



**PARISH CHURCH OF ST. CUTHBERT
SHADFORTH**

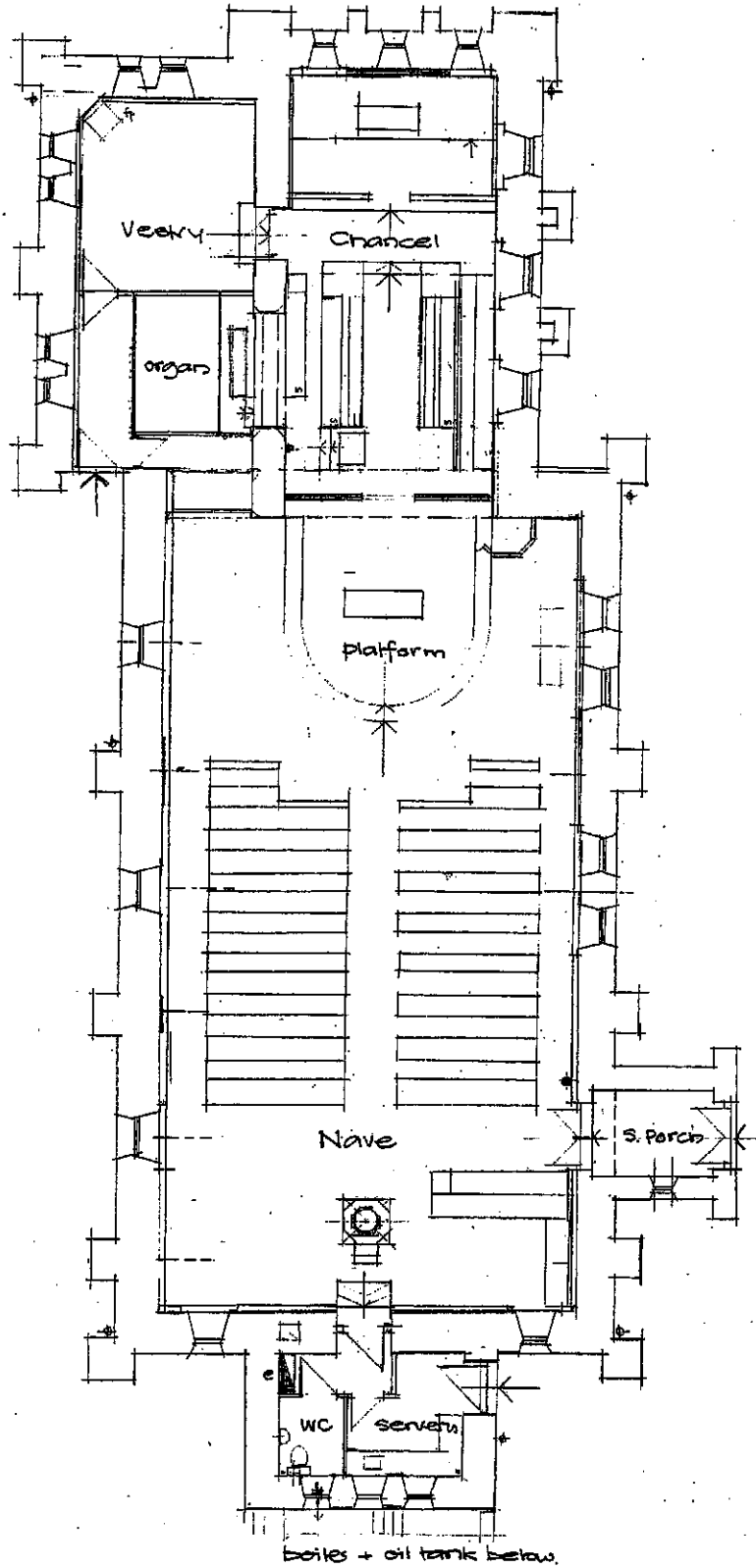
DIOCESE OF DURHAM

**QUINQUENNIAL INSPECTION
2008**

B3

conservation contemporary design

11a STRUEN LERRAGE, EAST BALDON, TYNE AND WEAR, NE30 0EX T01916364400 M 07714336064
F01615371620 *tonybarne@b3architecture.fancl.co.uk



St Cuthbert's Church, Shadforth
 Floor Plan
 nts

0502

B3
 architects

conservation contemporary design

118 sutton terrace, east boldon, tyne and wear, ne36 0es t 0191 8384400 m 0771 4336084
 f 0191 8371529 e tonybarnea@b3architects.fanai.co.uk

SECTION 1

GENERAL DESCRIPTION

1.1

Location and Site

Front Street, Sherburn Main Road

The church is situated to the north of the original village.

The entrance is from the south through the walled churchyard, now closed and maintained by the local authority. There are a number of mature trees within the grounds.

A little way to the north is the former vicarage reached by a driveway along the west boundary. To the east is the substantial former vicarage of red brick beneath a slated roof. Land to the south across the road and to the west is occupied by private housing.

A single track access leads from the main road and provides for a limited vehicular approach if required

There is no car park within the site

Ordnance Survey map reference NZ 286 624

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site are not of archaeological importance

1.2

General description of the Church

- The church of loadbearing local stone beneath a dual pitched slated roof was, built in 1839 to designs attributed to Thos Jackson, is Grade II listed.
- The original building provided a high roofed nave; the Chancel rebuilt in 1889 is separated from the nave by an oak screen. Organ chamber with vestry beyond are to the north of the chancel. The nave was extended c1917. A small servery and Disabled Persons WC are located in an annexe at the West end with the boiler room below. The main entrance is by the south door entrance porch
- A single bell is set within an open bellcote at the west end on the nave
- A sacristy occupies the space at the east end of the north aisle and leads through to the vestry
- The walls are of rubble limestone and coursed sandstone with sandstone dressings. The inner skin is finished with plaster. The sandstone dressings are exposed.

SECTION 2

INDEX

2.1 Exterior

2.1.1	North Elevation
2.1.2	West Elevation
2.1.3	South Elevation
2.1.4	East Elevation

2.2 Interior

2.2.1	South porch
2.2.2	Nave
2.2.3	Sacristy/ organ chamber /north lobby
2.2.4	Chancel
2.2.5	Kitchen/ Dap WC
2.2.6	Basement boiler room

2.3 Heating Installation

2.4 Electrical Installation

2.5 Site and External Surrounds

2.6 Specialist Reports

2.1 EXTERIOR

GENERAL DESCRIPTION

- Roofs
 - Dual pitched, timber on raised collar king post trusses
 - With wall braces(nave)
 - 4 bay arched panels beneath timber structure 3 metal tie rods
- Coverings
 - Slate throughout
 -
 -
- Flashings
- Gutters, rainwater pipes
- Ext. walls
 - Lead/ cement haunchings
 - Ci., black Pvc + aluminium
 - Coursed random rubble sandstone/and limestone with dressed sandstone details and margins
 - Dressed sand stone
 - flush
 - dressed sandstone surrounds
- Lintels and arches
- Pointing
- Windows
 - Leaded lights, stained glass or Vandalite poly carbonate
- Glazing
- Ext. door
 - Vertical painted pine to north door /oiled oak boarded to south doors
 - Rebated stone
 - Stone: hardwood
 - Slate?
- Frames
- Threshold
- DPC
- Vents
 - (Under floor) metal grilles

2.1.1 North Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ridge	g		
roof	f		
roof coverings	f		
flashings	f		
parapets/ copings	f	Check joint on intermediate kneeler south side chancel/nave	2
gutters	f joint leak on vestry and stop end	Clean out and repair defective joints,	
rainwater pipes	F leaking joint north nave nr vestry	Repair	
fascia	f	Decorate vestry	
external walls	good		
Stonework	f patchy face work deterioration.	Continue to monitor. further selective replacement likely within quinq	2
windows	f		
glazing	f		
dpc	f		

2.1.2 West Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
gutters	f	Clean out annex gutter and Repair cracked asphalt lining	1
external walls	f	Monitor .movement of bellicoteand upper gable following repairs	3
		Repoint copings to boiler room steps	2
decoration	f/p	Redecorate boiler room door Railings to blr room steps	2

2.1.3 South Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
roof coverings	f/nvd f/ nvd		
flashings	f		
parapets/copings	f		
gutters	f	See west elevation above. Clean out , check back face for corrosion, and repair as necessary. Paint internal faces	1

external walls	f f stepped open joint Btm rh corner of annex Adj water stpc Corner dressing on sw corner buttress missing	Repoint areas of lean , open or cracked mortar Monitor crack following pointing up Monitor any further deterioration and advise	3 2 2
windows	f		
glazing	f		
doors/frames	f		
thresholds	f		
decoration	f	Redecorate gutters(include internal) and brackets	2
air vents	f	Ensure vents are free of debris. Suggest vents are made removable to allow for ease of maintenance	2
steps	f	Repoint joints in steps	1

ITEM	CONDITION	WORK REQUIRED	PRIORITY
------	-----------	---------------	----------

flashings	f		
external walls	f f open joint east window cill water staining from kneelers exposed nave gable lhs	Monitor erosion. Further selective replacement may become necessary during quiq Check joints intermed +btm kneeler Nave water tables	3 2
windows	f		
glazing	f		
decoration	f		

2.1 INTERIOR

General description

- Ceilings
 - Painted plaster in panels within exposed timbers
- Walls
 - Painted boarding within chancel
 - Painted plaster over stonework to original walls
 - Plasterboard over timber partitions
- Floors
 - solid aisles and north pew platform, suspended timber south pew platform and nw corner
 - suspended floor to sanctuary, vestry, north lobby
 - solid with vinyl covering to annex
- Windows
- Glazing
 - Metal frameset directly into stonework.
 - Stained glass within lead comes or polycarbonate
- Doors
 - Solid and glazed oak framed and oak veneered plywood
 - Braced and boarded in orig arched openings
 - Framed and panelled to annex
- Seating
- Electrical
 - Pine pews in nave. Pine choir stalls
 - Main incoming service, distribution board, boiler controls, and bell system in old vestry? Time clock
 - Pendant clusters with Tungsten/ fluorescent low energy lamps in nave and south aisle.
 - Halogen/tungsten spotlights in chancel , nave
 - fluorescents in north lobby, annex tungsten in vestry
 - No emergency lighting
- Heating
 - Oil fired boiler serving metal/cast radiators
 - Oil tank in basement.
- San. Fittings
 - Vitreous china wc's +whb's
 - Ss Wash up sink in annex
- Fire protection
 - Portable extinguishers
- Lightning conductor
 - twin tapes from bellcote
- Ventilation
 - Through widow hopper vents in nave
 - Mechanical ventilation to wc's and kitchen
- Stairs/steps
- Balustrades
 - chancel step. 1 sanctuary step + 1altar step
 - oak altar rail
- Storage cupboards
 - timber and laminate faced board in kitchen
- Pulpit
 - octagonal panelled oak

- Font

- of stone.

Present organ by Harrison and Harrison

- Organ

- Security
- Disabled persons matters

Single step at both entrances with short ramp to annex
 Sound reinforcement system with induction loop
 Disabled persons wc unit in annex
 Light levels appear adequate

2.2.1 South porch

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings walls	f minor plaster cracks f evidence of long term damp at low level west wall	Check rain water not ponding	2
floor	open joint rhs key stone inner door arch	Point	2
door	f stone slabs, step up to nave g binding	Consider simple ramp Adjust	2

2.2.2 Nave

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings walls	f f cracked plaster above south door and btm r west window efflorescence in base of chancel arch	Repair plaster. Cut out loose and infill Monitor. Brush off friable from time to time	2 3
woodwork	f salt laden stone dust behind wainscoting in varying degrees	Monitor condition of wainscoting , Remove salt laden stone dust to maintain adequate ventilation behind	3
doors ironmongery	f/g f	.	
windows	f open joints in cill west window	Repoint	3
glazing decorations flooring	f f damp board nw corner south pew	Monitor. further investigation prudent	2

electrical	platform f	Replace defective lamps	2
heating	nvd	Not on @ time of inspection	
fire protection	nvd		
ventilation	f	Overhaul all window vents	3

**2.2.3 north lobby/
sacristy/ organ
chamber**

PRIORITY

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceiling	f		
walls	F dado boarding with shelf over. tarpaulin draught excluder to back of organ	Monitor build up of salts behind boarding. maintain ventilation of void behind	3
woodwork	F		
doors	f		
ironmongery	f		
windows	f		
glazing	f		
decorations	f		
flooring	f carpet over susp boards		
electrical	f	Check and test	3
heating	f	Check and test.	2
fire protection	Nvd Co2 next to organ	Service appliance	2
ventilation	none		

2.2.2 Chancel /

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings	f		
walls	f cracked arched stone above organ open joint in chancel arch at apex	Monitor. Roof coverings Recently repaired Monitor	3
woodwork	f oak screen + pine pews		
doors	f		
ironmongery	f		
windows	F some minor spalling of cill stone lh window south	Monitor	3

glazing	f		
decorations	f		
flooring	f		
electrical	nvd	Check and test circuits	2
heating	nvd	Check and test controls	2
fire protection	nvd		
ventilation	Non window hopper inop		1
handrails	f some movement in altar rail	Check and secure fixings	

2.2.3 Vestry

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceiling	f timber boards. Some old water staining	Monitor condition	3
walls	f boarded dado. Some efflorescence behind boards, se corner.	Remove build up of salts and maintain ventilation behind	2
woodwork	f		
doors	f		
ironmongery	f		
windows	f		
glazing	f		
decorations	f		
flooring	F carpet over suspended timber	Check condition of boards periodically	2
electrical	f	Check and test	3
heating	f	Check and test	2
fire protection	none		
ventilation	none other than flue		

2.2.4 Annex. DAPT/lobby/servery

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings	F some evidence of condensation	Fit extract fan with humidistat	2
walls	f plaster cracking lhs window	Repair	2

SECTION 3 APPENDIX

1 SCOPE OF THE REPORT

This report is based on the findings of a purely visual inspection such as can be made ground floor and /or floor levels, and from other readily accessible positions, or from ladders and any readily accessible roofs, galleries or staging.

Parts of the structure which are inaccessible , closed or covered, such as boarded floors, roof spaces or hidden timbers at wall heads, or other locations which have not been opened up for inspection, unless otherwise stated in the report. The inspection may reveal that further or more detailed investigations are necessary.

Such woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report that any such part of the property is free from defect.

Where it is suggested that some parts of the building are kept under observation, this is intended to be for the attention and guidance of the PCC and also for the future inspector of the property.

2 FORM OF THE REPORT

- **GENERAL**

This report is a **Summary Report** as required by the Inspection of Churches Measure. **Professional Advice** should be obtained in determining appropriate repair work and the preparation of appropriate documentation for implementation. The Architect will be willing to assist the PCC in these matters.

One copy of the report should be kept with the **Church Log Book** for future reference.

- **PRIORITIES**

Where work has been specified as being necessary in the preceding pages, a **code number** from **1 to 4** has been inserted indicating the degree of urgency of the relevant works as follows:-

- 1 **requires immediate attention**
- 2 **should be dealt with within the next 12 months**
- 3 **advisable to be completed before the next quinquennial**
- 4 **ultimately desirable but not at present essential**

2 ELECTRICAL INSTALLATION

The report on the Electrical installation is based upon a visual inspection of the main switchboard and of certain sections of the wiring at random with out the use of instruments.

Any electrical installation should be tested every quinquennium, and **IMMEDIATELY**, if not done within the last 5 years, by a competent and registered NICEIC electrician.

A **Resistance and Earth Continuity Test** should be obtained on all circuits and the report kept with the **Log Book**

The electrical installation should be installed and maintained in accordance with

- the current edition of the **IEE Regulations**
- **The Lighting and Wiring of Churches** (a Council for the Care of Churches publication)

4 LIGHTNING CONDUCTORS

Any lightning conductor should be tested every 5yrs (in addition to any work recommended in this report) in accordance with the Current British Standards and carried out by a reputable firm recommended by the National Federation of Master Steeple jacks and Lightning Conductor Engineers

5 HEATING INSTALLATION

The comments made in this report are based upon a visual superficial examination of the system and its general condition.

A **full examination and test** should be carried out by a reputable **qualified heating engineer** as part of an **Annual Inspection and Maintenance Contract**, ideally in the summer months.

Details of the report should be kept with the Log Book.

6 FIRE PRECAUTIONS

The PCC is advised that the Fire Insurance cover should be annually reviewed.

The Local Fire Prevention Officer should be consulted in regard to the recommended fire precaution measures for the buildings.

At least 2 general purpose extinguishers should be provided plus additional special extinguishers for

Organ, Boiler House and Kitchen.

7 SECURITY

As thefts from Churches are becoming more prevalent, it is important that all artefacts in Churches are recorded, photographed and if possible security marked.

The Local Crime Prevention Officer should be consulted

All external doors should be fitted with **good quality locks**

8 REGULAR MAINTENANCE BETWEEN QUINQUENNIALS

Regular inspection and correct maintenance of the Church fabric is extremely important to minimise costly repairs. and combat vandalism by improving the appearance of the Church

SECTION 4 SUMMARY OF WORK

General

Monitor condition of soft stonework and implement selective repairs over quinquennial

North elevation

- 1 Clean out and repair gutters
- 1 Ensure floor air vents are clear in vestry

- 2 small stonework repairs
- 2 decorate fascias and gutters

West elevation

- 1 clean out gutters
- 1 repair annexe roof concealed gutter

- 2 repoint coping to boiler room step enclosure
- 2 decorate boiler room door and metalwork

- 3 monitor bellcote west gable stonework following repairs

South elevation

- 1 clean out gutters /decorate internal faces

- 2 minor stonework pointing repairs

East elevation

- 1 clean out gutters, particularly vestry roof

- 3 consider replacement of felt roofing to vestries

South porch/south aisle/nave

- 2 overhaul/ease door bolts to outer porch doors
- 2 overhaul /ease opening lights and wall vents.

- 3 Repair plasterwork in west wall and around south door

1 Secure altar rail

2 Ease latching to vestry door

2 annual check and test for electrics

2 annual check and test for heating system

3 repair plaster around window W11 and east wall

Vestries/ lobby/ organ blower room

1 check + test electric water heaters over basins Consider replacement with temp control

2 monitor low level dampness in west wall organ blower room

2 ease opening lights and replace cracked glass

2 monitor long term cracking in granwood flooring

2 consider replacing WC lock/latch /turn with emergency release type suitable for children/elderly/ infirm

3 monitor wall ceiling junction in organ blower room for further rainwater leaks/ differential movement between chancel and newer vestries.

Boiler Room

1 clean out gulley outside door at base of steps

2 consider replacement door/ ironmongery

2 monitor rainwater ingress on east wall (relates to discharge pipe adjacent old vestry door).

2 annual maintenance check/service
lightning conductor check and test

Externals

1 Clean out gulleys

2 Ease gates

2 remove seedlings /vegetation from boundary walls

2 carefully repoint wall adjacent gate (lime mortar), fixing loose stones.

2 decorate notice board

2 flush out manholes periodically

3 repair tarmac path adjacent gate/ re-bed loose pavings on east side