry, and these seem to have been perpetuated in the consolidation work carried out since the last inspection.

The boundary wall immediately north of the church building is of dry-stone character. There are one or two places where its upper courses have been disrupted and the stone cappings are uneven and need re-setting.

The floodlighting provided prior to the last inspection appears to remain intact with only minor attention from vandals, causing some distortion of wire grilles on the lighting enclosures set within the churchyard.

The stone paved pathways to south and west of the church are becoming rather worn and uneven, with joints opening up, and re-laying with replacement or selected re-used stone is currently under consideration. This will also include the paved apron outside the north door.

SUMMARY AND PRIORITIES

The church is basically sound and very well looked after. A lot of excellent work has been done since the last inspection, continued the sustained effort of the last fifty years and more.

The most immediate areas for concern now are the protection of the west windows of the aisles, the state of some of the table tombs in the churchyard, and the persistent attacks by lead thieves.

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:

None required.

II. ESSENTIAL within the next SIX MONTHS:

- a) Securing and pointing-in of frames to windows on Tower staircase.
- b) Clearing and checking of all gutters, downpipes, channels and gullies (to be repeated twice a year), with particular attention to the easternmost downpipe on the north clerestory.
- c) Provision of new protection to west windows of both aisles; consideration of protecting historic stained glass in tracery light of one of the Chancel windows; re-fixing of copper guards generally; replacement of broken pane of glass in clock face.
- d) Painting of iron ventilator frames in clerestory windows and timber window frames in Porch; painting of ironwork to doors and external light fittings.
- e) Minor repair to Tower roof leadwork and re-pointing of sections of its perimeter flashing.

- f) Renewal of short lengths of pointing to apron at head of South Aisle roof; renewal of mortar fillet where west slope of Porch roof abuts its south gable upstand and filling of joints in this gable watertabling if found to be open.

(Range of likely cost: £2,500 - £3,500)

III. ESSENTIAL within the next YEAR:

- g) Consolidation/repair of specified table tombs and sections of churchyard walls; checking and if necessary repair of obelisk on top of northern gatepost at north-west entrance.
- h) Filling of gaps between drainage channel and walls of Church.
- i) Easing or minor adjustment of various doors and windows; replacement of runners to drawer in Kitchen (if not done already).
- j) Re-pointing of paving across east ends of Nave and Aisles.
- k) Checking operation of extract fan in Meeting Room and kickspace heater in Kitchen.
- l) Repair and re-painting of churchyard gates, etc.
- m) Renewal/re-laying of stone paved churchyard paths.

(Range of likely cost: £10,000 - £15,000)

IV. NECESSARY within the next TWO YEARS:

- n) Repair of isolated minor defects and repainting of all cast iron rainwater goods on the church.
- o) Specialist repair and refurbishment of the communion rails.
- p) Improvement of clipping or provision of protective capping to lightning conductor downtape where accessible.

(Range of likely cost: £2,500 - £5,000)

V. NECESSARY within the next FIVE YEARS:

- q) Keeping cracking in Tower parapets under observation; providing a tell-tale to the worst of these and re-pointing and filling cracks generally; keeping spalling tracery to window in south side of Chancel under review.
- r) Re-treatment of Belfry louvres with preservative.
- s) Specialist cleaning of 'Gothick' monument and funerary hatchments.
- t) Minor repair of fireplace in ground floor Vestry.
- u) Keeping a look out for signs of any further woodworm outbreaks.
- v) Checking and testing of electrical installation (due in 2013).
- w) Checking of churchyard trees.

(Range of likely cost: £5,000 - £10,000)

VI. FUTURE Repairs:

- x) Renewal of delaminated mullions, sills and jambstones in South Aisle windows; insertion of replacement indent of stone in head of west window of North Aisle..
- y) Review of structural crackings.
- z) Review of buckled/separating stained glass and leaking leaded glazing.

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QUINQUENNIAL REPORT

on the Parish Church of

ALL SAINTS, LANCHESTER

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

DATE OF REPORT	30TH OCTOBER 2009
DIOCESE	DURHAM
ARCHDEACONRY	DURHAM
DEANERY	LANCHESTER

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