

DIOCESE OF DURHAM

ST MARY MAGDALENE
Medomsley Parish Church
0841/Dch137

Inspection of Churches Measure 1955
(as amended 1995)

Architects Report No. 7 made 25th November 2008

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Deanery of Lanchester
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This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

INSPECTION OF CHURCHES MEASURE 1995 (AS AMENDED 1991)

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RECOMMENDATIONS

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority: as follows:

- (1) Urgent works requiring immediate attention.
- (2) Work recommended to be carried out during the next 12 months.
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structures and services.
- (6) Work required to improve disabled access.

A.1 BACKGROUND AND GENERAL

The Church of St Mary Magdalene is situated centrally in the village of Medomsley immediately North of the forked junction of roads B6310 and B6308 about two miles North East of Consett and thirteen miles North West of Durham City.

Ordnance Survey Map Reference: NZ 118 544

GENERAL DESCRIPTION OF CHURCH

- A.2 The Church of 13th Century origin was completely rebuilt in 1878 but sections of the stone walls of the South Nave, Chancel and Chancel Arch were left in situ.
- A.3 The roof appears to have been originally an almost flat lead covered roof but the rebuilding of the Church in 1878 resulted in a steeply pitched stone slated roof which was again reslated completely in 1965.
- A.4 The roof internally is in the form of a five-sided barrel-vault, timber boarded, to the Nave and Chancel. The single pitched North Aisle roof (continuing down from the North Nave pitch) is also boarded.
- A.5 The walls are of stone, plastered internally but with window and door surrounds and arches left exposed in dressed stone.
- A.6 Pine block flooring occurs under the Nave and Choir pews with cement floors in the Organ Chamber and Aisles. Walkways have carpet along the Nave walkway with Chancel and imitation parquet flooring (sheet linoleum) in the Vestry.
- A.7 The Vestry is located at the North East corner with interior door from the Chancel and an exterior door on the East wall. Built in cupboards, sink, chest and safe are provided.
- A.8 The Organ Chamber is at the East end of the North Aisle with lean to roof continuing from the Aisle.
- A.9 A new Meeting Room and toilet was added to the West end of the North Aisle in 2003 with glazed screens installed under the two end arches and a return end screen. A kitchenette is provided in the Meeting Room in a built in cupboard. The toilet has an Entrance Lobby and provides disabled facilities and a baby change drop bench to meet current standards. Cost of project £90,629.17 excl. Fees
- A.10 A low pressure hot water installation distributes heat via large bore flow and return cast iron pipes around the perimeter of the Church, with occasional radiators, all operated from a gas fired boiler in the basement below the Vestry. There are redundant oil storage tanks housed in a bricked off compartment adjacent.

- A.11 Electricity is supplied to the Church via an overhead cable to the Vestry.
- A.12 A large Graveyard surrounds the Church.
- A.13 A wide tarmac pathway affords access from the South boundary gate to the Porch and a branch pathway of crushed hardcore leads from the Porch Eastwards to the Vestry external entrance.
- A.14 A bell-cote, housing two bells, is situated at the apex of the West gable.
- A.15 It is understood that the Pulpit and Lectern were made in timber from the original Church.
- A.16 There is reference to the Church in Pevsner's 'Buildings of England' County Durham Volume.
 "St Mary Magdalene, 1878 by *Austin, Johnson & Hicks*. The Chancel however is excellent EE e. end with three isolated stepped lancets, shafted inside (with shaft-rings), the keeled arch mouldings slightly trefoiled; outside a plain hoodmoulding over all three windows. On the S. three small lancets and a trefoiled PISCINA. Against the walls four human heads to support candles, as at Lanchester and no doubt by the same workmen (see the slanting eyes and other details; the parish was actually dependent on Lanchester until the C18). Their date - c.1250 -70 - determines the age of the whole Chancel; it is late, considering the fact that tracery is entirely absent. - CHANCEL SCREEN 1898 by *W S Hicks*."
- A.17 The Church is classified as a Grade I building under the Town and Country Planning Act. A copy of the listing is attached to the Appendix of this Report.
- A.18 The Church is in a Conservation Area as designated by the Local Planning Authority.
- A.19 There are no Tree Preservation Orders relating to the site.

B SCOPE OF REPORT

- B.1 This is based on findings of an inspection made from ground level with the aid of binoculars.
- B.2 The ceiling void in the Vestry was not inspected as the access hatch was too high for ladder reach. There was no apparent access to the panelled Chancel ceiling void.
- B.3 There were no suspended floors or voids which could be inspected.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

- Roof slates refixed
- Boiler Maintained
- Fire Extinguishers maintained
- Church cleaned and polished regularly
- Organ tuned regularly
- Grounds maintained

2.0 GENERAL CONDITION OF CHURCH

- 2.1 The Church appears to be structurally sound. Movement at the Chancel Arch & South East Nave windows previously recorded show signs of hair line cracks and in the Chancel side walls at the East end. Tell tale glass markers have been installed at various places in the Church, but these do not appear to have been installed correctly and do not serve any useful purpose in recording movement.
- 2.2 Rising damp continues to be present in some of the external walls and internal column bases but this appears to be the same as previously inspected. This was especially noted on the South nave walls. Gravestones in the Chancel floor appear to be damp.
- 2.3 The woodblock flooring under pews is still loose in areas as previously noted, and rot is still visible under some of the loose blocks. Some of the uneven wood blocks may be a hazard and temporary repairs should be considered or a Scheme for permanent reinstatement in the long term.

2

EXTERNAL INSPECTION

3.0 ROOF COVERINGS

- 3.1 All roofs are covered in stone slates in diminishing courses and these are generally in good condition, laying flat in even and regular courses. Some slates have slipped and are missing to the Chancel South roof slope and North Aisle roof which need attention. There are lead raking flashings at gabled abutments, lead valleys at the Vestry roof intersection and lead horizontal flashings on the North side at the change in roof pitch where the North aisle meets the Nave roof. Gable walls have stone table stones, and roof ridges have stone saddle ridges.
- 3.2 PORCH ROOF

Repairs have been carried out since the previous inspection and the slates are all intact. The East roof slope has a loose lead flashing at the front coping which requires attention.

2

3.3 NAVE ROOF

Slating generally in good condition though a few slates are chipped. Lead flashings at high level on the North slope at East end are missing and requires renewal. The South slope East end table stones at lower level are twisted and require re-setting; soakers require attention. 2

3.4 CHANCEL ROOF

Pointing to the ridge tiles is required where 3 no. open joints were noted. 2

Stone crosses on the Nave and Chancel gables are perished and require close inspection and testing for stability. 2

Some table stones have open joints which will admit water and need close inspection, stemming and repointing in lime mortar. 2

The lead flashings to the Chancel gable North slope table stones are still loose and require resetting and pointing. 2

3.5 VESTRY ROOF

The chimney stack rising out of the Vestry roof is showing signs of erosion and will need repointing. The flashings to the chimney base should be checked especially at the rear where hidden from view. When working on the stack the flue should be checked for ventilation as closed flues can cause condensation and dampness. 3

Loose flashings to the North Gable wall require attention and repointing to both sides of the roof.

3.6 NORTH AISLE ROOF

Slates generally in good condition, some slates have slipped or broken and require attention. Table stone joints to be checked and reported to the Architect. 2

3.7 BELLCOTE

The top stone coping South slope appears to have an open joint which requires close inspection, and re-pointing in lime mortar. The roofer/ builder should record with close up photographs and copy to the Architect.

An inspection of the bell moving parts and metal work should be made and joints greased. 2

4.0 RAINWATER GOODS AND DISPOSAL

- 4.1 All rainwater goods are cast iron and appear to be in working order but should be cleaned annually. It was not possible to check the gutters for water tightness but this should be undertaken in rain to check for leaks. Every 5 years gutters should be recoated with bitumen paint.

2

5.0 BELOW GROUND DRAINAGE

- 5.1 There is now a new foul drainage system installed following the WC installation in 2003. The surface water from rainwater gullies appears to discharge into soakaways in the Churchyard. There are no manholes or drainage access points for maintenance access.

- 5.2 There is a sump pump and gully at the foot of the Boiler House steps which appears to be working satisfactorily as there is no indication of overflow. The sump pump electricians should be checked in with the buildings electrical installation.

2

6.0 WALLS AND STRUCTURE

- 6.1 Porch: Flanking walls to door have surface erosion on first three courses, i.e. up to 900mm height. LHS capital head eroded, no action required at present. Stone cross on apex appears sound but should be tested for stability.

- 6.2 South Elevation: As previously recorded the stone up to window cill level noted is irregular and older character. Some vertical settlement cracks below and between windows have been previously repointed but more is needed. A significant bulge in wall at low level between the East end downpipe and adjacent window appears to be of longstanding. There is a history of investigation into perceived settlement in this area. The South side Chancel arch wall at the Nave/Chancel abutment has some settlement cracks at and around the kneeler stone. A vertical joint is at the Chancel wall to Nave abutment which is more pronounced at the top. As previously recommended all these cracks need carefully raking out and repointing to prevent damp ingress and act as a monitor for future movement.

2

The Chancel wall has a general outward bulge in the centre area together with some vertical settlement cracks and open perpend, all of which need repointing. Previous pointing is regrettable and unsuitable. Two South facing windows have missing hood mouldings. When funds allow these should be replaced and made to match the adjacent window hood.

In view of the multiple plaster cracks on this inside wall face which indicates minor settlement over a prolonged period, it is recommended that a Structural Engineer with historic building

- experience examines the building to give an assessment of the structure. 3
- 6.3 East Gable: Repointing will be required at the upper parts of the gable face and this should be undertaken when the table stones are repointed. 3
- 6.4 North Elevation: The slight lean on the chimney stack previously noted should be examined at close quarters and advice sought when the repointing is undertaken as recommended in item 3.5.
- The North aisle wall has settlement cracks below two windows as previously noted and these should be repointed in lime mortar to act as a monitor. 2
Generally stonework is sound, and well pointed.
- 6.5 West Elevation: As reported previously some repointing is required to masonry on and below table stones on the North aisle. 2
- 6.6 Belfry: The double arched belfry is centred on the West gable and appears to be in good condition. The lightning conductor, which leads to earth at the NW corner was previously noted as requiring attention and has not been tested recently, so should be tested and check in its length. Testing should be undertaken every 5 years. The bells were reported to be rung weekly and are working well. These will need occasional lubrication. Repointing of the upper Belfry appears to be required as described in 3.7. A close inspection with photographic report by a Steeplejack is recommended. 2

7.0 EXTERIOR DOORS

- 7.1 The main entrance doors to the Porch are a pair of oak doors on metal strap hinges. The oak needs retreating with linseed oil. The metal ring handle and escutcheon require touching up in matching black paint.
- 7.2 The Vestry door needs retreating with linseed oil.

8.0 WINDOWS

- 8.1 All windows are now protected in polycarbonate glazing by Abbey Glass.
- 8.2 Two single vertical windows on the South elevation have round heads and no bars, the leading is rectangular and clear glazed, beautifully proportioned.

INTERNAL INSPECTION

9.0 ROOF STRUCTURE, CEILINGS, ETC

9.1 The roof internally has four bays formed with heavy oak trusses and shaped king posts and brackets. The barrel-vaulting is all formed in timber and at a height beyond ladder reach for close inspection. Timbers are dark and artificial lighting does not help with a detailed inspection. There are, however, no obvious signs of water penetration or decay as reported previously.

9.2 The roof voids were not accessible or inspected.

The North aisle ceiling has some staining from the boarding which appears to be of long standing and could be from severe driving rain creeping under the slates. Any new leakage should be reported to the architect.

2

Water staining noted on the wall over the window heads indicating leakage from the roof over. This should be monitored so roof repairs can be attended. If the wall is redecorated it will give an accurate gauge for future leakage.

2

10.0 WALLS AND FINISHES

10.1 The walls are plastered with exposed stone window and door reveals. Stone columns and arches are exposed stone in good condition.

The North aisle wall has blank stone arcading between windows and is in good condition. See re-ordering notes under item 15.0

10.2 The window adjacent to the pulpit continues to show settlement cracks referred to in the previous report. Because the cracks appear to be longstanding it is difficult to determine any current settlement however there do appear to be more cracks than previously seen in 2003.

10.3 Plaster walls have been redecorated in the new Meeting Room and Toilet.

10.4 Settlement cracks noted in Chancel on North side wall but not visible in Vestry. Cracks in both reveals to South side windows.

Some of the North side Chancel cracks have been filled and a glass tell-tale added. No movement has been recorded.

10.5 The Chancel arch cracks have been filled on the Chancel side at the South return, as noted under item 2.1. Accurate

recording of cracks is essential to determine current movement and a diagnosis of structural movement.

11.0 WINDOWS

- 11.1 East end Sanctuary and West end Nave windows are figured stained glass memorials to Hunter family, in sound condition and well protected externally. Two brass plaques to Martin & Jean Hunter were relocated in the floor at the West end of the Nave during the reordering works.
- 11.2 Other glazing is clear or tinted and leaded, being generally in good condition except for the odd cracked pane which appears to be watertight.
- 11.3 3 No. Chancel South windows, one of which is figured stained and glass in good order.
- 11.4 The North aisle windows are well protected with metal bars and saddles, as are the Chancel windows.

12.0 GROUND FLOOR STRUCTURE AND FINISHES

- 12.1 Loose woodblock flooring in the nave under the left and right hand side pews are still uneven and insecure and should be re-bedded and sanded level to avoid risk of tripping. 2
- 12.2 The central aisle has a carpet laid over a solid floor with metal grille to North side, presumably for heating pipes.
- 12.3 The Lady Chapel has a screed solid floor and would benefit from a carpet. Noted some rot in the NW corner (flowers?). 2
- 12.4 The new Toilet has a vinyl washable floor and the new Meeting Room a carpet that extends to the central Aisle.

13.0 FITTINGS, FIXTURES AND FURNITURE

- 13.1 Altars: Chancel Altar: A simple oak frame with framed frontal. Altar rails in oak with arch effect, has two hinged gates all in good condition. Lady Chapel: contains a small modern box style Altar.
- 13.2 Organ: This is a Brindley & Forster instrument dated 1882 and is serviced regularly by Harrison & Harrison of Durham. It is reported to be in good condition. 2
- 13.3 Pulpit: Oak panelled and decorated being solid and firm. The previously loose panel is now fixed.
- 13.4 Pews: Choir pews in light oak with decorative carving as

pulpit and lectern style. Nave pews, oak, solid, well polished and in good condition.

- 13.5 Chancel Screen: Oak, highly decorated by Hicks and in good condition. Note the abutment gap at the south end with the wall, which indicates movement of the South wall since 1898. 2
- 13.6 Other Furniture: Glass cabinet for Book of Remembrance, Altar frontal cabinet in Vestry, 2 no. side chairs, etc. Candles, lectern in oak matching design as pulpit. Photocopier Canon IRC 28801 is located in the Vestry
- 13.7 Font: Octagonal stone chalice design with oak lid - drainage system reported to be out of use. The stone Piscina has been relocated on the South wall of the Chancel on metal brackets in the 2003 Re-ordering Scheme.

14.0 VESTRY

- 14.1 Entrance door from Chancel is of heavy oak construction has now stone cill leaving a gap under the door. 2
External door has a 5 lever lock and bolt and is secure.

Walls are decorated and satisfactory.

New stainless steel sink and base cupboard in melamine finish.

Ceiling void with access hatch was inaccessible and not inspected.

- 14.2 Furniture: Metal filing cabinet and 2 safes are in use. A large Stratford fireproof safe was installed before 2003. Structural Engineer should check on floor loading. 2

15.0 MEETING ROOM & TOILET

- 15.1 The Meeting room and toilet were built in 2003 By Murray Construction of Sunderland; Architect Jeremy Kendall. The enclosure is entirely glazed between oak mullions with metal horizontal glazing bars. The doors are armour-plated.
The Meeting Room contains a built in kitchenette with oak panelled doors.
The Toilet has an Entrance Lobby and oak boarded door.
Disabled toilet and baby changing facilities are provided to latest standards. Extract ventilation is provided to each room and a separate gas fired boiler provides independent heating. Hot water is electrically heated.
The new Toilet door in oak is catching on the floor and requires attention to prevent damage. 2

16.0 HEATING INSTALLATION

- 16.1 The Boiler House is located below the Vestry via external steps on the North side of the Church. There is a separate oil tank chamber with small access hatch from the Boiler Room. The oil tanks are no longer in use as gas was laid onto the Church with the re-ordering. The Gas meter is located in the Boiler House. The boiler was replaced to a gas-burning boiler in 2005.
- 16.2 The walls are stone and roof is brick vaulted construction, but with a hole which should be sealed or pointed up to ensure fire proofing. 2
- 16.3 The boiler was reported to being working satisfactorily and the pump operated occasionally during the summer to keep circulation flowing and any sediment from settling.
- The boiler header tank is located in the Vestry at high level and this should be checked annually.
- 16.4 Electrics are pyrotenax and some earth bonding to pipework was carried out approx. 2000.
- 16.5 There is a pump installed in a sump below floor. The pump should be checked periodically. 2
- 16.6 A dry powder fire extinguisher is located at the door which should be tested annually. A handrail has now been installed to the steps and is satisfactory. 2
- 16.7 There were no reports of problems with the pipework, but only one pipe was noted to be insulated. The boiler is serviced regularly. It is recommended that the boilers and equipment is checked by an authorised 'Corgi' boiler engineer to comply with insurance conditions. 2
- 16.8 The boiler house external door is a sturdy galvanised metal type with fresh air grille.
- 16.9 Heating in the Church is by large bore heating pipes with some radiators and it is understood to be working satisfactorily. The pipes in the North aisle have flaking painted reported to be surface damage. These should be redecorated. 2
- 16.10 There is an electric fan blower heater over the entrance door which should be checked with other electrical equipment.

17.0 ELECTRICAL INSTALLATION

- 17.1 The interior lighting consists of halogen spotlights installed at eaves level. The height of fittings for changing bulbs presents safety issues. The illumination level appears to be adequate for reading but judged during daylight conditions.
- 17.2 There is external lighting over the main entrance porch and rear Vestry approach.
- 17.3 The electrical installation should be tested every 5 years, see item 'g' in the Appendix. 2
- 17.4 The lightning conductor is described elsewhere and the system should be tested at least every 5 years. The lower section of the conductor has been adequately protected with a metal channel. A copy of the earthing test should be kept in the Church Log Book. 2
- 17.5 There is no sound system.
- 17.6 The organ light is no longer functioning and wires have been isolated. A new light is recommended. 2
- 17.7 Lighting in Vestry is 2 No. 5ft fluorescent.

18.0 FIRE PRECAUTIONS

- 18.1 There are understood to be four fire extinguishers in the Church, all maintained by 'Safe and Sound' of Langley Moor, Durham. Reported that all extinguishers are serviced regularly, however the Vestry Fire extinguisher was last serviced in April 2007 and is now overdue. 2
- 18.2 Ensure all fire extinguishers are accessible and users know how to operate them.
- 18.3 Check that the loose electric heater in the organ chamber is not a hazard. 2

19.0 DISABLED ACCESS

- 19.1 A new drainage grille at the entrance porch now ensures there is a level entrance into the Church.
- 19.2 The Nave is at the same level as the porch and is suitable for wheeled access.
- 19.3 There is one step at the Chancel screen and users should have an alternative method for receiving communion which avoids the step.

19.4 The Disabled Toilet built in 2003 meets all requirements for Disabled use.

20.0 BATS

20.1 There is no knowledge of bats in the Church.

CURTILAGE

21.0 CHURCHYARD AND ENVIRONS

21.1 Churchyard: The Church grounds are extensive with many tombs and headstones surrounding the Church. The area is under grass and paths are kept cut to give access to the main areas. Application has been made to have the Churchyard 'closed'.

There are mature trees along the boundaries and distributed around the Church, see Churchyard plan.

21.2 Boundaries: The walls are of dry stone approx 1m height, with rounded capping stones set in mortar and generally sound and in good condition.

There have been repairs carried out previously but walls in 2 locations at the North East corner of the Churchyard are dilapidated and in need of re-building.

3

The entrance gates on the South side are a pair of painted decorative wrought iron gates which are now in need of redecoration. The hinges need lubrication.

3

The Church noticeboard to the left of the gates is in satisfactory condition with metal base sleeves and a ridge top.

21.3 Paths: The entrance drive was re-tarmaced in 2003 and terminates at the entrance porch. Gullies on either side appear to provide adequate drainage. The drive surface is still in good condition. Paths round the Church and leading to various parts of the graveyard are unsurfaced but kept mown.

2

21.4 Trees and Shrubs: There is a wide variety of mature trees in the Churchyard comprising: Horse Chestnut, Beech, Copper Beech, Yew, Laburnum, Laurel, Elm, Sycamore, Holly, Ash, Cypress, and Hawthorn. The Local Planning Authority have advised that there are no Tree Preservation Orders relating to The Churchyard.

Some young trees at the East end of the Church against the

boundary adjacent to a house were previously removed.

There are many trees crowded together and could need thinning out. Advice should be sought from an arbour culturalist.

3

21.5 Garden of Remembrance

This garden on the North side of the Church was installed prior to 2003 with paving and seating, however the seat has since been removed due to vandalism damage.

22.0 LOG BOOK

22.1 There was no log book available and details of repairs and maintenance were given verbally. Ensure log book is up to date.

2

22.2 The current Insurance Certificate should be on display.

23.0 PREVIOUS QUINQUENNIAL INSPECTIONS

23.1 The following reports are on file:

No. 1 August 1976 by AO Lee Dip Arch RIBA

No. 2 August 1981 by AO Lee Dip Arch RIBA

No. 3 September 1986 by AO Lee Dip Arch RIBA

No. 4 December 1991 by JB Kendall Dipl Arch RIBA

No. 5 September 1996 by J B Kendall Dipl Arch RIBA

No. 6 February 2003 by J B Kendall Dipl Arch RIBA

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category (1)

None

WORK RECOMMENDED WITHIN THE NEXT 12 MONTHS: Category (2)

	<u>See item</u>	<u>Approx Cost</u> £
* Reinststate loose wood block floors and level to a smooth finish and seal (Full re-instatement)	2.3	2500
* Refix loose and missing roof slates	3.1	500
* Refix loose lead flashing to Porch roof &	3.2/3.3	incl.
* Replace missing flashings to North slope		incl.
Re-level table stones to South roof slope and attend to soakers and repoint open joints	3.3	incl.
* Repoint ridge tiles to roof	3.4	200
* Check stone crosses to gables for stability	3.4	incl.
* Check and attend to loose lead flashings to Chancel	3.4	incl.
* Check and attend to slipped and broken slates to North Aisle roof	3.6	incl.
* Check and attend to top masonry of Belcote and repoint open joints. Check bell moving parts and decorate metalwork if required (Scaffolding required)	3.7/6.6	1500
* Check and attend to rainwater goods incl. clearance of leaves and decoration	4.1	150
* Check sump pump for function to and discharge	5.2	DIY
* Structural Engineer to check masonry cracks and assess the stability of the structure (Fee)	6.2	1500
* Repoint settlement cracks below windows of North Aisle to act as a monitor for movement	6.4	500
* Repoint to table stones of North Aisle West Gable	6.5	incl.
* Monitor water stains to North Aisle walls by redecorating stained walls and recording any leakage thereafter	9.2	200
* Monitor cracks in Chancel Arch by filling and recording at 6 monthly intervals over 3 years	10.5	DIY
* Repair loose woodblock floors under pews	12.1	see 2.3
* Add carpet to floor in Lady Chapel	12.3	1000
* Continue to service the organ regularly	13.2	200 Pa
* Infill gap under Vestry/Chancel door	14.1	100
* Structural Engineer to check weight of safe on floor and effect on Boiler House vented ceiling	14.2	incl. in 6.2
* Attention required to ease Toilet door catching on floor and damage	15.0	50
* Seal hole in brick vault of Boiler House to give fire stopping	16.2	incl. in 6.4
* Continue to check Boiler annually and ensure Certification obtained by CORGI Engineer	16.7	150
* Remove flaking paint on heating pipework and redecorate	16.9	DIY
* Check Electrical Installation and obtain Test Certificate and		

	continue to check every 5 years or as recommended by Engineer	16.5/17.3	300
*	Continue to have fire extinguishers serviced	16.6	100
*	Check lightning condition for earth test and continue to check every 5 years	17.4	75
*	Replace faulty organ light		
*	The loose electric heater in the Organ Chamber may be a hazard if left on and directed to a flammable surface.	17.6	100
	Consider making the heater fixed in a safe location	18.3	incl. in 17.3
*	Continue to maintain grass and trees in Churchyard	20.3	Local Auth.
*	Ensure Log Book is kept updated	21.1	DIY

WORK RECOMMENDED WITHIN THE NEXT 5 YEARS: Category (3)

		<u>See item</u>	<u>Approx Cost</u> £
*	Check chimney stack for ventilation & external condition from hidden roof side	3.5	incl. in 3.1
*	Replace missing/eroded hoodmouldings to Chancel windows	6.2	5000
*	Repoint upper parts of East Gable wall	6.3	500
*	Redecorate entrance gates	20.2	DIY
*	Repair two areas of dilapidated stone walls at NE corner of Churchyard	20.2	500 check ownership
*	Arborist to check tree condition and need for thinning out etc.	20.4	Local Auth.

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category (4)

See item Approx Cost
£

WORK REQUIRED TO IMPROVE ENERGY EFFICIENCY: Category (5)

See item Approx Cost
£

WORK REQUIRED TO IMPROVE DISABLED ACCESS: Category (6)

See item Approx Cost
£

APPENDIX

a. GENERAL

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

b. PRIORITIES

Where work has been specified as being necessary in the preceding pages a code number in brackets, from 1 to 6, has been inserted in the Margin indicating the degree or urgency of the relevant works as follows:

- (1) Urgent works requiring immediate attention
- (2) Work recommended to be carried out during the next 12 months
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structure and services.
- (6) Work required to improve disabled access.

c. SCOPE OF REPORT

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

d. CLEANING OF GUTTERS etc

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e. POINTING AND MASONRY

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f. HEATING INSTALLATION

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

g. ELECTRICAL INSTALLATION

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by

the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h. LIGHTNING CONDUCTORS

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

j. MAINTENANCE BETWEEN INSPECTIONS

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

k. FIRE INSURANCE

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO2 type where heating apparatus is oil fired.

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