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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 2011 QUINQUENNIAL INSPECTION

of the Parish Church of

S A I N T J O H N , C A S T L E S I D E

Diocese of Durham

Archdeaconry of Durham

Deanery of Lanchester

Historic Buildings Listing: Not listed

Conservation Area: None

Civil County and District: Durham

Ordnance Survey Map Reference: NZ 077 487

Date of Inspection: 1st February 2011

Date of Report: 21st April 2011

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

BRIEF DESCRIPTION

The original church dates from 1867, in a plain 19th century re-interpretation of the medieval Early English style to designs reputed to have been by the first Vicar, Revd. Wesley Farrar. This building consists of Nave and apsidal Chancel all under one roof without structural division, Vestry (with former Heating Chamber beneath) to the north of the Chancel and Porch (with former fuel store beneath) to the south of the Nave. The west gable of the Nave is surmounted by a bell-cote. Walls are of local yellow/buff sandstone (exposed internally); roofs are covered with Welsh slate. The main ceiling is a plastered faceted barrel vault.

To this has been added a western extension (2009) to contain Meeting Room, Toilet, Kitchen and Store. At the time of writing the external shell of this development has been erected but internal fitting-out awaits further funding. This has yellow/buff sandstone walling and Welsh slate roof covering to match the original building externally, with plastered wall and ceiling surfaces internally.

A plan of the extended 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. In addition to those prepared in 1990 and 1997, previous reports dated 1958 (G.E. Charlewood), 1963, 1968, 1973, 1979 and 1984 (all by Ian Curry) were available on the architect's file for reference in compiling the present one. The long interval since the last inspection has arisen from the protracted process of building the extension, which it had been hoped would be completed first.

Previous reports, where they survive, will form a valuable record of the condition of the building and of the work carried out over the past fifty years and should be kept.

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

Re-hanging of bell (1996/7).

Removal of chimney stack.

Various minor roofing repairs.

Treatment of woodworm attack in Vestry ceiling.

Erection of external shell of western extension, with associated external landscaping (2009).

Repairs to main ceiling.

Removal of baldachino from Sanctuary, completion of panelling on east wall behind altar and provision of skirting to cover gap left by past removal of heating pipes.

Overhaul of pipe organ to bring it back into use.

Provision of new stained glass window on north side of Nave (2002).

Removal of two heating units from Nave and installation of one new one (to accommodate new extension abutting west wall).

Installation of flagpole in church grounds.

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) DISUSED FUEL STORE UNDER PORCH.

ii) VOIDS BELOW THE SUSPENDED TIMBER PEW PLATFORMS AND FLOORS.

iii) ROOF VOID ABOVE THE NAVE/CHANCEL CEILING.

iv) INTERIOR OF THE ORGAN.

v) CEILINGS WERE EXAMINED FROM FLOOR LEVELS AND ROOFS FROM GROUND LEVELS, EXCEPT THAT THE NORTH-FACING LEAN-TO SLOPE OF THE VESTRY ROOF CANNOT BE SEEN FROM WITHIN THE CHURCHYARD OR FROM PUBLICLY ACCESSIBLE LAND.

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 reasonable condition generally, and this report is intended to help direct the efforts of those responsible towards an orderly programme for the work needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

As recorded in previous reports, the building has evidently suffered structural settlement over the years but all the crackings appear to be of considerable age, those re-pointed before 1984 have not re-opened and none of the others has moved significantly since the 1996 inspection. Detailed observations are included in the appended notes for comparison in the course of future quinquennial inspections.

The 1990 report mentioned that woodworm found in the Vestry and South Porch roof timbers had been treated by Rentokil Ltd. However, the apparent freshness of some of the flight holes in the Vestry ceiling boarding noted in 1996 suggested continuing activity and re-treatment has been carried out since on a do-it-yourself basis. This, and the sites of the apparently dormant outbreaks noted in previous inspections in the Porch roof and the entrance doors, should be kept under observation for any other evidence of continuing activity.

B) WALLS AND MASONRY:

The external walls are of local yellow/buff sandstone, with hammer-dressed finish. In general the stone continues to last well, with only superficial erosion of the surfaces in limited areas or isolated stones. As mentioned in the last two reports, the topmost stones of the buttress on the south side of the church are delaminating and the recommendation that the loose plates of stone simply be removed still stands. The same action should be taken where the laminating stonework on the Porch gable watertabling is concerned, as there are loose pieces which could fall at any time. An eroded or damaged stone south of the door in the west face of the Vestry also needs attention.

The pointing is of varying ages and types. Where the original pointing still survives it remains generally adequate - and certainly preferable in appearance to some of the later patchings. However, as reported in 1997, re-pointing is needed to open joints in the plinth around the church generally, under some of the window sills on the south side of the Nave and round the apse, to the buttress and to the walling behind the adjacent downpipe on the south side of the building. Open joints in the area affected by spillage from the leaking gutter on the north wall of the Vestry should now be added to this list. Great care should be taken over the mortar mix and pointing technique to avoid repetition of the mistakes of the past. With this in mind, as mentioned in previous reports, the hard cement pointing on the west walls of the South Porch and Nave is beginning to fall off and should be allowed to continue

to do so, as this type of pointing is potentially very harmful to the stone as well as visually disfiguring. The pointing on the north side of the church, carried out sometime between 1979 and 1985, is rather better but still not ideal.

In accordance with the recommendation of the last report the chimney stack rising from the north side of the Chancel has been removed and the roof slating carried over, thus eliminating the problems of the stack itself and the cause of persistent leakages and damage to the ceiling over the organ.

Previous reports have mentioned the loose masonry at the apex of the lean-to east gable of the Vestry, above the electricity supply cable bracket. This still await consolidation, and the pointing to this verge of the Vestry roof still needs attention where cracked.

The last two reports mentioned the need to re-open the blocked air vents at the base of the north and south walls of the Nave to ensure adequate ventilation to reduce the risk of decay in the timber flooring internally. No action has been taken as yet. Buff terra-cotta or perforated stone vents should be installed, rather than the red terra-cotta that have been used in a couple of places on the north side.

The western flanking wall of the causeway leading from the churchyard gateway to the South Porch has been rebuilt and extended on a new alinement to accommodate the entrance to the new Meeting Room. This new work is generally in good order but some of the pointing at the south end has been loosened by the severe winter frosts and needs renewal. The limited area of the eastern wall awaiting the re-setting of loose stones and re-pointing recommended in 1997 should be dealt with at the same time.

The small area of loose masonry in the south-west corner of the disused Heating Chamber still needs re-building (after the new service cables and pipes have been run through to the extension), and the walling around pipe penetrations through the walls of the disused fuel store (not seen in this inspection) presumably also still needs consolidation.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

All the roofs of the church are covered with Welsh slates and those on the original building appear to date from its construction so will be reaching the end of their useful life. A lot of patchings are evident and clearly some significant repair work has been done since 1997, dealing with all the problems identified in the last report and leaving the roofs in serviceable condition for the time being. Some minor routine maintenance is needed where isolated slates have slipped, been broken or gone missing - see the appended inspection notes for details.

When the slating repairs are carried out the roofer should be asked to check the lead valley linings and the flashings at the abutments. In view of the present spate of lead thefts it

would be prudent to disguise all accessible lead with a dark grey bituminous paint and mark it with 'Smartwater' identification fluid - which should be registered with the manufacturer as recommended by the Ecclesiastical Insurance Group.

The mortar pointing of the ridges of the main and Porch roofs needs patching in places, and open joints between the gable watertabling stones on the south gable of the Porch should be filled. Some of the ridge tiles on the main roof appear to be split and these should be kept under review - renewal may be necessary in due course, if only to prevent damage or injury caused by fragments of tile sliding down the roof.

Where the slating of the south slope of the Nave roof comes down past the footstone of the west gable a piece of timber nailed onto the side of the end rafter supports what looks like a loose piece of stone. As suggested in the last report, it would be sensible to remove both the additional timber and the piece of stone.

The eaves guttering and downpipes are all of cast iron. None of the repairs recommended in 1997 appear to have been attempted so a considerable amount of work now needs to be done. The guttering round the curve of the apse has disintegrated in places and what remains is beyond saving so the entire run, between the easternmost downpipes on the north and south sides of the building, should be renewed. Although heavily corroded in places the rest of the guttering on the original building still has some life left in it so should be repaired where necessary and repainted. In particular, the crack in the gutter on the east side of the Porch should be bandaged or the broken length replaced, and both the joints of the Vestry guttering are leaking so need sealing.

Several of the downpipes are blocked or broken and need clearing, checking and repair or renewal of fractured sections. Particular instances noted in the inspection include the hopper head and downpipe east of the Porch (the fixings of the head appear to have gone and the lower length of downpipe is split), the downpipe beside the buttress projecting from the south side of the church (the short bottom length of this pipe is broken, leaving the section above unsupported and its top offset is not connected to the gutter outlet), and the downpipe on the north side of the Nave (where there is a hole in the back of the lower main section - perhaps repairable by bandaging). Most of the blockages seem to be those reported in 1997, suggesting that routine checking and clearing of gutters, downpipes and gullies has been neglected. This should be undertaken at least once every six months.

Maintenance is hampered by the feet of three of the downpipes being obstructed: That immediately east of the Porch on the south side of the Nave where the shoe is set tight down on the gully, so it will block easily and cannot be cleared - as noted above the bottom length of this pipe is split, probably by freezing of water trapped in it by a blockage. When renewing this split length it should be cut shorter and the shoe re-fitted with sufficient clearance from the gully. The second case is the easternmost pipe on this side, where again the shoe is set too close to the gully. The third instance is the eastern downpipe on the north side of the Nave,

whose foot has been cemented into whatever the drainage arrangement is. This totally prevents checking and clearing and should be remedied by providing an open shoe discharging over a gully.

The Welsh slating, blue-glazed clay hip and ridge tiles, cast aluminium eaves guttering and downpipes on the extension all appear to be in good order except that the gutter on the south side appears to slope away from the outlet. This may have been displaced by sliding snow in the recent severe winter and should be re-set. The drain from the northern downpipe which runs through the undercroft of the extension has yet to be taken though the south wall to connect to the underground drainage.

D) WINDOWS AND DOORS:

The church has a number of stained glass windows dating from the 19th to the 21st centuries (in 2002 a new stained glass window was introduced on the north side of the Nave), of varying quality but all worthy of preservation if only because they represent memorials. Only one bears an artists' name - Baguley of Newcastle. All appear to remain in fair condition.

The rest of the windows have uncoloured leaded glazing, which also remains in good order.

The wire guards protecting the stained glass windows were either re-galvanized or renewed between 1990 and 1996. All seem to remain in good condition, though the shortcomings in their original design and fitting were perpetuated, with some fixed on the outer wall face obscuring the form of the windows.

The main entrance doors in the Porch could do with minor repair - possibly including replacement of their external weathermoulds - and re-finishing of their outside faces. The door to the former Heating Chamber under the Vestry has been refurbished since the last inspection and provided with a new lock, but will need repainting soon.

The western extension has painted hardwood windows and entrance door, all in good order apart from distortion of the plastic vent on one of the south-facing windows.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The floor of the main body of the church comprises timber platforms to pew and choir stall areas, and stone paving to the passageways and in the Sanctuary. The timber platforms appear to remain in fair condition and there is a good depth of sub-floor void but, as mentioned above, ventilation of this void should be improved in order to reduce the risk of decay. The stone paving is slightly eroded in places - notably in the Sanctuary - but not to the point where any action need be taken particularly as this - and that down the central passageway - is covered by carpet. The timber floor of the Vestry is also fully carpeted and feels reasonably firm underfoot.

The walls of the Vestry are plastered and painted. The problem with its paintwork noted in 1996 is now much more pronounced, as it is peeling off the east and west walls. Incompatible paint layers are the most likely cause, exacerbated by condensation, and the walls may have to be stripped back to bare plaster at the next redecoration if the problem is not to recur.

Throughout the rest of the church the internal wall surfaces are of exposed hammer-dressed sandstone. This seems to remain in good condition generally, disrupted only by the dormant structural crackings already referred to and occasional signs of damp penetration. As commented in the last report, the hard cement pointing to some of the structural crackings does nothing to help stabilise them and draws more attention to them than they warrant. It probably cannot be removed without risk of damage to the stone and certainly should not be repeated.

The lower parts of the walls of the apse are covered with oak panelling, which has been carefully extended to cover the gap exposed by removal of the baldachino and provided with a skirting to cover that left by removal of the old cast iron heating pipes.

The ceiling of the worship area is of painted plaster subdivided into panels by moulded timber ribs. Considerable concern over the condition of this plaster was expressed in the last report but since then the damaged areas have been repaired and the cracked areas checked for security of the attachment of the plaster to the laths. They should be re-checked prior to the next redecoration. Some cracks still show but appear to be stable and merely need filling in preparation for repainting. The decoration is of considerable age and shows pronounced 'pattern-staining' - the lines of the structural timbers revealed by different degrees of soiling. Total re-painting of the plaster panels remains desirable, taking care to work round the gilded emblems in the apse ceiling. The present colour seems a good choice and could simply be repeated.

As commented in 1997, the door into the Vestry could do with stripping and re-varnishing in the course of any general re-decoration. The new door between the Nave and the western extension catches slightly on its frame so needs easing.

The furnishings throughout the building seem to remain in good order.

The ceiling of the former Heating Chamber under the Vestry is of an asbestos-cement sheet, Though not dangerous if left undisturbed, it would be worth painting over this material to seal in any potentially loose asbestos fibres. A small quantity of what looks like asbestos rope remains in the flue connection of the old boiler, and if proved to be this material it should be disposed of by a licensed firm. Any asbestos or suspected asbestos-containing material should be identified with warning labels and recorded in an asbestos register for the building.

The interior of the western extension remains to be finished, with the plastering of its internal wall surfaces left incomplete when funds ran out and much of the joinery as well as all the decoration still to do.

F) INSTALLATIONS:

The **electrical** installation was completely renewed prior to the 1990 inspection, to a good standard, in MICC cable with outer p.v.c. sheath. Some later adaptations apparently to do with the heating have been carried out with ordinary p.v.c. insulated cable, which effectively downgrades the quality of the installation as a whole. However, the only obvious defect noted in the inspection was the loss of the light fitting in the former Heating Chamber under the Vestry and what appear to be bare - and possible live - wires where it had been. This should be checked and if necessary made safe before anyone enters that area again. The installation in the western extension was commenced but suspended part way through when funds ran out and although most of the cables appear to have been run at least some still need clipping into place (notably in the undercroft) and the second-fix work has yet to be started. As a matter of routine the entire installation should be tested at least once every five years by a suitably qualified electrician and his written test report filed with the Church Log Book - testing of the existing installation is reported to have been carried out in 2009 but no certificate was produced to support this, so unless it can be proved to exist re-testing should be carried out within the next six months.

The **heating** system was totally renewed before the 1990 inspection with four Temcana 'Kestrel' gas-fired convectors with fan-assisted flues. Unfortunately two of these units had to be removed in 2008/9 as their flues discharged through the west wall of the Nave, and despite their being of no great age the manufacturers declared them obsolete when approached for replacement flue parts so the heaters had to be discarded. One new heater was installed, on the north side of the west end of the Nave, by way of partial restitution but another is still awaited, to go on the south wall. Without it the system is not coping in very cold weather. Given the unhelpful attitude of 'Drugasar', the manufacturers of the units in question, it would be sensible to change to a different make if possible.

The wire guards to the heater flues are beginning to rust and should be painted to prevent this worsening and staining the stonework.

As commented in 1997, consideration should be given to removing the defunct boiler from the former Heating Chamber - taking account of the above comments regarding asbestos.

Since 1996, the **pipe organ** has been overhauled and brought back into use. It is an original Nicholson & Newbigin instrument dating from 1902, of modest scale to suit the size of the church, and has been certified as being of historic value, grade II.

At the time of the last inspection the **bell** was at Pembleton's workshop and shortly afterwards was re-hung in the western bell-cote. As far as can be judged from ground level it appears to be in good order but its fittings could do with painting and its bearings should be lubricated.

The original **lightning conductor** consisting of a braided rope coming down the west wall of the Nave has been extended and re-routed to avoid the new western extension to the building. The additional cabling is in p.v.c. coated aluminium and now comes to earth on the north side of the building. It was tested at the time this work was done in 2009 so should not need re-testing until 2019.

The church is adequately equipped with **fire extinguishers**, serviced annually.

The original **plumbing** installation remains in reasonable order but, as recommended in the last two reports, it would be worth insulating the cold water pipe in the disused Heating Chamber to protect it from frost. Quite how it has survived the recent freezing winter weather is unclear. At the same time the temporary extension to provide a tap on the door lintel just outside this chamber as a water supply for construction of the extension should be removed. The plumbing (and heating) installation in the extension itself has not been begun.

In 2009 a new **flagpole** was erected in the church grounds, on the axis and to the east of the building.

G) CHURCHYARD:

The grounds of the church do not constitute a burial ground and for the most part are simply grassed. Maintenance is the P.C.C.'s responsibility, and the general impression is very tidy, although the attractive castellations of the hedge along the main road frontage appear to be being left to grow out.

As mentioned in the last three reports, various sections of the stone boundary walls need re-pointing and some limited areas also need re-bedding where stones are coming loose. See the appended inspection notes for details.

The drop on the west side of the altered entrance causeway being more than 600mm, railings are needed for safety.

The existing railings on the road frontage, along with the entrance gates, need repainting. The latch on the gates needs repair or renewal.

SUMMARY AND PRIORITIES

The church is basically sound and generally well looked after. As well as the exceptional effort involved in having the shell of the western extension constructed, a lot of good work has been done on the original building since the last inspection.

Although not strictly repair, the main concern now should be the completion of the extension to bring it into use, as this will then support the continuing use of the church building as a whole. As far as repair works go, the most significant remain the various defects in gutters and downpipes (understood to be being pursued actively with funds donated for the purpose) and the need to rebuild limited areas of the stone boundary walling.

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) Instigate completion of western extension.
- b) Clearing, repair/replacement, painting and sealing of rainwater gutters and downpipes.
- c) Minor repairs to roof slating, pointing of ridges and gable watertablings, checking of valley linings and abutment flashings; painting of leadwork to disguise it and marking it with 'Smartwater' if not done already.
- d) Removal of loose asbestos and painting of ceiling in former Heating Chamber; entry of suspect materials on an asbestos register for the building.
- e) Making safe of electrical wiring where light fitting has been removed in former Heating Chamber - preferably by providing new fitting.
- f) Removal of loose laminations of stone from south side of Porch and from buttress top on south side of church.

(Range of likely cost: £5,000 - £7,500 excluding completion of extension)

III. ESSENTIAL within the next YEAR:

- g) Repair and repainting of external doors; painting of wire guards to heater flues.
- h) Servicing of heating units; installation of second replacement heater in Nave.
- i) Insulation of cold water pipe in former Heating Chamber; removal of temporary tap.
- j) Painting of boundary railings and gates; repair/replacement of gate latch.

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

IV. NECESSARY within the next TWO YEARS:

- k) Re-pointing and limited re-bedding of sections of stone boundary walls.
- l) Painting of bell fittings and lubrication of its bearings.

(Range of likely cost: £3,000 - £5,000)

V. NECESSARY within the next FIVE YEARS:

- m) Re-testing of electrical installation.
- n) Keeping sites of woodworm attacks under observation; further re-treatment if necessary.
- o) Re-pointing of specified areas of external masonry of the church; consolidation of masonry at apex of east gable of Vestry and loose areas of masonry in underfloor chambers; removal of loose fragment of stone trapped at western extremity of southern eaves of Nave.
- p) Re-opening of blocked vents to underfloor void.
- q) Checking of security of plaster, filling of crackings and redecoration of main ceiling; re-decoration of Vestry and re-finishing of its door.
- r) Keeping split ridge tiles under observation; replacement if fragments start to fall.

(Range of likely cost: £7,000 - £9,000)

VI. FUTURE Repairs:

- s) Replacement of older heating units.
- t) Review of structural crackings.
- u) Inspection of former Fuel Store under Porch.
- v) Eventual re-slating of main roof.

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CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT JOHN, CASTLESIDE

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

DATE OF REPORT	21ST APRIL 2011
DIOCESE	DURHAM
ARCHDEACONRY	DURHAM
DEANERY	LANCHESTER

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