QUINQUENNIAL INSPECTION REPORT

OF

CONSETT, CHRIST CHURCH

DIOCESE OF DURHAM
ARCHDEACONRY OF DURHAM
DEANERY OF LANCHESTER

INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991

QUINQUENNIAL INSPECTION AND REPORT
April 2022

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REPORT ON THE 2021 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION

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This document is in two parts:
The Report is the appraisal of condition and estimated cost priority list;
The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: Thursday 25th November 2021. Dry and windy.
Date of report: March 2022.
Report prepared by: David S Beaumont RIBA AABC

2.0 LOCATION AND SITE

Address: Junction of Parliament Street, Church Street, Consett, DH8 5QA

Location: The church is on the corner of a built-up site on the edge of the shopping district of Consett.
The principal entrance is in Parliament Street with side and rear entrances from Church Street.

National Grid Reference: NZ106510

3.0 CHURCH AND LISTING DESCRIPTION

Description:
Built in 1866 and on a north south axis with the chancel at the north end and tower at the south. For the purpose of this report, the usual ecclesiastical orientation has been used.
It is a large church built in stone with slate coverings comprising a nave, north aisle, Small baptistery at west end of north aisle, chancel with an apsidal east end, organ chamber on the north and ancillary basement rooms. Clergy and choir vestries on the south which are C20th additions and include toilet accommodation. The blind arcading on the south outside suggests that the church was designed for a future south aisle

Large, square tower with double height lobby with glazed screen. Ringing chamber above with bell chamber.

Listing Description:

Parish church and church hall. 1866, by J A Cory, additions early C20. Neo-Norman style. Coursed rock-faced stone with ashlar dressings and Welsh slate roofs. Raised and coped gables with finials. Quoins. South tower, nave, west aisle, chancel and church hall. Tower has clasping buttresses with plinths, south doorway round headed with 3 shaft and triple arches, and above a circular wheel window with 6 round headed arches. East and west faces each have a round arched doorway with round headed lancet above. Above east, west and south faces have a circular clock face over a short round arch, flanked by single round arched lancets. Above each face has 2 pairs of round arched bell openings with central shafts, sunk in panels, and topped with parapet and plain corner finials. West aisle has single round headed lancet to south and north plus 4 similar windows to west. Apsidal chancel has 5 round headed lancets and a 2 round headed priest's doors.

North-east church hall has three 3-light chamfered mullion windows linked by cill band, and to south single round headed doorway with plank door. East nave wall has 4 round headed lancets each within a blocked arch of the unused arcade.

INTERIOR: Has 4 bay round arched arcades that to the east blocked, with round pier and responds with scalloped capitals. Simple round chancel arch. Wooden boarded roofs, pews, choir stalls, pulpit, reredos and lectern. Late C19 and early C20 stained glass windows.

CHURCH LISTING - Grade II

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

1 This report is made from a visual inspection from ground level. The tower was inspected. The external boiler room and store was accessed. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure:
The building exhibits the cracking's and easing's that are typical of this form of construction, being a combination of solid outer walls and internal arched walls. There are shear cracks to the west end of the aisle, around the chancel arch and some at the chancel window heads. These are not untypical. There is some loosening of the kneelers, particularly the west end of the north aisles and this is probably due to an unrestrained wall head due to the roof construction – in other words not having any tie rods and the thrust of the roof pushing the wall top outward. However rebuilding and strengthening this part will probably suffice.

2021

2016

The tower is the significant item, in that there is significant vertical cracking to the tower on the south west corner, probably due to poor ground conditions at the SW corner. The tower has been the subject of an engineer's report in 2004 and a quick comparison between the pictures of the cracking then and now shows little change, however the underlying problems remains and joints remain open. Because of dropping of mortar and one stone (causing the west doorway to be closed temporarily) in 2014, a high level inspection was carried out by Taylor Hastwell. They reported multiple pointing failure, cracked stones, rusting metal ties, crushing to the west wheel window, etc. Their estimate was £27,000 ex vat however this does not include the engineer recommendations of 2004, when an estimate was produced for £60,700 ex vat. The engineer report recommends full scaffold and Cintec anchors installed along with a complete repoint and stone repairs. It is probable that this engineering figure can be revised up to c. £100,000 ex vat. The whole repair of the tower, inc scaffold, is probably in the region of £150- 175,000 ex vat and professional fees.
The tower is included in Historic England's Building's at Risk Register
https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/24182

The recommendations of the report in 2004 are still valid and with recent mortar failings and recent close inspection, the combined results mean that the church should address the tower defects in the next five years.

Roof coverings:

A fuller assessment of the roof, for the record, is contained in the appendix
The nave has had its roof covering re-laid 25-30 years ago in 18x9s, reusing the best of

the original and shortfall made up of second hand. The roofing felt is not of a good quality and there are faults in the slates and also their installation. However, it will last a while longer provided it is maintained and the same applies to the aisle inner slope. There are loose slates at the ridge and within the valley. I have identified a cost fpr replacement in 5 years in the priority list below. It could probably last 10-15 years but you will always be repairing it. This information is to assist you in your longer term planning for the building repairs.
The outer slope of the north aisle, the chancel and apsidal end and the boiler room roof coverings were renewed in 2016. The inner north nave doesn't have the batten nail failure that required the outer to be renewed. However, the roof covering is 1960's date so could be for replacement in the next ten to twenty years. It is mixed 14x12/10s.
The east end of the box gutter between the north aisle and nave has seen to be problematic and it was seen at the last inspection that the that the water table lead flashings and the open joints in the gable wall were the likely reason there is damp inside. The wall has now been repointed and flashings repaired.

Rainwater goods:
The original cast iron guttering has been replaced by ogee or 5x4 moulded gutters some on original over rafter brackets and some on side brackets. The south nave and north aisle were cleaned and reset in 2014 (due to snow damage) on side brackets (insurer's wouldn't pay for any improvement) which means the gutters are low to the eaves- though they are serviceable). The remainder, apart from the vestry were renewed in 2016. They are in good condition and just require overhaul and the odd broken item replacing. Downpipes are cast iron and were also renewed. Some gullys have lost their original grids.

Walls:
The coursed sandstone walling is not only eroding, as a consequence of its location and the nature of material but also because of cementitious mortar pointing. There are particular areas of open joints and erosion of the stone on the west gable of the north aisle and the north corner.
The west side of the tower is similarly poor as well as the north. The cement pointing has failed in many places and the church need to embark upon a phased approach to re-pointing the church tower then the remaining walls. The nave and aisle watertables are laminating badly.

Externals:
The boundary wall to the east is in poor condition and requires attention. The oil store was considered for demolition but in the end reroofed as it provides chair storage.

Internal:
The church has a gas fired central heating system installed in c. 2014 and so the church is warm and dry. The decoration in some areas need updating, however a couple of areas of damp penetration are waiting to be confirmed as dry before redecoration. These are at the chancel arch and aisle junction where the valley gutter above has proved troublesome in the past, and the north aisle, west end where there is a breakdown of pointing on the kneeler externally and probable water penetration at the flashing of the water table, though this has now been remedied. There have been new works to increase the projection of the chancel steps, incorporating the Lady Chapel, and this new platform has been found to be very successful. The WC and kitchen area have been updated. The vicar vestry and choir vestry are in fair condition. The choir vestry wall decoration is poor (probably incompatible paint).

Security:
The church has seen some breakages to the vestry and office windows and the repairs are a little rough. Perhaps a mesh guarding should be considered here? There has been lead theft to the valley since the last inspection. Cunningly, the lead was left at both ends so theft wouldn't be spotted. It poured in when it rained and was discovered. The valley is now laid in lead alternative with duck boards laid over to discourage further theft.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.
In section 8 the same priority items are reordered into their priority categories.

A- Work requiring urgent attention,
B- Within 1 year
C- Within 2 years
D- Within 5 Years
E- A possible improvement or item to note
M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

- The log book was being brought up to date and recorded the work done, including routine testing.

- **Water:** Service from the highway to the w.c.
  Recommendation: None.

- **Foul drainage:** There is a combined drainage system in Church Street to the south and the church drainage is connected to this at the east end. There are two manholes in the east yard.
  Recommendation: None.

- **Surface water drainage:** A limited amount of underground drainage to serve the east end of the church connecting to the existing combined in the highway by the underground foul drainage system, the rest are to ground and to salt glazed gullys, it is possible these drain to the highway but a 2018 survey by Jetaire hasn't identified any underground drainage. See plan at rear of report.
  Recommendation: None.

A **Lightning conductor:** Inspected by Stone Technical in 2021 it failed but then was corrected and passed. There is a

spike to each of the four pinnacles and a coronal band with down tapes to the ground. One pinnacle stone apex is cracked and the other has broken away both on the west side.
Recommendation: repair broken pinnacles.

B **Electricity:** The service arrives at the east end in the boiler room. It was rewired in the 1960s in Pyrotenax and later additions in PVC cable. Tested in January 2020.
Recommendation: None.

- **Lighting:** Is by LED fittings at each truss foot located at eaves level within the nave and partially within the chancel. The chancel has LEDS on the east face of the arch. System tested in June 2020. Thoughts of bringing the distribution board down from the tower to the church have proved too expensive and it is not viable.
Recommendation: None.

B **Sound system**: Comprises two speakers, lapel and lectern/pulpit microphones installed circa fifteen years ago. The sound loop requires repair.
Recommendation: Repair sound loop.

- **PAT**: Tested in June 2020 (including the church hall).
Recommendation: Carry out the annual test.

D **Heating:** Heating system was installed in 2014 comprising Ideal Evo Max twin gas boilers, expansion vessels and controls in the Boiler room. Surface mounted copper distribution pipework and white double panel steel radiators on the perimeter walls and along the arcade. Serviced in 2021. New parts are required to the boiler as a consequence of bird nesting choking the flue extract.
Recommendation: repair

- **Gas meter**: Located within the boiler room but not inspected.
Recommendation: None.

D **Bells:** Eight bells within the belfry within a wooden frame.

The wooden frame rests on the floor and the floor has been strengthened by two RSJs (that have some rust on them). The bells and moving parts have not been inspected in recent past, the church currently do not have a bell captain or ringers.
Recommendation: Inspect bells.

- **Clock:** The clock mechanism is maintained by Smiths of Derby, the clock was installed by Potts & Co. Frame is dated 1898. The three dials have been reconditioned in the past probably in 2011 by the Cumbrian Clock Company. Inspected in 2021 and found to be all ok.
Recommendation: None.

E **Organ:** Pipe organ in the chancel. Harrison and Harrison report of 2020 identified £150,000 worth of repairs. It is regularly tuned and plays well. PCC are reviewing the report to establish what might be the priority items within the recommended repairs.
Details from the National Pipe Organ Register
https://www.npor.org.uk/NPORView.html?RI=N14955

Grade II*

Builders
1895 Harrison & Harrison Durham
Incorporating older pipework; Specification Book 97, pp648 & 682 - £420;

1918 Harrison & Harrison Durham
Cleaned

1939 Harrison & Harrison Durham
Cleaned

1960 Harrison & Harrison Durham
Cleaned

Cases

Position **N chamber (tight, in angle between chancel & aisle)** Type **Pipe Rack**

Posts and rails; grained/painted case with largest pipes diapered on cove;
Great 16'Open Metal above panelling in side opening;

Recommendation: PCC to review report and prioritise repairs.

D **Rainwater goods:** They have been restored recently and there is no annual inspection agreement.
Recommendation: Carry out annual inspection of the rainwater goods by a competent Ecclesiastical roofer.

7.2 GENERAL

D **Churchyard:** There is no churchyard. The site has a modest tarmacked private area at the north side separating the hall form the church which is in poor condition. As are the boundary walls here as well as the east. It would be worthwhile to establish legal ownership of the walls to see I they are the church's obligation to repair.

Recommendation: Establish ownership of boundary walls and Repair as necessary

- **Trees:** There are no trees on the church site
Recommendation: none

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.
Recommendation: None.

E **Wheelchair access:** There is ramped access at the west from the parish hall through the porch door under the tower. There is level access onto the extended chancel platform. The pews are on slightly raised pew platforms and it is possible to wheel a chair up on to the platform though there are no 'laybys' within the body of the pews.
Recommendation: Consider shortening some pews to provide wheelchair refuge.

- **Fire matters:** The PCC have carried out a Fire Risk

Assessment.

Fire extinguishers noted:
Back door – 9ltr water
Office – 2kg CO2
Boiler – 2kg powder
Church entrance – 9ltr water x 2
Clock tower – 4kg powder
Hall and kitchen – 2kg CO2
Hall – 6ltr water x 2
All tested in April 2021.
Recommendation: None.

- **H & S policy:** The policy was last updated in July 2014.
  Recommendation: Review health and safety policy.

- **Insurance:** The church is insured by Ecclesiastical.
  Recommendation: None.

- **Asbestos:** Inspection and report carried out by AD Scott Consultancy in July 2014. The areas identified: roof tiles to the basement access way. And its external door both containing chrysotile.
  Recommendation: *The PCC to maintain an Asbestos Register outlining the presence of asbestos within the building.*

- **Bats:** None reported.
  Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

New W.C. and general refurbishment.
Porch redecoration and new flooring.
Plaster and woodworking associated with the heating installation.
All external doors decorated.
Replacement of valley waterproofing in lead alternative.
Various roofing works to vestry, apse, roof, boiler room and store including guttering.

7.4 FABRIC INSPECTION

7.4.1 TOWER INTERIOR

B Tower:

- Lead roof ok. The flashings are poor in one corner where the outlet is and has loose failed render pieces which are likely to choke it and it needs repointing back in.

- the hatch cover is in lead and is too heavy to lift and should be changed to lighter metal.

- Parapet gutter has grass at the top end. Flashings are coming out.

- Parapet coping on the east side has lost its mortar fillet and is open to the sky. It is expanding the outer face walling, and water will be getting in the core, though it is held by cramps. On the south side, one cramp is wearing out and there is an open joint in the coping stone. there are a few open joints on the S side and on the W. A timely point up is advised here. You can see that there are open joints by looking overhand. Inside the parapet wall is rendered off and generally it is sound, there is a bit of a crack showing on the N side and I could argue that there is also one showing on the E side but that actually looks like an old patch possibly, structurally there doesn't seem to be anything physical here.

- The four pinnacles are all reasonably fair, they have their joints weathered out a bit and of course I am only looking at the inside of them not their outsides. The S W pinnacle apex is cracked. Caused by the rusting steel dowel pin inside it, so they have all got this potential to crack but there is only one visible from the inside. They should all be replaced in stainless come the time of the tower repair works. They should all be inspected by a

steeplejack and made safe if loose.

- Coronal lighting system with spires on pinnacles.

Recommendation: Replace hatch covering with lighter material, reinstate flashings, sweep up, carry out repointing, remove grass, repair loose pinnacle apex and point up parapet.

B **Belfry:**

- **Ceilings –** Timbers look ok, bit of damp at the underside of the parapet but nothing problematic.

- **Walls –** There is some stone shaling from the crowns of the belfry window openings. This is the inner arch which looks to have loose keyed stonework. This occurs mostly on the west side, though there is also a couple of dropped stones around about the north. Previously they have been rendered around the inside, it just seems that the exposed ones are losing their face.
- Cracking to the northern and southern sides where the roof beams are loading and they are probably just exploiting the weakness of the arch.
- The west has hairline cracking – 0.5mm cracks at their heads and they don't seem to have anything particularly evident about them.
- Bell frame as before, looks ok. Room has telecom equipment within it, infills the louvres which conceals the back of the transom columns so you can't see them for inspection. There is one that looks to have a shear crack outside. and there may be more.
- **Floor** is good and dry and it supports the timber bell frame containing eight bells.

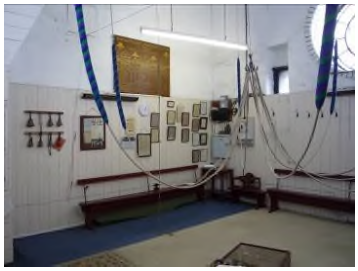
- The stairs up to the roof hatch are ok but the hatch itself is just too heavy to lift and needs a better arrangement.

Recommendation: Lighten the hatch and put it on hinges with a keep.

D **Ringing Chamber:**

- **Ceiling –** Warped fibre board panelling looks damp (but I don't think it's 'wet' and the ceiling is beginning to break up on the N side just above the foot of the stairs. Two steel beams have rust coming through the paint work- they just need redecoration.

- **Walls –** Lime washed plaster breaking up on the W side where there is a little recess by the side of the window and also on the N side at the bottom of the white ceramic faced brick lining to the circular window for the clock dial
- **Floor –** Is solid and contains the bell ringers' fly collection.



- **Miscellaneous -** Small cupboard to one side full of maintenance equipment. Within the clock cupboard the small window on the W Rooks are nesting, glass is broken and there is also an exposed lintel that looks a bit run down and the plaster is coming away a bit and there is quite a bit on the floor which won't be helping the clock mechanism.

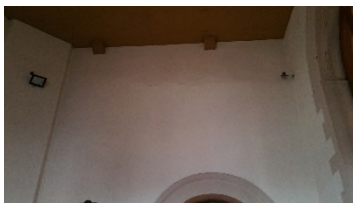
Recommendation: Remove rust to beams, clean up the dial vent holes and shutters. repair rook glass, eradicate flies, redecorate

C **Stair Tower**

- The steps have some lamination to the tops but are generally sound.
- Walls are reasonably ok, the render has come off most of it and it has been patched up a bit with cement, there doesn't seem to be any obvious cracking to it, the glass reveals are all rather dusty and the bottom window has a bit of cracked glass to it.

Recommendation: repair glass

D **Base of Tower:**



- **Ceiling –** Flat ceiling of boarding like elsewhere.
- **Walls –** Are much the same as last time, horizontal crack to the N side just below the corbels. W wall has crack coming down from the rose window, I think the decoration to the arch is just a little worse than it was before. Slight crack at the angle of the two walls to the left of the Parish clock plaque and a crack to the arch head of the doorway at the bottom of that doorway the wall has been patched up with some gypsum plaster. Slight crack to the arch into the nave on the N side.
- **Floor –** Is nice granolithic tiles they are ok.
- **Miscellaneous –** There is a timber lobby, door is catching slightly and the carpet is kept down by tape and could do with updating to avoid becoming a trip hazard. The entrance doors are ok, they just fit but there is a draught coming through them of course, hence the lobby, the former curtain has gone now.

Recommendation: update carpet, consider draught stripping entrance doors

7.4.2 TOWER EXTERIOR

D

Tower: There is significant vertical cracking to the tower on the south-west corner, probably due to ground conditions. The tower has been the subject of an engineer's report in 2004 and a quick comparison between the pictures of the cracking then and now shows little change, however the underlying problems remain and joints remain open. Because of dropping out of mortar and one stone (causing the west doorway to be closed temporarily) in 2014, a high level inspection was carried out by Taylor Hastwell (see report in appendix). They reported multiple pointing failure, cracked stones, rusting metal ties, crushing to the west wheel window, mesh to the windows beginning to fail etc. Their estimate was £27,000 ex vat however this does not include the engineer recommendations of 2004, when an estimate was produced for £60,700 ex vat. The engineer report recommends full scaffold and Cintec anchors installed along with a complete repoint and stone repairs. It is probable that this engineering figure can be revised up to c. £100,000 ex vat. The whole repair of the tower is probably in the region of £150- 175,000 ex vat and professional fees.

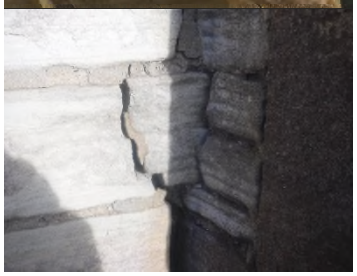
The tower is included in Historic England's Building's at Risk Register
https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/24182

Recommendation: The recommendations of the engineer report in 2004 are still valid and with recent mortar failings and close inspection when carrying out roof repairs, the combined results mean that the church should address the tower defects in the next five years.

West face- Bird nesting in the small window under the dial, crack running through the rose window and head of the doorway, multiple erosion and open joints. Separation to the south buttress.

2016 image for comparison

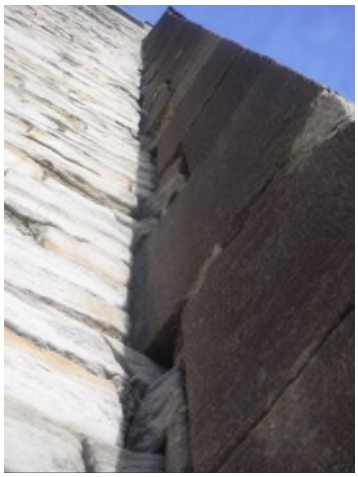
West Elevation – Chip out to the pinnacle top of the NW corner. Quite a bit of erosion to the parapet. Belfry openings look ok. There are cracks/open joints to the cills (same as the other sides)



Above the clock dial are open joints and slight suggestion of movement and you can start to see it wriggling down from roundabout six o'clock past the Rooks nest right through to twelve o'clock on the rose window, coming out at six o'clock and also at five o'clock wriggling down to the arch, I don't think it has progressed since the last inspection from a casual look at the old images. The rose window spokes look to be coming apart as they lose their compression as the tower widens and that is a worry. There's a lot of wide joints with cement pointing falling out. A lump came out of the rose window c. 2018 causing the entrance to be barriered off. The steeplejack returned and removed some of the loose cement.)

There seems to be an odd sort of discoloured band of

stonework just at the top of the buttresses and below the dial windows. The shear cracking to the corner buttress seems to be the same. The Romanesque arch surround to the door is ok.



South Elevation –

Better condition than the E, you can see the cracked pinnacle top here, open joints mostly at the parapet, there is a crack to the W quoin of the window and I think that is from last time. The buttress shear cracking looks the same.

East Elevation –

Loss of pointing to the parapet, below that the general walling has quite a lot of loss on the stonework. The belfry openings look ok but the S one has a bit of a chip out of the face of the transom column and it may have a shear crack below the capital.

North Elevation –

North Elevation – This looks really poor. Joint gaps at the belfry cills, bit of a crack below half past six on the clock, also that discoloured stone band line seen on the W is also there on the N.

7.4.3 ROOF COVERINGS

D **Recommendation:**

The roof coverings have had many rounds of repair and replacement (see roof summary at rear of the report). The last being 2016 at the apse, boiler room and oil store. There is a need for continuing upkeep and both slopes of the Nave and inner slope of the north aisle should be planned for recovering.

Nave:

Ridge – Bedding poor, been patched and a couple of loose slates that I can see.
Verge pointing is poor.
New duckboards over new lead valley lining. Boards are to deter theft.

East End - Has a crack on the watertable kneeler?

North aisle:
Outer – Renewed in 2014. Inner is from 1960's and not showing the nail batten failure that led to the outer being replaced - possibly due to sheltered aspect.

Apse, chancel and boiler house:
Chancel roof looks ok. The roof slates have the red colour that you associate with Consett's former steelworks.
Boiler Room – Looks ok as does the little lean-to store.

Vestry:

South slope - Looks ok, it has got lead flashings at both ends and they are all right**.**

RAINWATER GOODS

B Original guttering has been replaced by ogee or 5x4 moulded gutters on a mix of original over rafter brackets and some on newer side brackets. The south nave and north aisle were cleaned and reset in 2014 (due to snow damage) on side brackets. The gutters are low to the eaves

but serviceable. The remainder (apart from the vestry) were being renewed at the last inspection.

Recommendation: repair defects noted below- remove grass, decorate, repair rusting collars, replace missing gully grids, check central downpipe hopper for blockage.

- **East End:**

Nave outlet downpipe is ok, repaired in 2013, it comes from the valley gutter. Watermark is form earlier failure- now corrected.

- **Boiler Room:**

Ogee gutter to big downpipe looks ok, bread basket for a gully grid.

- **Apse:** Roof has curved gutters that don't look quite right as if they are not quite level, they are a bit wonky, the wrong diameter perhaps but the rainwater drainage arrangement seems ok.

- **Vestry:** Ogee gutter discharges onto the flat roof at the back.
  Eastern downpipe by the gates is loose and collars rusting.
  South side gutter looks ok.

- **Nave:**

South side – Gutter ok but grass up at the tower end, downpipe in dire need of decoration but is ok, leaves in the salt glazed gully. Is the central downpipe hopper blocked?

- **North Aisle:**

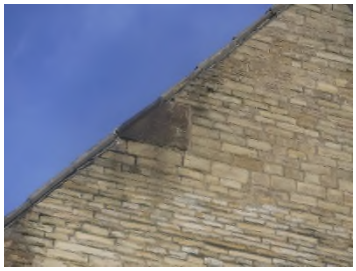
West end – Octagonal hopper and downpipe needs decoration, bandaging and the collar is rusting.

North Aisle – Gutter and downpipe looks ok, downpipe I think needs some decoration.

7.4.4 WALLS

WEST ELEVATION

C **North Aisle**:



The watertable is laminating badly, the cross also laminating, walling is eroded badly below the apex above the window, also to the left of the window and to the right of it too,.

The kneeler is losing its bond and this needs some diligent repairs. It hasn't changed much in the last 5 years but it shouldn't be ignored.
Recommendation: Repair cross, remake the watertables, rebuild kneeler and repoint open joints.

SOUTH ELEVATION

- **Nave:**

East side – Apex of the roof leads onto the chancel, the watertable has been re-bedded as part of remedial works on leadwork which looks ok as does the walling.

South side –

Masonry is quite poor quality (cheap because it's arcade infill?), designed for an aisle which was never added so the walls are likely to be thin in between the arches. Arcade arches are all ok. There is some green wash onto the central downpipe, is that hopper blocked? Quite a bit of erosion at the E end at high level has been repointed I think, but don't know who by, and the buttress is a bit gnarled as well.

Windows have obscure glazing top ventilators to two of the windows and that glass all looks ok.

Recommendation: none

EAST ELEVATION

D **Apse**

East end – This is semi-circular masonry rather damp looking at the bottom of the wall, is that because of the tarmac up against it? Buttresses are ok, some of the cement pointing is rock hard and it should all be replaced in lime. The bottoms of the window shafts continue to splinter on the rusting dowels.
There is an area above the flat roof rear exit, can't really see it very well but it has been recovered c.2020.

Apse north side- Covered by boiler room and organ loft

Recommendation: repair shafts.

E **Boiler Room:**

The original boiler room, now used for storage.

Boiler room and store have been reroofed and guttering repaired since last QI. Masonry is ok, redecorated door.

North wall – Heavily cement ribbon pointed but the masonry is sound, pair of round arch windows with grubby clear glazing. Open joint to the pointing where the downpipe connects to the gutter and the ribbon pointing is breaking off in places.
East wall – Verge pointing ok, some patch points in cement, generally sound wall, door opening ok in brown door that has been repainted.

Recommendation: repoint in lime when funds allow

M **Organ Loft:**
Enclosed by Oil Tank store. not accessible to inspect.

Recommendation: inspect after creating access

M **Oil Tank Store:**

Two rooms to the outbuilding under a common sloping roof:
south- steps down to basement room. not possible to inspect as stairs blocked by ladders
North- Brickwork with brittle cement rendering over it, cracked at the lintel, all the way round. adjoining retaining

wall is in poor condition.

Filled with chairs and objects

Recommendation: clear our lumber

NORTH ELEVATION

D **Vestry:**

North side – Fair.
East side – Watertable good, masonry fair as is the window with one cracked pane as last inspection.
South side – Masonry good, slight crack in the centre by the air brick, open joints to the window cill arrangement set over the wall, some open joints to the mullions and slight cracking beginning to occur to one of them at the foot, probably the pin joint. The windows themselves are steel framed and they are rusting, decoration is coming away. Obscure glass all looks ok with one or two chipped ones.
West side – Watertable ok and masonry alright, door redecorated.

Recommendation: treat rust to windows and repair broken glass

C **North Aisle:**

Some cracking towards the east end close to the westernmost window. These all have metal guards that are beginning to rust a bit and stain the wall below.
Cement repairs and some slight open joints towards the western end. Buttresses are all okay**.**

Masonry here is not too bad compared to the S side but unfortunately it has been splattered with cement pointing at the bottom. Buttresses are generally fair, windows are ok- they have got mesh guards and they are rusting slightly at the cills. The yard comes right up to the walls and has got a loose slate margin.

North Aisle: east end
The gable has been re-bed and repointed here, watertables look good, cross ok, the wall itself is good it looks like it's got old cement on it but neatly done.

Recommendation: None.

7.4.5 EXTERNALS

E **North Side:**

The yard at the rear is part of the Parish Hall and is their rear means of escape. It is in poor condition (though has been tidied up since the last inspection) and because of undulating ground surfaces of the demolished former outside wc block whose drainage connections are still visible in the ground makes it a health and safety trip hazard.

The boundary wall to the E side is cement rendered and is looking much worse than it was before, there are some trees in the neighbouring properties in the NE corner and they have been dropping a bit of leaf littering into the church and hall gutters and they choke it a bit. They need to know who owns this wall to understand repair obligations. it is pretty poor certainly on the inside of it, on the opposite side the neighbours side it is impossible to see as there is vegetation growing up against it.

Recommendation: establish wall ownership, improve means of escape.

D **East side:**

Has a 2m high stone wall that is losing its pointing to the outward side. There is a change of level, it is higher on the outside than the inside. It also has the church bins that could probably do with an enclosure to keep away from intruders (who use them to stand on and to also cart away the lead).
The wall is rendered on the inside and this is breaking down in many places. The coping is also uneven.
Tarmac floor which is covered in algae and leaves. The wall returns around to the northern side of the boundary enclosing the boiler room and the coping here is particularly poor and the plaster below it. The whole of the yard area here needs a sweep out, it is very damp.

Recommendation: repoint and partial rebuild boundary wall, sweep up

B **West side:**

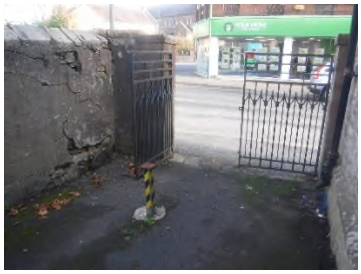
Ramp is contained by a retaining wall to the Parliament Street and has had cement repairs in the past. The coping stones are just about okay, though there is grass growing in the joints. Settlement to the steps is gradual. Some laminating paving and holes appearing. Was this installed by the LA? Is it theirs to maintain?
Also provides access to the side door of the parish hall. The paving in the north west corner is generally fair.

Timber gate between the aisle and parish hall coming apart.

Recommendation, repoint open joints to ramp retaining wall, repair steps (trip hazard).

D **South Side:**

Faces Church Street. Stone walls are generally okay. The entrance to the rear of the church is here with steel gates which are rusting.



Recommendation: Redecorate gates

7.5 INTERIOR

D **Entrance lobby:** Timber draught enclosure formed of glazed screens. The entrance door is slightly warped and the catch just about holds the lever in place. The hinges have had various types of washers added to them over the years however it is generally serviceable. A former curtain rail remains to keep the draught out in the past. The curtain is now gone. The side door doesn't latch properly.

Recommendation: Ease doors

D Nave:

- **Ceiling -** Open ceiling with exposed trusses. The ceiling has (probably fibre) board added to provide some insulation, the boards are curling slightly in the metal grid frame.
- **Walls –**

- **East chancel arch –** 3mm crack almost at the apex of the arch in the walling as last inspection. The arch itself has approximately 1mm crack and this looks like it is depressed slightly. Area of walling to the left at the springing point has water penetration marking and the plaster is spoiled. The right hand side behind the pulpit also has damp markings from a former, now repaired, valley leak. The arch has been painted in Artex, probably to disguise flaking plaster.

- **South wall –** The wall is formed from four arcade columns containing single Romanesque type windows within it. Walls at high level look okay, as does the infill to the arcade. The arcade columns sit on plinths and these have lost some of the sharpness to their mouldings and there is evidence of damp. Timber dado panelling between the columns seems sound. Gaps due to heating installation have been filled.

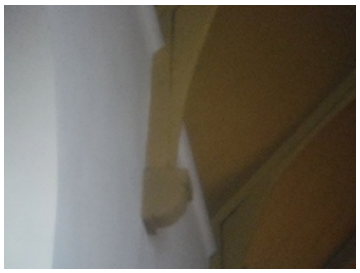
- **West wall –** 5mm crack reported in last QI on the southern side of the semi-circular arch boarding and the wall might now be 6mm. Also historic hairline crack to the arch which is also decorated in

Artex. The southern side of the wall has a long vertical crack of approximately 6mm at the base tapering to 2mm at the top as the last inspection. This looks like a shear crack resulting from ground movement or tower loading. The base of the wall is showing some damp and some poor cement infill.

- **North wall –** This is formed from four arcade columns. Walling above is okay, though at the eastern end there is some former damp penetration. The arches are all sound apart from the eastern side of the E arch where there is damp showing through the joints, spoiling the plaster. The shafts sit on square plinths, enclosed now by pews and they appear in reasonable condition.

Recommendation: Point gaps after tower works and redecorate.

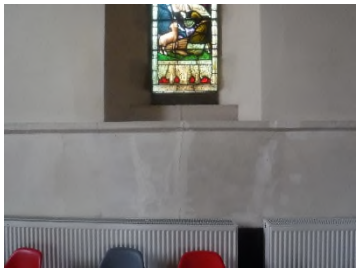
D **North aisle**:



- **Ceiling –** To the same design as the nave and showing some shrinkage at the collars, but this isn't structurally problematic.

- **Walls**

- **East –** Gable wall featuring Romanesque window above the Lady Chapel. Damp at arch. To the right of the window are the speaking pipes of the organ.
- **South –** This is the opposite side of the nave arcade and the comments are as before. The damp at the



east end might be affecting the foot of the truss post? Some minor shrinkage.

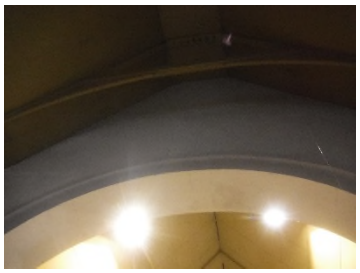
- **West –** some damp spoiling the plaster on the North Slope due to repaired water table failure. Hairline crack of approximately 2mm rising to the ridge from the crown of the Romanesque arch. Slight cracking through the lintel down to the ground of approximately 0.5mm and similarly on the left hand side of the window of approximately 1mm. The string course on the left hand side of the sill is lower at this point, again showing shear cracking. There is also some water marking that suggests the window might be leaking, and damp showing in the bottom left hand reveal. The outside watertable and pointing is poor here so that is the likely culprit.

- **North –** Wall contains five Romanesque single light windows with stained glass. Some slight cracking below the corbels of the trusses, mostly at the western end of approximately 1mm that loads on to the arch. Some damp showing at the reveals of the windows close to the glass which is where the wall is at its thinnest and just requires decoration upkeep. Some cracks in the wall below the string course of the window sills, mostly at the western end, due to ground heave? though there are further easing's towards the middle and the east of approximately 1mm.
- **Floor –** This item is the floor of both the nave and the aisle. Timber platforms for timber pews which are okay. Circulation areas are solid with new carpet. North western area formed for coffee has had the pew platform lowered. A new area created around the war memorial. A new platform has been introduced forward of the chancel in timber and there are some slight creaks to it but it is well carpeted and looks good, however there is the potential for tripping at the step, though the church does install temporary guarding.

Recommendation: Repair plaster at dado panelling, fill

cracks and redecorate when tower works are done and east end has dried out. Mark the chancel step.

- **Chancel:**



- **Ceiling –** Same design as nave but with apsidal end. Here the ceiling has large format polystyrene tiles that are all in place.
- **Walls –**

- **East –** Curved apsidal end showing some slight dirt markings through lack of insulation. 1mm crack to the right hand side of the keystone of the central eastern window. The keystones look to have dropped slightly on the north and south side, though those are historic and have been decorated over and there is no cracking showing.
- **South –** Crack to window by the vestry door of approximately 1mm going up to the eaves. Damp showing just at the springing point of the adjoining

chancel arch and some erosion to the string course stone at the western window. Good oak, dado panelling below on all walls.

- **West –** Chancel arch damp showing to the north side in the jointing spoiling the decoration. 1mm crack at the keystone. Base of the columns are reasonably okay, the northernmost has the most efflorescence on it.
- **North –** This contains the organ, Damp at the western top of the wall, the remainder is okay. **Floor –** Solid floor in the circulation areas with decorative tiling. The pew platforms are covered in linoleum and all in fair condition.
- **Sanctuary –** Has white marble steps with a crack in the top step of approximately 1mm and cracking to the decorative tiling on the left hand side of the step.

Recommendation: none

D **Boiler room:**

Door is okay, though it has lost its draught proofing stripping. This room contains the Ideal Evo Max twin boilers, expansion vessels and controls. Also the gas meter. The room contains various lumber. It also contains the distribution board. Timber sarking boarded roof.

- **Walls –** Are plastered and flaking through damp.
- **Floors –** Solid with old linoleum, all requires updating.
- **Exit door –** Is in reasonable condition though unable to be tested on the day.

Recommendation: remove lumber

D **Vestry lobby:**

- **Ceiling –** Plaster redecorated. surface mounted heating pipes. clips undone. Ill thought-out route against light fitting.
- **Walls –** Plaster
- **Floor –** Vinyl covered
- **Door –** To chancel slight catch on the floor
- Areas that have had new pipework require

updating.

Recommendation: clip pipe, ease door

E **WC:**

- **Lobby –** Plaster ceiling
- **Window –** Plastic to the small courtyard.
- **Floor –** new vinyl.
- **WC –** The WC pan and cistern renewed. Walls and ceiling same as lobby.
- Rear door from lobby catches.

Recommendation: ease door

D **Choir vestry:**

- **Door –** catching.
- **Ceiling –** Flat ceiling with sloping margins showing slight historical cracking and in need of decoration.
- **Walls –** Plaster with flaking decoration. South wall has large three light windows, displayed reveals that are in good condition containing metal framed

windows with timber glazing beads. Some of the glass has been broken in the past and the glazing beads are loose. Some have been replaced with putty rather than glazing beads. Looking shabby now. Perhaps security ought to be considered in this room.

- **Floor –** Herringbone parquet flooring in good condition.
- **Wall cupboards –** Oak and need some slight adjustments and latching to fix back better.
- The room contains quite a bit of lumber which could be removed.

Recommendation: Decorate ceiling and walls, refix glazing beads and remake poor putty pointing with new glazing beads. Ease cpd doors and remove lumber. Consider security.

D **Office:**

- **Ceiling –** As choir vestry.
- **Walls –** As choir vestry. The wall between this room and the choir vestry has 1mm diagonal cracking due to ground settlement. The south window, three light, has seen repairs in the past, slightly butchered on the glazing beads and there

has been no decoration on them. Slight breakage in the middle cill, slight movement to the mullion – perhaps it has been levered in the past through intruders?

- **Floor –** new carpet.
- The base for the safe is dislodged but is ok. Room contains the safe, copier and various other office items and some vestments.

Recommendation: Update door and window decoration, sweep up loose items.

D **Oil Tank Store:**

Access not available as full of items. houses the organ blower

Ceiling - Exposed rafters and roof felt, renewed.
Walls - Stone to church, brick to remaining.
Floor – Solid.

Recommendation: Remove lumber.

- **Fittings:**

Stone font on plinth on raised paved platform with oak railing at the north west end of the aisle forming a small baptistery.
War memorial, Lady Chapel reredos and altar with modern lectern, two Victorian style chairs, portable font, music system.
Within the nave, eagle lectern at steps. Those are okay.
Piano and timber pulpit on stone base okay.
Chancel furnishings – Two priest's desks and fairly plain choir pews.
Sanctuary – Communion rail okay, plus pine altar with trefoil carvings and bishop chair, reredos in darker oak and credence table.

Recommendation: None.

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works.

A- Work requiring urgent attention,
B- Within 1 year
C- Within 2 years
D- Within 5 Years
E- A possible improvement or item to note
M- Routine Maintenance or monitor/watching brief

-	**Location and Scope**	**£**
	A - URGENT	
A	**Lightning conductor:** repair broken pinnacles.	**500**
	B- WITHIN 1 YEAR	
B	**Sound system**: Repair sound loop.	**100**
B	**Tower:** Replace hatch covering with lighter material, reinstate flashings, sweep up, carry out repointing, remove grass, repair loose pinnacle apex and point up parapet.	**250**
B	**Belfry:** Lighten the hatch and put it on hinges with a keep.	**250**
B	**Rainwater Goods:** repair defects noted below- remove grass, decorate, repair rusting collars, replace missing gully grids, check central downpipe hopper for blockage.	**250**
B	**West side:** repoint open joints to ramp retaining wall, repair steps (trip	**350**

hazard).

C- WITHIN 2 YEARS

C	**Stair Tower:** repair glass	**300**
C	**North Aisle**: Repair cross, remake the watertables, rebuild kneeler and repoint open joints.	**1,000**

D- WITHIN 5 YEARS

D	**Heating:** repair	**250**
D	**Bells:** Inspect bells.	**-**
D	**Rainwater goods:** Carry out annual inspection of the rainwater goods by a competent Ecclesiastical roofer.	**-**
D	**Churchyard:** Establish ownership of boundary walls and Repair as necessary	**-**
D	**Ringing Chamber:** Remove rust to beams, clean up the dial vent holes and shutters. repair rook glass, eradicate flies, redecorate	**500**
D	**Base of Tower:** update carpet, consider draught stripping entrance doors	**100**
D	**Tower:** The recommendations of the engineer report in 2004 are still valid and with recent mortar failings and close inspection when carrying out roof repairs, the combined results mean that the church should address the tower defects in the next five years.	**150-175,000**
D	**Roof:** The roof coverings have had many rounds of repair and replacement (see roof summary at rear of the report). The last being 2016 at the apse, boiler room and oil store. There is a need for continuing upkeep and both slopes of the Nave and inner slope of the north aisle should be planned for recovering.	**140,000**
D	**Apse:** repair shafts.	**750**
D	**Vestry:** treat rust to windows and repair broken glass	**250**
D	**East side:** repoint and partial rebuild boundary wall, sweep up	**500**
D	**South Side:** Redecorate gates	**100**
D	**Entrance lobby:** Ease doors	**75**
D	**Nave:** Point gaps after tower works and redecorate.	**750**
D	**North aisle**: Repair plaster at dado panelling, fill cracks and redecorate when tower works are done and east end has dried out. Mark the chancel step.	**250**
D	**Boiler room:** remove lumber	**-**
D	**Vestry lobby:** clip pipe, ease door	**75**
D	**Choir vestry:** Decorate ceiling and walls, refix glazing beads and remake poor putty pointing with new glazing beads. Ease cpd doors and remove lumber. Consider security.	**1,500**
D	**Office:** Update door and window decoration, sweep up loose items.	**100**

D	**Oil Tank Store:** Remove lumber.	**-**

E- IMPROVEMENT/ NOTE

E	**Organ:** PCC to review report and prioritise repairs.	**-**
E	**Wheelchair access:** Consider shortening some pews to provide wheelchair refuge.	**-**
E	**Boiler Room:** repoint in lime when funds allow	**-**
E	**North Side:** establish wall ownership, improve means of escape.	**-**
E	**WC:** ease door	**-**

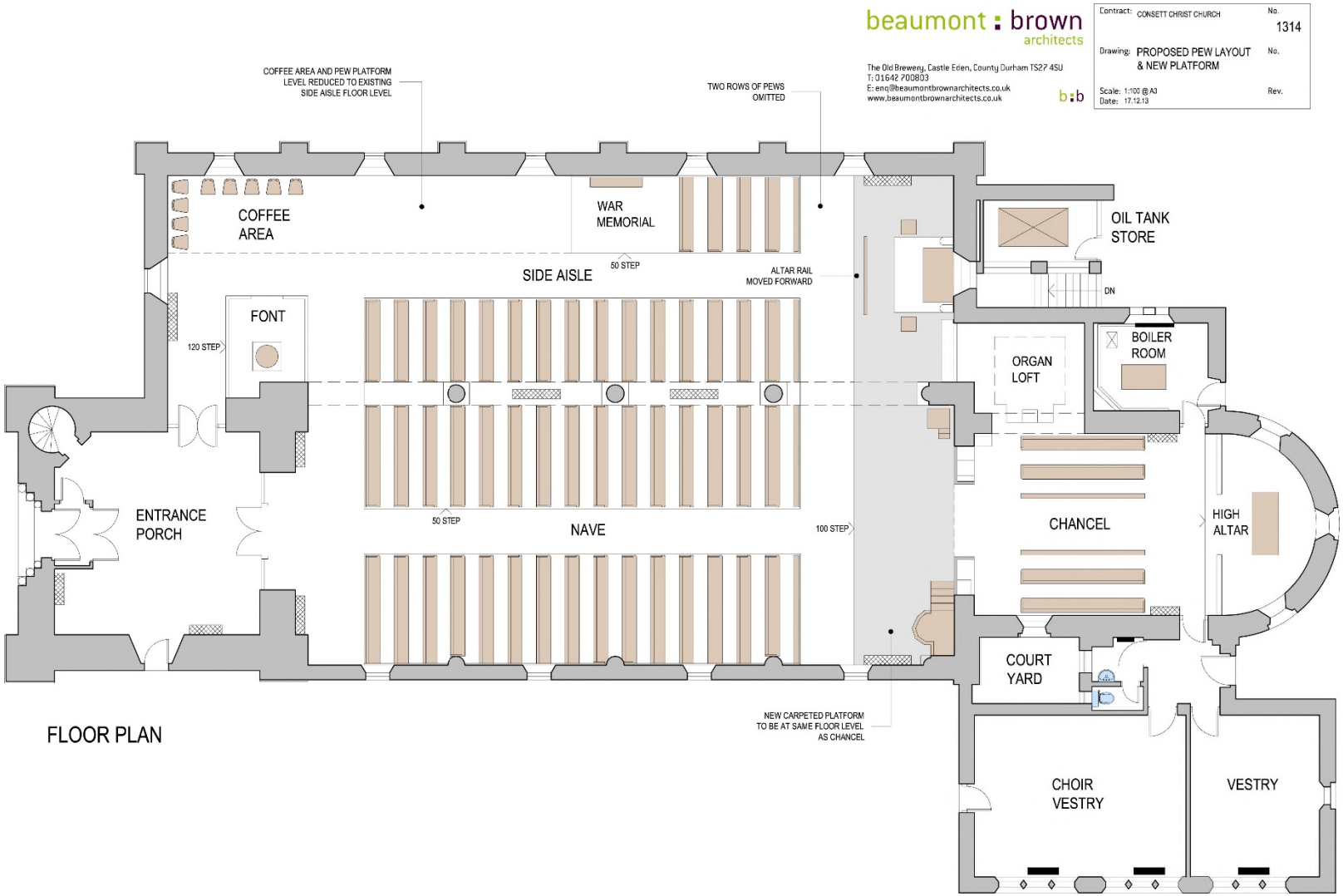
M- MAINTENANCE/ MONITOR

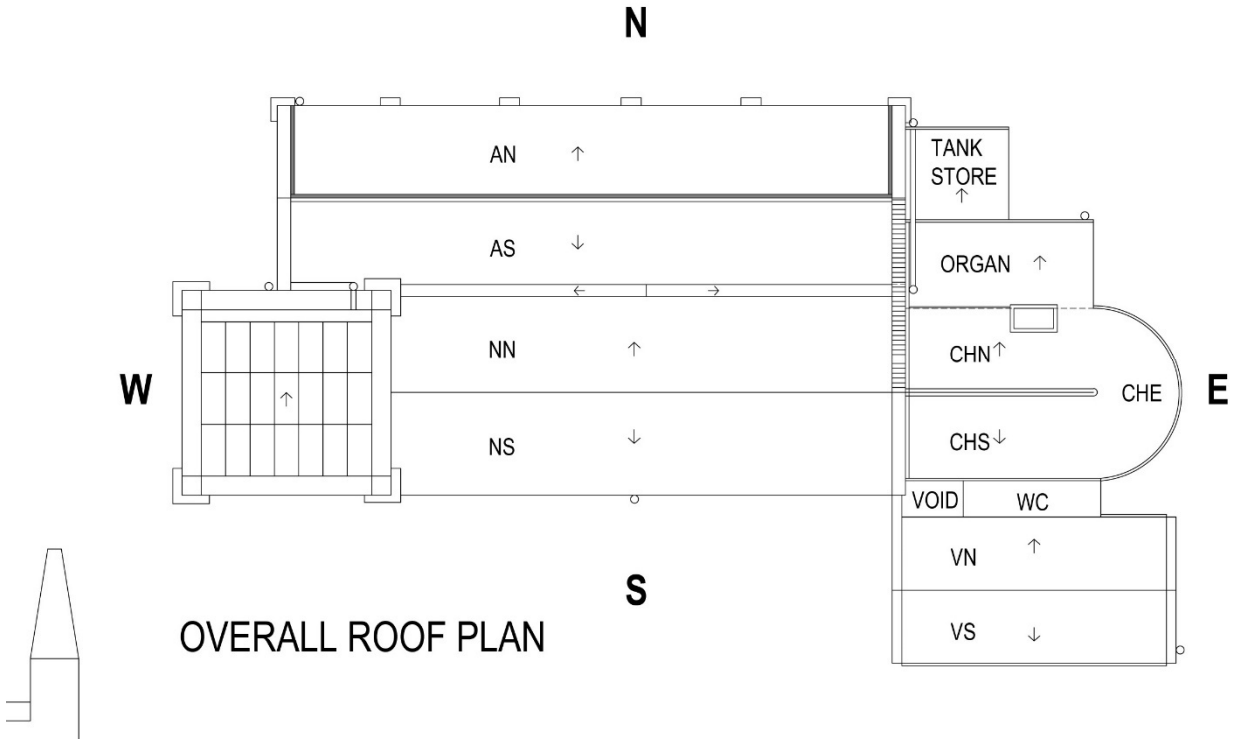
M	**Organ Loft:** inspect after creating access	**-**
M	**Oil Tank Store:** clear our lumber	**-**

APPENDICES

Plan
Explanatory Notes

CHURCH PLAN


beaumont : brown
architects
The Old Brewery, Castle Eden, County Durham TS27 4SU
T: 01642 700803
E: enq@beaumontbrownarchitects.co.uk
www.beaumontbrownarchitects.co.uk
b:b
Contract: CONSETT CHRIST CHURCH
No. 1314
Drawing: PROPOSED PEW LAYOUT & NEW PLATFORM
No.
Scale: 1:100 @ A3
Date: 17.12.13
Rev.
COFFEE AREA AND PEW PLATFORM LEVEL REDUCED TO EXISTING SIDE AISLE FLOOR LEVEL
TWO ROWS OF PEWS OMITTED
COFFEE AREA
WAR MEMORIAL
SIDE AISLE
50 STEP
ALTAR RAIL MOVED FORWARD
OIL TANK STORE
DN
FONT
120 STEP
BOILER ROOM
ORGAN LOFT
ENTRANCE PORCH
50 STEP
NAVE
100 STEP
CHANCEL
HIGH ALTAR
COURT YARD
NEW CARPETED PLATFORM TO BE AT SAME FLOOR LEVEL AS CHANCEL
CHOIR VESTRY
VESTRY
FLOOR PLAN



The state of each roof slope, to the best of my knowledge, is as follows -

AN - Reslated by us in Nov 2015, using 14" x 12" second-hand Welsh slates to your specification. The roof that we took off had been reslated post-war but was failing because of the lath nails that had been used, which had deteriorated badly.

AS - 14" x 12" Welsh slates on lath on bitumen felt. We assume that this slope was last reslated post-war at the same time as AN. It loses slates in strong winds, The lath nail haven't been investigated, and although it looks to be more stable than AN did in 2015, I would recommend it for renewal within 5-10 years. The slate quality is OK, suitable for re-use as happened on AN.

Central valley - Masterform fixed in 2020 on plywood base, with timber duckboards, which should protect it from falling slates (we hope!).

NN - 18" x 9" (and some 10") Welsh slates on battens and bitumen underfelt. Again, I would suspect that this roof was reslated post-war, along with the North Aisle roofs. Slate quality generally is poor, and slates regularly fall off in windy weather (the central valley acts as a wind tunnel, so the inner slopes are more susceptible to damage than are the outer slopes). I would recommend this slope for renewal within 5 years.

NS - Generally as NN, but does not lose as many slates, as mentioned above. The ridge tiles between these two slopes could do with rebedding, especially as any damage on this slope tends to be at that level, but the reslating of the inner slopes would include rebedding. I would recommend renewal in say 5 to 10 years.

Tank store - Slated in the not-too-distant past (but more than 9 years ago) with 600 x 300mm fibre-cement slates, which suit its shallow pitch. No action needed apart from maintenance when the slates get broken by trespassers.

Organ, CHN, CH AND CHS - New Welsh slates on battens and VPM, fixed in early 2017. Should be OK for years to come.

WC - refelted in 2020 after lead theft, and so should be OK for 15 - 20 years.

VN and VS - the Vestry - Welsh slates on battens and bitumen underfelt. I don't know when this was last reslated, but it seems to be in fair condition and not in need of imminent reslating. Odd slates sometimes need to be replaced, but it does not seem to be vulnerable to strong winds.

Tower roof - Lead covering. I have only been on this roof once a few years ago, and from memory it seemed to be OK and in need of regular maintenance only. Two photos from that time are attached.

Cast - iron gutters on the Nave, North Aisle and Chancel have all been replaced or refurbished in the last 8 years. Those on VS and VN are older, but seem to be serviceable. All downpipes are serviceable, as far as I know. The downpipe positions drawn on you plan are not all correct - the AN downpipe is more central, and there is one downpipe from CHS central to the flat roof below, and one from CHN taken around the wall of the organ chamber (a further photo of this last one is attached).

Lead flashings have been renewed on the N side of the Tower, the abutments on AN, Organ, CHN (including the chimney), and CHS, as well as around the east outlet from the centre gutter. Other flashings would need to be renewed if slopes are reslated.

Items of work might be grouped together for budgetary purposes as follows -

AS, NN and NS, reslating with new welsh slates - £140k plus VAT.

VN and VS, ditto - £37k plus VAT.

Both prices are intended as guide prices only. Other options, most of which would be cheaper, would be available.

Christ Church.
Consett 2014.

Taylor Hastwell
Steeplejack Services

HIGH LEVEL MAINTENANCE
LIGHTNING CONDUCTOR ENGINEERING

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PCC of Christ Church, Conset. 16th September 2014.

Dear Sirs,

Christ Church, Conset.
Tower Inspection.

Further to our recent visit, I am pleased to forward the photographic report and recommendations. Please see attached picture with section indications for reference.

1.0 Section A.
1.1 The pointing is poor throughout with daylight visible in several locations.

2.0 Section B.
2.1 The pointing to all 4 faces is in poor condition with pieces of mortar easily removed by hand.

3.0 Section C. (the area has debris netting installed).
N. Face.
3.1 The pointing in this area is generally ok with some open joints to areas susceptible to water catchment.
S. Face.
3.2 The pointing is generally poor throughout with some joints 1-2inches wide.
3.3 2 sill stones to the West louvered window have large cracks running top to bottom.
E. Face.
3.4 The pointing in this area is generally ok with some open joints to areas susceptible to water catchment.
3.5 1 sill stone to the North louvered window has a large crack running top to bottom.
W. Face.
3.6 The pointing is generally poor throughout with large holes evident in several locations.
3.7 The South West pillar has a crack but appears secure.
3.8 The stonework to the bottom of the North West window is badly weathered.

4.0 Section D.

S. Face.

4.1 The pointing is generally poor throughout with large holes evident in several locations, some large enough to fit a hand. Large pieces of mortar were removed during inspection.

4.2 The clock appears secure and in good condition.

4.3 The mesh to the central opening has failed and now has birds nesting.

4.4 The frames and wall clamps holding the mesh in place are rusted and have caused several cracks to the stonework.

4.5 A stone below the South West opening has a crack from top to bottom.

E. Face.

4.6 The pointing in this area is generally ok with some open joints to areas susceptible to water catchment.

4.7 The clock appears secure and in good condition.

4.8 The frames and wall clamps holding the mesh in place are rusted and have caused several cracks to the stonework.

W. Face.

4.9 The pointing is generally poor throughout with large holes evident in several locations.

4.10 The clock appears secure and in good condition.

4.11 The frames and wall clamps holding the mesh in place are rusted and have caused several cracks to the stonework.

5.0 Section E.

S. Face.

5.1 The pointing is generally poor throughout with large holes evident in several locations.

Rose window.

5.2 Please see attached picture of rose window.

5.3 Point 2, A large crack to the stone is causing the spoke to drop crushing the glazing unit below and splitting the lead in the glazing above.

5.4 A large section of stone was removed from point 5 during inspection.

5.5 The central stone has a crack running from the centre to points 9 and 12 caused by a cast pin.

5.6 All mortar joints to the window have failed.

E. Face.

5.7 The pointing is generally poor throughout with large holes evident in several locations.

5.8 The South East buttress has several large cracks visible from ground level.

5.9 A large crack runs down the joint to the North side of the window and through 1No stone.

5.10 The lintel has several cracks 1 of which runs top to bottom in line with the door opening.

W. Face.

5.11 The pointing in this area is generally ok with some open joints to areas susceptible to water catchment.

5.12 The lightning conductor tape is missing a clip.

5.13 A "flashband" lead repair above the hopper is beginning to fail.

5.14 The hopper to downpipe is rusted and the fixings are starting to fail.

W. Face cont.

5.15 The downpipe fixings are loose.

5.16 A lower section of downpipe has had a "denso" tape repair which is now failing.

6.0 Lightning conductor system.

6.1 The lightning conductor system coronal band is only installed to 3No sides of the tower parapet and has no bonds to the lead roofing.

6.2 The tower earth electrode was tested and found to have a resistance of 21.4 Ohms. The maximum tolerance is 10 Ohms. In view of this I would recommend to bring the system up to date; to BSEN 62305 and "Lightning Protection for Churches" by The Ecclesiastical Insurance Group and English Heritage.

Air Network.

Complete the coronal band to the inside of the parapet and bond all leadwork to the system.

Down Conductor.

1No to be installed to the opposite face of existing conductor.

Bondings.

All metal to be bonded en route, including lead, bell framework and ladder, cast guttering etc;

Earth Electrodes.

2No to be driven approximately 1M from the building.

Materials.

Air & Down Conductors.	8mm Aluminium; buff-stone pvc sheathed.
Earthing Conductors.	8mm Copper; buff-stone pvc sheathed
Earthe Electrodes.	16mm Copperbond Rods.
Inspection Housing.	Black polypropylene pits; 200x200mm surface.
Fittings.	All proprietary.
Fixings.	Stainless Steel.

Concealment.

Natural building lines to be followed wherever possible; internal elevations, corners and recesses. The parapet corner air terminals to protrude only 300mm above the internal wall face.

7.0 Recommendations.

7.1 Rake out and repoint 4No pinnacles.
7.2 Rake out and repoint 4No sides of section B.
7.3 Temporarily remove debris netting from section C and repoint as below:-
N. Face approximately 25%
S. Face approximately 90%
E. Face approximately 25%
W. Face approximately 60%
7.4 Repoint section D as below:-
S. Face approximately 90%
E. Face approximately 20%
W. Face approximately 50%
7.5 Repoint section E as below:-
S. Face approximately 90%
E. Face approximately 60%
W. Face approximately 25%
7.6 Lift and reset the failed stone to rose window.
7.7 Fit new section of stone to rose window (point 2 of attached picture).
7.8 Refit section of stone removed during inspection to rose window.
7.9 Repoint 100% of stonework to rose window.
7.10 Stitch with stainless steel and apoxy resin the failed sill stones in section C.
7.11 Remove all framework and mesh from section D and replace with stainless steel.
7.12 Remove failed "flashband" repair and replace with lead flashing.
7.13 Replace failed section and refit downpipe.
7.14 Upgrade lightning conductor system as recommended in item 6.2.

For the sum of £26,840.00 plus Vat.

Yours Faithfully,

A.P. Gibson.
Taylor Hastwell Steeplejack Services.

Taylor Hastwell Steeplejack Services

HIGH LEVEL MAINTENANCE
LIGHTNING CONDUCTOR ENGINEERING

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Email: taylorhastwellsteeplejacks@hotmail.com

LIGHTNING CONDUCTOR - TEST CERTIFICATE

Site: Christ Church.

Location: Conset.

Date of Inspection: 16th September 2014.

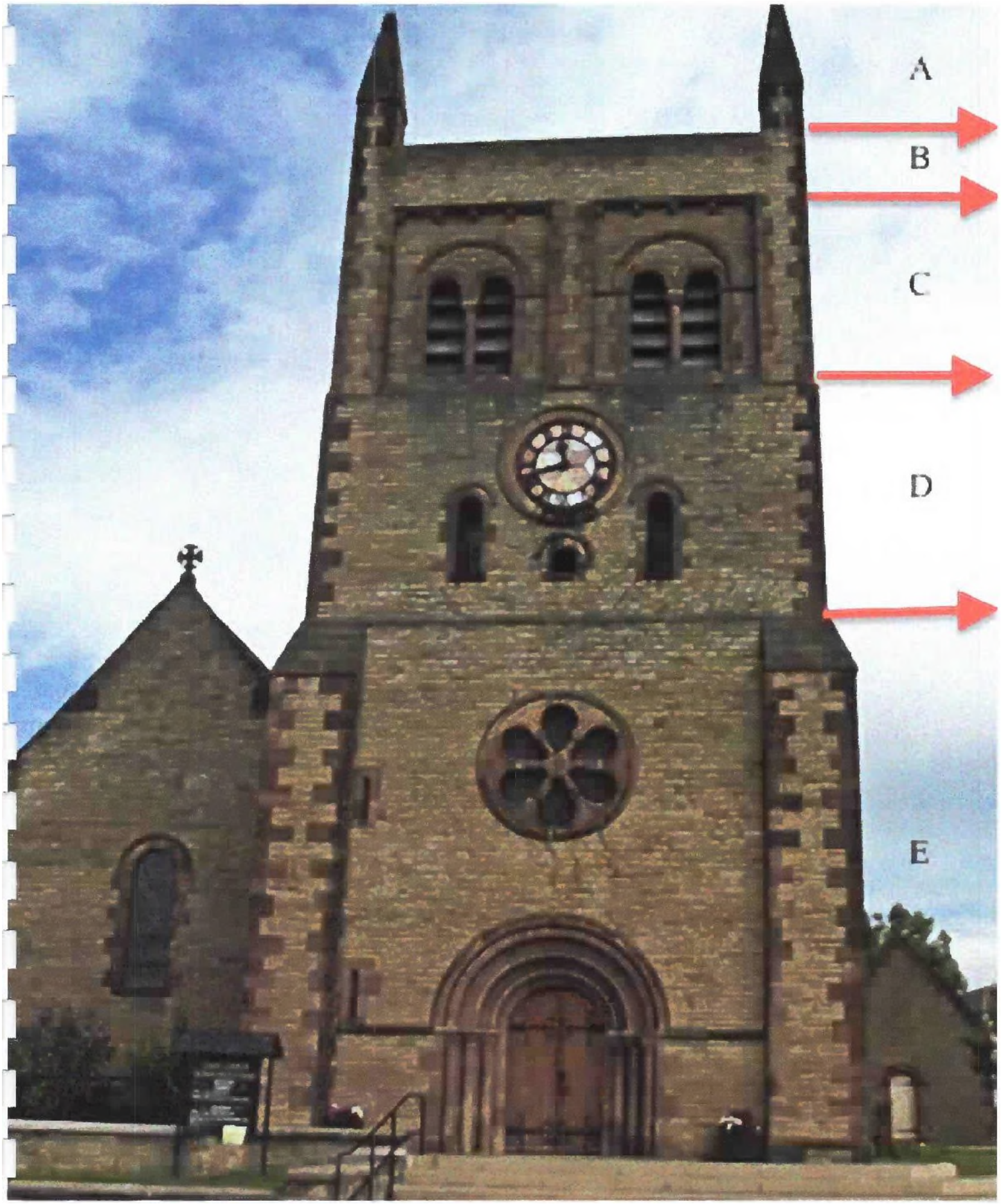
The above system has been inspected and tested in compliance with BS EN 62305 (2006) and the following results recorded.

Maximum Resistance to Earth: 21.4 Ohms.

Electrode:	Resistance, Ohms:	Comments:
W	21.4	Recommend to upgrade.

Test Equipment:- Duoyi DY4100.
Certificate of Calibration:- INLB 74060 13/05/14

A. P. Gibson


A
B
C
D
E

-


1
2
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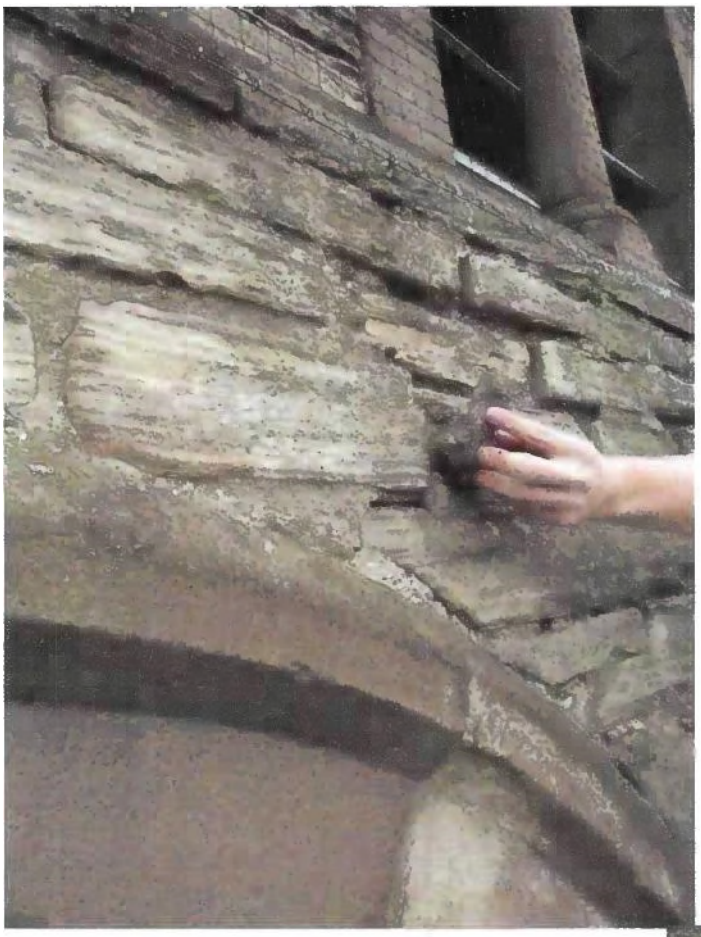
12

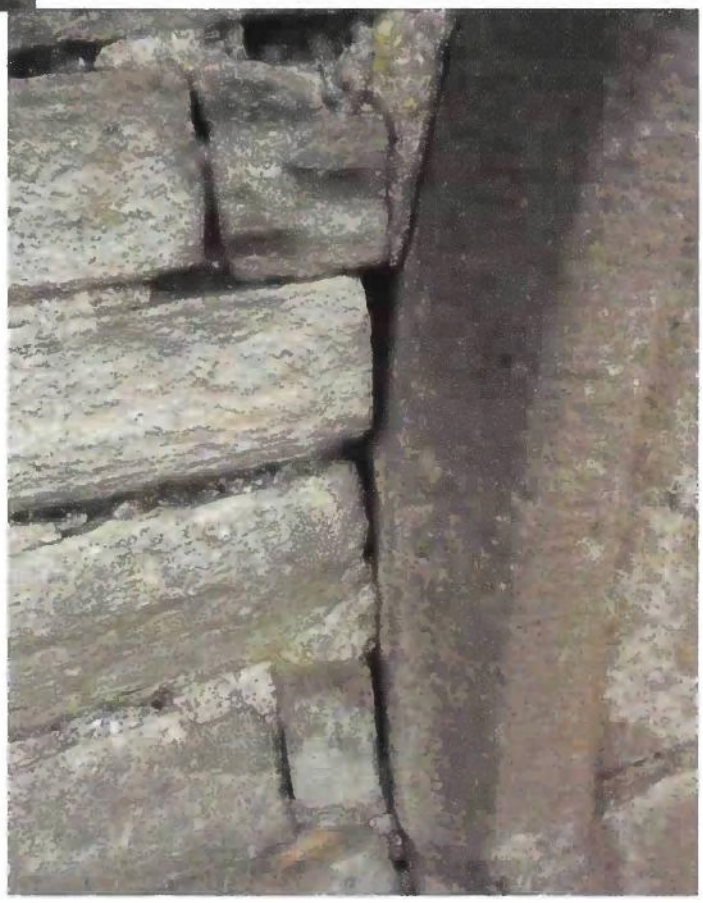
Examples of the pinnacles.

Examples of pointing to section B..

Examples of section C.

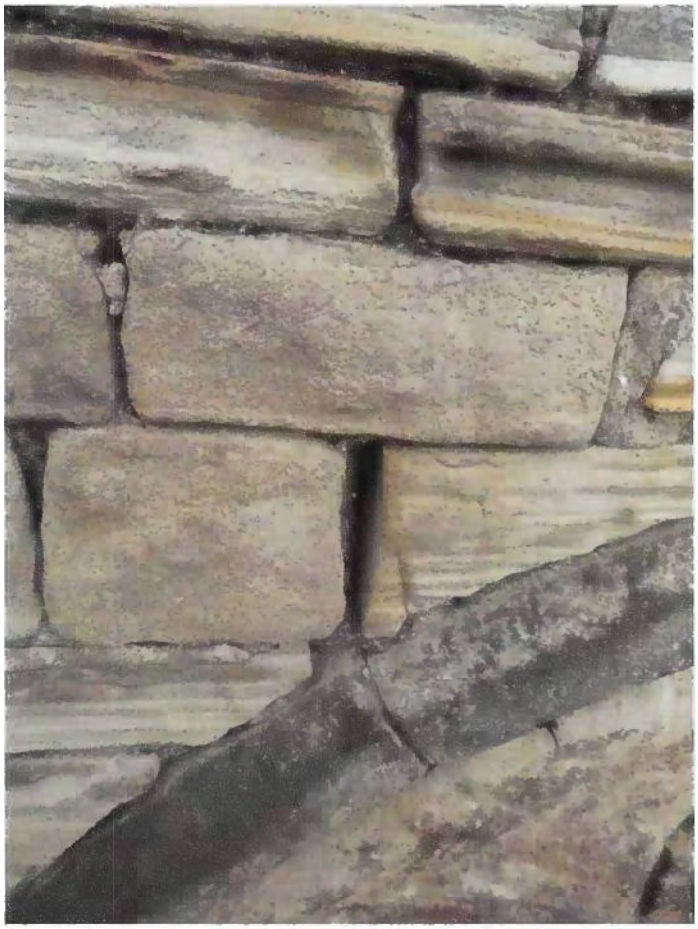
Examples of section D.





Examples of clock faces.

Examples of section E.



Examples of cracks to sill stones.

Examples of failed mesh and cracks in stonework caused by supporting frames.

Examples of rose window.

Examples of failed downpipe repairs.

EXPLANATORY NOTES

A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

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

Summary:

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

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

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

E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not

a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.

I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

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

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

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

Spring, early summer	Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.
	Clear snow from vulnerable areas.
	Clear concealed valley gutters.
	Make full inspection of the church for annual meeting.
	Check church inventory and update log book.
	Check bird-proofing to meshed openings.
	Sweep out any high level spaces. Check for bats and report any finds to English Nature.
	Cut any ivy starting to grow up walls and poison.
	Spray around the base of the walls to discourage weed growth.
	Check heating apparatus and clean flues.
Summer	Arrange for routine service of heating equipment.
	Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.
	Check all ventilators in the floor and elsewhere and clean out as necessary.
	Spring clean the church.
	Cut any church grass.

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

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