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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
HOLY TRINITY, WASHINGTON

Diocese of Durham
Archdeaconry of Sunderland
Deanery of Chester-le-Street
Historic Buildings Listing: Grade II
Conservation Area: Washington Village
Civil County and District: Tyne & Wear, Sunderland
Ordnance Survey Map Reference: NZ 310 566
Date of Inspection: 22nd April and 1st May 2009
Date of Report: 28th November 2009
Report by CHRISTOPHER DOWNS, B.Arch. R.I.B.A.

BRIEF DESCRIPTION

Standing on a high mound in the centre of the original Washington village, the present church is a 19th century building on the site of its medieval predecessor, from which only a doorway and the 12th century font survive. The Nave and west Porch date from 1831-3, designed by John & Benjamin Green of Newcastle as a fairly typical galleried 'preaching box' in their plain version of the Early English lancet style. Originally aisleless and with a flat ceiling, the church was extensively re-modelled in 1882-3 by Austin, Johnson & Hicks (see frontispiece - an internal view initialled by W.S. Hicks). They extended the Nave eastward, added the Aisles-cum-Transepts with their 2-bay arcades either side of it and raised the roof and gables to accommodate re-modelling of the ceiling to its present barrel-vaulted form. The Chancel was added or extended by Hicks & Charlewood (also of Newcastle) in 1902-3, along with the Vestry on its north side (but that intended on the south side was never built). The Belfry on the west gable of the Nave was reconstructed to designs by Ian Curry of Charlewood and Curry in 1962, and the Porch interior was re-organised at the same time, the medieval west door being moved to the Centre of the west wall of the Nave to work with the Belfry support structure which was brought down through the gallery at the west end of the Nave.

The present building thus consists of Nave (with west Gallery), Chancel to the east and Porch to the west, all arranged axially. The east end of the Nave is flanked by the North Aisle (containing the Organ) and South Chapel (now used as the office with heating chamber above), and the Choir Vestry fills the angle between the North Aisle and the Chancel. Walls are of local sandstone; the

main roofs are covered with green Lake District or grey Lancashire slates; the Porch has Welsh slating.

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 fourth time the present writer has reported on this church. Previous reports dated 1957 (G.E. Charlewood), 1963 (I. Curry), 1978 (R. Riddell) and 1983 (I. Curry) as well as those prepared in 1988, 1994 and 2002 were available on the Architect's file for reference in compiling the present one. The 1963 report gives full descriptions of the building. These previous reports form a valuable record of the condition of the building and of the work carried out over the past fifty years and all surviving copies should be kept.

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

Replacement of light fittings in Nave and Sanctuary.

Repair of heating unit.

Inspection of churchyard trees and removal of dead Sycamore.

Repairs to boundary walls and re-surfacing of some of the paths in the churchyard.

Upgrading of lightning conductor installation.

Replacement of churchyard notice board.

Redecoration of church interior.

Painting of gates, handrails, etc., in churchyard.

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) Any voids under floors or pew platforms.

ii) Roof voids above ceilings (except where stated otherwise in the inspection notes)

iii) Interior of the Organ.

iv) Ceilings were examined from floor level and roofs were examined externally from ground levels and from the top of the Belfry.

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 at the outset that the church is in very good condition generally. It is evidently very well cared for and some excellent work has been done since 2002. This report is intended to help direct the efforts of those responsible towards an orderly programme for the repairs needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

What appears to be an iron tie-bar end-plate is visible at eaves level on the north end of the east gable of the Nave which, together with the distortions in the arches of the arcades internally, suggests a history of structural movement and remedial measures. This tie-plate needs painting to inhibit the rust now evident. Despite this past settlement, the basic structure of the building remains perfectly stable, with no significant movement in the old settlement cracks and dislocations recorded in previous inspections. The appended survey notes give visual assessments of the present width and extent of these cracks to assist future monitoring, but it would be helpful if the more obvious of those on the exterior were re-pointed, with a record kept of when this is done. Those previously showing internally have for the most part been filled and painted over since the year 2000. The various crackings should be reviewed in future inspections.

Though apparently dormant, signs remain of what might be fungal attack in the foot of the timber roof beam running alongside the west wall of the North Transept, visible internally, and the timber fascia is decayed externally. This should be investigated by limited opening-up to ascertain the nature and extent of the problem.

In the Belfry, the inevitable water penetration through the Belfry openings is saturating the bearings of the timber and steelwork immediately beneath and corrosion is beginning to set in. These bearing points should be checked by an engineer and protected in some way to prevent further deterioration.

B) WALLS AND MASONRY:

The external walls of the church are of buff-coloured sandstone in a mixture of coursed squared lightly-tooled general walling and smooth ashlar dressings to window surrounds, etc. As recorded in previous reports, the stones themselves are showing slight superficial erosion in places, but the only area where this has gone to appreciable depth is on the south wall of the South Chapel, where erosion of the lower walling is being accelerated by crystallization of soluble salts drawn into the stone by rising damp. Even here, the process is very slow and the condition of the stone should simply continue to be reviewed in future inspections. The hard cement ribbon pointing that has been applied in the past has probably made matters worse by preventing evaporation from the joints, and as much of this is now coming loose it should be encouraged to fall away. The bedding mortar behind seems sound enough for the most part

so general re-pointing is not necessary for the time being but several open joints could do with filling with a weak lime mortar. The same applies on the north wall of the North Transept.

The re-pointing of other limited areas of external masonry recommended in the last two reports has yet to be carried out, and further areas are now in need so re-pointing of the following should be undertaken within the next five years: Down the south side of the window and in the plinth of the east wall of the Choir Vestry; parts of the west face of the Porch including the two buttresses at its corners; the buttress at the north-west corner of the Nave; isolated open joints in the plinth of the west walls of the Nave and North Transept; cappings to the four buttresses on the south side of the Nave; cappings to a couple of the buttresses and isolated joints in the plinth and elsewhere on the north wall of the Nave; open joints between steps and wall at disused door in south wall of Chapel. Care will have to be taken over the choice of mortar mix and pointing technique so as not to initiate or accelerate decay of the stone.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The green Lake District slating on the main roof, presumably dating from the alterations in the 1880's, seems to remain in fair condition despite evidence of considerable patching of the south slope of the Nave over the years. Two or three slipped or missing slates on this slope needed replacement at the time of the inspection. The temptation to use the cheaper or more readily available blue Welsh slates to patch the green slated roofs should be resisted from now on. Minor adjustment of the lead saddle may be needed where the west gable of the South Chapel runs into this slope, to stop the spillage down the Chapel wall (the Nave gutter end at this point should be checked too). The South Chapel roof appears to have grey Lancashire slates but, as commented in previous reports, these may be green slates stained by atmospheric pollutants. They seem to remain in good order, whichever. The Chancel and North Transept roofs were re-slatted in 1983, re-using the existing slates, and remain satisfactory. The Welsh slating of the Porch roof has been repaired repeatedly over recent years but at the time of this inspection seemed to be in serviceable condition with no repairs needed for now. Nevertheless, the need to strip and re-slate this roof in the foreseeable future should be borne in mind.

The mortar fillets and leadwork at the abutments of the various roofs seem generally sound but the fillets at the western abutment of the north slope of the Porch roof and at the foot of the abutment of the south slope of the Nave roof with its east gable are cracking away, both needing renewal. The filling under the east gable upstand of the North Transept may also need renewal. As mentioned in the last report, there seems to be a long-standing problem of damp ingress at the west end of the North Transept and this should be examined at the same time as the underlying structural timbers to try and identify the cause. It would also be worth observing this area during heavy rain to see if adjustment of the abutment fillet or insertion of leadwork is needed. The eastern abutment of the Choir Vestry roof also needs checking from close quarters as there are signs of persistent damp penetration at the head of the wall seen from within.

Open joints between and under the stones of the watertablings of the west gables of the Porch and North Transept and east gables of the Nave, Chancel and Choir Vestry appear to need filling. It would be worth having the stability of the apex stones of the east gables of the Nave and Chancel and west gable of the Porch checked at the same time, and what appear to be open bed joints under these stones should be filled whilst access is available.

On the parapets of the Belfry the sealant to some of the joints needs renewal within the next two years, several of the joints are open and need filling, and the chimney flue could sensibly be capped now it is disused. At the time of the inspection nesting materials were accumulating on the Belfry roof and the outlet was almost choked. This should be cleared if not done already and checked regularly (ideally, once every six months) thereafter. The copper downpipe from this roof, descending within the Belfry, has an awkward elbow where it turns to discharge externally and if it has to be dismantled for unblocking at any time a rodding eye should be fitted to this bend.

Apart from needing clearing in some cases (notably the north gutter of the Porch which has weeds growing in it) the cast iron eaves gutters and downpipes seem to be in working order. However, all need repainting within the next couple of years. All joints in the gutters (but not the downpipes) should be cleaned out and re-sealed at the same time. In the meantime at least two sections of the downpipe at east end of south wall of Chapel need replacement where holed and cracked. The joints in downpipes should not be sealed, as they have been in this case, but simply wedged and left open so that in the event of blockage the water can escape at the lowest possible level, minimising the risk of damage from freezing of trapped water in the pipe.

D) WINDOWS, DOORS AND EXTERNAL JOINERY:

Several of the windows have stained glass, ranging in date from the nineteenth century to the 1960's. Virtually all appears to remain in fair condition except that in the east window of the Chancel, which is badly bowed to the point where undue stress may be being put on the glass itself. This should be examined by a specialist glazier within the next five years. The south-facing windows of the Nave have tinted glass in decorative patterns of leading incorporating stained glass emblems. These windows too are quite noticeably bowed, especially the second from the east, but seem no worse now than in the year 2000 and have external overglazing so should merely be reviewed in future inspections.

Most of the windows, including those with plain glazing, are protected externally with polycarbonate overglazing. As mentioned in previous reports, this has been installed quite well but unfortunately sealed to the stonework all round. This can give rise to condensation which is damaging to stained glass and in addition to leaving out any sections that fall out it would be worth removing short lengths of the sealant from the tops and bottoms of these windows to allow ventilation. Iron vent frames in some of the windows need treating and painting to inhibit rust.

As commented in the last two reports, the galvanized wire guards to the inside faces of the Belfry openings are rusting through and need renewal. This should now be considered within the next two years. Stainless steel expanded metal mesh would be a more durable replacement.

At the time of the inspection the main entrance doors needed minor repair where the bottom rail of the first-closing leaf had come adrift at one end. They and the disused door in the south wall of the South Chapel need repainting within the next year, if not done already.

Both ends of the timber fascia on the North Transept and the east end of that on the north side of the Nave have decayed and need joinery repair prior to re-painting, which could sensibly be included along with the painting of the rainwater goods. The galvanised cast iron air bricks at the base of some of the walls could do with painting too, all as recommended in 2002.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The floor throughout the Nave appears to be of suspended timber construction under the carpet. This is a little springy in places, as reported in 2002, but as this seems likely to be inferior construction of the infillings to the passageways investigation could be left until the carpet is being taken up for other purposes. There appears to be no means of access for inspection of any void underneath, so the floor construction cannot be certified free from defect. The same applies to those of the Choir Vestry and South Chapel.

As commented in 2002, the carpet covering the Gallery floor is much taped and patched. Consideration is being given to renewing it but before doing so it would be sensible to review the safety aspects of the seating on the Gallery. The present arrangement of loose chairs on the steps is inherently unsatisfactory in this regard, and it would be worth incorporating some simple form of support alongside the steps with fixed seating.

As suggested in the last report, consideration should be given to providing a washable floor finish on top of the stone paving in the W.C. compartment.

The church was comprehensively redecorated not long after the last inspection and the new paint seems to be holding well generally but on the side walls of the Nave there are signs of the old problem of peeling beginning to recur, with grinning-through of a darker underlying coating. To overcome this, at the next redecoration it would be worth applying a lining paper.

In the Choir Vestry the damp-damaged plaster under the ends of the purlins built into the east wall will need making good and redecorating once the defect has been remedied and the wall has had time to dry out.

The cracking of the plaster ceiling underneath the Gallery recorded in previous inspections has been obliterated by the redecoration and not reappeared. However, this should continue to be reviewed in future inspections.

As recommended in previous reports, it would be worth waterproofing one or other of the floors in the Belfry to prevent water which blows in through the louvred openings from reaching the 'inhabited' parts of the building.

A wide gap around the frame of the door from the Chancel to the Choir Vestry needs filling, and the frame should be checked to ensure that it is securely fixed - all as recommended in the last two reports. The door from the North Transept into the Choir Vestry is slightly stiff in its frame and may need easing. The bolt on the first-closing leaf of the pair to the Kitchenette has lost its knob, leaving it difficult to operate, so should be replaced unless plans to convert this area into a second W.C. are pursued.

The furnishings and fittings all appear to be in good order but as noted in the last inspection the communion rails seem rather loose so their fixings should be improved if possible.

Following a recent fatality in a church tower in the south of the country concern has been raised over the safety of volunteers (and others) climbing church ladders. In the light of this, attention has to be drawn to the inadequacy of the access arrangements to and within the Belfry here. The ladder fixed to the gallery wall should be fitted with hoops, the ladders up within the Belfry should be fixed and grab rails should be fitted to assist getting on and off ladders. Until these improvements are carried out no-one should be allowed to use the ladders in question unless they are young, fit, suitably harnessed and made fully aware of the shortcomings.

F) INSTALLATIONS:

The **electrical** installation was re-wired between 1980 and 1983. It was fully tested in 1996 but whether or not it has been re-tested since - such as when the light fittings in the Nave and Chancel were renewed - is not known. If there is no record of such testing within the last five years it should be arranged within the next six months. On visual inspection the installation seems to be in good order, assuming that the old wiring in the new plant room above the Office and visible in the roof voids from the lower chamber of the Belfry is no longer live. There do not appear to be any residual current or earth leakage trip switches on the system and consideration should be given to adding these as a safety measure.

One of the light fittings above the Gallery did not seem to be working at the time of this inspection, and the water boiler in the Kitchenette had just failed.

As reported in 2002, the extract fan terminals projecting through the north slope of the roof of the Porch have both lost their terminal cowls and need replacements.

Loose or redundant electrical cables on the exterior of the Porch (associated with floodlighting?) should be re-fixed or removed.

The **lightning conductor** system has been comprehensively upgraded since the last inspection and appears to be in good order.

The Crolla 'Pressurair' direct-fired gas-burning **heating system** was installed between 1988 and 1994 in a plant room formed in the roof void above the Office in the former South Chapel, drawing its air through a large grille inserted in the east wall of the Chapel and pushing it into the church through a grille in the infilling to the westernmost of the two arches between this Chapel and the Nave. It was reported to be in full working order at the time of the inspection, having been fitted with a new burner recently. It continues to be serviced regularly.

The **plumbing** installations appear to remain in working order, having been almost totally renewed in the course of the 1995 alterations to provide the present Toilet and Kitchenette.

The **bells** and their mountings, fittings, etc., appear to remain in good order and are reported to be lubricated from time to time.

The **organ**, a fine instrument by Hill & Son of London, was said in the 1988 report to have been restored relatively recently. It is maintained by Harrison and Harrison, who have reported that some work is desirable before long.

The church has an adequate number of **fire extinguishers**, serviced annually.

G) MONUMENTS:

There are two substantial marble tablets and a brass plaque on the north wall of the Nave, whilst in the Chancel a medieval grave-cover is mounted on the south wall, having been passed (returned?) to the church in 1962 when it was found in the course of demolition in the vicinity. All these monuments appear to remain in sound and stable condition.

H) CHURCHYARD:

This takes the form of the high mound on which the church is set, sloping steeply away on all sides except the east where it runs away more gently. There is a substantial extension of the burial ground southwards from the east end of the immediate churchyard but this has not been inspected on this occasion.

The burial ground is closed and maintained to a good standard by the Local Authority. It contains a large number of headstones, of which some are leaning over to a considerable extent. On applying hand pressure these appear stable but the headstone to Mary Blenkinsopp of Washington, some ten metres or so north-west of the north-west corner of the Nave, seems potentially unstable. This is of the type whose plinth simply rests on the ground and it can be rocked by gentle hand pressure - others of this type in this churchyard have already fallen or been pushed.

The graveyard contains a considerable number of mature trees, which should be checked by the Local Authority's specialist at least once every five years - particularly those alongside roads or footpaths.

Some of the churchyard paths have been re-surfaced since the last inspection but the uneven steps down to the southern gateway need radical reorganisation together with new handrails - currently under consideration. It would be worth installing handrails at the western entrance steps too. Plans are also in preparation for widening the vehicular access in the northern boundary and providing limited parking within the churchyard.

The pointing to the new stone steps and landing at the main entrance to the church is weathering out and re-pointing is desirable within the next five years.

The large mausoleum structure to the south-west of the church has been cleared of the destructive vegetation which was disrupting its masonry and appears satisfactory for the time being but will need further consolidation in due course.

As reported in 2002, limited areas of the churchyard walls need rebuilding, consolidation or re-pointing, particularly where structural disruption has been caused by trees (see appended inspection notes for details).

With the ground level within the churchyard being at the level of the top of the southern retaining wall the considerable drop on the other side is unguarded and consideration should be given to providing some form of protection - perhaps with some impenetrable vegetation.

SUMMARY AND PRIORITIES

The church is basically sound and evidently very well looked after. A lot of good work has been done since the last inspection. There are no major areas of concern in the immediate future, although a lot of routine maintenance matters - some of them quite significant - need attention within the next five years.

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) Clearing and checking of rainwater gutters and downpipes, Tower roof outlet, etc.
- b) Renewal of cracked mortar fillets; minor repairs to slating; pointing between and under gable watertablings; checking stability of gable crosses; checking junctions where leakage is suspected at north-west corner of North Transept and in east wall of Choir Vestry.
- c) Testing and checking of electrical installation if not done within last five years; repair of failed light and of water boiler if not done already; consideration of adding trip switches to distribution board.
- d) Replacement of missing cowls on fan discharge pipes rising through Porch roof; re-clipping or removal of loose cables on exterior of Porch.
- e) Stabilisation of suspect headstone in churchyard.

(Range of likely cost: £1,500 - £2,000 excluding work in churchyard)

III. ESSENTIAL within the next YEAR:

- f) Provision of guarding to drop at southern boundary wall.
- g) Improvement of safety of ladders to and within Belfry.

- h) Checking integrity of bell frame fixings where subject to saturation; provision of weatherproofing to protect same together with waterproofing of lower floor in Belfry.
- i) Checking roof structure at north-west corner of North Transept.
- j) Repair of main entrance door, if not done already; re-painting of main entrance doors and the disused door in the south wall of the Chancel.

(Range of likely cost: £2,500 - £3,500 excluding work in churchyard)

IV. NECESSARY within the next TWO YEARS:

- k) Minor repairs to cast iron rainwater goods and timber fascias; sealing of gutter joints; re-painting of all rainwater goods, fascias, iron vent frames in windows, air bricks, tie-rod end plate, etc.
- l) Filling of open joints and renewal of sealant to all joints in the parapet of the Belfry; capping of disused chimney flue.
- m) Upgrading of southern pathway through churchyard; provision of handrails to steps at western entrance; re-pointing of landing and steps at church entrance.
- n) Provision of washable floor covering in W.C.
- o) Renewal of bird guard mesh on back of Belfry louvres.

(Range of likely cost: £2,500 - £3,500 excluding work in churchyard)

V. NECESSARY within the next FIVE YEARS:

- p) Re-pointing of specified areas of external walling (including areas affected by rising damp) and filling of structural cracks, noting date.
- q) Improvements to seating arrangement and floor covering on Gallery.
- r) Re-fixing of loose communion rails; filling of gap round frame of door from Chancel to Choir Vestry; easing of door from North Transept to Choir Vestry.
- s) Inspection of churchyard trees and any resulting safety work.
- t) Consolidation and/or re-pointing of sections of churchyard boundary walls.
- u) Examination of buckled stained glass of east window of Chancel by specialist glazier.

(Range of likely cost: £3,500 - £5,000 excluding work in churchyard)

VI. FUTURE Repairs:

- v) Review of structural crackings and eroded stonework and of bowing in south-facing windows.
- w) Re-slating of Porch roof.
- x) Repairs to organ.

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QUINQUENNIAL REPORT

on the Parish Church of

HOLY TRINITY, WASHINGTON

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

DATE OF REPORT

28TH NOVEMBER 2009

DIOCESE

DURHAM

ARCHDEACONRY

SUNDERLAND

DEANERY

CHESTER-LE-STREET

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