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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 2009 QUINQUENNIAL INSPECTION
of the Parish Church of
S A I N T A N D R E W , W I N S T O N

Diocese of Durham
Archdeaconry of Auckland
Deanery of Barnard Castle
Historic Buildings Listing: Grade I
Conservation Area: None
Civil County: Durham
Ordnance Survey Map Reference: NZ 143 168

Date of Inspection: 13th May 2009

Date of Report: 30th November 2009

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

BRIEF DESCRIPTION

A fine late twelfth (?) to mid-thirteenth century Early English (lancet) style church extensively but not insensitively restored in 1848 to designs by John Dobson of Newcastle, set within what is probably an ancient burial ground on the high ground of the northern scarp of the Tees valley.

The church comprises a wide thirteenth-century Chancel almost entirely medieval internally but extensively re-modelled externally by Dobson including the addition of the Vestry on its north side; a Nave of the same width as the Chancel and only slightly longer, mostly of 19th century date but probably embodying earlier masonry; a South Aisle entirely of 1848 but separated from the Nave by a medieval three-bay arcade whose compound eastern column indicates that the westernmost bay was a later medieval addition; a south Porch and a south-western Bell-Turret - the latter being the only stridently 19th century element with square base supporting an octagonal turret surmounted by a short stone spire.

The roofs all date from 1848 and are of Welsh or (on the Chancel) Lake District slate on timber structures. Walls are of sandstone with varying types of rubble walling contrasting with ashlar dressings to the architectural features. Internally, they are plastered except for the Chancel and Vestry. Floors are of stone paving, with suspended timber platforms to the pew areas.

A plan of the 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 second time the present writer has reported on this church. As well as that prepared in 2003 a copy of the previous report, dated 1995, was available on the architect's file for reference in compiling the present one. Both the 1995 report and that dated 1989 were prepared by Angus Forsyth of Barnard Castle.

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

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

Securing of corbels supporting roof beams in Chancel after one fell and another was found to be split (2003).

Masonry repairs to steeple together with provision of new weathervane and upgrading of lightning conductor (2003). Some associated re-pointing work - on the south slope of the west gable of the Nave, for instance.

Re-pointing of selected areas of external masonry including structural crackings.

Minor repairs to roof coverings, including renewal of much of the lead flashing where the Chancel roof abuts the Nave east gable.

Testing and checking of electrical installation (2008).

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) Voids below the suspended timber pew platforms and flooring.
- ii) Former Heating Chamber under Vestry (now containing oil storage tank).
- iii) Interior of the Organ and the Organ Blower cupboard.
- iv) Interior of the Belfry and Spire.
- v) Roofs were examined internally from floor level only and they and the upper parts of the Tower were inspected externally from ground and from Vestry and Chancel roof levels.

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 good condition generally, evidently well cared for, 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:

The Church is of traditional construction with substantial stone walls supporting timber roof structures. Floors are a mixture of suspended timber and solid (stone paved) construction. The building has evidently undergone considerable settlement in the past, as indicated by the outward lean of the internal wall faces in the Chancel, but there has been only minor and very gradual movement in any part of the building since the extensive 1848 restoration, which appears to have involved rebuilding the outer faces of the walls of the Chancel, almost total reconstruction of the Nave and Aisle, and addition of the Vestry, Tower and Porch.

The majority of the old easings and crackings recorded in the appended inspection notes should merely be reviewed in future inspections. The most obvious are in the western corners of the Chancel, and that in the south-west corner has a couple of 'Avongard' tell-tales set across it (installed in February 1990). Readings should be taken from these and the other two tell-tales reported to have been installed at the same time (not noticed in this inspection) and checked against those taken when they were installed to see if any significant movement has taken place. In the absence of such comparison it appears that any continuing movement is insignificant, as the crack has been re-pointed since the last inspection and has developed only hair-line cracking since. Although some filling seems to have been carried out since 2001 where the cracking down the sides of the west respond of the arcade is concerned, the mortar mix used is rather unsympathetic and does not appear to have filled the cracks entirely. It would be worth re-doing it with a better mortar mix and recording the date, to give a readily visible indication of any further movement in the future. The pointing and dated dab on the exterior of the east wall of the Chancel gives a very good example, and this shows that some further cracking of the order of a millimetre has occurred in the most active crack here, since 2003.

Seen from floor level the roof structures appear to be in fair condition overall, but should be examined from close quarters if access is provided for other purposes such as re-wiring or decoration. A problem with the corbels supporting the wall posts of the Chancel roof, where one fell and another was found to be split, appears to have been the result of eccentric loading and was dealt with in 2003 by replacing the broken corbel and by measures to relieve the pressure on the others.

As commented in 2003, the Vestry roof timbers have some apparently benign fungal growth showing in the area which became saturated some time ago before the leakage through the west end of the parapet gutter was remedied. This should continue to be kept under observation.

The flooring under the west end of the southern rank of choir stalls in the Chancel is now even more springy than in 2001 and should be opened up for investigation. On the other hand, the signs of settlement of the flooring under the north rank of pews in the Nave (together with the dado panelling) seem no worse now than in 2001 so should merely be reviewed in future inspections.

B) WALLS AND MASONRY:

The external walls are of local sandstone, with rough rubble walling from the medieval period together with squared rubble with quarry-dressed finish indicating the 19th century work, and smooth ashlar masonry to the Belfry, spire, and architectural features such as doors, windows, etc., generally.

For the most part the stone is weathering perfectly well, with only superficial erosion. However, there are a few places where saturation, extreme exposure or rising damp has caused the stone to erode back to a noticeable extent. None are so bad as to warrant any stone replacement at this stage but some careful re-pointing is needed, with a soft lime-based mortar, to help prolong the life of the stonework. In addition, there are several areas where the stone is in fair condition but the pointing has fallen or weathered out and these need attending to at the same time. Since the last inspection the Tower and spirelet have been comprehensively repaired and re-pointed, and the east gable of the Nave together with various other patches have also been re-pointed, but several of the other areas mentioned in the 2003 report have yet to be tackled, so those needing attention within the next five years include:

One or two open joints in the plinth of the west wall of the Porch.

Open joints in the buttress at the south-east corner of the Porch.

Bottom metre or so of vertical joint where Chancel south wall meets South Aisle.

Southern sweep of parapet on east gable of Chancel.

Open joints in walling at ground level on east elevation of Chancel.

Open joints behind downpipe above Vestry roof on north side of Chancel, and in top offsets of buttress on this wall rising above the west wall of the Vestry.

Parapet on north side of the Vestry (where some of the copings may need re-bedding), and open joints in plinth offset course on this elevation.

Void just above plinth offset towards south end of west wall of Vestry.

Lower parts of north wall of Nave where affected by rising damp.

Open joints under east gable footstone and in top of buttress beneath on north side of Nave.

Open joints in north-west corner turret and between and under watertabling stones on north slope of the west gable of the Nave. The security of the apex stone on this gable should also be checked.

Further areas are likely to need similar treatment in the foreseeable future, so the above should be seen as the first phase of a long-term process.

As noted in the last inspection, the watertabling stones on the east gable of the South Aisle appear to be sliding down the slope and pushing the footstone off. This is clearly a very gradual process with no significant widening of the associated crackings around the footstone since 2001. However, it will eventually become necessary to lift the stones off and re-bed them with non-ferrous dowels to secure them to the underlying walling. The crackings should be kept under observation and reviewed at the next inspection.

The jambs of the main entrance and Vestry doorways have been affected by rising damp over the years, but the worst of the erosion was dealt with prior to the last inspection by renewal of the stones which suffered damage by intruders forcing the doors. The remaining stones - all of the 19th century - will continue to erode gradually but no action is needed for the foreseeable future beyond occasional brushing down to remove salts and powdered stone from the surface.

The capping and underlying course of the walling on the south side of the steps down to the former Heating Chamber needs consolidation.

The most serious problem with the stonework reported in 2003 was the splitting or spalling of the shafts, together with their capitals and bases, on the Belfry. These have now all been repaired, with stainless steel cramps substituted for the rusting ironwork built in originally and new stone indents provided where the stone had been damaged. All has been done to an exemplary standard by Taylor Hastwell Steeplejack Services.

As noted in the last report, the top of the outer nookshaft on the western jamb of the outer doorway of the Porch shows similar splitting and this should be kept under observation - there being no significant risk to life and limb in this instance. It may need to be re-adhered and the rusting dowel(s) replaced in due course.

Internally, the walling is plastered except in the Chancel and Vestry. The latter shows some powdering and efflorescence but as suggested in 2003 nothing need be done about this beyond occasional brushing-down. In the Chancel the rubble walling has suffered the rather disfiguring 'ribbon pointing' treatment with a hard cement mortar at some time in the past. Unfortunately this is unlikely come away of its own accord in an internal environment and to

try to remove it would probably cause unacceptable damage to the stones themselves, so it will have to be lived with.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

At the time of the inspection the green Lake District slating of the Chancel roof seemed to be in poor but still serviceable condition generally, with only a few slates needing replacing or re-fixing - mostly out toward the east gable. However, on close inspection the slates are quite thin and brittle and much patching is evident (some with Welsh slate) on both slopes. Minor repairs are needed repeatedly, particularly after gales, and given the age of this roof - the slating appears to date from the 1848 restoration - these are likely to be increasingly necessary. Though the slating can be kept going for some while yet in this way the need for re-slating should be borne in mind for the near future and new slates will then be needed.

As in 2001, the Welsh slating of the roof over the Nave and South Aisle appears to be in satisfactory condition on the north side with only an isolated slate or two needing re-fixing or replacement, but rather poorer on the south slope which is subjected to greater extremes of temperature and moisture as well as the eddying of westerly gales around the Tower. Although it could be kept going for some time yet by repeated patching, the covering to this slope is reaching the stage where stripping and re-slating should be considered in the near future - perhaps as part of a larger project along with the Chancel roof.

The Welsh slating to the Porch roof appears to remain in good condition, with no repairs needed at the time of the inspection.

The shallow lean-to roof of the Vestry was presumably lead-covered originally, and this still survives in one bay of its parapet gutter, but the present covering is bituminous felt of uncertain age. Surprisingly, this appears to remain serviceable for the time being and may well see out the next five years but it will need renewal eventually and at that time consideration should be given to replacing it with a more durable material such as stainless steel. In the meantime, the top section of the flashing on its east side needs sealing back in.

With the exception of that on the Vestry the various parapet and valley gutters retain lead linings and these appear to be in fair condition - those on the Chancel having been renewed in 1983 and that on the north side of the Tower, together with the small back-gutter behind the north-west turret on the Nave, in 1996.

The lead capping to the ridge of the Chancel roof has been patched where seen to be split in 2001 and seems perfectly serviceable. The lead flashing where the north slope of this roof abuts the Nave gable has been renewed totally, along with the upper part of that to the south slope. As noted in the last report, the flashing on the back of the north parapet of the Chancel needs pointing back in, and short sections on the south parapet now need doing too - perhaps with 'Servigard' mastic sealant rather than mortar so as to accommodate thermal movement more readily.

Open joints between and under the watertabling stones of the east gable of the Chancel need filling, as do several between the copings of the parapets on the Chancel and Vestry. The mortar fillets or fillings at the abutments of the slating with the upstands need renewing or sealing where cracked at the west end of the north slope of the Nave roof and where the Porch roof abuts the South Aisle. The pointing to the ridge of the Nave roof is likely to need patching within the next five years.

There seems to be a problem of water run-off from the watertablings of the east gable of the Nave causing accelerated erosion of the stonework on the north side and saturation of the walling on the south. This should be observed during heavy rain and if the diagnosis is confirmed it would be worth cutting diagonal grooves in the watertablings to direct the water onto the roof slating. The same problem may be occurring on the other gables as well, but to a lesser extent. The problem of damp penetration on the south side, where the east wall of the South Aisle is becoming saturated, may be being exacerbated by the slippage of the aisle watertabling stones down the slope, leaving open joints at the top for water to run into. These open joints should be filled but if they persist in re-opening the watertabling stones will have to be securely re-bedded as suggested under 'Walls and Masonry' above.

The various eaves gutters and downpipes on the building are of cast iron. Overall they seem to remain in serviceable condition but most need repainting within the next couple of years, inside and out. The gutter joints should be cleaned out and re-sealed in the course of preparation for this. The east end of the gutter on the South Aisle needs re-setting to drain towards the outlet, but it may be that this is the result of failure of its brackets in which case remedy is best left until the roof is re-slated. As commented in 2003, the downpipe in the angle between the Porch and the Aisle goes so far down into the gully at its foot as to be prone to blockage and difficult to clear, so some adjustment is desirable here. The lower section of the downpipe on the north side of the Chancel above the Vestry roof appears to be cracked and may need bandaging or even replacement prior to repainting. That on the north side of the Vestry itself needs re-organising as its offset at plinth level does not quite connect to the pipework above and below.

D) WINDOWS AND DOORS:

The only stained glass in the church is the rather fine 'grisaille' type glazing in the east windows of the Chancel, dating from the 1860's and believed to be by William Wailes of Gateshead. All the other windows have clear glass in diamond leading. The glazing is all in excellent condition, having been re-leaded in a phased programme over the last thirty years. This has included repairs following damage by vandals or intruders and some form of protection may have to be considered if this becomes a persistent problem. As commented in the last report, the Vestry window seems particularly vulnerable.

The external doors appear to remain in fair condition - though that to the Vestry needs painting and, as reported in 2003, the frame of that to the former Heating Chamber under the Vestry is coming away and need securely re-fixing. The moss-covered steps down to this chamber are rather dangerous so consideration should be given to providing a handrail. If the Vestry door is used at all a handrail should be provided to its steps too.

As commented in 2003, access for wheelchair users is seriously hampered by the succession of steps at the main entrance, and the lack of an alternative way in. Consideration should be given to eliminating the external step and providing portable ramps to overcome the remainder, but this will still leave a disabled person needing assistance. However, given the relatively limited use of the building it is difficult to see how funds for major alterations could be raised or the expenditure justified, and the test of reasonableness in the Disability Discrimination Act may be met by the efforts made to assist those with other forms of disability.

The two iron gratings in the plinth of the south wall of the Aisle are rusting badly and could do with painting to inhibit this, and the door to the organ blower cupboard also needs painting.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The flooring comprises stone paving to the Porch, passageways, etc., suspended timber construction to the raised pew platforms, under the choir stalls and in the Vestry, and tiling under carpet in the Sanctuary. The social area in the South Aisle is also carpeted.

The stone paving shows superficial erosion overall and signs of significant dampness, especially in the Chancel. Some filling of open joints has been carried out here since 2001 but a few in the east and west ends of the Nave remain to be dealt with.

The wooden flooring appears to be in fair condition except for the springy area in the southern rank of choir stalls already mentioned under 'Structural condition' above. The top step of the two from the Vestry up into the Chancel is slightly loose but not apparently dangerous so should merely be kept under review.

Though now covered by carpet, some of the tiles in the Sanctuary are loose underfoot and it would be worth re-fixing these when the carpet is lifted to prevent progressive damage to what are likely to be 19th century tiles.

The timber floor part way up the Tower, currently in use for storage, appears to be in poor condition and, as commented in 2003, probably should not be asked to bear a man's weight in trying to gain access to the Belfry without being checked and if necessary repaired first.

The painted plasterwork on the walls of the Nave, Aisle, Porch and lower parts of the Chancel appears to remain in fair condition generally, though discoloured by rising or penetrating damp in places. The remedial work carried out to the lower part of the west wall of the Nave prior to the 1995 inspection seems to be holding for the most part though where in 2001 there were signs of dampness breaking through at the south-western corner and close to the pew where the north rank runs right back against the wall things are now a little worse. The only area where damp penetration has caused significant damage is on the east wall of the South Aisle, but as this is behind the organ little can or need be done about it other than dealing with the cause.

The plaster panels between the rafters of the Nave and aisle roofs seem to be sound but there are some patches of discolouration by damp penetration which could do with redecorating in due course - one of the lower panels of the fourth bay from the west in the south slope of the Nave, the topmost panels of this same slope against the west gable, and towards the top of the third bay from the east in the Aisle.

The various furnishings and fittings - some of them very fine - appear to be in good order generally, although the choir stalls are showing their age and a couple of loose pieces could do with re-fixing. As mentioned in 2003, the dado panelling is badly water-stained in places - especially in the Vestry, but that in the Chancel the panelling has been re-finished in recent years and shows how well this can be done. The Nave pews have suffered woodworm attack over the years and though this appears to have been eliminated it has left some rather ragged edges.

F) INSTALLATIONS:

The **electrical** installation appears to be of fairly recent date, wired with P.V.C. insulated cable in conduit. It was tested in July 2008 and some necessary updating work was carried out subsequently, including replacing the consumer unit and adding an earth leakage circuit breaker. No defects were noted in the course of the quinquennial inspection but the floodlights in the Chancel are of an old pattern for which the lamps may well become unavailable if not already the case and the light level could be improved by replacing them with more efficient fittings.

The **heating** installation consists of an oil-fired industrial type warm air unit standing in the South Aisle, with its twin-wall flue rising straight up through the roof. This is noisy in operation but is reported to be remarkably efficient and cost-effective for the few hours a year that the building is heated. The unit is serviced annually. All as reported in 2003.

Some remnants of the cast iron pipework of the previous heating installation remain where it would be too disruptive to attempt to remove them, although it would be worth doing this as and when opportunity arises.

The oil storage tank is sited in the former Heating Chamber under the Vestry. This was locked at the time of the inspection so could not be included. The installation is reported to be adequate but will need upgrading to comply with the current regulations for storage of oil if and when replacement of the tank becomes necessary.

The **lightning conductor** has been upgraded by the steeplejack in conjunction with the repairs to the spire and Belfry, and now includes a 'pulsar' type of terminal. It is reported to have been checked along with the electrical installation in 2008.

The church has two **bells**, but these were not accessible for inspection. Their bearings are reported to have been lubricated by the steeplejack in the course of the Belfry inspection in November 2002.

The **organ** was built by Nelson's of Durham and dedicated as a memorial to Queen Victoria in 1902. It was overhauled in 1989, remains in regular use, is attended regularly by organ tuners and is reported to be in good working order.

The organ blower is sited in a cupboard (not entered) in the thickness of the east wall of the Aisle. The fire-proof boarding on the inside face of the wall has been broken through to allow a cable to pass and this has compromised the fire protection. Minor repair is desirable.

The church is well equipped with **fire extinguishers**, which are serviced annually.

G) MONUMENTS:

There are several ledger stones set into the flooring of the Chancel, Nave and Aisle, including three that have surviving brass inserts. A fine wall-mounted monument is set on the south side of the Chancel, and there is a selection of marble tablets on slate backgrounds mounted on the north wall of the Nave, including First and Second World War memorials. An elaborate medieval cross-slab is mounted on the west wall of the Aisle, along with a fragment of what is believed to be an Anglo-Saxon cross-head. All these monuments appear to remain in fair and stable condition.

H) CHURCHYARD:

The church stands on a prominent hill-top overlooking the River Tees to its south, to which the ground falls away steeply, and then there is an extensive burial ground to the north of the church, where again the grounds falls away relatively steeply within the churchyard and for a short way beyond before levelling out. The burial ground is maintained as rough pasture, kept under control by sheep. It is understood to have been closed for further burials but still maintained by the Parochial Church Council.

The churchyard contains a considerable number of headstones, particularly to the north of the church. A few are leaning to a noticeable extent and a handful can be rocked by hand pressure. One or two of these could perhaps be toppled by deliberate effort but none appear to be dangerously unstable - certainly none seem likely to be pushed over accidentally. They should be checked for safety periodically and any that become dangerously unstable should be righted - a fairly simple operation. Any move to lay the headstones down flat should be resisted as they deteriorate fairly rapidly when this is done.

The memorial stone to those whose ashes have been interred could do with cleaning to reveal its inscription.

The Churchyard is home to a number of mature trees which are understood to be maintained under a management plan established in 1994 with a phased programme of felling and re-planting.

Boundary walls are of rubble stonework supplemented by barbed wire fencing on timber posts, for the benefit of the sheep. Parts of the southern boundary wall have clearly been patched following the recommendation of the last report, dealing with the worst of the problems. Some open-jointed sections remain but there are no indications of impending collapse at any point and the work needed could be left beyond the next five years. Sections of the eastern boundary walling have clearly been rebuilt and the open joints between the copings of the north boundary wall have been filled since 2001.

The iron railings and gates at the main entrance are in fair condition but need repainting within the next couple of years, and the same applies to the railings guarding the steps down

to the former Heating Chamber. The northernmost pier on the western entrance frontage is being split by rusting of the iron inserts carrying the gates on the one side and the railings on the other. Little can or need be done about this for the time being but in the long term the top part of the stonework will have to be lifted off, the inserts replaced with stainless steel and the spalled stonework repaired with epoxy resin adhesive.

The railings and gate on the eastern boundary are in poor condition but the adjacent owner is understood to have offered to replace these completely at his own expense.

The church noticeboard standing just behind the railings at the main entrance is in fair condition but its outer surround could do with repainting within the next year or so.

SUMMARY AND PRIORITIES

The church is basically sound and evidently very well looked after. A lot of excellent work has been done over the last twenty-five years, including a great deal since the last inspection which has implemented most of the major recommendations of the last report.

The springiness of the flooring under the choir stalls needs investigation promptly, and replacement of the light fittings in the Chancel is likely to be necessary before long (unless lamps have been stockpiled). Provision of handrails to external steps should be considered as a matter of safety.

In the longer term the coverings to the roofs of the Vestry, Chancel and the south slope of that to the Nave/Aisle are likely to need renewal in the foreseeable future.

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) Minor repairs to roof slating, abutment flashings, mortar fillets and fillings, pointing of watertablings and parapet copings, etc.
- b) Re-fixing of frame of door of former Heating Chamber.
- c) Opening-up and investigation of springy area of flooring under southern choir stalls.
- d) Cleaning of memorial stone in churchyard.

(Range of likely cost: £750 - £1,500)

III. ESSENTIAL within the next YEAR:

- e) Checking water run-off from gables during heavy rain; cutting diagonal grooves in watertablings to divert water onto slating if this seems likely to alleviate spillage.
- f) Consider replacing Chancel light fittings with energy-efficient equivalents.
- g) Reinstatement of fire-proofing between organ blower cupboard and South Aisle.

(Range of likely cost: £2,000 - £4,000)

IV. NECESSARY within the next TWO YEARS:

- h) Repair, adjustment, joint sealing and repainting of rainwater gutters and downpipes.
- i) Painting of external doors/hatches, of grilles to underfloor vents, of surround to churchyard noticeboard and of railings to Heating Chamber steps and at western gateway.
- j) Filling of open joints in floor paving; re-fixing of loose tiles under Sanctuary carpet; minor repairs to joinery of choir stalls.
- k) Consider providing protection to Vestry window.
- l) Consider provision of handrails to external steps to Vestry and Heating Chamber.

(Range of likely cost: £4,000 - £6,000)

V. NECESSARY within the next FIVE YEARS:

- m) Periodic checking of stability of headstones.
- n) Continuation of tree management plan.
- o) Keeping fungal growth on underside of Vestry roof timbers under observation.
- p) Re-testing of electrical installation (2013).
- q) Re-pointing of specified areas of external masonry; consolidation of masonry beside Heating Chamber steps; re-filling of structural crackings beside west respond of the arcade; repair of spalled shafting beside entrance portal.
- r) Checking roof timbers from close quarters if access is provided for other purposes; redecoration of water-stained panels of ceiling plaster.
- s) Keep sliding watertabling stones of east gable of South Aisle under observation; re-bed if they start to move significantly; pointing of Nave ridge tiles.

(Range of likely cost: £2,500 - £5,000)

VI. FUTURE Repairs:

- t) Re-covering of Vestry roof.
- u) Review of structural easings and crackings, including tell-tale readings.
- v) Re-slating of Chancel roof and south slope of Nave/South Aisle roof.

- w) Further repairs to churchyard boundary walls including gate pier being disrupted by rusting steel inserts.

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CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT ANDREW, WINSTON

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

DATE OF REPORT	30TH NOVEMBER 2009
DIOCESE	DURHAM
ARCHDEACONRY	AUCKLAND
DEANERY	BARNARD CASTLE

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