

Reference CW.8

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**INSPECTION OF CHURCHES**

**CHRIST CHURCH – LUMLEY PARISH**

**ARCHDEACONRY OF DURHAM**

**DEANERY OF CHESTER-LE-STREET.**

**Date of Inspection**

13<sup>th</sup> January 2011

**Inspecting Architect**

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Signed.....

## SUMMARY OF WORKS CARRIED OUT SINCE THE LAST INSPECTION

The works recommended at the last inspection in 2000 have substantially been carried out. Items which have not been carried out are of a very minor nature.

Repair of Lychgate. 2005

Introduction of two handrails to Chancel steps. 2007

Tarmacadam footpath through Churchyard to Council Cemetery and including ramped access to the entrance Porch. 2009

Strip & Varnish main church door. 2009

### General Description

The Church is composed of six elements. A dominant rectangular nave is served by a chancel to the east, with vestry adjacent. Centrally to the west is the tower hall and lavatory and above the steeple, jointed to the north by an entrance vestibule. There is a boiler house to the south of the chancel.

The construction generally is as follows:-

### Floors

Concrete walkway covered with carpet surrounding the pew areas under which is boarding on joists brought flush with the walkways. The Chancel and Sanctuary are carpeted throughout over tiling on a solid floor. The Vestry is boarding on timber, covered with lino and carpet.

### Walls

Are of solid stone plastered internally and in the nave there is a timber boarded dado.

### Roofs

Are pitched with timber rafters and boarding shown internally with the soffit boarding formed into panels in the Chancel. Externally, they are slated.

### Artificial Lighting

By means of pendent lights in the nave with spotlights for pulpit and lectern and floodlights in the chancel

### Heating

By means of low pressure hot water gas heating, servicing radiators throughout the Church.

### Explanatory notes

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's report should be kept with the church log book.  
This present report is based upon a visual inspection of the main switchboard.
- B. Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C. A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D. A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house.  
All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.
- E. This is a summary report only, as it is required by the Inspection of Churches Measures; it is not a specification for the execution of the works and must not be used as such.  
The professional adviser is willing to advise the PCC on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.
- F Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC, before the Annual Parochial Church Meeting.  
**The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters and downpipes twice a year.**  
Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church*. *The Church-warden's Year* gives general guidance on routine inspections and house keeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.
- G. The PCC are reminded that insurance cover should be index-linked, so that adequate cover maintained inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repair recommended in the report will (with the exception of some minor maintenance items ) be subject to the faculty jurisdiction.

- I. Woodwork of other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that such part of the building is free from defect.
  
- J All Churches have to be compliant with the Disability Discrimination Act 1995. Thus I am pleased that you accepted my proposals for handrails to the chancel steps and also my proposals for ramped access to the entrance porch all of which are now in place.

## Chancel and Sanctuary

Item and condition	Remarks.	
1. <u>Chancel and Sanctuary</u>		
1.1 Haircracks in plasterwork of north wall near centre.	Fill and decorate	2
1.2 Historic movement cracks in tracery stonework of south wall east window and above have re-opened	Observe	
1.3 Glazing to panels of east windows deformed but stable		
1.4 Bookshelf edge bead of north prayer desk damaged.	Repair	1
1.5 Ends to kneelers to communion rail, unsightly.	Recover	3
1.6 Plaster crack on south wall	Decorate	2
2. <u>Nave</u>		
2.1 At the west window of the south wall there is an historic crack at the apex and head of tracery stonework which now appears to be stable Window has two cracked panes.	Repair	2
2.2 Former movement crack at location of tell tale on west wall continues to appear stable.		
2.3 2KG carbon dioxide fire extinguisher. Serviced 12/10		
2.4 At west window of south wall, the junction of cill to wainscoting Needs plaster filler	Fill & Decorate	2
2.5 Plaster crack behind pulpit	Decorate	2
2.6 Carpet to upstand of lectern platform badly worn	Repair	1
3. <u>Vestry</u>		
3.1 Foam (AFFF) Fire extinguisher serviced 12/10 Fire blanket		
3.2 Window has one cracked pane	Repair	2

#### 4 Tower Hall and Lavatory

- 4.1 The north and south walls of the Tower each have a clearstory window which on the interior has been blocked up and plastered. Whilst in sound condition at some future date the originals might be restored to give at least south light to the tower hall.
- 4.2 Lay light to back of toilet again dirty Clean 1.
- 4.3 Bell chamber not inspected
- 4.4 AFFF Fire Spray serviced 12/10

#### 5 Entrance Porch

- 5.1 Historic movement settled.

#### 6 Boiler House

- 6.1 Not inspected

#### External Inspection

#### 7 West Elevation

- 7.1 Lexan protection to west window in good order
- 7.2 Stonework in good order generally. Open joints at gutter string course of porch and lower dressings to west window. Repair to south buttress appears stable Joint & point 3.
- 7.3 Porch slate roof and cast iron rainwater goods in good order. Minor loss of paint at top of downpipe. Clean & paint 2

#### 8 South Elevation

- 8.1 Nave and chancel slate roof and cast iron rainwater goods. Good two slipped slate. One slate missing at east end Nave ridge Repair 1
- 8.2. Lexan protection to nave windows in good order.
- 8.3. Stonework in good order generally. Open joints to some dressings at windows. Joint & point 3
- 8.4. South side of Tower. Triangular window has historically been inappropriately rendered Re-render without imitation jointing 4

8.5	Blinded door at base of tower sound but paint flaking	Decorate	2.
9.	<u>East Elevation</u>		
9.1	Lexan protection to east window in good order		
9.2	Vestry door sound		
9.3	Vestry steps open joints	Joint & Point	2.
9.4	Vestry slate roof and cast iron rainwater goods in good order. Except leaves in gutter.	Clean Gutter	1
9.5	Cover to lightening conductor has loss of paint	Paint	2
10.	<u>North Elevation</u>		
10.1	Nave and chancel slate roof and cast iron rainwater goods in good condition		
10.2.	Lexon protection to nave windows in good order.		
10.3.	Some open joints in entrance archway.	Joint & point	3
11.	<u>Electrical installation</u>		
11.1	From visual inspection all appear to be in working order.		
11.2.	Inspection by an NICEIC contractor now overdue.	Specialist Inspection.	1.
12.	<u>Lightning conductor</u>		
12.1	Inspection and testing due	Specialist Inspection	1.
13.	<u>Churchyard</u>		
13.1	The Lychgate sound except gates bind when open.	Ease	2
13.2	Boundary wall in generally good order. Some open joints adjacent Lychgate and along coping. Movement cracks at northwest corner	Joint & Point Observe	3

## RECOMMENDATIONS

1. Of utmost urgency

1.4 2.6 4.2 8.1 9.4 11.2 12.1

2. Essential within the next six to eighteen months

1.1 1.6 2.1 2.4 2.5 3.2 7.3 8.5 9.3 9.5 13.1

3. Necessary within the quinquennium

1.5 7.2 8.3 10.3 13.2

4. Ultimately desirable

8.4