



**DIOCESE OF DURHAM  
HOLY TRINITY CHURCH,  
SEATON CAREW, COUNTY DURHAM TS24 7QX**

**ARCHDEACONRY OF DURHAM  
INCUMBENT REV. PAUL T ALLINSON  
CHURCH WARDENS: MR A BROWN, MRS J HAMILTON**

**INSPECTION OF CHURCHES MEASURE 1955  
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991  
QUINQUENNIAL INSPECTION 18 AUGUST 2010 AND REPORT OCTOBER 2010**

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## REPORT ON THE 2010 QUINQUENNIAL INSPECTION



### 1.0 PREMISES IDENTIFICATION

Holy Trinity Seaton Carew, County Durham, TS24 7QX  
OS Reference – NZ 50856 32125  
Archdeaconry of Durham  
Date of Inspection – Wednesday 18 August 2010  
Weather – sunny

### 2.0 SITE AND LOCATION

The church is situated at the west end of Church Street, set behind the principle coast road running north to south and within an area of open land. The northern boundary is a public open space. To the south is the cemetery, to the east is Church Street and the attached church hall and to the west are the school grounds of Holy Trinity C of E Primary School. There is an area to the west for turning and parking of cars.

### **3.0 GENERAL DESCRIPTION OF CHURCH**

The church was built in 1831 to the design of Thomas Pickersgill of York. The chancel and west gallery was built in 1842 by George Jackson of Durham with alterations in 1891. It is constructed of coursed sandstone beneath a slated roof to a simple rectangular plan having a nave, chancel and sanctuary. It contains a vestry and organ chamber on the north. A gallery on the west end above the nave. A square tower at the west end with tall obelisk pinnacles and thin angle buttresses, circular stair to the gallery projects beyond the tower beneath a stone roof.

Access to the church is at the base of the west tower from the south side. There is an unused porch leading to the chancel from the south side. The church hall and toilets are situated on the north east corner with independent access from the south as well as an internal link via the vestry. Heating is by a gas fire boiler contained within the hall extension. Surface water drainage is thought to be to soakaway.

The church is a Grade II listed. Pevsner describes it as a "type known as commissioners churches". That is, a building to accommodate the greatest number of persons at the smallest expense. The Bishop of London at the time described church building as "a work of prudence no less than charity".

The following extract of Parish history is contained on the web site:-

"Holy Trinity church stands in a secluded spot about 100m from Seaton Carew beach. It began its life as a chapel within the Parish of Stranton and was consecrated on the 29 September 1831 to Care Spiritually for the needs of the growing number of local villages and workers in the area. On October 21 1841 consent was given for Seaton Carew to become a Parish in its own right. Funds were raised to extend the church building, the chancel and gallery. A clock was added to the church tower and the church aisle was extended, and in 1842 a vicarage was built and a wing added in 1860.

In the four years from 1890 there was much new development of the church. The chancel was re-ordered, an organ chamber built and a new organ installed. A vestry was added with access to the chancel and with that much of the shape of the church as we know today was in place.

On Sunday 6 February 1921 a new clock, a ring of bells and in the nave a plaque to the fallen was unveiled."

### **4.0 PREVIOUS INSPECTIONS**

1995 Burns Architects, Castle Eden

2005 Mr A I Barnes, Castle Eden

### **5.0 REPAIR WORK OR NEW WORK SINCE LAST INSPECTION**

The log book contains the following information:-

2006 - Faculty application for re-wiring and re-lighting

The churchwarden advises that the electrical system was checked this year as was probably the gas. Test certificates were not available at the inspection. These are to be placed in the Log Book.

## **6.0 SCOPE OF REPORT**

- 1 This report is made from a visual inspection from ground level only and to the accessible roof void over the nave. A limited inspection was carried out within the bell tower. Boarded floors and ceiling voids have not been opened up for inspection.

The Hall buildings are outside of the report.

- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.

## **7.0 APPRAISAL**

### **INTRODUCTION**

The following commentary inevitable dwells on the defects noted during the inspection, but it needs to be emphasised at the outset that the church is in good condition overall and well cared for. The report is intended to marshal the observations made under headings of the building elements. In the following Section 8 the items that require repair are reorganised under priority.

### **STRUCTURAL CONDITION**

The building is of traditional sandstone construction. The stones are showing a reasonable amount of erosion as a consequence of its age, marine location, industrial pollution and cement mortar repairs. The faculty record (see rear of report) shows that there was restoration to the tower in 1950 and 1981 and that the walls have been attended to in 1963 (coping stones) and a larger round of pointing and replacement stonework in 1986. Some of the replacement stonework does not match the tooling finish of the surrounding original fabric and, where work has been carried out with cement pointing, it has further accelerated the erosion of the stones at their joints. The church has recognised the need to maintain the fabric and has secured quotations in early 2008 for repair works. It is not possible to compare the two quotations like-for-like due to their different measuring and quotations methodologies. To enable a tighter control of expenditure, it would be more appropriate to provide a tender package of drawings, specification and quantities to be submitted to contractors to procure competitive tenders. The church has begun its fundraising and is driving towards securing necessary sums.

There is no sign of cracking to the structure externally. Internally, it can be seen that the east gable has some light historical cracking that is probably due to the reduced wall/window ratio of fabric and possible ground movement as this was built later than the original nave. At the western end there is a change of wall surface level, as the tower joins the west gable of the nave, which does not appear problematic. However, within the tower itself, there are cracks to the walling in the bell chamber. It is not unknown to find these and they are colloquially known as 'ringing cracks' caused by the swing of the bells. However, the bells are within a cradle and are in a fixed position and struck by the clappers – so this set up should not be affecting the structure. The bells were installed in 1921 (along with the clock). However, the frame is fixed at the diagonals with iron which is rusting and is beginning to split the stones. This may be a difficult and relatively expensive repair, which is discussed in more detail later in the report. There are a reasonable amount of open joints externally on the tower – particularly at the bell chamber louvres which require attention.

## ROOF COVERINGS AND RAINWATER DISPOSAL

The faculty record shows that the roof and gutters were repaired in 1949 and 1963 and that it was re-roofed in 1991. This would explain why the roof covering is not parallel and scissors at the water tabled gables of the nave. The angle of the new roof rafters is not as the original and as a consequence there are difficulties with waterproofing the gables. The mortar flashing appears thin and inadequate to confidently seal the junctions and it is worth considering whether the gable top should be rebuilt to the same angle of the roof slope, but higher, to enable lead flashings to be used with a good upstand.

There are some ridge tiles and slates to replace, but the roof surface is in generally good condition. The vestry features mineral felt gutters, as a result of lead theft and it would be preferable to revert to leadwork as the material would provide a long service covering. It is understandable that re-occurring lead theft would make this unviable – so, when the felt gutters break down, it will be appropriate to replace them in a more durable rubber compound that can be hot air welded in grey colour. The rainwater goods are principally cast iron and require redecoration. The nave has a plastic downpipe which could be replaced. The downpipe from the sanctuary to the vestry has an elementary connection in leadwork to the downpipe, which is creased and folded and this should be remade. The east elevation tower downpipe needs a directional shoe to direct water away from the nave roof lead flashing abutment and above this point the chute from the tower roof needs the birds nest removing, stonework repairing and lined with leadwork.

The cast iron eastern nave downpipe requires a shoe into the gulley and the cracked end pipe should be replaced. Chancel downpipe requires checking for free running and straightening up. The gulley requires forming correctly.

## WALLS AND MASONRY

The erosion pattern to the exposed gable stonework in the roof void is puzzling. The east gable has significant erosion up to 3" deep and the stones appear to be hollowing out and as a consequence are undermining the water tabling on the

gable and this has the potential to collapse inward. The erosion on the west gable, however, is different in that the stones are rounded at the joints. It may be as a consequence of the nature of the sandstone in that the matrix bonding the sand grains together is breaking down differently because of the individual gables orientation. It appears the erosion has been there a long time, but it does require attention.

When the roof was rebuilt, peculiarly the purlins were not built into the wall as is usual practice and the previous pockets from the earlier roof are evident and need infilling. The east end purlins have remedial steel ties through the gable. The west does not. The west gable requires consolidation within its construction with a grout, particularly because of its association with the tower which will be no doubt gaining support from it.

## WINDOWS, DOORS AND EXTERNAL JOINERY

They are all in good condition. There is some minor cracking to glass visible at the balcony at the perimeter of the lancets, which doesn't require attention. There is a dirt build-up on the outside of the glass which is now encapsulated by the recent polycarbonate glazing protection – it would be wise to have the glass cleaned and to sweep out the reveals of any build-up of sand from erosion. Should church funds allow, it would be good to see the polycarbonate panels replaced in the future with polyester powder coated wire mesh screens – they let in more light and the polycarbonate will become more obscure with age.

The unfortunate introduction of timber eaves fascias when re-roofed means that there is a high level repainting requirement and therefore all the external timber elements need periodic redecoration and should be attended to within the next five years.

## FLOORS, INTERNAL FITTINGS AND FINISHES

The floors are boarded in the nave and chancel. The underfloor ventilation from the external air grilles needs to be maintained to ensure there is adequate sub-floor ventilation to reduce the possibility of insect and fungal attack. Circulation areas to the nave are in red carpet on top of pine woodblock flooring, which is in good condition. The wall and ceiling finishes are in good order and the church is well maintained. There has been a recent wall paint finish at the east window in a sandy masonry paint material, which is dissimilar to the flat emulsioned plastered surfaces elsewhere. There is some damp penetration showing at the nave/chancel roof junction at the eastern end and above the lancet on the north elevation close to the chancel arch. Future stone replacement and repointing should reduce the instance of water penetration to the wall surfaces. The vestry ceiling has minor cracking by one of the light fittings, which is easily remedied – as is also the dado panelling behind the vestry radiator, which requires repair.

The internal fittings are of a high quality, particularly the chancel furnishings by Thompsons of Kilburn. The pictorial glass is of special note.

## TOWER

The base of the tower forms the entrance to the church. Within this lobby are the former weights cupboard for the clock, whose joinery needs some attention, as

does the low cupboard opposite it. Worn stone stairs lead to the balcony and upper tower stages and, whilst there is a recently installed handrail, consideration should be given to the resurfacing of the stones to improve access. They do require the sand sweeping from them.

The first stage provides access to the balcony and features a small unguarded landing where the bells can be operated from. This then provides a ladder to the bell to the clock. Guarding should be provided at the foot of the ladder. The clock installed in 1922 stopped in 1987 and the church has a quotation for its renewal. It is understandable, due to limited church funds, why this is not operating – however, its loss is a shame and there is no doubt that redecorated and gilded clock faces should be considered with the stonework repairs. The third stage contains the bell chamber which fully fills the space. As a consequence, one has to climb through the bells to gain access to the roof externally. This has evident health & safety risks and is a barrier to periodic inspection of the roof. Because of the cracking to the walls, the difficulty in getting to them to repair them, the issue of the bell frame structure cracking the stones, that there is a clock that doesn't work – for the good of the access to the tower roof, might it be considered that a modification to this chamber be made by providing a secure ladder access to the roof. The provision of this would require a reduction in the amount of bells and possibly the abandoning of them and this of course will require considerable discussion and review and is offered for debate.

## INSTALLATIONS

Electrical	Whilst tested last year, the certificate was not available at the inspection and should be inserted in the log book.  The supply appears to come into the vestry distribution board via the east window. It is not the best arrangement and should be reconfigured away from the window to enter the rear of the distribution board on the wall. The distribution board was not inspected. The installation generally appears in good order. However, there is some exposed cable in the tower and roof board that would be better in conduit or stripped out if redundant.
Lighting	The lighting system appears in good order. The chandeliers in the nave are a particular asset and contribute well to the appearance of the nave.
Sound Loop	A sound reinforcement system and induction loop were installed in 2002 on the balcony and it is understood this will be boxed in in the future.
Heating	Church heating is by an Ideal Concord CXA boiler situated in the boiler house (which also contains an Ideal Classic LXFF fanned flue gas boiler for heating and hot water to the hall). Inspection records of both were unavailable at the time of the inspection. Heating to the nave is by large diameter hot water pipes running parallel to the pews plus two column radiators. There are also two fan convectors at the west under the balcony. The vestry is heated by a boxed radiator. The high level surface pipe above the door to the extension appears to be leaking.
Plumbing	None features in the areas of the report

Drainage The surface water drainage is most likely to soakaway but needs clarification. Gulleys need to be clear of all leaf debris. It would be wise to check the gutters, downpipes, gulleys, roofs after the autumn leaf fall and rod out any drain runs to ensure water clears easily.

## FITTINGS

Organ Installed in 1891. Service records were not available for inspection. Details of the organ should be provided to assist future quinquennial inspections. The Faculty record identifies that it was cleaned and overhauled in 1958 and repaired in 1994 when the soundboard was flooded with scotch glue, pallets re-leathered, upper boards removed and planed to fit and replacement of damaged pedal leatherwork.

Bells The bells were cast by Taylors of Loughborough and installed in 1921. The frame features five bells on timber and steel frame supported by steel diagonal ties built into the walling which are rusting and their expansion is beginning to push the stone apart. The timber cage containing the bells is strapped with rusting metal straps and needs redecoration. The bell frame fills the whole of the tower stage and therefore safe access to the tower roof is impossible. The PCC needs to consider the retention of the bells in the context of the expense of repairing the bell frame supports and the prevention of access to the tower roof. The absence of a working clock means the bells are not struck? Removal of the frames would also enable accurate assessment of the cracking that is occurring to the walling.

Clock The clock was made by Wm Potts & Sons in 1920 and delivered under the banner of H Lamb of West Hartlepool. According to historical records the clock was installed on 31 December 1920 (the date of the Faculty permission is March 1921). It was regularly maintained until 1987 when it stopped. There is extensive surface corrosion through the whole mechanism. The clock weights were lowered for safety reasons at an unknown date. It features 4ft diameter skeleton dials with Roman numerals gilded on a black background, which has since worn away. The clock was designed to strike the hour on the tenor bell and the Westminster/Cambridge quarter chime on the four quarter hours and was fitted with a mechanical night silencer. A quotation for refurbishment was received in September 2005. The refurbishment of the clock should be considered in conjunction with previous comments regarding the bells.

Fire Extinguishers The PCC are directed towards the explanatory notes at the rear of the report regarding extinguishers. Advice can be obtained from the Fire Prevention Officer of the local Fire Brigade and all extinguishers should be inspected annually.

Curtilage The church has an extensive curtilage made up of the burial ground, large car park area, informal grassed areas and a wild garden. The church owns the walls on all four boundaries which comprise a mixture of brickwork and stonework. It contains a number of semi-mature sycamores (to the south) and smaller self-seeded specimens, none of which are believed to be the subject of a TPO. Trees are having an influence on the boundary walls and it would be wise to remove the trees against the south and west boundary walls. Those parallel to the southern elevation of the nave need keeping in check. They are not yet fully grown and

have the capacity to influence the foundations by seasonal ground movement. The boundary walls are in generally good order, though repointing is required (see architects inspection notes and priority list). Vegetation should be removed from the east wall and then visually checked.

It would be nice to see the entrance gates and post repaired and decorated. Bringing them into use could improve security of the site. The concrete paving surrounding the church is cracked, particularly at the tower where a few kerbs need to be remade. The tarmac car park area appears in good order, as does the graveyard. The church has undertaken a round of headstone checking and the soft landscape is attended to.

An attractive feature of the western curtilage is the wild garden, which features meandering paths.

Of most concern is the northern brick boundary wall adjacent to the Seaton Carew Bowling Club. It is leaning out dramatically opposite the club and has the potential for collapse, no doubt as the ground on the opposite side is lower.

## 8.0 PRIORITIES

£

The church remains sound and is evidently well cared for. Its internal presentation is particularly satisfactory. The stained glass is a particular delight.

The known problem which will give rise to significant expenditure in the future is the replacement stonework. Quotations received are £67,500 and £90,000. Attention to the nave and chancel roof/gable junctions is required to improve resistance to water penetration. Further inspection of the tower by a structural engineer is suggested.

Most of the other recommendations are of a routine maintenance.

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired.

To assist the Parish, the Diocese and potential funders possible approximation of costs provides a guide for budgeting purposes. The costs are based on typical costs for the works described currently at the date of the report. No allowances have been made for professional or other fees.

The general stone replacement costs are included in the following list; however, its quantities, locations and specifications require further assessment and scheduling.

### URGENT

External	Consolidate west nave buttress BW1.	250
	Cover lighting strap on tower, securely fix to lead roof, straighten up strap on north east pinnacle.	250
	Structural engineer to inspect tower.	500
	Inspect and establish stability of north boundary wall, renew as required.	1,000
	Check status of nave roof tiles after autumn leaf fall.	-

### WITHIN 1 YEAR

External	Repoint open chancel and nave ridge tiles.	200
	Check footing of nave cross.	-

	Replace missing and broken slates.	250
	Inspect organ loft roof abutment to nave – suspected water penetration into organ loft.	300
	Remake chancel nave flashing junction.	300
	Clear out lower level air grilles/air bricks.	-
	Provide guarding.	50
	Check and plumb up chancel rainwater pipe and paint.	75
	Paint nave and chancel corbel timber fascia.	400
	Inspect stonework and pointing at window WN4 as damp is showing internally.	250
	New stonework at north chancel buttress BE3.	350
	Repoint open joints in stonework at the following locations:	6,000
	south nave gutter corbel	
	north kneeler	
	sanctuary gable parapet (check and remove vegetation)	
	vestry corbel	
	east lancets of tower, nave junction, plinth and west cornice and pinnacles	
	Repoint cement repairs to east chancel.	500
	Repoint open joints in windows WS1 and WS3.	200
	Clear tower nest, renew stonework and lead line chute.	150
	Check chancel/roof mortar abutment.	250
	Add rainwater pipe shoe.	50
	Cut back west boundary overgrowth and inspect.	-
	Remake chancel gulley, plumb up downpipe and check free running.	75
	Remake east vestry downpipe and plumb up chancel to vestry downpipe.	75
Internal	Procure damp report to internal tower walls and cupboard.	-

Clean out cupboard and add skirting to close gap.	30
Remove sand from tower stairs and roof space.	-
Provide stair guarding at tower first stage.	300
Repair floorboards at cupboard.	40
Establish nature of surface electrical cables and put in trunking as required.	-
Point up lancet keystone and brush down reveals.	40
Fix guarding to hatch at second stage.	300
Monitor west lancet crack in second stage.	-
Monitor third stage (bell chamber lancet cracks).	-
Create hinged access door to roof.	250
Consolidate roof void west gable stonework.	350
Repoint lancet WS1.	75
Fix balcony flooring.	75
Repair high level leaking heating pipe in vestry.	50
Sweep out rear of vestry radiator and repair paneling behind.	125
Fix back organ loft pipe insulation.	-

#### **WITHIN 2 YEARS**

External	Relay gutter mineral felt or replace.	450
	Commence stone replacement	67,600-90,000
	Fill open joints on stonework.	4,000
	Rebuild west and east gable water tabling.	3,000
	Remove redundant telephone bracket on north elevation.	150
	Prune south elevation trees.	200
	Remake vestry downpipe.	75

	Repair vestry window pointing.	75
	Renew tower crenellation stone on east elevation.	75
	Fix down lead over embrasure.	50
Internal	Repaint tower window cill.	50
	Repair tower stone floor at nave door.	400
	Repair first stage floorboards.	75
	Repair cupboard and add handle.	50
	Plaster repair to second stage lancet (after external pointing).	300
	Remove redundant loose timber to bellchamber.	-
	Form duck board to tower roof leadwork.	75
	Infil purlin pockets in gable stonework.	150
	Redecorate and ease balcony doors.	50
	Take down window guards and clean glass. Consider reinstatement in polyester powder coated wire mesh.	2,000

#### **WITHIN 5 YEARS**

External	Reorganise incoming electrical power supply at vestry.	300
	Paint intruder brackets to hall complex.	50
	Repoint air bricks in lime mortar.	250
	Remove ferrous window guard fixings.	100
	Renew porch slating and water table abutment.	250
	Redecorate east gable apex vent grille and fix inset mesh.	75
	Remove redundant tower flagpole holder.	75
	Renew perimeter concrete paving and replace chipped kerbs.	350
	Remake/remove short length of east boundary brick wall.	150
	Remove trees against south and west boundary walls.	150
	Trim back semi mature sycamores to south nave.	150

	Repoint boundary walls as required (see architect's inspection notes).	800
	Remove vegetation from east wall and inspect.	-
	Redecorate entrance gates, add latch, replace posts and renew hinges.	350
Internal	Resurface tower treads.	450
	Form permanent ladder access to tower roof.	500
	Develop strategy to replace rusting bell frame supports.	-
	Clean down and paint all rusting straps on timber frame.	1,500
	Reinstate working clock.	6,500
	Overhaul and oil ringing mechanism. Install autowind mechanism	2,300
	Repaint clock faces.	2,500
	Procure damp/rot report to tower roof construction.	-
	Monitor lancet cracks at balcony.	-
	Renew rusting glazing support bars and tie wire to balcony and nave lancets.	450
<b>FUTURE</b>		
	Renew porch moulded stops and chancel lancet moulded stops.	400
	Renew tower south cornice and lancets label stops.	2,500
	Install railings.	2,000
	Remake litter bin.	250
<b>SECURITY</b>		
	Provide movement activated security lighting on the north elevation and rear of hall.	450
<b>DISABLED ACCESS</b>		
	Consider permanent ramp to church entrance at base of tower.	1,200
	Remove threshold bar at nave entrance double doors.	50

# APPENDICES

# ARCHITECT'S INSPECTION NOTES - HOLY TRINITY CHURCH, SEATON CAREW 18 AUGUST 2010

David Beaumont, RIBA, AABC

\* denotes items requiring attention / review

## CHURCH EXTERIOR

### NORTH ELEVATION

**Chancel** The Nave clay angled ridge tiles are sound. There are three or four that need  
**Vestry &** the sockets pointing, the chancel's are ok. The slating is in good condition  
**Organ Loft:** with some minor cracks and chips. A slipped slate over the Vestry roof close \*  
to the stone hip. Its abutment to the Nave water tabling is weather proofed by  
felt partially over the parapet top. At the eastern end the slating scissors \*  
above the water tabling at the foot. This suggests poor rafter installation. The  
gutters on the Nave are cast iron with two c.i. downpipes to gullies. The \*  
eastern requires a shoe into the gully and the cracked pipe end should be  
replaced.

The Chancel, Vestry and Organ Loft gutters are lined in green mineral felt (no  
doubt as a result of lead theft). This work has to be seen as temporary  
nature. The sheet laps are not in the direction of the fall (apart from the  
Vestry). The downpipe to the sanctuary is not plumb, needs decoration, \*  
realignment and checking for service. These roof abutments are dealt with in  
either lead work or mortar pointing.

The Chancel to Nave junction mortar pointing is thin. There may be evidence \*  
of water penetration internally. Some lead flashing missing at the organ loft  
abutment to Nave. All gutters should be checked for free running.

The stone walling to the Organ, Loft and Vestry is different to the Nave;  
coursed, some large blocks integrated into the bond at the Organ Loft.  
Narrow bed jointing and some weathering of the stones but nothing \*  
significant. The plinth stone work has open joints. Windows are simple  
lancets with chamfered dressed panels. The no doubt necessary anti-vandal \*  
spikes to the vestry roof are horrifically serviceable. It might be better to paint  
the galvanised brackets a more sympathetic colour for the stone.

**Nave:** The sandstone walling, laid to course, is showing some signs of wind erosion  
at lower level and particularly at bay 1 and part of bay 2 where the wind is  
whipping around the corner. Some mortar jointing is now proud. A couple of  
deep pockets are being formed in the stone work and this area should be \*  
renewed. Also close to buttress no. 1, old telephone wire brackets should be  
removed; the iron is rusting, expanding and will wreck the stone (there are  
two cracks beginning to appear). The wall is supported by four ashlar \*  
buttresses (unstaged) between bays. These feature high level terracotta air  
grilles pointed in with cement. Low level grilles need cleaning out. Plinth \*  
stone work is reasonably satisfactory and should be kept clear of grasses and

weeds. Remarkably, nothing in the way of cracking appears in the walling.

The four windows feature splayed ashlar reveals and hood moulds with polycarbonate guards. Evidence of previous guards, staining, and iron fixings still in situ. There is some chipping and minor delamination to the reveals, particularly to the lancet top, but all appear sound.

**Hall:** Outside of report, but the following comments are provided:

Slate work appears ok, has mixture of felt and lead flashing, two or three tiles slipped over boiler room. Eaves pointing coming away, the barge board needs redecoration. Collar to boiler flue not bedded down properly on slate. The west facing gable of the Parish Hall appears ok. A security light should be considered in this location. \*

### **WEST ELEVATION (excluding tower)**

Erosion to stones around lancet top, seven or eight stones if including a couple of areas to the left hand side of the window. One stone clearly on its own. Previous repointing has used a larger aggregate in attempt to mimic the existing, which is not very successful. \*

Window 3 reveal in much better condition than window 1. There is reasonable amount of erosion at high level. There are open joints at the copings above both of the windows that need filing, the holes to brickwork were noted in the 1995 report. \*

West Nave gable, left hand buttress has deep erosion of lower level stone – you can get your hand behind and touch the back of the buttress stone. This needs attending to quickly. \*

### **SOUTH ELEVATION**

**Nave:** There are three sycamores and another (unknown tree) close to the elevation. These trees will have a long term influence on the foundations of the building and they should be considered to be kept in modest size and not let overgrow (they also obscure inspection of the roof tiling). \*

There are perhaps seven ridge tiles that need bedding onto the slate. There are lead clips to some slates; slating appears generally in good order. However, because of limited visual inspection it should be checked in late Autumn, when the leaves have fallen. \*

**Chancel:** The Chancel tiling appears sound. It has mineral felt gutters and cast iron downpipes. Evidence of previous water staining to the downpipe position. The outlet should be checked for free running – it needs straightening up as well. The gully requires forming correctly. Gutters are cast iron. The Nave has a plastic downpipe. The metal work needs redecoration, as does the timber fascia on the corbel stone work. \*

Stone work as north elevation. The original chiseled dressing to the surface

of the stone is more visible at high level and this has not been replicated on the ashlar replacement stone work that feature in bay 1 and 4.

Deeper erosion to the lancet in window 1 and deep erosion to splayed reveal midway down from the lancet top. Iron staining from previous guards as before. Open joints at window 1 cill need filling. Window 2 has had key stone replaced, lancet erosion not as bad as window 1. Some pockets beginning to form in the chamfered reveal stonework, but nothing problematic as yet. Window 3 has open joints which need filling. Window 4 keystone has been replaced. Notable amount of erosion on left hand reveal, but not troublesome yet. Pocket formed midway up reveal on left hand side could do with stone indent. Pointing needed to close joints. \*

Buttress no. 3 has some erosion to top and stone below the mid-level air brick. There is a reasonable hole at the buttress/Nave walling that needs filling. The air bricks have been installed with a mixture of cement and light coloured smooth pointing which hasn't the lime, or grit of the original. Low level air bricks have build-up of leaf litter that needs to be kept clear. Previous report suggested guarding. \*

Chancel walling showing nice colour and has some erosion at lower level, which is ok for the meantime. Open joints to gutter corbel need filling, lancets are ok. \*

**Porch:** The porch to the chancel is really quite nice as it has less of the monumental scale of the Nave. The ridge tiles look to be breaking up, the slating is chipped at the foot and its abutment to the sanctuary and porch gable is in mortar. Not much cover on the porch gable, piece missing on the western face needs filling. Polycarbonate guard to trefoil, painted double door with decorative hinges. Leaf and fruit moulding stops at the foot of the arches beginning to show erosion, should be ok for the next 5–10 years. \*

## EAST ELEVATION

There are open joints at the nave gable. It has six tie rod ends showing at high level (to tie in purlins). The stone cross does not appear to have a stout base but, if it has a dowel, this should be ok. Erosion of walling at lower level to southern buttress. North side kneeler has an open joint. The sanctuary gable parapet stones need checking over to remove vegetation, open joints need filling. The original finish to the stone work here is ashlar not chiseled as the south. It has been repaired on two occasions, repair areas are above the middle lancet and below the range of the lancet windows. The repair below is now beginning to erode leaving cement mortar proud and this will continue to cause problems for the stone work. This should be raked out and changed to lime mortar with aggregate to match. (*Note – in other areas it is the large particle size of the aggregate in the original lime mortar matrix that is keeping the pointing proud of the stone work.*) \*

The stone work most affected on this elevation is about four feet above the ground, but of particular note is the erosion to the northern two stage buttress at its lower stage where two corner stone are badly eroded. \*

The 3 bay lancets have splayed reveals which are in generally good condition. There is some slight erosion at the apexes to all three lancets. The carved moulded stops are now so heavily eroded that their original form is lost.

The ventilation grille at the apex of the gable appears partially dislodged and may provide a route for bats or birds. It appears to need decoration. \*

**Vestry:** The walling is in good condition and features the mineral felt gutter lining as before. The corbelling has some open joints. The downpipe from the sanctuary has an elementary connection to the downpipe. The lead bend is creased and folded and a nicer junction could be made. The downpipe is protected by anti-climb guards. There are two pipes coming out of the window down to the ground (electrical conduit?).

The window has a diagonal metal grid and hard cement type pointing which is coming away. \*

**Parish rooms (South elevation):** Some slipped tiles to the link which has stone angled ridge tiles with mortar missing. Plastic rainwater goods, apart from the Parish Hall gutter, in cast iron. All need redecoration including verge boards. The link is in grey ashlar stone work. Some minor open joints above window level, some delamination above window 3, at the classical cornice. Hall is rendered with stone lines insized. Four pvcu windows in chamfered reveals, lintel above door has been repaired, though it is not clear why. Roof abutment to water tabling in mortar shows some cracking but has had repairs and appears ok for the next five years.

## **TOWER (external)**

**West Elevation:** The tower is square, in three stages with unstaged corner buttresses, crenellated top and octagonal pinnacles. Lightning conductor strap and four rods on pinnacles, flag pole.

**East Elevation:** Erosion above lancets not too bad. Clock face time is not consistent with others. Lead downpipe and chute, filled with weeds and pigeon nest. Wire guard to timber louveres in the bell chamber. The chancel roof abutment flashing is in mortar and looks thin, this is close the outlet pipe which could do with a directional shoe to send the water down the roof slope. In windy conditions it will drip out of this pipe and blow back up into the flashings, which are not tall. \*

Evidence of tie-rod at parapet? (later realised themselves to be nut of redundant flagpole holder). At the junction between the two lancets (at springing point) the mortar is out of the joint.

**North Elevation:** The corner of the cornice mould has chipped arrises. There is a little erosion on the tower stages but there is at the junction of the stair tower and left hand buttress. The buttress appears (deliberately) not to be continuous as the bottom stone is stopped short of the stone slates (needs further understanding). \*

The walling to the stair enclosure has modest erosion. There are some open joints at the junction of the Nave west gable and erosion is showing on the north west octagonal face. There are open joints in the plinth stone work. \*

The lightning rod shielding at low level is rusting badly and coming away and needs replacing **urgently**. It is an easy theft with the potential for significant damage if a vehicle is used to rip it off \*

**West Elevation:** The stone work under the pinnacle is showing signs of some erosion, particularly to the southern face, which may undermine their stability. The cornice is chipped. One stone above the lancets is deeply eroded, possible hole through the fabric. Also the third stage stone work either side of the double lancets has deep erosion particularly the left hand side and this should be checked **urgently**. \*

Open joints on the cornice. The second stage stone work has a hole in the walling above the lancet. Lower bottom stage has erosion below the lancet. \*

**South Elevation:** The undermining of the pinnacle at the south west corner is concerning from the ground (*later seen to be ok*). There has been repair work with replacement stones underneath the cornice in the past. There is still further erosion that needs attending to, particularly the chipped south east cornice. The label moulds to the lancets are heavily eroded as are the label stops. The lancet cill stone is out of joint just to the left hand side of the flood light. Is there some movement in the top chamber? \*

Second stage has erosion to the top of the lancets – around the upper half of the stage. Bottom stage has less. The straight moulding, above the curved arch moulding, is eroding at its bottom junction to the wall. The arched moulding below is ok. Some delamination to the splayed reveal entrance stone at springing point. This looks to have had replacement in the past. The right hand lower stone by the door frame is eroding. On the left hand side there are salts showing on the stone work, suggesting rising damp.

Some erosion to the right hand lower part of the buttress which is not critical. \*

## **TOWER (internal)**

**Ground Floor:** This forms the entrance porch to the church. Plastered ceilings and walls are in good to fair condition. Paint coming away from the lancet cill. Entrance door is painted lancet, double doors, not level threshold 50mm upstand. Consider a possible ramp for disabled use. Framing and paint in good order. There is a five lever lock and intruder alarm contact .

Doors to nave in same pattern. Metal threshold has upstand, door has obscure glass with red margin and cross. Some salting to stone work in the riser cupboard (which previously operated the bells?) – derelict boards at the foot of it need sweeping out and skirting added to close gap at foot. Stone flooring has two eroded areas. Left of front door and right of nave door need new stone indents. \*

Nice stone chamfered and shouldered doorway leads to stairs to gallery and tower. Light surface erosion to left hand side. Sand on steps needs brushing away. \*

The stairs have excessive wear and, whilst safety has been added by providing a new handrail, three or four of the treads could still do with resurfacing. \*

**First Stage:** This provides access to the gallery (discussed later) and provides a stage for the hand ringing of bells. The stair should have a handrail and guarding leading to the ringing chamber. Painted wall and ceilings and natural timber floor boarding which has been patched in the past. There are a couple of loose boards by the cupboard. The cupboard has the bottom plinth missing which should be patched and needs a working handle. There is electrical cable in timber conduit now painted. This needs to be understood as to whether this is live and needs covering or can be stripped out. Lighting is by surface mounted enclosed fitting. The lancet window reveals could do with brushing down and general tidy up with pointing to open joints are at keystone. \*

**Second Stage – Clock:** This second stage provides access to the roof space over the Nave and contains the clock. The mechanism is not operating. The clock is by William Potts of Leeds dated 1922 and stopped in 1987. The glazed door and paneling that enclose it require decoration. There is elementary draft stripping to the frame. The cupboard walling is rendered. The hatch opening should have a guarding around it with a gate. \*

The exposed electrical cable leads to a 24 hour timer and switches – operation unknown.

The west lancet window has a 1mm crack in the plasterwork and needs to be monitored. The windows are infilled with reinforced obscure polycarbonate glazing.

The north lancet has some damp at the apex of the lancet and the plaster lining is beginning to come away. It appears to have been previously repaired and needs attention again. The south lancet has been repaired; it has a 1mm crack in the same location as the west lancet. \*

**Third Stage – bell chamber:** Boarded floor, timber louvered lights and mesh externally, exposed timber with boarded ceiling with purlins and secret gutter. Roof is a mono pitch with lead covering, with access hatch to roof covering.

Five bells on timber and steel frame supported by steel diagonal ties built into the walling. The ties in steel work are rusting. Their expansion is beginning to push the stonework apart. \*

The surrounding plaster has horizontal cracking at the struts. The stonework needs to be examined in more detail. \*

There are vertical cracks circa 2–3mm rising from the foot of the north lancet for about a foot high, also on the south. Not easy to see the west and the east. The bell frame at higher level suspending the bells is rusting and needs painting. The bells themselves need inspecting to establish they are secure. \*  
The ringing mechanisms need the ropes overhauling and mechanism oiling. \*

The windows are infilled with timber louvres and bird guards. Redundant loose timber work needs to be removed.

The rear of the clock faces are rusting. The lean-to roof of the tower is formed from exposed timber rafters, central beam with massive steel pin. There is also a timber parapet gutter. Not possible to determine if there is any woodworm/rot but is well ventilated. There has been some water penetration to the ridge in the past. The feet of two joists have been strengthened with side bearers that look fairly lightweight. \*

The timber cage containing the bells is strapped with rusting metal straps which need attention.

The floor needs to be fully swept out and a permanent ladder access formed to the tower roof.

## TOWER ROOF

A lead covered mono pitch roof down to a parapet gutter, which is filled with silt and grasses. The outlet needs lowering to discharge properly. The lead covered hatch needs to be hinged to be able to provide ease of operation. It is very difficult to seat it correctly as it stands – leading to rain ingress. A timber duck board should be formed above the parapet gutter to improve access for inspection. \*

The pinnacles have open joints which need filling. They are seated well enough, though there is erosion to the south west pinnacle support, as noted earlier. The conductor is not securely fixed at the south and across the lead roof. The upstanding point on the north east has been laid over flat. The merlons are all ok. There has been some re-pointing to one on the west in cement pointing – the one on the east has had a small piece of stone silicined in and this is beginning to break down. \*

The flag pole is plastic coated steel bolted to the wall and not in use (as it is impossible to access safely). The previous pole holder is in place which explains the nut visible on the outside. This iron fixing is rusting and has the potential to corrode and expand the stone work over time and should be removed when other works are being carried out. \*

The width of the lead bays looks excessive and they have been tack welded at the lap which has broken due to thermal movement. It appears sound albeit that there is one ripple beginning to form in the left hand lower quadrant. The lead work at the higher level by the lightning conductor tape does not appear to have adequate lap and there will be wind up lift in this location. \*

The lead work that wraps over the top of the embrasure is not clipped and could come away in the future. The inside face of the stone work has a couple of cracks above the hatch and, though these look historical, there is a possible shrinkage crack of the masonry pointing to the lead flashing. The stone work around the chute is eroded and there is a potential for water to penetrate into the fabric – it needs lead lining throughout. There is also a birds nest. \*

## CHURCH INTERIOR

**Roof Void To Church Nave:** Double purlin supporting exposed rafters with modern roofing felt. Purlins are supported by struts built off floor joists. Purlins have rods to connect to the east gable. None to the west. 8” of quilt insulation. The void is lit with permanent fittings containing service cabling and feels dry. The church heating was on at the time of the visit and the space was warm. There is some daylight showing at the eaves which is facilitating the ventilation of the roof space. This is not the original roof and the new work is not as good as it could be.

**East gable:** This is suffering from serious erosion up to 2” and in some places 3” depth. More pronounced on north slope. You can get into the back of the inner face of stone work. Some support has been lost to the water tabling above. There appears to be historical evidence of water penetration, probably as the cement mortar pointing outside does not provide adequate cover. If it is in the church’s plans to rebuild this gable then the water tabling should be set higher and lead flashings introduced. There are occasional bricks inserted into the walling, particularly at the ventilated louvered slot in the apex of the gable which needs insect guarding. \*

Roof needs sweeping out.

**West gable:** The purlins are short of the wall and so can we assume that the roof structure is not original. It appears to be tanalised timber. The purlin pockets need filling. The top of this gable does not come up to the roof underside, the absence of mortar is quite deep and goes through the whole of the inner leaf walls approx. 450mm thick. At the entrance the additional walling of the tower on this walls face gives the impression that it is thicker than it is. \*

At the lintel doorway you can see clearly into the voids of the construction and reveals that there is not enough consolidation within the structure. Why is it so eroded? The erosion pattern is different to the east, here the stones have lost depth and are concave in places. At the west the erosion is reversed in that the faces are intact to a degree but the edges are rounded. The east looks like an eroding cliff face, the west looks like pebbles on the beach. \*

**First Floor Balcony:** This is a rarely used space and provides extra seating capacity. It contains loose chairs, some old furniture, the church sound system and hearing loop. Windows are guarded with recent ornamental metal work. The floor is made up of five deep steps of exposed boarding, some of the boarding has been repaired and there are a few loose surfaces which are uneven in places.

Whilst the church intends to put visibility strips on the edges of the steps, would it be possible to have carpet? It would be a more preferable finish, would help iron out some of the undulations and provide some sound insulation. \*

The west gable plastered wall shows signs of water ingress. The water table and abutment flashings should be checked. There is a hairline crack on the south elevation, window 1. From the lancet top there are some open joints in the faced stone work to the window which need infilling. The reveals were formerly painted and need dusting off or repainting. The west window no. 2 has two vertical cracks running up from the apex and at the right hand side of the keystone. There is change of surface level at this point and appears to be the only one in the church. It has been previously repaired. The crack is approx. 0.5mm wide. The crack to the left of it at the apex is just under 1mm, tapering and widening at the top. There is also a cracking at window west 1 which is very similar to its neighbour. These cracks are at the abutment of the tower and minimal. Window north 7 has a small area of damp at the right hand side of the lancet and plaster is coming away but there is no evidence of anything externally effecting this. \*

The supporting bars to the glazing are rusting in their fixings into the reveals and some of the tie wire is disrupted. There is some minor cracking to the glass to the perimeter but the extent is not great.

There is some vibration to the floor but not excessive. The entrance doors to the gallery need easing and some redecoration. The gallery is supported by two timber trusses on iron columns. The previous inspection refers to a distribution board which is not evident. The trunking that enters the ceiling needs decoration. \*

**Vestry:** Plastered ceiling with minor cracking by one of the light fittings. Plastered and painted walls. Paneling to high level in painted timber. Cupboards at west end. Surface heating pipes, possibly redundant? Minor leak at the heating pipe above the door to the extension. \*

3 windows – 2 on north, 1 on the east. Metal diamond grid with lead internal face and external putty type pointing. The east window features a pipe running through it with electrical cable close by which needs to be understood. Carpeted, entrance door in grained redwood, four of the panels have split. High level electrical cupboard with distribution board, access unavailable and needs to be checked. A former external door leads to the new hall extension which is outside the range of this report. The east dado paneling, behind the radiator, appears broken and there is likely rot in it. The back of the radiator needs sweeping out. \*

**Organ Loft:** Exposed rafters and timber boarding under slates, timber boarded walls, floor boarding, electric tubular heating radiators. The insulation has come away from one of the heating pipes and needs to be replaced. The window has blockwork infill. There is a temporary wooden canopy over the organ \*

pipework, possible to avoid dust or perhaps there has been water penetration in the past – there seems to be evidence of polythene wrapping around the peak of the underside of the roof. \*

Previous reports have identified water penetration. This will have come from the roof abutment to the Nave walling. Clarification required. \*

**Nave:** Plastered ceilings and walls (exposed timber beams under the balcony). The flooring is boarded to the pews and raised at the sides, circulation areas are in red carpet (this is covering pine wood block flooring as identified in previous report). There are five pictorial stain glass windows, four of which are from the Victorian period, the remainder are clear glazing in diamond pattern lead comes. Some of the iron supporting bars are rusting and need attention. Where the jambs have been painted, it has got on the glass. There is a lot of dirt is on the outside glass, now encapsulated by the polycarbonate glazing, which could be removed to allow access to clean the glazing. \*

Lighting is by suspended chandeliers and occasional spot lights over the lectern and pulpit. There are surface mounted lights under the balcony. Heating is by hot water pipes running parallel to the pews, plus two column radiators. There are also two fan convectors at the rear under the balcony.

There is slight staining on the walling either side of the chancel arch at high level. These stains are likely to be formed at the abutment of the chancel roof and therefore the flashings at this location need review. There is damp penetration to the joints at window N4 and this has been redecorated but is beginning to show through. The stone work at the outside at this point needs checking. \*

The church furniture contains three ranks of fixed pews there is a stone circular font with loose oak lid at the entrance, matching stone pulpit in style, heavily ornamental brass lectern adjacent to the wall memorials which are inset in timber paneling.

There is timber dado paneling to the walls and boxes are formed at the bottom of the chamfered window cills to form shelves for flowers. The fixings are rudimentary.

**Chancel:** Three bay painted timber trusses supporting plastered painted ceiling. There are gaps in the plaster against the purlins and trusses which needs filling when next decorated. Walls are painted plaster with high level oak paneling in oak, carpeted floor (previous report identifies oak strip floor boarding to sanctuary and quarry tiling.) The east gable window is three light lancet with pictorial glass. Cracking at the lancet top of left hand window circa 1mm. There is a diagonal crack above the right hand lancet which seems to stop about a foot away from the lancet top. The lancet 1 crack is diagonal; it appears to also run into the sloping ceiling but it is difficult to tell without closer inspection. The crack in the wall seems to be following bedding lines as it connects to the ceiling. The wall surface has been repaired in masonry. \*

paint and has a sandy texture. This does not match the surrounding emulsified flat plaster.

Heating is by a fan convector and surface mounting heating pipes which terminate at the altar in a boxed skirting with ventilation holes. The Bishop's chair is in oak and by Thompson of Kilburn, as are the four oak choir pews, vicar's chair, prayer desk and the carved oak altar rail.

The church organ with 19 stops was built by F C Nicholson, Newcastle Upon Tyne and was added to the church with the organ chamber in 1891 (it was overhauled and rebuilt in 1959).

**Boiler House:** Situated at the rear of the Parish Hall and is a modern stone construction and contains an ideal Concord CXA Boiler for church heating and a smaller Ideal Classic LXFF fanned flue gas boiler for heating and hot water to the hall. Inspection records of both were unavailable at the time of the inspection.

### EXTERNAL AREAS

The curtilage of the church is large and contains the burial ground, large car park area, informal grassed area and a wild garden.

The church owns the walls on all four boundaries which comprise:-

**Northern Section - East:** Partial stone and brickwork circa 2m high. It is in reasonable condition, part of the walling is also in brickwork and has timber fencing on top, no doubt applied by the owners of the Sheltered Housing on the other side.

**North:** Adjacent to the Seaton Carew Bowling Club and a large open play space. Principally stone walls with some modern concrete block in filling in the north east corner, which has been raised with metal galvanised guards. Though curiously not extended along the full length - only at the north east corner. It is leaning out dramatically opposite the Bowling Club and has the potential to collapse. This needs to be reviewed **urgently**. The trees (which are mostly self seeded sycamores) do not have a preservation order. \*

The sports ground appears to be circa 8" lower.

**West:** Backs onto tennis courts. It is significantly overgrown and needs to be cut back to ensure an adequate inspection. There is planting of young trees up against the wall which may effect its future. At the graveyard, the wall stops and the fencing is 2.5m high expanded metal mesh. There is a playground on the other side. A short piece of brick wall remains in the middle of the run and is in poor condition. \*

**South:** Cranford Street has terracotta angle copings. It appears to be leaning into the church yard. The footpath on the roadside is higher by approx. 6". It is buttressed on both sides with deeper buttresses on the graveyard side. There are sycamores hard up against the wall which will be problematic for the long term stability of the wall. \*

There are areas which need repointing, particularly on the road side. \*

**Southern  
Section  
East:**

Stone work as the south, with ridged terracotta copings, some missing, areas of pointing required. The wall changes mid way along from brick to stone, at that junction there is a timber boarding at a former entrance to the graveyard. The stone wall is leaning slightly inwards and there are areas of pointing required. Removal of shrubs growing in the wall recommended. \*

The vehicular entrance to the church which leads to the rear parking has two stone gate piers with new stone tops. The timber gates require decoration, the passage gate has no latch on it. The larger gate post is rotten at the foot and the gate is unable to be used. The hinges are rusting and need redecoration. Timber work appears ok. \*

At the southern edge of the road that leads to the rear car parking there is evidence of former railings. Their removal no doubt required for the war effort and in their removal they have broken at the top of the coping stones – it is possible that these could be machined flat and re-drilled. The church hopes to reinstate the railings in the future. The concrete path around the church has been broken as vehicles have rounded the corner at the tower. It needs to have vegetation removed from it. A couple of the kerbs are chipped. At the south of the car park there are remains of a wall. The rudimentary brick-edged litter bin could do with tidying up. \*

## PHOTOGRAPHS

**CHURCH**



**SOUTH WEST**



**NORTH WEST**



**HALL, BOILER HOUSE & LINK**



**SANCTUARY EAST WINDOW**



**NAVE CHANCEL ARCH**



**NAVE LOOKING TOWARDS BALCONY**

**EXTERNAL**



**BUTTRESS BE3 EROSION**



**ELECTRICAL SUPPLY**



**PORCH ABUTMENT**



**BUTTRESS EROSION**



**EXPOSED CONDUCTOR**



**REMAKE GULLY**

**TOWER**



**EAST ELEVATION**



**BIRDS NEST, EROSION**



**LANCET WN1 & ROOF EROSION**



**NAVE ROOF**



**NORTH ELEVATION**



**PINNACLE & EROSION**

**TOWER**



**ELEVATION**



**ERODED CORNICE**



**ORGAN LOFT ABUTMENT TO EAST NAVE GABLE**



**LANCET CILL OUT OF JOINT**



**BELL CHAMBER LOUVRES**



**RUSTING CRAMPS**

**TOWER**



**STAIR ACCESS GUARDING + GATE REQUIRED**



**TOWER ROOF HATCH**



**SILICONED STONE**



**CHOKED PARAPET GUTTER**



**TACKED LEADWORK AND LOOSE STRAP**



**STRAP FIXING**

**ROOF**



**NAVE ROOF SPACE**



**EAST GABLE STONE EROSION**



**WEST GABLE EROSION**



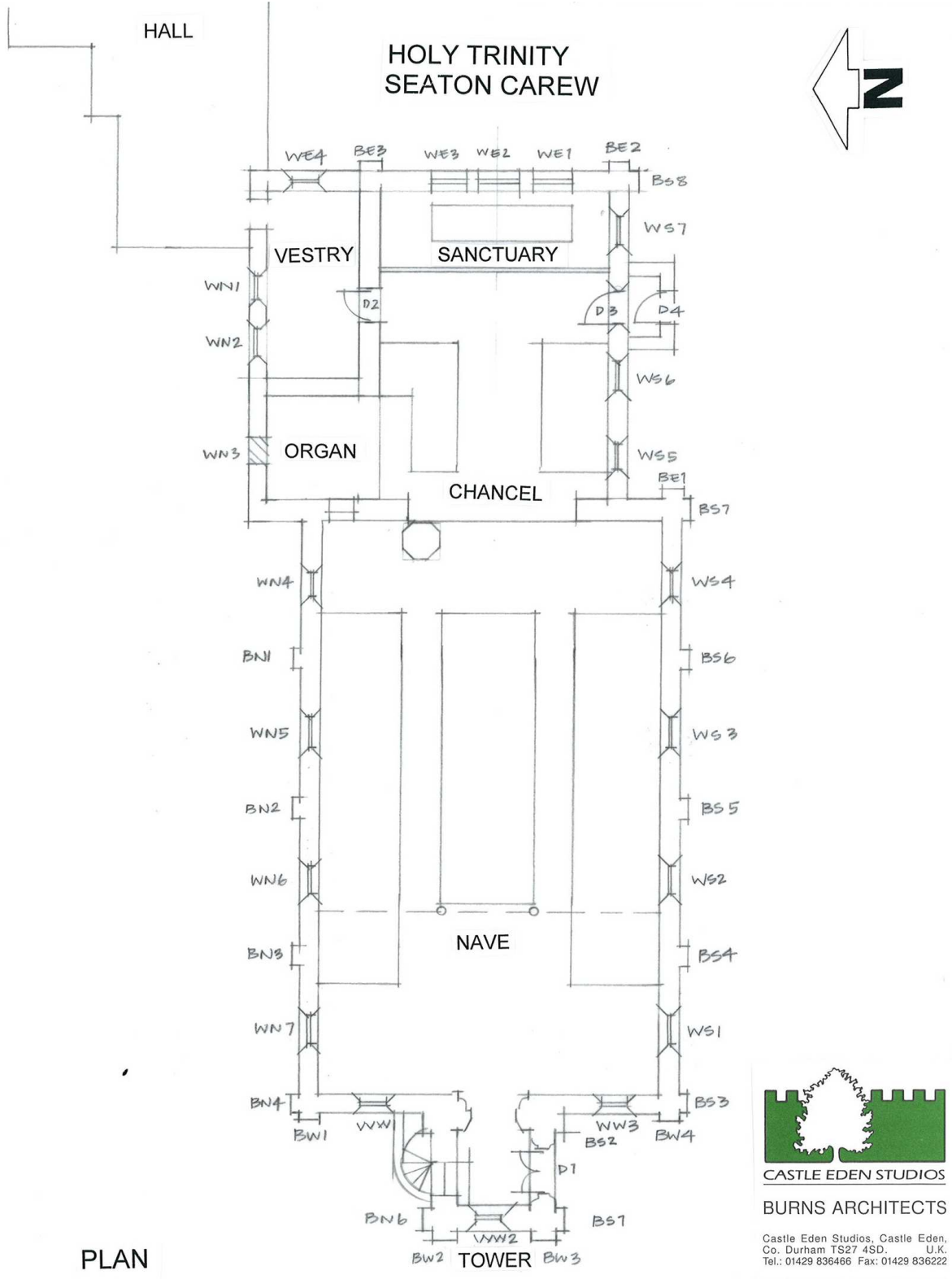
**TOWER ROOF CONSTRUCTION**



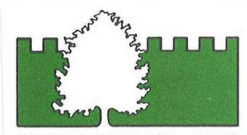
**TOWER ROOF CONDUCTOR STRAP**



**STRAP FIXING**



PLAN



CASTLE EDEN STUDIOS

BURNS ARCHITECTS

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1013 OCT 2010

**FACULTY RECORD**  
**September 2010**

- 1      **REF. DDR/EJ/FAC/3/325 1 June 1891**  
Altering and Adding to Church (*vestry, organ loft and organ, reordered chancel*)
- 2      **REF. DDR/EJ/FAC/3/373/ 25 September 1894**  
Pulpit
- 3      **REF. DDR/EJ/FAC/3/444/ 15 December 1903**  
Brass Tablet
- 4      **REF. DDR/EJ/FAC/705 15 December 1914**  
Drain through churchyard
- 5      **REF. DDR/EJ/FAC/3/837 17 June 1919**  
Stained glass window, etc.
- 6      **REF. DDR/EJ/FAC/3/911 9 April 1920**  
Tablet
- 7      **REF. DDR/EJ/FAC/3/999 15 March 1921**  
Clock and peel of bells, etc.
- 8      **REF. DDR/EJ/FAC/3/2240 10 January 1928**  
Oak Paneling
- 9      **REF. DDR/EJ/FAC/3/2431 15 September 1932**  
Removal of a body from churchyard
- 10     **REF. DDR/EJ/FAC/3/2670 1 June 1937**  
Erection of bronze tablet
- 11     **REF. DDR/EJ/FAC/3/2764 25 August 1939**  
Installation of new altar rails
- 12     **REF. DDR/EJ/FAC/3/3143 15 November 1948**  
Sanctuary chair
- 13     **REF. DDR/EJ/FAC/3/???? 10 November 1949**  
Repairs to gutter, roof and timbers
- 14     **REF. DDR/EJ/FAC/3/3305 – 26 May 1950**  
Restoration of tower, etc.
- 15     **REF. DDR/EJ/FAC/3/3464 – 19 October 1951**  
Introduction of a brass processional cross
- 17     **REF. DDR/EJ/FAC/3/3540 - 9 August 1952**  
Erection of a memorial tablet

- 18      **REF. DDR/EJ/FAC/3/3996 – 13 December 1957**  
Repairs and replacement of windows
- 19      **REF. DDR/EJ/FAC/3/4017 – 8 March 1958**  
Repair and cleaning of chimney clock in tower
- 20      **REF. DDR/EJ/FAC/3/4052 – 1 October 1958**  
Cleaning and overhauling organ
- 21      **REF. DDR/EJ/FAC/3/4430 – 15 November 1961**  
Disinterment of remains of two German war casualties
- 22      **REF. DDR/EJ/FAC/3/4624 – 16 October 1963**  
Repairs to eaves, gutters and coping stones
- 23      **REF. DDR/EJ/FAC/3/4664 – 9 April 1964**  
Re-slating of the roof of the Parish Church
- 24      **REF. DDR/EJ/FAC/3/4665 – 9 April 1964**  
Erection of a vicar's board and stained glass window
- 25      **REF. DDR/EJ/FAC/3/4774 – 6 April 1965**  
Installation of new electric light fittings
- 26      **REF. DDR/EJ/FAC/3/4844 – 11 December 1965**  
Redecoration
- 27      **REF. DDR/EJ/FAC/3/5281 – 15 December 1971**  
New choir stalls
- 28      **REF. DDR/EJ/FAC/3/5916 – 26 March 1981**  
Restoration of tower
- 29      **REF. DDR/EJ/FAC/3/6100 – 1 June 1983**  
Restoration of three stained glass windows
- 30      **REF. DDR/EJ/FAC/3/6377 – 28 May 1986**  
Pointing and replacement of stonework
- 31      **REF. DDR/EJ/FAC/3/6570 – 25 August 1987**  
New heating boiler, pipework and radiators
- 32      **REF. DDR/EJ/FAC/3/6810 – 21 October 1988**  
Removal of Victorian chimneys
- 33      **REF. DDR/EJ/FAC/3/7353 – 1 August 1991**  
Repair of electrical installation
- 34      **REF. DDR/EJ/FAC/3/7367 – 2 September 1991**  
Re-roofing

- 35 REF. DDR/EJ/FAC/3/7651 – 8 January 1993**  
Redecoration and re-carpeting
- 36 REF. DDR/EJ/FAC/3/7861 – 25 May 1994**  
Repair to organ – remove pips to allow flooding of sound board grid with Scotch glue. Re-leathering of pallets; removal of upper boards and planing boards to fit. Replacement of damaged leatherwork of pedal department.
- 37 REF. DDR/EJ/FAC/3/8104 – 19 April 1996**  
Filling in of old boiler house and access thereto with hardcore.
- 38 REF. DDR/EJ/FAC/3/9294 – 24 January 2002**  
Sound reinforcement system and induction loop system. Work to internal face of east gable roof void. Contractors: P & S Coverdale, Barnard Castle; FWS (Systems) Ltd., North Shields; Architect: Mr A I Barnes, Castle Eden

## 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 test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- 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 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor 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 5 years, it should be realized 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. This then must be presented with any amendments made by the PCC, to 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 Churchwarden's Year* gives general guidance on routine inspections and housekeeping, 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 is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

## **A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY**

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer      Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.

Clear snow from vulnerable areas.

Clear concealed valley gutters.

Make full inspection of the church for annual meeting.

Check church inventory and update log book.

Check bird-proofing to meshed openings.

Sweep out any high level spaces. Check for bats and report any finds to English Nature.

Cut any ivy starting to grow up walls and poison.

Spray around the base of the walls to discourage weed growth.

Check heating apparatus and clean flues.

Summer

Arrange for routine service of heating equipment.

Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.

Check all ventilators in the floor and elsewhere and clean out as necessary.

Spring clean the church.

Cut any church grass.

Cut ivy growth and spray (again).

Recheck heating installation before autumn and test run.

	<p>Arrange for any external painting required.</p>
Autumn	<p>Check gutters, downpipes, gullies, roofs etc after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc and repair as necessary.</p>
Winter	<p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p>
Annually	<p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no build up of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p>
Every 5 years	<p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p>

It is vital, especially with older buildings, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.