

INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 1991

QUINQUENNIAL REPORT on the

THE CHURCH OF ST BARNABAS

BURNMOOR



Diocese: Durham

Archdeaconry: Sunderland

Deanery: Chester le Street

Job no : 2205

Inspected by Bryony Roff BSc. BArch. MA, RIBA, AABC

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Date of inspection and weather conditions: 17th May 2023 Sunny day,
warm with some cloud.
Date of report: 7th September 2023
Date of previous report: 2nd October 2014

Executive Summary.

Since the last inspection, the church has suffered from significant movement, most notably at the East end of the Chancel where movement is visible to walls and the floor. Investigations are ongoing as to the cause and remedial actions required following the more recent movement which caused an area of floor to subside and existing cracks to widen. This will augment the work already specified (but on hold) to the South wall to allow reinstatement of the William Morris window. It has been suggested previously that the PCC record any notable changes or events during this period, to build up a picture of ongoing issues which may not be picked up by more formal monitoring. There are signs of movement in other areas which need visual monitoring, although at present these areas do not appear to be showing signs of significant change. Advice from a Structural Engineer is suggested in a few areas other than the known area in the Chancel, so issues in those areas can be correctly assessed given the general issues with movement.

Before the winter there are some roof repairs that are needed to ensure the roofs are watertight and before the spring works to remove an abundance of saplings (and ivy) and restore the integrity of the bird mesh to the upper East Gable window are needed.

Other more urgent works include works to gutters and to the South East corner of the South Aisle to address open joints to the water tables and cracking by the kneeler stone, plus works to repoint other water tables. Inaccessible roofs and the chimney needs inspecting as those areas could not be assessed as part of this report. Low level vents to all elevation need to be kept clear of vegetation, including any hidden in planting beds on South side which may have become concealed or buried over time. Internally, works to floors both in the form of both permanent and temporary repairs are needed to ensure that significant trip/safety hazards are dealt with. Doors in the Vestry area and to the WC require easing as movement or temperature have caused them to bind. In the WC an audit of how and what is stored in the area needs to occur as currently a chair and other equipment would make it hard for the accessible WC to be used by anyone in a wheelchair. Despite the presence of an accessible WC stepped entry mean the church is not fully accessible without assistance. Options to make the entrance fully accessible should ideally be considered, or, if not already in place, a temporary foldable ramp should be acquired.

Although assumed to be the remit of others, works are needed to areas in the churchyard which are noted at the end of the report. This includes the Lambton Memorial which needs work to repair walls, steps and paving and remove multiple saplings.

Heating is provided by a gas boiler which is fairly old. It would be prudent to consider what options might be suitable when the time comes to replace it ahead of that eventuality, so costs and options can be considered, especially the use of any green options. Regular maintenance of the lightning conductor, electrical system and also fire extinguishers should be carried out and recorded in the log book, alongside any routine maintenance carried out by the PCC or contactors.

Previous repairs undertaken since the previous report.

The previous report was carried out by Michael Drage

No log book was available at the time of the survey.

A new soakaway was installed to the South of the Chancel since the last QI. Two trees have been felled close to the East end of the church following insurers advice. Repointing has been carried out to part of the West elevation

Brief description of the building

St Barnabas was built in 1867-8 designed by Johnson and Hicks, with the north aisle added in 1881-2. The building consists of a porch, nave with north and south aisles, and a chancel with organ chamber and vestries to the north. The boiler room is beneath the choir vestry. There is a bellcote, with a single bell, at the west end. Walls are built of buff brick with red and purple band and diapers with mainly Westmoreland slate roofs with diminishing courses. There is a flat felted roof to the vestry and stainless steel roof to the north aisle roof. Internal walls are mainly exposed polychrome brick with stone columns and arches, stone and boarded floors and open boarded timber ceilings. Decorated panelled walls and barrel vaulted ceiling to the Chancel with encaustic tiled floor. Heating is by gas fires boiler and low pressure hot water system.

Stained glass windows by Morris and Co: 1919 on chancel south side (3 saints) and east end of south aisle (to Sara Reynolds); 1922 at west end of south aisle (David and Goliath). Large white marble Angel of Victory in north aisle with , completed in Rome by 1894 by Thomas Waldo Storey and formally in Lambton Castle it was presented in 1929 by the 5th Earl of Durham in memory of the 3rd and 4th Earls of Durham.

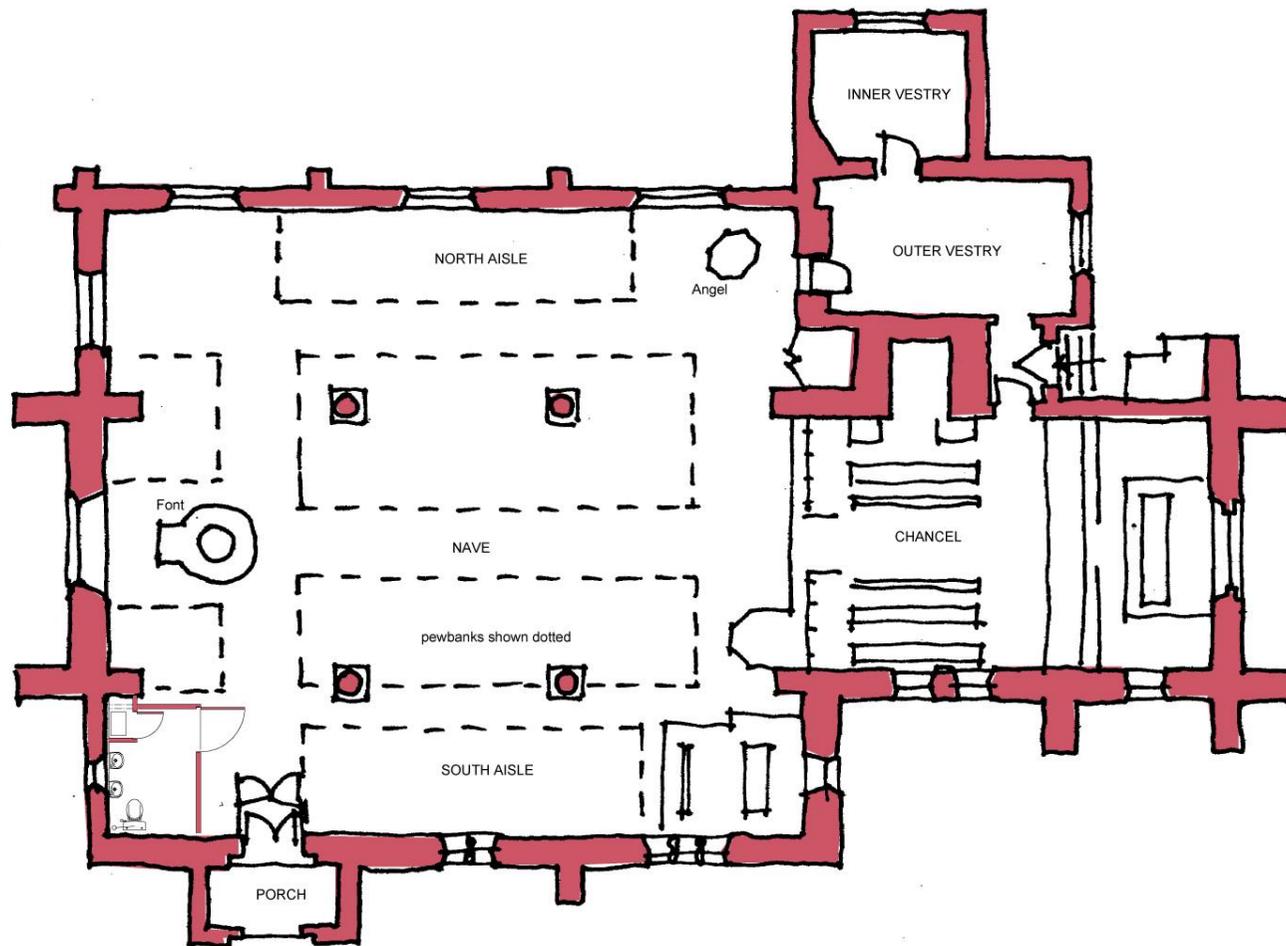
There is a large churchyard , which is largely closed and maintained by the Council due to a high water table. The trees around the Church and Churchyard are covered by a Tree Preservation Order.

Lambton Memorial Cross, south-west of Church of St. Barnabas – listed Grade II Memorial cross to Beatrix Frances Lambton, Countess of Durham, died 1871. 1873 designed by Sir Thomas Drew and made in Dublin by Walter Doolin. Grey Irish limestone. Tall Celtic cross on a large cross-plan platform. Platform has a low moulded wall and 7 grave slabs (in same material) to various members of the Lambton family.

Listing Grade

Grade 2

Plan of the Church Drawn by Mike Drage for the 2014 QI report



ST BARNABAS BURNMOOR 2014 QI
SKETCH PLAN AS EXISTING DO NOT SCALE



Limitations of the report.

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level only. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspection by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to Safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or churchyard consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant and signs of failure should be reported to the Church Architect.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

Advice to the PCC

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website

<https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management>

Electrical Installation

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook. PAT testing of appliances should be carried out at recommended intervals.

Heating Installation

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Logbook.

Lightning Protection

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

Asbestos

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches> and from Natural England.

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Churchcare website. One link is <https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

Maintenance

Maintenance of the Church is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority. The responsibility for upkeep of all the boundaries is unknown, with some abutting residential properties.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

Report main section

The external elevations and roofs were surveyed first, followed by the internal areas and main features of the churchyard. In this report, the areas are covered externally including roofs, rainwater goods and windows, followed by internal areas and concluding with a brief summary of areas of concern to external churchyard areas and boundaries.

Where works are required these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

- 1 - Urgent, requiring immediate attention
- 2 - Requires attention within 12 months
- 3 - Requires attention within the next 18 – 24 months
- 4 - Requires attention within the quinquennial period
- 5 - A desirable improvement with no timescale
- M - routine maintenance (i.e., clearing leaves from a gutter). This can generally be done without professional advice or a faculty.

Summary of report

Location	Description	Condition	Repair needs	Category
External				
1. Porch	Brick with stone detailing	<p>West elevation – isolated open and hungry joints are visible, mainly to the plinth and string course, with ivy growing in the corner.</p> <p>South elevation – in common with many of the walls, harder mortar has been used for pointing resulting in a number of bricks showing signs of weathering. Although not currently a pressing concern, this will need monitoring as in due course some replacements are likely to be required. Open joints were noted to the door surround, to the plinth and in the vicinity of the sculpture over the door. The carved stone Christ in mandorla sculpture is weathering and when access is available, needs further inspection to assess the level of repair needed, as a minimum to try and reduce the speed and degree of weathering of the stonework (such as ensuring water can drain away from the area rather than becoming trapped). Some weathering to stonework of the door surround.</p> <p>East elevation – one open joint to eaves stonework noted that would benefit from being repointed when other similar work is carried out elsewhere.</p> <p>Sapling growth noted at the base of the wall.</p>	<p>Remove ivy and saplings and remove or kill roots.</p> <p>Repoint open and hungry joints using lime mortar. De frass loose materials from weathered stonework to door surround.</p> <p>Assess the level and nature of repairs needed to the sculpture and carry out works required</p>	<p>2</p> <p>3 – 4</p> <p>3</p>

2. South Elevation of South Aisle including small area of South Nave wall	Brick with red and purple band and diapers and stone detailing.	Nave – isolated open joints visible.	Remove ivy and remove or kill roots.	2
		South Aisle – isolated bricks are starting to weather to the wall both sides of the porch, with some isolated open and hungry joints. To the East of the porch some hairline cracking is visible, and there is also cracking to the cill of the Eastern window into the wall below which has been pointed and reopened. Isolated open and hungry joints are visible along the wall including to the buttresses. Rusting fixing of old window guards remain in places.	Rake out and repoint area of cracking using lime mortar. Visually monitor area after repointing to ascertain whether any movement is ongoing.	3
		Ivy growth was noted to the East of the porch.	Rake out and repoint other joints using lime mortar. Remove old rusting window fixings.	4
3. East Elevation of the South Aisle	Brick with red and purple band and diapers and stone detailing.	Cracking is visible below the kneeler stone and under the water table, with some loss of pointing or areas of looser pointing. Vegetation growth to the base of the wall means lower sections were hard to inspect.	Rake out and repoint area of cracking using lime mortar. Visually monitor area after repointing to ascertain whether any movement is ongoing.	2 - 3
		Saplings noted growing at the base of the wall.	Remove saplings and remove or kill roots.	2

<p>4. South Elevation of Chancel</p>	<p>Brick with red and purple band and diapers and stone detailing.</p>	<p>Western bay – cracking to the head of the window most notably to the left hand light which has been previously pointed and reopened – repointed cracking to the right hand light seemed more stable. Vegetation growth to the base of the wall means lower sections were hard to inspect.</p> <p>Eastern bay – the condition of this section of the wall has been subject to monitoring and scrutiny, with the Morris window currently removed for safekeeping. Cracking, which runs from the eaves to the ground through the window tracery and surround has increased in width in recent years. The crack runs through some bricks and stonework. A number of bricks on this section of wall have weathered and some have had mortar repairs. Although a scheme has been drawn up for repair of this area, the work is on hold pending further monitoring of this and other areas in the Chancel following further movement and slumping of the Chancel floor by the altar.</p>	<p>Continue to monitor the Eastern bay in conjunction with general Chancel monitoring to establish the cause and methodology of repair needed for the wider Chancel area. Carry out specified repairs when the timing is suitable.</p> <p>Repoint area of cracking to the Western bay using lime mortar</p>	<p>Ongoing</p> <p>3</p>
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4. East Elevation of Chancel	Brick with red and purple band and diapers and stone detailing.	<p>Open/hungry joints noted to water table and the joint below. Check condition of the apex stone cross.</p> <p>Mesh cover to upper window failing with evidence of bird activity during the survey.</p> <p>Cracking was visible to the cill of the main East window. Isolated weathered bricks are present on this elevation in common with the South elevation with isolated hungry joints.</p>	<p>Inspect and refix or replace mesh and remove any nesting material before the next nesting season.</p> <p>Repoint water table and joint below, checking the stability of the apex stone and cross.</p> <p>Repoint isolated open and hungry joints elsewhere using lime mortar</p>	<p>1</p> <p>2</p> <p>5 – combine with other similar work</p>
5. North Elevation of Chancel	Brick with red and purple band and diapers and stone detailing.	<p>Cracking is visible to the projecting eaves running through the window and below the cill. Cracking is not as significant as on the South Elevation, but should be rectified as part of the wider works if funding allows. Isolated open joints.</p> <p>Stonework to one mullion is weathering.</p>	<p>Obtain advice from an Engineer on the movement on the North wall in conjunction with works elsewhere in the Chancel and carry out any works required.</p> <p>Repoint isolate open and hungry joints elsewhere and descale loose stonework to mullion.</p>	<p>2 (for advice)</p> <p>4</p>
6. East Elevation of Outer (Choir) Vestry including link	Brick with red and purple brick and stone detailing.	Cracking visible to the door lintel of link. Steps up to the door are green with algae, and as this is a much frequented door regular cleaning is advised. Paint to the new handrail has become chipped with some rust starting to appear in places. Loss of finish to the base of the door. Low level vents need to be kept clear.	<p>Repoint areas of cracking using lime mortar.</p> <p>Clean steps of algae to prevent slip hazard</p> <p>Recoat door and repaint handrail</p>	<p>3</p> <p>1 then M</p> <p>3</p>

7. North Elevation of Outer (Choir) Vestry	Brick with red and purple brick and stone detailing.	<p>Isolated open joints to this section of wall.</p> <p>The noticeboard appears to be out of date, with laminated notices attached to the older sign. It would be preferable to consider ways that the information could be updated permanently, or (to preserve the older sign) a less temporary solution was found to cover over the old information entirely and provide more accessible current information.</p>	<p>Repoint isolated open joints elsewhere using lime mortar</p> <p>Consider options to update the noticeboard</p>	<p>4 – 5</p> <p>3</p>
8. Outer (Vicar's) Vestry	Brick with red and purple brick and stone detailing.	<p>East Elevation - open joints were noted to the copings.</p> <p>North elevation – remains of a sign are attracting graffiti and would benefit from removal or updating. Isolated hungry joints. Low level vents need to be kept clear of vegetation and saplings are becoming established at the base of the walls removed.</p> <p>West Elevation – isolated open joints to copings. Mortar hard but generally sound, with a slight crack in the corner by the downpipe.</p>	<p>Remove saplings and remove or kill roots.</p> <p>Keep vegetation away from low level vents.</p> <p>Repoint open joints to copings</p> <p>Repoint open and hungry joints and minor cracking using lime mortar.</p>	<p>1</p> <p>2 then M</p> <p>3</p> <p>4</p>

9. North Aisle	Brick with red and purple band and diapers and stone detailing.	<p>Open joints visible to copings, string courses and upper areas. Carved stonework to buttresses is showing signs of weathering, some have stabilised, but the central buttress may need isolated descaling of loose areas of stone.</p> <p>Some ivy growth to the base of the walls and vents at low level need to be kept clear of vegetation.</p> <p>Chimney – this needs closer inspection at high level as due to location and light conditions it was impossible to survey adequately at the time of the inspection. Open joints and failing mortar were noted at higher level from one viewpoint.</p>	<p>Remove saplings and remove or kill roots.</p> <p>Keep vegetation away from low level vents.</p> <p>Survey chimney and carry out any urgent work</p> <p>Repoint open joints to copings</p> <p>Repoint open and hungry joints and minor cracking using lime mortar.</p> <p>Descal loose stonework to buttresses</p>	<p>1</p> <p>2 then M</p> <p>2</p> <p>3</p> <p>3</p> <p>3</p>
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10. West Elevation	Brick with red and purple band and diapers and stone detailing.	<p>North Aisle – open joints visible to copings, with minor isolated open joints to the wall below. Stone to the buttress is weathered and one section may need further inspection in case any sections are coming loose.</p> <p>One tree root is visibly running up to and close to the North aisle wall. There are no obvious signs of movement, but this should be checked periodically and early warning given of any changes. It would be sensible to flag this up to the Local Authority, as they maintain the churchyard.</p> <p>Nave – lower areas have been repointed relatively recently. Slight cracking to a previously repointed crack to the cill with a crack to the top of the arch over the window. At lower level there are some isolated open joints visible to the lower string course, with open joints at higher level to the water table and near the trefoil.</p> <p>The clock face is losing its gilding and the cross or remains of a weathervane to the bellcote appears to be rusty.</p> <p>South Aisle – Open joints noted to the water table with isolated minor open joints elsewhere on the wall including the string course. Slight cracking is visible to the side of the cill. A section of mortar repair to the underside of the string course is coming loose and should be removed and a repair reinstated if required on further inspection</p>	<p>Bellcote – see roofs.</p> <p>Repoint open joints to copings.</p> <p>Repoint open and hungry joints and cracking using lime mortar.</p> <p>Inspect and repaint weathervane/cross</p> <p>Contact the Local Authority and monitor West wall close to the tree root.</p> <p>Remove and reform mortar repairs to string course</p> <p>Consider regilding the clock</p>	<p>3</p> <p>3</p> <p>4</p> <p>2/M</p> <p>3 – 4</p> <p>5</p>
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<p>11. Roofs including Bellcote</p>	<p>Westmoreland slates to the main roofs, stainless steel to the North Aisle and felt to Vestry roof, both flat roofs.</p>	<p><u>Porch</u> – one slate is showing signs of starting to slip on the West slope and mortar fillets are failing to both sides of the same slope. One slate is cracked to the east slope and the condition of one repaired slate needs checking. Although it appears sound it is not a long-term repair and should be monitored periodically.</p> <p><u>Nave Roof</u> South slope – mortar fillets are covered by the lightning protection to both this and the North slope – the condition of the mortar should be checked periodically as it can't be assessed or monitored from the ground. There are a small number of slipped and cracked slates which need replacing. Significant open joints are visible to the ridge.</p> <p>Bellcote – if the bell has not been inspected recently, it would be prudent to ask the Diocesan Advisor to advise on condition. Isolated weathered stones and some open/hungry joints that would benefit from closer inspection, as it is difficult to inspect from ground level.</p> <p><u>South Aisle</u> – mortar fillet to the top of this slope is cracked and requires repair. Some slipped and cracked slates visible, most notably to the West of the porch.</p> <p><u>Chancel</u> South slope – Slipped and slipping lates noted, with pen joints to the ridge. At least one ridge</p>	<p>Carry out works to refix or replace slipped and cracked slates where noted before the winter.</p> <p>Reform or repair mortar fillets to roofs where noted, including over the South Aisle roof.</p> <p>Inspect mortar fillets to roofs where these are concealed by the lightning conductor and carry out any repairs required.</p> <p>Repoint open joints to the Nave and Chancel ridges. Replace failed ridge tile(s) to Chancel roof.</p> <p>Inspect roof areas not accessible during the survey and carry out any required repairs</p> <p>Contact the Diocesan Advisor to advise/assess current condition of the Bell, if this has not been inspected recently.</p> <p>Assess condition of the bellcote stonework when access is available.</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>2</p> <p>5, unless this has not been inspected recently</p> <p>3-4</p>
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Roofs cont'd		<p>tile has failed and requires replacing although possibly three in total may need attention/replacement after closer inspection. Mortar the fillets are covered by the lightning protection – condition of the mortar should be checked periodically as it can't be assessed or monitored from the ground.</p> <p>North slope – Cracked and failing slates noted</p> <p><u>Link roof to Vestries</u> – open joints to ridge</p> <p>The South slope of the outer vestry could not be inspected, not could the North Aisle or vestry roofs.</p>		
12. Rainwater Goods	Cast iron rainwater goods	<p>The joints to the section of gutter to the West of the porch on the South Aisle roof needs checking and sealing as this appears to leak.</p> <p>Vegetation growth noted in some gutters including the North Chancel gutters.</p> <p>The downpipe by the Vestry door leaks and disappears down into the cellar. This ideally needs to be repaired, cleaned out and drain/soakaway made to work correctly, or be rerouted above ground into an existing or new drain.</p> <p>Decoration is failing and many areas would benefit from repainting.</p>	<p>Check gutter to the West of the porch</p> <p>Remove all vegetation from gutters and any debris</p> <p>Carry out works to Vestry link downpipe.</p> <p>Repaint rainwater goods</p>	<p>1 - 2</p> <p>1 then M</p> <p>3</p> <p>4</p>

13. Windows		<p>Polycarbonate window protection is fitted to all windows. Some debris build up noted behind window protection.</p> <p>Possible bowing to the central light of the Eastern window and Choir Vestry.</p> <p>Remains of old rusting fixings used for previous protection remain that would benefit from being removed when repointing is carried out.</p> <p>William Morris window to the Chancel has currently been removed for safekeeping.</p> <p>Rusting saddlebars noted to a number of windows internally.</p>	<p>Monitor bowing of the eastern Chancel window in case condition changes as issues with ongoing movement are monitored</p> <p>Remove protection and clean behind window protection (for lower windows it may be possible to do this inhouse, providing specialist advice has been received beforehand)</p> <p>Prepare and paint rusting saddlebars if access is possible (avoiding any paint transfer to glazing).</p>	<p>Ongoing</p> <p>3</p> <p>5</p>
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Internal				
1. Porch	Brick walls with some glazed bricks and stone detailing. Quarry tile floor. Plastered ceiling partly following the roof slope.	West and East walls – glazed face to a number of bricks has been lost. Most are still relatively sound but isolated bricks would benefit from being replaced. Stone elements are in poorer condition and require localised descaling and possible isolated replacement.	Repoint open joints to walls using lime mortar and descale loose material to stonework.	3
		South wall – Some stonework is in poor condition on the left hand side of the door opening with deep cavities that require an indent or mortar repair. Slight cracking is present to the head of the arch with isolated open joints elsewhere. Salt efflorescence is visible with evidence of water damage (assumed to be historic) to the ceiling. Condition of brickwork in this area is variable with some area in poor condition and some previous hard facings applied to brickwork	Brush off salts and inspect wall to the South elevation – repoint open joints and areas of harder mortar and replace any significantly damaged bricks.	3
		North wall – harder repointing to door surround with weathering noted to the right hand column which needs monitoring.	Replace failing glazed bricks and any sections of stonework that are in the poorest condition	3 - 4
		Rust is showing through the paintwork of the metal gates	Carry out works to the floor.	3
		Some open joints to floor with isolated cracked tiles. One section of flooring has cracked and moved and should ideally be re-laid level. Outer stone (level) threshold is delaminating and condition should be monitored. Step to the main entrance is slightly worn on the side most frequently used.	Repaint metal gates	3

<p>2. South Aisle</p>	<p>Brick walls with some glazed bricks at lower level, brick banding and stone detailing. 3 arch arcade to North wall. Exposed rafters and roof structure. Tiled aisles with level timber pew platforms.</p>	<p>East wall – open joints were noted to the window surround with isolated open joints elsewhere. A few bricks are in poorer condition.</p> <p>South wall – open joints were visible at higher level with some cracking to the centre of the wall. Evidence of mortar repair to one column associated with the Eastern window with cracking into the wall over with similar cracking below cill level. To the central window there is evidence of older cracking, repointed but currently relatively sound.</p> <p>North wall – a section of the right hand arch has dropped, with some loss of material to one stone. Pointing is generally dark so hard to see if joints are fully filled - given other structural issues it might be wise to check this if high level access is available.</p> <p>A number of open joints are visible to the floor with cracking of some tile indicating issues with movement, more significant to the rear of the Aisle, around columns and by the entrance. Some tiles are loose underfoot. One board in the rear pew needs checking as it has possibly dropped.</p> <p>Some signs of moisture ingress, assumed to be historic to the ceiling – redecoration would aid earlier identification of future issues.</p>	<p>Carry out repairs to floors, lifting and replacing loose, cracked tiles rebedding uneven areas and repointing open joints. It is worth checking the slab on which they are bedded for signs of issues with movement (or material).</p> <p>Investigate and repair area of timber floor</p> <p>Check that pointing to arch is complete and movement is historic</p> <p>Repoint open joints to walls and window surrounds using lime mortar</p> <p>Redecorate ceiling to enable early assessment of any ongoing issues of water ingress</p>	<p>2 – 3</p> <p>3</p> <p>3</p> <p>4</p> <p>5</p>
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3. W.C.	Two plastered walls, two brick walls with brick banding and stone detailing. Exposed rafters and roof structure. Vinyl floor.	<p>The door was binding on the threshold at the time of the survey and needs easing.</p> <p>Areas of minor open joints to brick walls with some deterioration of stonework to the window surround (currently stable) and one open joint.</p> <p>The ceiling vent has dropped and requires refixing back into place.</p> <p>The chair and some of the toddler accessories would impede access to anyone in a wheelchair and the storage of items needs rethinking.</p> <p>The soap dispenser is dripping on the boxing.</p>	<p>Ease door</p> <p>Ensure the WC is capable of being used by anyone in a wheelchair without the need for emergency reshuffling of furniture. Consider options for storage of necessary equipment (toddler items).</p> <p>Refix ceiling vent</p>	<p>1</p> <p>1</p> <p>3</p>
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4. Nave	Brick walls with some glazed bricks at lower level, brick banding and stone detailing. 3 arch arcade to North and South walls. Exposed rafters and roof structure. Tiled aisles with level timber pew platforms.	West wall – lighting impeded inspection of upper areas, but some isolated open joints were visible. At lower level cracking is visible to the cill running down into the wall, through bricks and behind brass plaques.	Obtain advice of a Structural Engineer on cracking to the West wall and carry out any remedial work required.	3
		North wall – isolated areas of failing pointing but generally sound.	Carry out repairs to floors, lifting and replacing loose, cracked tiles rebedding uneven areas and repointing open joints. It is worth checking the slab on which they are bedded for signs of issues with movement (or material).	2 – 3
		South wall – see South Aisle for Eastern arch. Some cracking noted to the wall over on the Nave side of the wall. Some cracking also noted to the Western arch into the wall over. Some loose tiles salts and open joints visible to the floor in several locations, including around the font and near the pulpit and area appears to be slightly sunken. Open joints are also visible to the steps up into the Chancel.	Repoint open joints and areas of cracking using lime mortar	4

<p>5. North Aisle</p>	<p>Brick walls with some glazed bricks at lower level, brick banding and stone detailing. 3 arch arcade to South wall. Exposed rafters and roof structure. Tiled aisles with level timber pew platforms.</p>	<p>West wall – open joints noted at higher level over the window with potential damage to a few bricks.</p> <p>North wall – salts are visible mainly at higher level and to the Western end of the wall with some loss of mortar and older fixings generally. Eastern window – cracking is present below the window running behind the heater.</p> <p>East wall – there is a variation in pointing colour and style with signs of water staining at higher level on this wall/ Stonework to door is showing signs of exfoliating.</p> <p>South Wall – exfoliating stonework noted to arch.</p> <p>Cracking was noted to the floor in front of the columns with some cracked and loose tiles and areas with more significant movements.</p> <p>The angel sculpture appears in good condition.</p>	<p>Carry out repairs to floors, lifting and replacing loose, cracked tiles rebedding uneven areas and repointing open joints. It is worth checking the slab on which they are bedded for signs of issues with movement (or material).</p> <p>Gently brush off salts and inspect brickwork.</p> <p>Gently brush off areas of exfoliating stonework to remove loose material.</p> <p>Repoint areas of open joints and cracking using lime mortar. Visual monitor areas of cracking after repointing to ascertain whether there are issues with ongoing movement</p>	<p>2 – 3</p> <p>3 then M if salts re-appear</p> <p>3</p> <p>4</p>
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6. Chancel	Painted paneled walls, painted vaulted ceilings and tiled floor	<p>South wall – open joints to the window cill and cracking around the cill of the Western window. The Eastern window is currently plain glazed while works are awaited as issues of movement have affected the stonework of the surround and wall. Condition of internal stonework to the reveal is poor and there is cracking to the paneling below cill level.</p> <p>North wall – pointing to joints to the head of the window appears to have reopened, but the darker colour of the mortar make it hard to ascertain.</p> <p>The floor to the North of the altar has moved significantly and there are cracked, damaged and loose tiles. The movement in 2022 occurred after local piling works and the cause of the movement needs to be ascertained before remedial works can commence. The altar step has dropped and cracking to some steps open joints are visible to the steps up to the altar, steps slope back towards the altar and there are loose tiles in the vicinity. To the main floor tiles are also in poor condition with areas of loose tiles, cracking and signs of settlements and lifting of areas including under the carpet.</p>	<p>Carry out repairs around the Eastern window on the South Elevation once monitoring is complete (see also external comments).</p> <p>Carry out investigations and monitoring of the floor by the altar in particular.</p> <p>Carry out repairs to the floor to maintain safe access with permanent repairs following once investigations are complete</p>	<p>Ongoing</p> <p>Ongoing</p> <p>M then 3</p>
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<p>7. Outer (choir) vestry and lobby</p>	<p>Painted brick wall, flat plastered ceilings and concrete and tiled floor to lobby. Painted brick walls with timber linings, flat plastered ceilings and carpeted floors to Vestry.</p>	<p>Lobby – cracking over the entrance door is visible internally (a crack wanted externally as well). The door has dropped as the bolts no longer catch. The Southern internal door has also dropped and there is cracking visible over the door.</p> <p>Vestry – the stone to the window surround has a protective coating that is now starting to fail exposing stonework behind in poor condition.</p> <p>Salts are visible on the wall and evidence of water staining, assumed to be associated with water ingress that has damaged the ceiling.</p> <p>The ceiling is sagging and there is a hole near the door into the North Aisle, understood to have occurred after water ingress.</p>	<p>Ease doors so they function and monitor ongoing issues associated with movement.</p> <p>Carry out repairs to cracking over doors once investigations to the Chancel are completed</p> <p>Gently brush off areas of damaged coating and sanding stonework to window surround and inspect condition to establish if further repairs are required.</p> <p>Gently brush off salts to walls</p> <p>Carry out repairs to the ceiling and redecorate which will allow earlier detection of any future roof leaks</p>	<p>1</p> <p>3</p> <p>3</p> <p>3</p> <p>4</p>
<p>8. Inner (Vicars) Vestry</p>	<p>Painted brick walls with timber linings, exposed timber to ceiling and carpeted floors.</p>	<p>Peeling paint visible to the East wall and cracking over the timber lintel on the North wall. Window surround appears to also have been treated with a protective coating that is failing leaving stonework in poor condition. Further inspection is need to ascertain if any stone repair or replacement is needed most notably to the lintel and mullion.</p>	<p>Gently brush off areas of damaged coating and sanding stonework to window surround and inspect condition to establish if further repairs are required and schedule any further repairs required.</p>	<p>3</p>

9. Basement	Exposed stone walls.	<p>Steps down are slippery with leaves at the base with some sapling growth. The security cage needs repainting.</p> <p>Stone internally is badly weathered with open joints. In places stone has weathered back behind mortar joints.</p> <p>The floor is damp due to issues related to the downpipe</p> <p>The boiler is reported to be fairly 'elderly 'in boiler terms, possibly at least 30 years old. A new frost detector is needed, but the system is unlikely to be very efficient. It would be prudent to consider options for replacement so plans are in place when it fails (or a more efficient form of heating is desired).</p>	<p>Clear steps of algal growth and remove saplings.</p> <p>Repaint security cage around steps</p> <p>Remedy issues with the downpipe and internal drainage so the floor is not permanently wet.</p> <p>Carry out repairs to walls.</p> <p>Consider options for boiler replacement ahead of requiring more urgent action, even if plans are not put into motion immediately.</p>	<p>2</p> <p>3</p> <p>2</p> <p>5</p> <p>5</p>
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External areas including graveyard

Churchyard	Closed so works would be the responsibility of the Local Authority other than the noticeboard	<p>A tree survey is recommended for mature trees within the churchyard, and it would be sensible to check with the Local Authority have carried out a survey recently and if not request that this be considered.</p> <p>Many gravestones are leaning and as the routes through the churchyard are regularly used as a thoroughfare periodic inspections should be carried out – the Local Authority should be responsible for doing this in the closed area.</p> <p>The Lambton Memorial Cross needs repair/work especially to the surrounding raised area of paving – at the time of the survey there were multiple saplings emerging between loose paving, some of which were wobbling noticeably. One side wall is leaning and is bowed. It is worth approaching the Local Authority and family to ask for assistance carrying out repairs.</p> <p>The noticeboard in the NW corner needs re-decoration to posts.</p> <p>Boundary walls need some repairs with open joints noted in a number of areas and some cracking</p>		<p>2</p> <p>M</p> <p>1</p> <p>3</p> <p>3</p>
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Photographs



Ivy and saplings to West Elevation of the Porch



Weathered stonework to the carved stone Christ in mandorla



Crack to East elevation of the South Aisle



South Elevation of the Chancel currently being monitored due to movement



Cracking through the tracery and below the cill of the south Elevation of the Chancel



Damaged mesh to opening on the East Elevation Of the Chancel



Cracking to North Elevation of the Chancel



Cracking to North Elevation of the Chancel Of the Chancel



Cracked Lintel to rear entrance door



Leak to Downpipe by rear entrance door



Weathered stone to North Aisle buttress



Cracked mortar fillet to porch roof



Slipped slates to South Aisle roof



Slipped slate and missing mortar to ridge to Nave



Weathered ridge tiles to the Chancel roof



General View of the Nave looking East



General View of the Chancel looking East



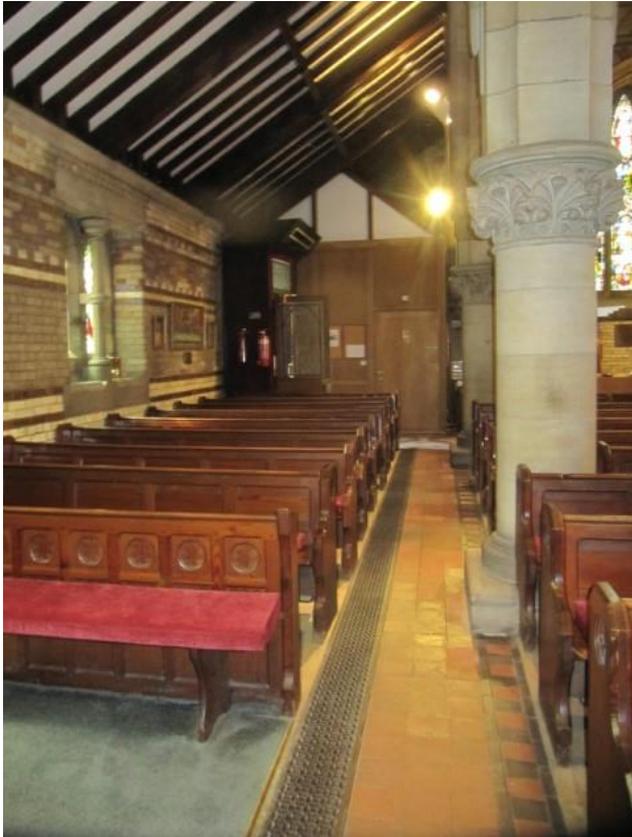
General View of the Chancel and Nave looking West



General View of the North Aisle looking East



General View of the North Aisle looking West



General View of the South Aisle looking West



Weathered stonework to porch



Salts and damaged bricks to porch over main door



Cracking to West wall of the Nave



Slightly sunken area of floor to the East of the Nave



Floor to the North of the altar, sunken following recent structural changes



Failed coating and stonework behind in the Vestry.