

# 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 2007 QUINQUENNIAL INSPECTION**  
**of the Parish Church of**  
**S A I N T I V E S , L E A D G A T E**

Diocese of Durham

Archdeaconry of Durham

Deanery of Lanchester

Historic Buildings Listing: Grade II

Conservation Area: None

Civil County and District: Durham, Derwentside

Ordnance Survey Map Reference: NZ 122 527

**Date of Inspection: 23rd November 2007**

**Date of Report: 30th December 2008**

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

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## **BRIEF DESCRIPTION**

This large church comprises a wide, tall Nave with clerestories flanked by lean-to aisles which continue eastward alongside the Chancel to house an Organ Chamber on its south side and Vestry to the north. A tall bell-cote surmounts the sheer west gable. There is a large Porch towards the west end of the South Aisle and a smaller one on the north side of the Vestry. A heating chamber, long since disused, lies under the Vestry.

Designed by Charles Hodgson-Fowler, most of the building dates from 1865-8 but the North Aisle was not built until 1879. Its style is the plain nineteenth-century re-interpretation of the mediaeval Early English style which this designer seems to have favoured, with cusped lancet windows generally, circular windows with plate tracery to the clerestories and west gable of the Nave, and simple chamfers to the arcades. The Chancel arch is similar to those in other churches by this architect.

An enlarged inner entrance lobby with accessible W.C. compartment was formed within the west end of the South Aisle in 2005.

Walls are of local yellow sandstone (exposed internally); roofs are covered with Welsh slate and their timber structures are generally open to the interiors.

A 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. The first quinquennial inspector was J.C. Smith of W.B. Edwards and Partners (Newcastle), who presented reports in 1959, 1964, 1969, 1973 and 1979. The last of these, together with the 1985 report by Ian Curry and the 1990 and 1996 reports by the present writer, were available on the architect's file for reference in compiling this 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 copies should be kept.

The long interval since the last report has been due largely to delays in implementing repair and improvement works towards which a substantial grant was offered by English Heritage/the Heritage Lottery Fund. This grant unfortunately became the subject of protracted negotiations but eventually the works were carried out in phases from 2002 to 2006. They included:

Replacement of the old gas-fired balanced-flue heaters throughout the Nave and Aisles with new gas-fired fan-assisted-flue units (2002).

High-level repairs to roof slating, ridges, watertablings, abutment fillets and flashings, gutters and downpipes (overhauled in-situ) and to the masonry surrounds, ironwork and glazing of the clerestory windows (2005).

Formation of new internal entrance lobby together with W.C. compartment within the west end of the South Aisle.

Other repairs and works carried out since the last inspection have included refurbishment and re-fitting of the Vestry including provision of a lowered ceiling (c. 1996/7), carpeting the passageways in the Nave, mounting of the miners' banner on the west wall of the Nave, reinstatement of the lightning conductor together with emergency repairs to roof slating after storm damage in early 2005, repair of the bell mounting (2007), provision of a gate to the Vestry entrance and surfacing of the path round the south and east sides of the church.

## 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 the suspended timber pew platforms and floors.
  - ii) Roof void above the Chancel ceiling.
  - iii) Interior of the Organ.
  - iv) Roofs were examined internally from floor levels and externally from ground levels. High level eaves gutters and downpipes were not examined in detail.
- 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 reasonable condition generally. A tremendous amount of excellent work has been carried out since the last inspection, enhancing the usability of the building as well as addressing essential repair needs. This report is intended to help direct the efforts of those responsible towards an orderly programme for the further work needed in the foreseeable future.

### A) STRUCTURAL CONDITION OF THE FABRIC:

Previous reports have recorded that the building has evidently suffered structural settlement and distortion over the years, with old crackings visible in numerous places internally and externally. For the most part these appear to remain unchanged but there has been some continuing minor movement at the east end of the Chancel with slight increases in the widths of the crackings in the east ends of the north and south side walls. It is possible that the surround of the window in the east wall, which has clearly moved very considerably in the past, is also continuing to distort slowly. It would be worth having a builder or steplejack get up on ladders or a scaffold tower to check that nothing is loose in the tracery, window arch and stonework above, internally and externally - and the stability of the gable cross could be checked at the same time. This might sensibly be combined with re-pointing of the gable generally (see under 'Walls and Masonry' below).

Apart from this, the various crackings should simply be reviewed in future inspections. For this purpose they are recorded in detail in the appended inspection notes - the affected areas include:

East wall of the Nave, above the Chancel Arch.

West wall of the Nave, together with west ends of the north and south walls.

West ends of the North and South Aisles, and at the windows down the north and south external walls of the aisles.

South wall of the main Porch, above the entrance portal.

Vestry entrance porch.

Footstones of east gables of Organ Chamber and Vestry.

East end of North aisle, and east wall of Vestry in the enclosure to the Heating Chamber stairs.

As suggested in 1996, it would assist assessment of any further movement if these various crackings were to be carefully pointed up (at the same time as other pointing work is done on the church) and the date when this is done recorded both in the church log book and, where possible, by writing it into the wet mortar.

Previous reports suggested that the watertabling stones of the south slopes of the east and west gables of the Nave may be slipping down the slopes. Now that the open joints have been filled these should be kept under observation in case further movement occurs.

The roof structures appear to be sound generally, but as mentioned in previous reports the ends of the purlins to the Organ Chamber and South Aisle roofs remain at risk of decay where they bear on the damp stonework above the arch between them. These should be checked from ladders and their condition reported to the church architect. Similarly, the boarding and possibly structural timbers of the Porch roof are at risk from the damp penetration where it abuts the South Aisle.

The parting between the backs of the wall posts of the South Aisle roof and the walling of the arcade appears much as recorded in the last inspection so should merely be included in future reviews.

The suspended timber floor of the Vestry has been covered with a carpet which has been stuck down and may have an impervious backing. This may have altered the moisture balance in the timber thus rendering it liable to decay, but at the time of the inspection there were no obvious signs of trouble developing. Nevertheless, this floor should be kept under observation.

## B) WALLS AND MASONRY:

As commented in previous reports, the walls are of a local iron-stained yellow sandstone, which is very soft, porous and prone to erosion. Externally, the general walling is of roughly squared rubble occasionally brought to courses and the window surrounds and other dressings are of smooth ashlar masonry. The stonework has weathered back to varying degrees and in some areas severe hollowing-out has occurred where the stones have eroded faster than the joints. As reported twelve years ago none of these areas are yet so bad as to warrant wholesale renewal of the stone in the immediate future but careful re-pointing is essential to prolong the life of the stone as far as possible and some isolated renewals should be considered in conjunction with this work. Apart from the bell-cote, none of the areas recommended for re-pointing within five years in 1996 have been attempted, so the list remains as follows:

South Clerestory:	Easternmost and westernmost buttresses.
North Clerestory:	Small areas behind downpipes at east and west ends and isolated joints elsewhere.
Nave east gable:	Walling above south slope of Chancel roof (possibly including some renewals up around the Chancel ridge).
Nave west wall:	Areas of general walling just beneath gable watertablings - especially on south side; parts of south and west faces of buttresses (including limited stone renewal).

Chancel:	South wall (including some isolated stone renewals). East wall: Gable, from window springing level upwards. North wall: Various patches, especially small area above west end of Vestry roof, continuing onto Nave Clerestory.
Vestry, etc:	Cracked and open joints between head of window and gable watertabling, and behind gable footstone - all on east wall; open joints in steps up to entrance on north side.
South Aisle:	Whole of west wall (with a few stone renewals) and part of area of south wall west of Porch; east end of south wall (behind downpipe - a couple of loose stones need re-bedding too); pinnacle and buttress at east end.
Organ Chamber:	South face: Small areas behind downpipe and elsewhere. East face: Whole of lean-to gable above window head level, and some areas of the lower walling also.
North Aisle:	West wall: Gable apex and area to north of window head. Plinth: Open joints along north wall.
Entrance Porch:	Parts of west face and all of the east; patches of south gable.

Great care will have to be taken over the choice of mortar and the pointing technique adopted, as unsuitable materials and method can actually accelerate erosion of this very soft stone as well as disfigure the walling. As commented in 1996, the pointing carried out at some time between the 1985 and 1990 inspections should not be taken as a model to follow.

As well as erosion, the plate tracery in the round windows of the clerestories and west gable of the Nave is prone to delamination and spalling. This is probably the result of face-bedding of the stone in the original construction, possibly exacerbated by rusting of the iron rings round the centre light of each window. As part of the grant-aided repair campaign the worst-affected stones were renewed by piecing-in new stone externally, the ironwork was cleaned off, treated and painted and the leaded glazing was repaired. This has left these window surrounds in good order for the foreseeable future although it has to be said that the deterioration is progressive so eventually it will become necessary to renew further sections.

As recommended in 1996, the cast iron air bricks set in the walls of the North and South Aisles to ventilate the underfloor voids need re-painting and in several cases re-bedding in mortar.

Internally, apart from the structural crackings already mentioned, there seems to remain little wrong with the masonry other than patches of staining, salting and superficial erosion caused by damp penetration, all very much as recorded in previous inspections. In any general re-pointing programme it would be worth including the eroded areas at the east ends of the north and south walls of the Chancel, the south wall of the Entrance lobby to

the east of the entrance door and along the base of the west wall of the Nave. Severe erosion is also evident on the west and south walls of the Organ Chamber. Here the piles of stone dust and other debris could do with clearing away but any re-pointing is probably best left until such time as the instrument is dismantled for cleaning or replacement.

Eroded and salting masonry suffering from recent or current damp problems should be carefully brushed down with a stiff bristle brush to remove the salts and loose sand, etc. As well as the areas of internal walling recommended for re-pointing (listed above), the areas which need cleaning down include: Above the second arcade pier from the east in the South Aisle; at the east ends of both clerestories of the Nave; around the windows in the west wall of the Nave and the sills of the aisle windows generally.

The spalled fragment of the face of one of the stones below the sill of the second window from the west in the South Aisle mentioned in previous reports has been glued back into place but unfortunately very badly set in silicon sealant. It would be worth easing it back off and re-fixing it with a masonry adhesive in its proper alignment. Also, where the sill of the window in the Vestry is deteriorating it may be necessary to remove the loose material and repair the basic stone element in due course.

Unless attended to since 1996 the loose masonry around the heating pipes where they pass through the walls of the disused Heating Chamber needs minor re-building, and the jambs of the former coal delivery hatch in the adjacent fuel store need pointing - these areas not having been accessible for inclusion in the current inspection.

#### C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The Welsh slating to the main roofs underwent storm damage repairs and then general overhaul in 2005 and appears to remain in fair condition overall. However, it has reached the age where the slates and particularly their fixings will be failing, so that isolated slates are likely to slip from time to time and more damage is inevitable in storm winds. Whilst not yet to the stage where stripping and re-slating has to be considered, this should be borne in mind as a major repair liability within the next twenty five years.

At the time of the inspection a few minor slippages were noted, none warranting attention in isolation but which should be included in the next round of repairs if not attended to already:

South Aisle roof: 2 slates slipping.

North Aisle roof: 3 slates slipping.

Vestry: 1 slate out at eaves above roof of Vestry Porch.

Also in 2005, the ridges were re-pointed, mortar fillets at gable abutments renewed and lead flashings re-fixed and pointed in. Similarly, all defects in lead flashings, soakers, aprons and valley linings apparent at that time were dealt with.

It appears that the long-term leakage that was occurring at the abutment of the South Aisle roof with the upstand over the archway between it and the Organ Chamber has been eliminated. However, the poor condition of the stonework internally makes it difficult to be sure and this area should be kept under observation in case the problem recurs. Ultimately, it may be necessary to lift the copings of the external upstand and install a lead damp-proof course under them, brought out to cover the soakers on both sides.

The flat roofs over the lower section of the enclosure to the Heating Chamber steps and also to the Vestry Porch were re-felted between 1985 and 1990. The felt appears to remain serviceable but in 1995 leakage was occurring at both ends of that over the steps - worst at the south end, against the Chancel wall, where it looked as though wet rot has taken hold in the timbers. This area could not be re-inspected on the present occasion due to lack of a key but it needs to be checked and the source of the leakages dealt with if still continuing. As recommended in 1996, it would be worth felting over the concrete of the higher-level northern section of roof over the entrance to the steps.

The cast iron rainwater gutters and downpipes were overhauled and repainted as part of the 2005 repair campaign, and this included dealing with most of the defects noted in 1995. However, a few problems remain and should be attended to within the next year or two:

Water penetration may still be occurring where the sides of the Porch meet the South Aisle - it is difficult to tell whether the green staining indicates continuing dampness in the stonework or is merely a legacy of the leakage occurring before downpipes were added to the South Aisle guttering in 2005. It may be that the Porch gutters are contributing. These areas should be observed during heavy rain to see if anything untoward is happening.

Pipe on south side of Chancel not taken all the way down to ground.

Pipe on north side of Chancel has an awkward arrangement involving an open hopper head to avoid the enclosure to the Heating Chamber steps, which was showing signs of spillage at the time of the inspection. This needs checking and in the longer term it would be worth moving the downpipe to the east so that it can drop straight to ground.

In addition, some of the downpipes do not appear to have gullies to take the discharge from them, so extension of the drainage system to provide these should be considered in order to minimise the risk of rising damp.

As recommended in previous reports, when the cornice-mounted gutters on the Chancel are next overhauled (perhaps best in conjunction with re-slating of the roof) it would be worth lifting them off and having a layer of high performance bituminous felt

applied to the shelf of the cornice and up the back behind the gutter, to give a second line of defence for when the joints of the guttering leak, which they almost inevitably will.

At the time of the inspection there were signs that some of the gutters, downpipes and gullies were at risk of becoming choked with fallen leaves, etc. As a matter of routine maintenance all should be checked and cleared where necessary at least twice a year.

## D) WINDOWS AND DOORS:

The church contains several stained glass windows, some of quite high quality, and all worthy of careful preservation. Most seem to remain in fair condition but, as mentioned in previous reports, separation between the leading and the glass of the southernmost light of the east window in the Chancel (caused by structural movement) is letting rain in. Close examination through binoculars reveals that the glazing of the tracery light above is also affected. There is a risk that the movement will pull the saddlebars which support the glazing out of their sockets in the stonework. With this in mind re-leading of the glazing should be considered within the next five years and the security of the saddlebars should be checked at the same time. It may be prudent to substitute longer bars - which should be of non-ferrous metal or stainless steel.

As commented in the last report, most of the external wire guards are rusting badly, some now to the point of uselessness. These need renewal - or preferably replacement with some other form of protection such as black powder-coated stainless steel wire guards or (cheaper but relatively short-lived) polycarbonate sheet. There is some urgency to this where the stained glass has been left at risk of attack. At the same time consideration should be given to protecting the east window of the Chancel, which is unguarded at present.

The rest of the windows are filled with uncoloured glass in leaded lights. The worst of the buckling and all the badly broken quarries in the clerestory windows and the wheel window in the west gable of the Nave were dealt with in conjunction with the masonry repairs in 2005. Some quite noticeable buckling remains and though this needs no action for the time being it should be reviewed in future inspections. The renewed panes in the high-level windows show just how discoloured some of this plain glazing has become and it would be worth trying to clean that at accessible levels - especially in the North Aisle.

The single sheet of obscure polycarbonate glazing in the Vestry window is an improvement on the fibreglass vandal-resistant glazing it has replaced since 1995 but is still rather disappointing in an historic building. Since it is inherently vandal-resistant the badly-rusted mesh guard externally could be dispensed with.

The window/ventilator to the Heating Chamber steps has been boarded over completely since the 1995 inspection, but this boarding has been attacked by would-be intruders and needs replacement. At the same time, joinery repairs are needed to the fascia board on this east side of the Boiler House steps enclosure. The external door to the Vestry could do with re-painting internally.

The steel gates to the outer portals of the South Porch and Vestry Porch could do with painting within the next year or so to inhibit the rust that is beginning to show. However, before this is done it would be worth considering slight adaptation to lift the bottom rails of those to the South Porch so that the floor paving can be ramped up to eliminate the step at

the inner doorway. If this is done, the slight steps at the outer portal could be overcome quite readily by raising the level of the path as it approaches this entrance. In combination, these measures would give full wheelchair access to the greater part of the building.

## E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

In general the floors comprise suspended timber pew platforms and stone paved passageways (some now overlain with carpet), whilst the Chancel floor is tiled. As recorded in previous inspections, the pew platforms have sunk relative to the passageways but this settlement seems no worse now than in 1995. In the aisles the gaps between the stone paving and the timber pew platforms should be filled for safety, together with the remaining mortice holes left when the pews were removed. Occasional loose boards in the Nave and aisles generally may need re-fixing for safety.

The paving is quite badly eroded in places due to dampness from underneath, especially at the west end of the Nave and in the Vestry enclosure at the west end of the North Aisle. Following the recommendation of the last report, the cavities and open joints have been filled and then carpet laid over the most frequently-trafficked areas at the west end and down the central passageway of the Nave. However, the joints in the Vestry enclosure still need filling. In the North Aisle a sunken slab in the passageway, just west of the second column from the west, needs raising to eliminate the tripping hazard.

Since 1995 the small group of loose tiles in the Chancel floor mentioned in previous reports has been stuck back down, with several broken ones replaced with closely matching substitutes. Consideration is being given to having the tiling cleaned to see if its appearance can be improved. A loose board close to the northern edge of the tiled area needs securing but the opportunity should be taken to lift it and check the substructure first.

The decorative state of the church remains generally fair, as most of the internal surfaces consist of natural finishes anyway. The Vestry has been refurbished since the last inspection, and this has included construction of a new plastered ceiling. However, the wall plaster and decoration in this room still need making good in patches affected by damp. More worrying is the appearance of mould growth on the side of the cupboard unit against the north wall. This should be wiped down with a mild solution of bleach and then kept under observation to see if the mould recurs. It may be necessary to improve heating and ventilation to this Vestry if the symptoms of damp persist.

The Organ Chamber needs a thorough clean out to remove debris from the eroding stonework and a timber lath hanging loose from the western edge of its ceiling needs to be re-fixed - or may have to be replaced with a wider one if decay has destroyed its fixing positions in the timberwork behind.

The latch on the door to the new cupboard enclosing the electrical intake equipment needs minor adjustment so that it engages properly. Otherwise the new accommodation seems to be in good order throughout.

The furnishings and fittings seem to remain satisfactory generally. The open joints in the reredos caused by structural movement still need filling, as recommended in the last

report, and this should be done with a carefully matched soft lime mortar. If the missing fragments of cresting from the north end of this reredos have been retained it would be worth having them re-fixed. The cresting missing from the canopy of the southern range of choir stalls is actually lying on top of the canopy and should be glued back into place.

## F) INSTALLATIONS:

The **electrical** installation appears on visual inspection to remain in reasonable condition and is understood to have been tested in 2005 although the resulting report never materialised - probably because the main contractor went into liquidation shortly after completion of this project. Most of the wiring is of M.I.C.C. cable, but rather alarmingly some of the old lead-covered cabling appears to remain in use in the Organ Chamber and as noted in previous reports some alterations or adaptations have been done with P.V.C. - insulated cable. The standard of workmanship demonstrated in the adaptation of the wiring to the lighting when the Vestry ceiling was put in does not inspire confidence. The entire installation will be due for re-testing in 2010 and this is likely to indicate a need for significant upgrading.

One light fitting in the Chancel and one or two in the main body of the church were not working at the time of the inspection - probably just failed lamps.

The **heating** installation was upgraded in 2002, with new Temcana Kestrel fan-assisted flue units replacing the previous EPF19E balanced-flue convectors (by the same manufacturer). Like their predecessors, these are ranged around the external walls of the Nave and aisles, and join the two Kestrel units already installed in the Chancel. The heaters are reported to have been serviced in 2007 and no problems have been reported. The system is understood to heat the church adequately. It should be noted that the previous units lasted just under fifteen years and this seems to be the average service life of such heaters - the 'Kestrel' model is no longer manufactured.

The wire cages around the flue outlets were re-used from the previous installation and (apart from being bigger than necessary for the new type of flue) now definitely need painting to inhibit the rust. As suggested in the last report a colour slightly darker than the stone should be chosen. That to the heater on the north side of the Chancel has gone missing and a new one should be provided.

It should be recorded that in 2005 the old heating pipework under the church floor was found to have asbestos lagging or jointing in friable condition. This had to be left undisturbed at the time and work under the floor was avoided but it may have to be removed in the event of any future works, and any contractors should be alerted.

The last report recommended that debris and lumber - especially timber items - should be cleared from the disused Heating Chamber under the Vestry, and that the decaying timber ventilation duct on the steps down to the chamber should also be removed. This area was not included in the present inspection for want of the key but these recommendations should be implemented if not carried out already.

The **lightning conductor** was repaired and tested in 2005 and is understood to be in good order.

The single **bell**, re-cast by Gillett and Johnston in 1925, appears to be in good order and its fixings and fittings were repaired in 2007.

Though still in use, the **organ** is reported to be in poor condition and is no longer being maintained by the (defunct) Vincent Organ Company of Sunderland, who rebuilt it at some time in the past - its original provenance is not known. It would be worth engaging a tuner to examine the instrument and report on what may be needed by way of minimal maintenance and also estimate the cost of fuller repair in the longer term.

#### G) CHURCHYARD:

The churchyard comprises an extensive burial ground to the south of the church, with narrow strips to the east, north and west of the building. As mentioned in previous reports the rubble stone boundary walls are collapsing in places and need re-building. For instance, several sections of that on the eastern boundary and the southern run of that on the western boundary. This latter is engulfed in vegetation and a substantial length seems to have collapsed altogether. The timber fencing that has been substituted is itself in poor condition now. Parts of the northern run of this western wall have been patched - rather messily - in the recent past but more careful pointing and filling of voids is needed, for pretty much its entire length. On the eastern boundary as well in addition to dealing with the collapsing sections much of the rest needs filling of voids and open joints and what appears to be abandoned work in progress needs completing. The northern (roadside) boundary wall needs filling of open joints in its lower courses, especially in the splayed length east of the main gateway.

Still nothing has been done to improve on the breeze-block infilling to the former gateway in the eastern boundary wall mentioned in previous reports.

The graveyard is understood to be closed for burials and maintained by the Local Authority. It contains a considerable number of headstones and there is evidence of safety work having been carried out on these since the last inspection. Whilst at first sight some are leaning quite alarmingly they actually seem quite stable when tested.

The churchyard trees should be checked over at least once every five years by a specialist - presumably this would be arranged by the Local Authority.

The path that runs along the south side of the church and round the east end has been created or re-surfaced since the last inspection, to a good standard. However, the driveway round the west end of the building is reaching the stage where it could do with re-surfacing.

The iron gates at both entrances need repainting to inhibit the rust that is taking hold, and the churchyard notice board also needs painting although it may be so far gone that partial or even complete renewal is necessary.

## SUMMARY AND PRIORITIES

The church is basically sound and generally well looked after. A tremendous amount of good work has been done since the last inspection, particularly the repair and improvement programme grant-aided by the English Heritage/Heritage Lottery Fund scheme. However, a great deal remains to be done in order to keep up with the repair needs of this large and exposed building.

The main areas for concern now are the need to improve access for the disabled (in response to legal requirements), the state of the organ, the signs of movement in the east end of the Chancel and resulting need to repair the east window, the condition of the external stonework generally and the loss of protection to the windows due to corrosion of the guards.

A considerable amount of work is needed to churchyard boundary walling, but presumably this now comes within the remit of the Local Authority.

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) Checking ends of purlins and other structural timbers of Organ Chamber, South Aisle and South Porch roofs where in contact with damp masonry.
- b) Checking and minor remedial works to specified rainwater gutters and downpipes.
- c) Checking (in heavy rain) and clearing of gutters, downpipes and gullies (repeat twice a year).
- d) Establishment of 'asbestos register' for the building and entering lagging of old heating pipes under floors.

(Range of likely cost: £500 - £750)

### III. ESSENTIAL within the next YEAR:

- e) Joinery repairs to ventilator, fascia, etc. on Heating Chamber steps enclosure.
- f) Modifications to Porch floor and gates to improve accessibility.
- g) Obtaining report and repair estimates for the organ.

(Range of likely cost: £2,000 - £3,000 excluding any repair work on organ)

#### IV. NECESSARY within the next TWO YEARS:

- h) Checking security of masonry of Chancel east window and above, including gable cross.
- i) Repainting and re-setting of air bricks in external walls; painting of guards to heater flues together with replacement of missing guard.
- j) Brushing-down of eroded and salting areas of stonework internally; minor repairs to specified internal stone elements.
- k) Renewal of corroded window guards; provision of guarding to east window of Chancel; cleaning of accessible plain glazing.
- l) Painting of Vestry door and of iron gates at church entrances; painting of churchyard gates; refurbishment or renewal of church notice board.
- m) Filling of open joints in floor paving and gaps between timber and stone flooring in aisles; filling of mortice holes where pews have been removed; lifting and re-setting of sunken floor paving slab.
- n) Washing-down of mould growth in Vestry; improvement of ventilation and heating of it recurs; cleaning-out of Organ Chamber and re-fixing or replacement of loose lath on its ceiling; clearing out of disused Heating Chamber.
- o) Minor repairs to internal furnishings and fittings.
- p) Testing and checking of electrical installation (2010); implementation of resulting safety recommendations.

(Range of likely cost: £7,500 - £12,500 excluding churchyard gates)

#### V. NECESSARY within the next FIVE YEARS:

- q) Keeping signs of movement at east end of Chancel under observation.
- r) Keeping Vestry floor under observation for signs of decay due to new covering.
- s) Re-pointing and limited stonework renewal to specified areas of external and internal stonework, including filling and dating structural crackings.
- t) Running repairs to roof coverings as and when slates are dislodged by gales.
- u) Repair and additional felting of roofs over Heating Chamber steps, if leakage persists.
- v) Extension or adaptation of drainage system to provide gullies to those downpipes that lack them at present.
- w) Re-leading of southernmost light and tracery light of east window of the Chancel, and provision of longer saddlebars.
- x) Repairs to churchyard boundary walls; re-surfacing of driveway; checking of trees.

(Range of likely cost: £15,000 - £20,000 excluding repairs in churchyard)

#### VI. FUTURE Repairs:

- i) Review symptoms of structural movement including slippage of gable watertablings.
- ii) Stripping and re-slating of roofs; provision of second line of defence under and behind cornice gutters.
- iii) Remedial work to roof abutments at upstand between South Aisle and Organ Chamber roofs, if leakage recurs.
- iv) Review buckling of glazing in clerestory windows.

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

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# QUINQUENNIAL REPORT

on the Parish Church of

# SAINT IVES, LEADGATE

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

DATE OF REPORT	30TH DECEMBER 2008
DIOCESE	DURHAM
ARCHDEACONRY	DURHAM
DEANERY	LANCHESTER

**CHRISTOPHER DOWNS, B.ARCH., RIBA. CHARTERED ARCHITECT  
ECCLESIASTICAL AND HISTORIC BUILDINGS CONSULTANT**

THE CATHEDRAL ARCHITECT'S OFFICE, THE GREAT KITCHEN, THE COLLEGE, DURHAM DH1 3EQ

TELEPHONE/FAX (0191) 384 7010