



**QUINQUENNIAL INSPECTION REPORT
OF
DALTON-LE-DALE, ST. ANDREW**

**DIOCESE OF DURHAM
ARCHDEACONRY OF DURHAM
DEANERY OF EASINGTON**

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

QUINQUENNIAL INSPECTION AND REPORT

DATE August 2021

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REPORT ON THE 2020 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: 16th October 2020. Dry, overcast, sunny later.

Date of report: August 2021.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: St. Andrew's Church, St. Cuthbert's Terrace, Dalton-Le-Dale, Seaham, County Durham, SR 8 8QX.

Location: Set within flat land with high ground to the west and north. Graveyard to the south and west. Most of the village is to the east.

National Grid Reference: NZ 40797 48034



3.0 CHURCH AND LISTING DESCRIPTION

Listing Description:

*NZ 44 NW DALTON-LE-DALE THE DENE (South side) Listing NGR: NZ4079748034.
4/4 Church of St. Andrew 20.2.67 II**

Church. Romanesque with mainly C13 features. Extensive restoration by C. Hodgson Fowler in 1907 when bellcote, porch and vestry were added. Snecked rubble. C20 Welsh slate roof. Aisleless nave and continuous chancel, south porch and north vestry. 2-bay chancel has pointed-arched priest's door and trefoiled low-side window in south wall; plate-tracery window in north wall to east of vestry and trefoiled low-side window to west.



Buttressed east end with 3 stepped lancets in hollow-chamfered reveals. 4-bay nave has pilaster-buttressed bay divisions and tall lancets under hoodmoulds with trefoiled rear-arches. Sculptured fragments built into masonry include part of a Saxon cross-shaft and a C17 sundial.

South door within porch is set in a roll-moulded pointed arch of 2 orders, shafts missing.



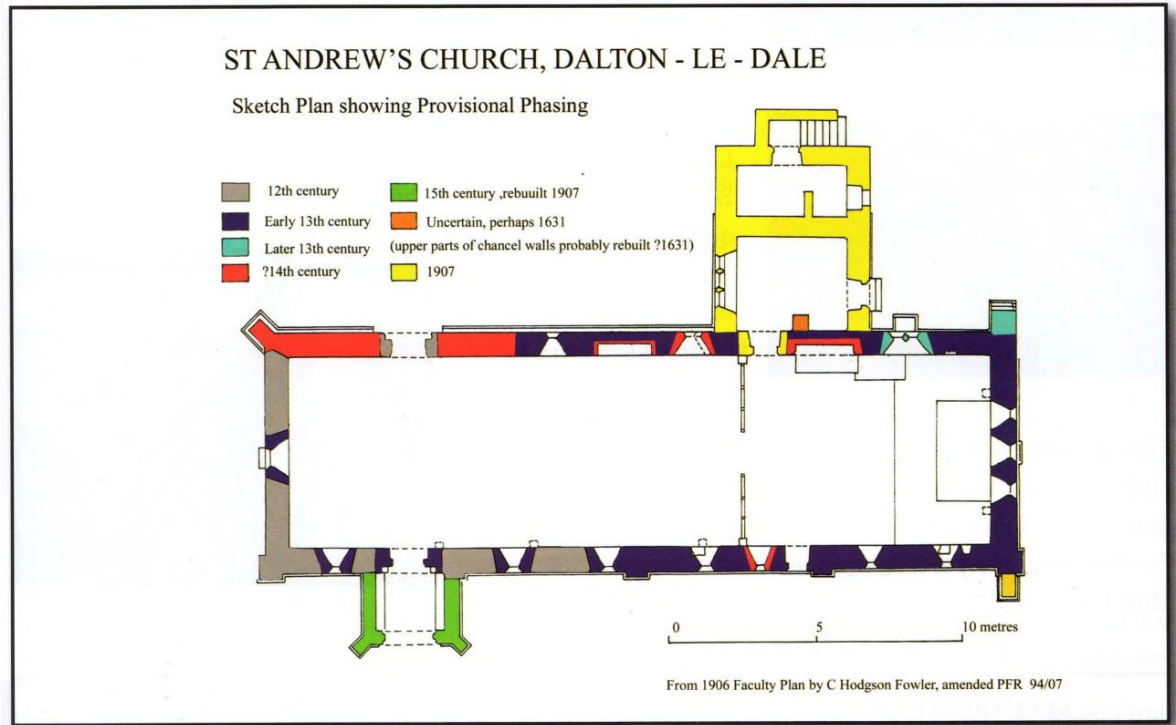
North wall has chamfered plinth and a late Romanesque doorway of 3 orders with chevron and worn scalloped capitals, shafts missing. Single tall lancet in west end and bellcote above.



Interior: gutted and plastered. Panelled nave ceiling, shallow wagon roof to chancel; minimal wooden chancel screen.

Recumbent alabaster effigy of Sir William Bowes, died 1420, in armour on decorated chest tomb, is now set against a 4-centred recess possibly for Easter sepulchre. Mutilated female effigy in front of low arch in north wall.

Aumbry and trefoiled piscina in chancel south wall. Late medieval round font with floral border on replaced stem. Relief Roman numerals on north wall said to be remnants of a ray sundial.



Plan from Historic Churches of County Durham by Peter Ryder

CHURCH LISTING - Grade II*

4.0 PREVIOUS INSPECTIONS

This is the author's first inspection, and has access to the 2013 QI produced by Christopher Downs, the former inspector.

5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. The boiler house was inspected. 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.

Outline of Historical Repairs

This has historically been a damp and subsequently cold church. The 1889 report on its condition that led to the 1907 restoration described the church amongst other defects as 'plaster defective and damp should be removed'.

A 1944 inspection identified cracking inside and out due to 'movement in foundations'.

NCB paid out £265 in damages in 1948 which suggests mining subsidence was the cause.

As well as recommending a drainage system and field drains, a 1958 Faculty sought to install a drainage system (pencil note in the margin- 'not yet' – so when was it installed? The 1958 works were a major round of repairs including repairing and plastering the window cracks.

In 1987 another round of remedial repairs, including field drain, new foul drainage for the servery and WC.

2017 and 2019- Grant repairs providing patch roof repairs, renew gutters, and complete repoint and internal plaster repairs and redecoration. New heating system and west end pew reorder.

Repairs to do

The PCC are to be congratulated for their hard work over 5 years to improve the condition of the fabric and update the heating. The church is now in a good condition, it is warm and in good decorative order. It has made improvements to pew seating and that has added to the welcome that is evident at the church.

However underlying historical problems that remain and long term items to consider are: reslate in possibly 20 years, change the air drains, remove perimeter wall concrete gutters, improve rainwater dispersal and tree work.

The repairs required in the next five years are all routine.

Structure:

The church is a 1907 refurbishment by Hodgson Fowler. When the paint was removed from the nave, historical cracking to the heads and the bottoms of the windows on both sides of the nave and the east corners of the chancel was evident. Externally each of the four corners of the nave and chancel have a different buttress arrangement. And it looks like the SE end has had additional propping, possibly in 1907 and that is evident by the chancel cracking on the inside that has been mentioned in the previous QI and remains today. The N side leans in slightly and the S side leans out.

So whilst the building has had movement (alleged due to mining subsidence) it all seems settled and whatever is ongoing will be seasonal, depending on water levels and ground movement.

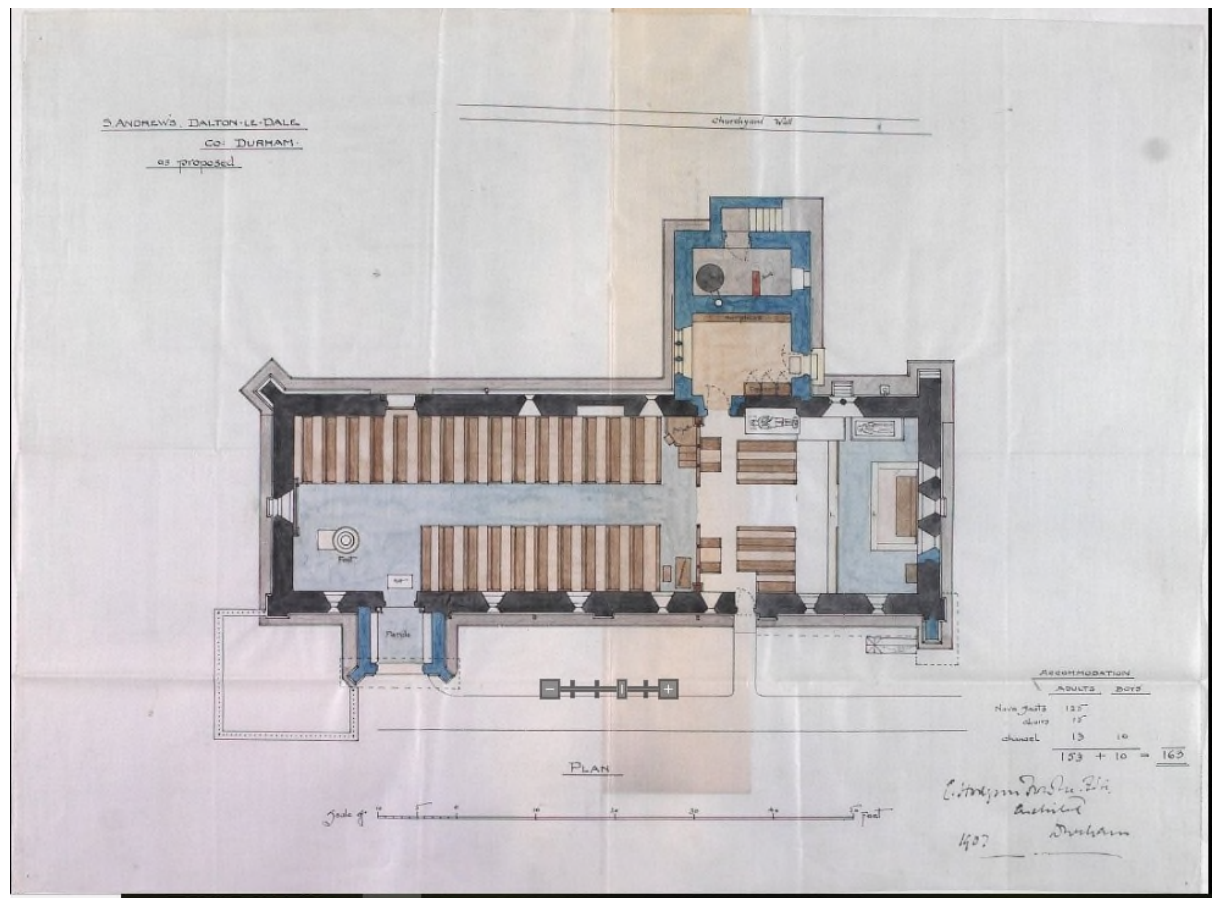
There has been a question mark about the ground moisture content on the land on which it stands, and as part of the 2019 GPOW works the drainage system, that was established, installed in c.1958? was blocked in places, it was repaired and all of the surface water drainage is now free running.

There is history of damp, particularly on the N nave side, evident by salting in the plaster internally. A plinth of masonry externally (not anywhere else), was thought to be an addition but after opening up seems integral. It also has an earth mortar core suggesting it is of some age.

There has been a gravel filled trench with land drain created at the foot of the N wall in 1987, which was dug out and refilled in 2019. It leads to a soakaway at the W, the location of the soakaway might be 3m diagonally from NW corner. There also is likely to be the same gravel drain construction at the W with a soakaway 3m perpendicular from sw corner in a west direction.

Guidance from Historic England, since the 2019 works, is that these 'air drains' are not effective as they trap moisture. They recommend filling them in with clay. Further research is needed to understand if this is the right solution. It may be better to completely remove the gravel and see what happens. It was not unusual for medieval churches to have ditches under their eaves (that had no gutters). But those ditches were regularly cleared out.

A recommendation for the future, is to try and reduce the water content at the N by planting some shrubs just up the slope near where the redundant oil tank is (which should be removed as it is a fire hazard) and below the wall that retains the neighbouring high road. The site does feel to sit in a bit of a hollow, and the concern is, as it has been in the past, that there is water in the ground and it is rising in the walls.



Hodgson Fowler's 1907 pew plan- note no gallery and the position of the effigies. The lady is now relegated to the nave.

Roofs:

The roof is sarking boarding and probably the 'felt' if there is one (it was traditionally a hair felt at the time), is poor now though the sarking boards will deflect water. There doesn't seem to be any water marking inside (the ceilings underdraw the roofs so they are a second layer). The slating (and underlay) will need renewing in the future as nails fail, perhaps 10-20 years. The slates are likely original from

1907. It would be wise to start to set aside funds for renewing the roof covering particularly now that the walls have been repointed and gutters fixed.

It has been patched over time and again as part of the 2017 works and currently the defects are the odd bit of ridge bedding missing and minor cracking to slates. There has been lead theft to the flashings at the porch. The biggest item is that there could be water getting in at the chancel watertable N side because there is damp plaster inside and there looks to be cracking to the external mortar haunching (over leadwork?).

Rainwater Goods:

Cast iron gutters and downpipes and these were new in 1958 and overhauled as part of the 2017 and 2019 works and repainted. They all appear to be running ok. Some of them don't discharge directly over their gullies and this could be remedied but water seems to be getting away. The church is a mixture of gullies and concrete channels that by various routes find their way to a discharge point. The whole of the underground drainage system was checked and repaired by Jet Air in 2019.

A further enhancement to the works already carried out to remove damp, would be to remove the concrete perimeter drainage channels (put in in 1958) and ensure all the rainwater is piped away to the underground system – which would need to be adapted to take new gully positions.

Walls:

The walls are constructed from sandstone rubble laid to course with buttresses at the corner and intermediate shallow buttresses on the N elevation, all of the walling has been repointed in NHL 2.0 1:3 mix and this replaces the cement pointing that had been carried out post WWII- probably 1958.

All of the stonework appears to be in good condition. There is the occasional inclusion of magnesian limestone and there is also medieval artefacts and dials built into the walls, which will fare better now the cement has gone. There is still pollution to the stonework that is staying put and peculiarly mostly to the window reveals ashlar work (because it's smoother?).

The 12th century Romanesque N doorway hoodmould was significantly worn and no longer effective at dispersing rainwater from the arch mouldings and this has been replaced with a conjectural moulding profile in Blaxter stone. The placement of the new hoodmould follows the exact line of the previous hoodmould and it is noticeable how the arch is slightly skewed (it looks to have been pushed towards the east) as it follows the slightly skewed inner arch of the doorway. This work was a combination of Classic Masonry who did the hoodmould and the conservation of the arch stonework by Skillington Workshops.

Inside:

The church is a simple elongated rectangle of nave with chancel, with a C19 vestry and remodelled porch and a C20th w.c. and servery at the W end.

The whole of the interior is now redecorated. The earlier decoration schemes were removed following heavy damp penetration and failed paint coatings back to plaster. Paint analysis and testing of the plaster was carried out and established to be lime, highly likely from the 1907 refurbishment. The cracks to the windows were repaired in gypsum plaster in 1958. The presence of gypsum meant that limewash could not be used (it doesn't adhere to gypsum) so Earthborn Claypaint, which adheres to both lime and gypsum and is breathable was used. There is some salts coming through as expected. It will take years for the walls to dry out and it may be that the subsequent decoration will consolidate

the appearance. There is some damp at high level in the chancel at the N E corner which is puzzling as to why that is there, the wall was poor before the repairs were carried out. Water could be getting in via the gable flashing. It may be a matter of repairing the flashing and letting the wall dry out before redecoration. There is a damp patch at the foot of the stairs. The porch rainwater pipe discharges direct to the ground outside, on the other side of the wall.

There has been a modest reordering at the W end where four rows of pews were taken away and put into the gallery upstairs, to make for a more open area for meetings and social use.

Externals:

The churchyard is principally to the S and E of the church and it has been closed for fifty years. There are some fine memorials in the churchyard, some of which are losing their inscriptions, but a record has been taken of them. The Local Authority look after the churchyard. A chestnut tree has been taken down on the E side close-by the entrance as it was threatening the boundary wall, there is a further sycamore and a couple of others about the site that don't look so good and it would be worthwhile checking their condition. Otherwise the presentation of the churchyard is all very tidy.

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 re ordered 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 up to date and recorded the work done, including routine testing.

- **Water:** The water service incoming location is probably the west end to the kitchen.

Recommendation: None.

- **Foul drainage:** New foul drainage system installed when the servery was placed at the W, this goes out of the W side across

the churchyard to the S and off the site where it joins the main drain.

Recommendation: None.

- **Surface water drainage:** The site has an underground piped drainage system that has been repaired by JetAire in 2018 and is reported to be functioning satisfactory.

Recommendation: None.

- A** **Lightning conductor:** There is a conductor on the bellcote which has had some repair since the last QI and the last test is possibly in 2019?

Recommendation: Check when last tested and carry out a five yearly test and recommendations of the test report.

- **Electricity:** Overhead service to the porch which then finds its way to distribution board in the nave entrance at the foot of the stairs, and this was last inspected in 21.08.2018.

Recommendation: Carry out a five yearly test and the recommendations of the test report.



- **Lighting:** The lighting installation was installed perhaps twenty years ago and is all LED lamps now and whilst the light is not generous it has a suitability that fits the church.

Recommendation: Carry out a five yearly test and the recommendations of the test report.

- **Sound system:** Comprises; lectern mic, microphone at two reading desks and radio handheld mic.

Recommendation: None.

- **PAT:** Annually tested.

Recommendation: None.

D Heating: Previously heated by oil boiler and this was replaced in 2019 by gas. New service pipework with double panel radiators. Reported to be working satisfactorily. The recommendation to have the heating always on at a low temperature during the heating season hasn't always been followed.

Redundant oil tank to be removed (fire risk).

Recommendation: keep the heating on low assist the gentle drying out of the building.



- **Gas meter:** A new gas meter housed in a green cabinet has been placed on the side of the boiler room.

Recommendation: None.

D Bells: There are two bells, one of which is reported to require adjustment. One is early C14.

Recommendation: Repair ringing mechanism.

- **Clock:** None.

Recommendation: None.

- **Organ:** Grade II pipe organ. 1913 by Harrison and Harrison, Durham.

Serviced annually.

Recommendation: None.

E Rainwater goods: There are inspected as and when required by church wardens.

Recommendation: PCC should enter into an agreement with a roofing contractor to inspect the gutters and downpipes twice yearly and at the same time take the opportunity to review the roof coverings and flashings.

7.2 GENERAL

- **Churchyard:** Was closed about fifty years ago and the responsibility for maintenance lies with the Local Authority who cut the grass and carry out generally an annual topple test.

Recommendation: None.

- E **Trees:** The chestnut to the W boundary was removed circa 2016 and there are other trees- sycamores that look unwell and these should be checked.

Recommendation: Establish if a recent check on the health of the trees has been carried out.

- **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.

- **Wheelchair access:** There is access to the path from the road. From there it is a level path to the porch which has a step, but is managed by an aluminium ramp that is temporary, but appears to be a permanent fixture. From there on is level access to the chancel.

Recommendation: None.

- B **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

Servery – 2kg CO₂ last serviced 2019, next extended service 2026.

Organ – 2kg CO₂. Last checked 2016, looks to be out of date.

Chancel by Vestry door– 2x 6ltr foam (I think one of these must belong at the S porch) last inspected 2019, this is extended to 2024.

Recommendation: check that all the extinguishers are in their correct positions and are up to date.

- **H & S policy:** The policy for the church is regularly updated.
Recommendation: None.

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

- B** **Asbestos:** Asbestos was removed as part of the oil boiler removal works, there is asbestos remaining on the site: below the organ within the floor void underneath it, where there is some on the blower.
Recommendation: The PCC are to create and maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.

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

7.3 WORK SINCE LAST INSPECTION

2006 Church yard maintenance by Durham County Council (DCC).

2008/9 Repair of south east boundary wall by DDC/St. Astier.

2009 Aug. repair of leaded light north east nave after break-in; Abbey Stained Glass.

2010 Oct. extension of toilet etc. removal of front pew rails to storage, archdeacon's license

2011 March/April installation of toilet etc. by Vest Construction
July repair of porch lead flashing & lightening conductor after metal theft; Lydian. Dec. confirmation of permanent removal of front pew rails.

2013 April DCC removing 6 dead trees and re-securing 14 headstones. Aug, north nave squint window replaced in stained glass commemorating A. Seth.

2014 Repair of lightening conductor following metal theft, Ketamec engineering.

Blue plaque, south east boundary wall, commemorating the 'Orams' installed Aug by D le D history society. May replacing nave loudspeakers, clockwork audio

2016 Aug/Sept felling of chestnut tree & repair of east boundary fall, DCC.

2017 LPOW Grant scheme of minor repairs of roof covering and gutter repairs, repointing west upper gable above gutter line.

2019 GPOW Grant scheme repairs of repointing, drainage survey and repairs, conservation of N doorway, internal plaster repairs and redecoration.

7.4 OUTSIDE

7.4.1 ROOFS

- **Boiler Room:**
Mineral felt flat roof, looks to be in fair condition.
Recommendation: none



- **Vestry:**
W slope – Ridge roll top angled clay ridge firmly bedded.
S abutment – Mortar pointed and there are soakers behind and they are all fine, this was reinstated as part of the 2019 works.
N abutment – To a stepped water table in lead work appears ok.
General – Westmoreland slating, old but looks in good condition.
N slope – Ridge roll top angled clay ridge firmly bedded.
Recommendation: none



Nave:



- N slope** – Angled clay ridge tiles all almost all ok, one or two laminating. The bedding is coming away in one or two places.
- W abutment** – In lead to bellcote and water table, ok.
- E abutment** – Is a lead flashed verge to the chancel and that all appears to be ok.

S slope

Ridge - perhaps one ridge tile laminating.

W abutment – Lead flashing too the bellcote and water table ok.

E abutment – Flashing to chancel ok.

General – Slating appears to be in fair condition.

Recommendation: none



B

Chancel:

N side – Ridge as the nave and there are some loose pieces of bedding that are showing on the roof.

W abutment – Is formed at the nave verge in leadwork.

E abutment – Pointed up to the stone water table. Is there a crack in the mortar 1/3rd the way up? It is damp inside at this point.

General – The slating is generally ok, as is the nave.



S side – Ridge two of the tiles are laminating and there is some bedding showing on the roof.

W abutment – Same as opposite side and ok.

E abutment – Same as opposite side and ok.

General – Slating looks in reasonable enough condition.



Recommendation: check condition of chancel N slope flashing

B

Porch:

Angled ridge perhaps artificial stone ok, lead soakers to the

E Side

N abutment – Lead soakers showing cover flashing missing and looks like it has been pointed in without it, it doesn't seem to make sense, I think it was only ever soakers and there never was a cover flashing.

S abutment – Soakers only up to the water table.

General – Slates look to be in Harddraw artificial slates and there is one foreigner just by the buttress.

W side – Ridge ok.



N abutment – Lead flashing looks to be missing here, looks like there has been something stuck on and somebody has tried to take the flashings out.

S abutment – Same as the opposite side.

General – Slating is the same, there is one cracked slate.

Recommendation: install cover flashings to nave and gable abutments



7.4.2 RAINWATER GOODS

M **Nave and Chancel:**

Cast iron half round and circular downpipes, all of these were renewed as part of the GPOW works in 2019 and they all appear satisfactory. The gullies need to be kept clear.

Recommendation: keep gullies and channels clear



B **Porch:**

The porch RW goods are in the same material but haven't been restored and so their decoration is poor.

The porch rainwater pipes discharge to the ground. The east goes to the concrete channel. The west is to the ground and creating damp inside.

Recommendation: provide a drain for the w down pipe.

E **General:**

Some of the downpipe outlets do not connect to their gullies particularly on the N side.

The underground drainage system has been investigated and surveyed as part of the GPOW works and there is an effective drainage system now working, this looks to be a 1958 installation so the church has most of its rainwater going into the underground drainage system rather than soakaways. But the north side seems to still have a high water table so shrub planting and a field drain are recommended

Recommendation: plant shrubs and install a field drain.

7.4.3 WALLS, BUTTRESSES, CHIMNEYS

WALLS

- **General:**

All of the walls were repointed in 2019 as part of the GPOW works, the church previously had cement rich pointing that was stopping the wall drying out and exacerbated wear to the stonework.

The renewal of the pointing has improved the appearance and the function of the building enormously, areas that weren't repointed were the Vestry and ashlar buttress to the S which didn't require it.

There are two, probably 1907 Victorian terracotta air grates at the low wall on the N side (but not on the S) these must be ventilating the pew platforms.

Recommendation: none



E **Nave and Chancel:**



E elevation – Water table is good, the walling is generally is random rubble much patched over the years, it has a central buttress discoloured through pollution, there is a step in the wall with original buttress on the N side and corner rectangular buttress on the S side, which is then further backed up by a more modern Victorian buttress. The end of this wall appears to feel very ancient.



S elevation – Four bay elevation of which the fourth at the E end forms the chancel. There is a step in the wall along its length which corresponds to the one on the chancel. The walling throughout is random and in good condition. There are the occasional historical elements walled in. In bay two there is a cross and to its left another piece. In bay one, there is above the porch ridge, a mass dial and at the W end possibly a grave cover built-in.



W elevation – The top part of the gable was repointed in 2017 in NHL 3.5 mortar and it is a little whiter than the sandier mortar below it. When inspected from the scaffolding it is found to be harder than the new NHL 2.0 pointing. The walling is good it does have some magnesian limestone built-in to it though it is predominantly sandstone.



N side – This doesn't feature bays or buttresses though there is a distinction between the nave and the chancel.

Masonry is all sound, there is a plinth to the bottom of the wall this is thought to have been an addition to try and reduce the impact of damp but opening up during the 2019 works show that the plinth is toothed in and so likely to be original. It also has voids filled with earth mortar. This more absorbent material may be holding moisture more than lime and so needs more help to dry out such as keeping the heating on and external remedial measures of planting some shrubs up the slope and put in a land drain to reduce the water table. The wardens have mentioned that the ground seems dryer now that a new housing scheme drainage system has been installed up the hill.

Recommendation: plant some shrubs up the N slope and put in a land drain to reduce the water table.

Porch:



Walling is all generally sound, it has at the S, two shields built-in above the doorway these are eroding now but generally ok. At

the W is part of a magnesium limestone looking stone, is there a moulding to it, it is actually possibly just erosion.

Recommendation: none

- **Vestry:**



Random course squared stonework in good condition, the corners have ashlar quoins they are all ok as do the doors. This wasn't repointed during the recent works as it was in good enough condition. It has a three light window on the W side with chamfered surround in ashlar, all ok.

Recommendation: none

- **Boiler Room:**



Walls are generally ok but a bit cement pointed and some slight open joints. It looks a bit grey down by the steps but is generally ok.

Recommendation: none

Buttresses: General:

The walls have buttresses at each gable corner and each is different.

There are built-in buttresses, almost like pilasters, on the S yet there are none on the N side. Are they later additions? There is a range of different of buttresses probably added as ground movement caused cracking at different periods of the life of the building. The N wall leans in slightly and the S side leans out.



E side – Single storey buttress supporting the E gable which is showing signs of pollution but its ok. There is a clasping buttress at the S E corner it looks like an addition perhaps, there is also a further addition of more Victorian ashlar style here at this position but it is slightly laminating but it is ok.

N side – The buttresses here are pilasters and they are all in good condition.

W side – It has a central lower buttress like the chancel and similarly like the chancel on the S side has a clasping buttress with the same design and whilst there is wear to the sloping courses they are ok. At the N is a diagonal buttress made of three stages and this appears to be ok.

Single storey buttress below the two light chancel window of an old style and alongside that is a larger two stage buttress all in good condition.

Recommendation: none

D

Chimney:

Ashlar chimney above the vestry serving the boiler looks ok, maybe there is a terminal missing not so sure of that.

Recommendation: check if a terminal is required

7.4.4 BELLCOTE, BELLS, FRAME, CLOCK

Bellcote:



Two bell bellcote in ashlar stonework formed at the W end, a small chip out of one of the stones (see image from 2017) reported in the last QI was repaired in plastic mortar in the 2017 GPOW works and appears ok.

Recommendation: none

D Bells: The bellcote holds two bells, one of which is reputed to be Medieval. Ringing mechanism needs repair.

Recommendation: repair ringing mechanism

Frame: None

Clock: None

7.4.5 WINDOWS AND DOOR OPENINGS

D **Chancel and Nave:**



E side – Lancet three light, polycarbonate now, chamfered jambs ok.

S side – This features a row of six lights at high level and a single at low level with adjoining door.

The upper lights are chamfered jambs with lancet heads with hood moulding with elementary label. All of these were repointed along with the walling and appear ok. The polycarbonate is rather grey.

Below them a trefoil headed single window quite eroded head but it is ok. It has had a repair to the jamb in new stonework and the cill is somewhat eroded but doesn't need replacement yet, covered in polycarbonate.

W side – Single lancet in same style as east end



N Side- Two single lancets- ok



Much eroded trefoil head to nave but ok

Square head chamfered three light to vestry. Ferramenta looking a bit rusty and covered with polycarbonate a bit dirty could do with a wash.

The Vestry door is a boarded door with false hinges and rusty ironmongery, catches slightly at the threshold.



Twin light lancet to chancel with quatrefoil inset, the hoodmould has been repaired in two places in the past and one element of the mullion at the springing as well as a jamb stone replaced. The bottom of the mullion is slightly eroded but looks ok.

Recommendation: ease vestry door, derust ferramenta of vestry window, replace the aged window protection and clean the glass.

D Porch:

Lancet arched doorway probably Victorian some erosion to it, none really to speak of at the bottom, it is only wind erosion possibly at the apex and it holds a metal gate which is slightly rusty and could do with some decoration, beyond that is a pair of diagonally boarded pine doors with nail head and applied slightly fake hinges at the bottom, the handles are rusting and the door looks slightly warped.

W side – Single lancet chamfered openings as before, polycarbonate seems ok.

N side – Two single lancets as seen on the N side with hood moulds though these don't have their label stops, chamfered openings all look ok, polycarbonate not so degraded on this side.

Recommendation: derust and paint porch entrance metal gate, adjust nave door and improve draught stripping,

Doors:

Chancel doorway:



Formed by chamfered lancet arch with green painted vertical boarded door (same style as the porch door), pointed into the opening and this door is not in use, it has a very basic step to it which is barely propped up on some cobbles.

Recommendation: none

- **Chancel N door**



This has been extensively restored by Skillington Workshops who have consolidated the arch mouldings. The hood mould has been replaced. Oak boarded door within in natural finish, nail head, this door does operate but is not regularly used.

Recommendation: none



7.4.6 EXTERNAL IRON AND WOOD

E The chancel gutters are on eaves boards, the opportunity to paint the north board was taken during the 2019 works.

Recommendation: decorate the south eaves board when next scaffolded

7.5 INSIDE

7.5.1 ROOF TIMBERS

- **Nave:**



There are no roof timbers on show as the nave and chancel have boarded ceilings below them. There is an attic over the nave that the author has been in in 2017 when the west end walling works were carried out (the window lintel was renewed) and no defects noticed at the time. There are bees in the chancel roof.

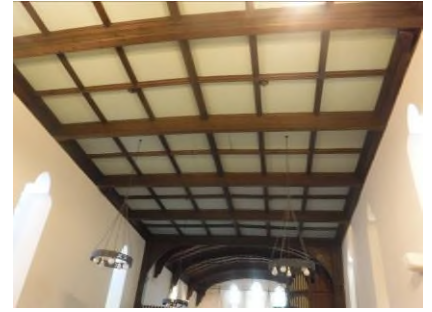
Images from 2017

Recommendation: none



7.5.2 CEILINGS

D **Nave:**



Cranked principal beams create seven bays with ribbing in between that has painted boarding, some open joints in the boarding. The attic has a lot of accumulated dust and dirt that falls through the gaps. There is no insulation.

Chancel:





Has more elaborate arrangement than the nave with five trusses, three have metal tie rods, the trusses have curved beams and they form four bays which have ribbed and narrow boarded panels between them, all in natural finish, the general condition of these are good. There are gaps to the perimeter of the roof and roof dust and dirt is falling through gaps. Unknown if insulated (probably not much space to fit it in).

The ceiling gaps to the W and E gables are wide. An attempt to fill them was made in the 2019 works with expandable foam tape that has been partially successful. Some parts are dropping and to be pushed back. It was always only a temporary measure as grant funds didn't allow a more consolidated and costly approach.

(Images taken from scaffold during the 2019 works)

Recommendation: clean up roof space and install insulation-certainly to nave.

7.5.3 CHANCEL ARCH, ARCADES, MASONRY

D Chancel Arch:



The space between the nave and the chancel is effectively continuous, though there is a form of arch created by the chancel truss shape and posts coming down the side which in turn support the screen and this arch appears ok. But there are gaps evident at high level at the junction- which must have occurred since it was installed in 1907. There are voids in the masonry and so it would be wise to consolidate this when there are other repairs to do in the area.

Recommendation: consolidate gaps

Arcades: None.

Arches: Porch arch to nave is fair.

Recommendation: none



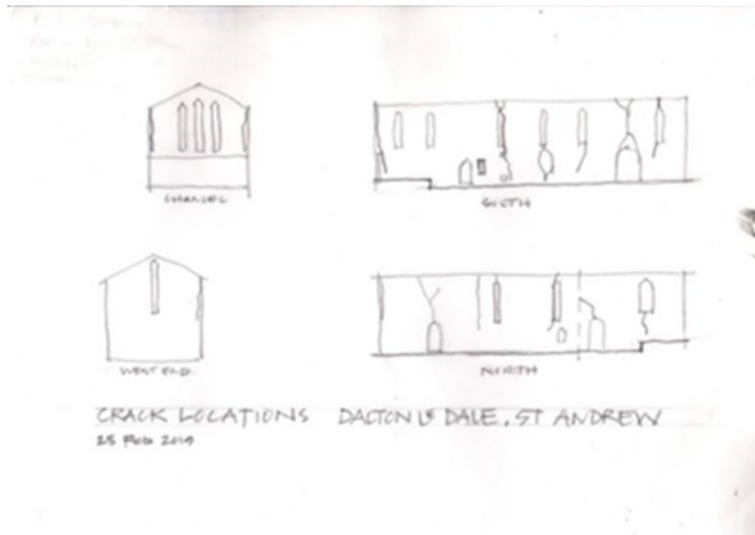
Masonry: There is no exposed masonry walling within the building, it is all decorated plaster.

7.5.4 PLASTER, DECORATION

- **Plaster:**



The walls were stripped back to plaster in the 2019 works and this revealed gypsum plastered cracks of 1958 repairs.



See appendix for larger image

They feature at all the windows at the nave and predominantly at the S and E. The gypsum covers concrete/cement underlayment. There was no movement evident to the wall cracks but there is at the chancel.

The walls were stripped of their decoration down to bare plaster to enable a better comprehensive decoration scheme to be carried out and this was throughout the whole interior apart from the vestry. There were isolated plaster repairs in lime plaster.

Recommendation: none

M**Decoration:**

The church has been comprehensively decorated apart from the vestry, in Earthborn Claypaint following the removal of the previous paint layers.

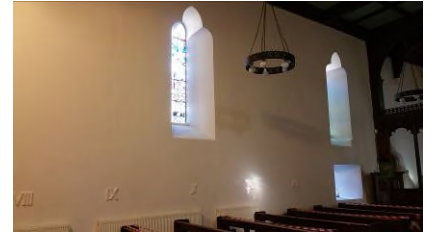
The principal reason why this occurred was that a lime wash painting in 2011 which was seeking to remedy previous decorative failures itself failed and was discoloured combined with also salt and lose of plaster occurring on the N side,

And this led to two investigations: drainage and paint analysis. The paint analysis advised that oil based paint was trapped between original 1907 distemper and limewash and the 2011 limewash. The oil paint was bleeding. So the decoration was stripped back to plaster to start again. The new paint is compatible with both lime and gypsum plaster.

The remedial decoration works have been successful, the whole of the building looks good, though there are still isolated areas where there is efflorescence showing through.

Particularly the N side at low level, though it is a small amount, the chancel gable high level on N side (May be caused by a roof leak) and also within the w.c. in where this is showing above the lower remedial plaster put in when the WC was constructed.

Recommendation: brush down salts, redecorate after a long period of drying out has occurred.



7.5.5 FLOORS

D Floors:



There is a Gregson Family burial vault at the west end under the font. Not inspected. Access is blocked.

The circulation areas are paved. Flush pew platforms in recently painted, herringbone parquet. One assumes these to be suspended but they do feel very solid. There are some open joints and undulation to the stone paving particularly close to the porch and within the aisle. The w.c. has vinyl.

The heating installation has left some voids behind that need closing off

Recommendation: point open joints, close off heating pipe voids.

7.5.6 PARTITIONS, DOORS, PANELLING, SCREENS

Partitions: None.

Doors:

Vestry External Door – Panel framed door, good condition, catching slightly on the door and needs lifting.

Vestry Door to Chancel – Same design as the external door and also catching on the floor.

Nave – N door not opened.

Nave Entrance Door – Large heavy boarded door operates ok.

Porch Door – Sort of modern made-up door with ply sheeting on the back and this looks ok, though there are some draughts that come around it as this doesn't quite fit into the doorway. There is a ramp here.

W.C. – Flush door catching in the frame.

Servery – Double doors catching.

Recommendation: ease and oil doors.



Panelling: Panelling to servery and to gallery in oak, looking ok.

Recommendation: none

Screens:



Fine ornamental screen (1920) between the nave and the chancel with cresting, blank shields and six open lights all firmly fixed.

Recommendation: none

7.5.7 GLAZING

D Nave:

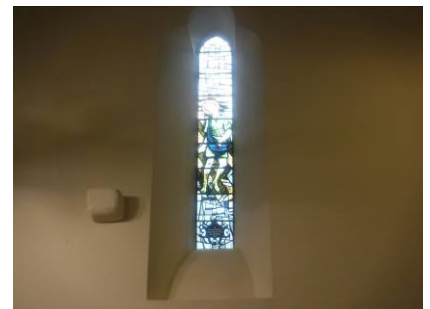
S- Four lights along in order from E to W;

In memory of Charles Gregson, Good.

Pictorial in memory of Annie Ferguson, good.

Underneath that, in memory of Ms Seth, Harry Harvey glass dated 1968, very good.

In memory to Tristrum Heppel glass 1982 by S L L H? to St. Aidan, some cobwebs but ok and some paint splashes too - historic?



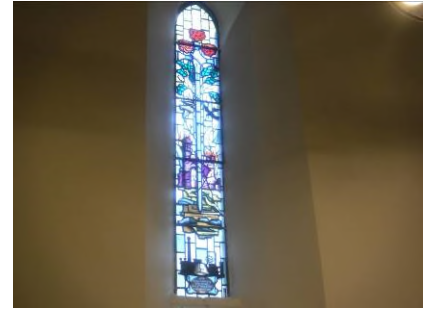
N – Pictorial in memory of John Stoker, some dirt just within the polycarbonate.

E – With Psalms 1 reference slight dirt to it.

Below that trefoil style pictorial in memory of Annie Seth, looks ok.

W – Pictorial in memory to Elizabeth Gregson, the top of the windows obscured by the ceiling coming across the top of it and there is a few cobwebs around it.

Chancel:



Two light pictorial in memory of James Gregson, slight buckling, saddle bars slightly rusty but ok, the centre mullion is a bit thin but that is the design of it.



E – Three light dependant, memory of Caroline Gregson, pictorial, good.



S – Two windows in memory of Edith Gregson, ok.



Trefoil headed same as the Annie Seth window, the organ, plain glazed diaper pattern in good condition.

Recommendation: a further clean down of the glazing is suggested.

7.5.8 VENTILATION

E There are no opening windows or any extract fans within the building apart from the w.c. There may well have been roof ventilators in the past but there is no evidence of that now.

Rapid ventilation can be achieved by opening the porch and vestry doors. But consider if opening windows can be achieved.

Recommendation: consider creating opening windows

7.5.9 REREDOS, MONUMENTS, BRASSES, FURNISHINGS, ORGAN, RAILS

Reredos:



Simple oak panel (1907) behind the altar is ok, alongside that is oak panelling in good condition though there are some paint marks on it.

Recommendation: remove paint marks

E Monuments:

Chancel:

Ogee topped date stone 1631 with initials E D, C W, WS, IT, Likely to be churchwardens possibly celebrating a restoration.

Blank tablet set within the chancel N wall.

Sound system plaque in memory of Walter Basset in brass on timber.

Piscina and aumbry recess, ok



On gallery, Gregson memorial tablet on the W gable, looks ok.

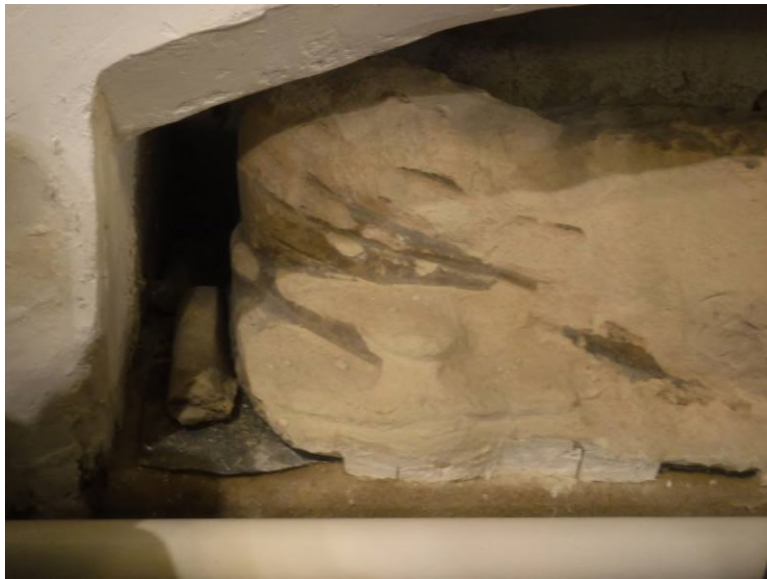


Below gallery, relocated Gregson memorial tablet which is a pedimented rectangular frame, this was in a previous position, there is some damp showing to it around its perimeter.



Roman Numerals on the N wall, these were found to be made out of plaster so their provenance is not that clear. Thought to be a sundial of sorts. That seems not to make sense but then the sun shone during the inspection and at about 3pm picked out XI...





Effigy of Lady Matilda c. 15 within a probably damp arch—certainly not well ventilated. Laying on lead and slowly eroding away. She was planned to be on top of the chest tomb in the chancel according to the 1907 plan. Might she go back?



Effigy of Sir William Bowes, 1420, far better condition, he is outside of the arch.



Alongside that a table tomb.

Recommendation: consider relocating Matilda

Brasses:

Brass on marble, in memory of Colonel Lancelot Gregson.

Recommendation: none



D

Furnishings:



The chancel choir stalls are all in oak, 1907, including the two Priests reading desks. Within the chancel are a Bishop's chair, and two Glastonbury chairs inscribed 'Dalton-Le-Dale'. Water? marking to the altar and communion rail.

The nave pews are open backed and fairly plain.



C13 Bowl font on baluster set on circular plinth. The shaft was redoweled as part of the 2019 works. It has an oak cover.

Recommendation: remove marking to altar and rail.

- **Organ:**

Situated within the chancel and is a Harrison and Harrison two manual.

Recommendation: none

D **Rails:**

Communion rail in oak slight movement to it and marking occurred at the completion of the GPOW project.

Recommendation: remove marking

7.5.10 ROOMS

D **Vestry:**



Ceiling – Boarded ceiling some open joints, same style as the chancel without trusses.

Walls – The walls are a mixture of exposed masonry, but some of it is decorated in lime wash looks ok, the N wall is all full of pegs and timber fittings and somewhat full of bits and pieces as well.

Floor – An undecorated herringbone block floor covered with a central carpet.

General – The room itself is a bit cluttered and could do with a bit of a clear out.

Recommendation: tidy up

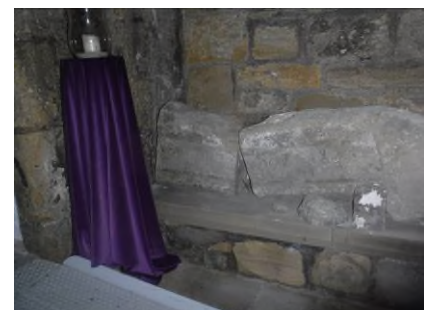
- **Porch:**

Ceiling – Open boarded ceiling with single truss with cusping looks ok.

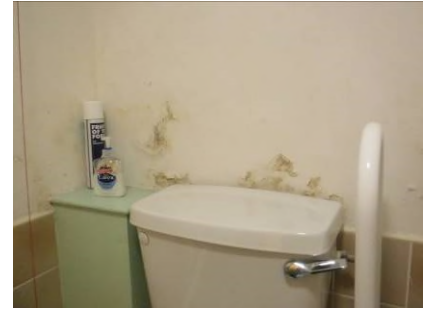
Walls – Are stonework in fair condition. There are two bench seats and there is a collection of older stonework (from the demolished Vicarage) and bits and pieces here. Small little light in the centre.

Floor – Is stone paving with some open joints and there is an aluminium ramp here.

Recommendation: none



D WC and Servery:



Ceiling – decorated plasterboard. Ok...

Walls – decorated plaster and tiles. Ok.

Floor – vinyl

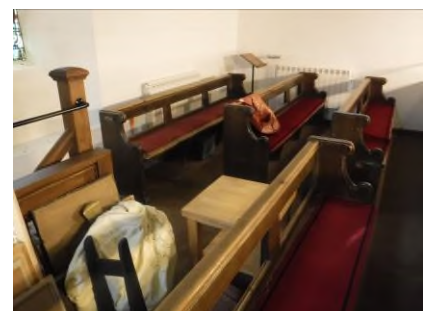
Salts showing on the wc plaster.

Recommendation: brush off salts.

D Gallery:

Stair is ok. Gallery floor is ok. Now the repository of the former nave pews and boxes.

Recommendation: tidy up



7.6. CHURCHYARD

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

Churchyard:



The graveyard is mostly grass with tarmac paving to the S porch, there are numerous headstones some rather ancient, most appear to be in fair condition, nothing obviously wrong apart from the erosion to some of them.

D Boundaries:



N side –Buttressed brick wall on top of a probably, concrete retaining wall, both are cement rendered. Holds back the high level road. The masonry on the road side in brickwork is ok, on the inside the render is coming away a bit, there is also signs of cracking to both the wall and the retain, though they seem old There are drainage pipes. Are these active and adding to the water level at the N?

It is a bit overgrown towards the W end.



E side – Curving stone wall in fair condition, one tree quite close to it in the N E corner, metal gate and that is ok.





S side – Modern metal railings on top of a stone retaining wall holding back the graveyard with a drop of approximately six feet to the other side, seems ok. Large Ash tree close to the W end. There is a few changes of direction of the fencing probably around old tree stumps and there are holly's now growing in amongst these. This looks out onto the play area and some parts of the fencing are breaking down now.



W side – tumbled down low stone wall in fairly poor condition, which has quite a bit of ivy growing over it, beyond this is a rough wood copse area.

Recommendation: repair fencing, establish if N retain drainage is discharging.

E Signs: There is a sign board covered with the lottery fund banner.

Recommendation: update signboard



Paths: Tarmac. Good condition

Recommendation: none



D Trees:

The principal tree problem is the one on the N W corner, it is a Sycamore, and it's not threatening the corner just yet. The other Sycamore on the N boundary is a bit spotty and doesn't look in the greatest of conditions and there are some quite larger trees on the S boundary.

Recommendation: report condition to LA

7.7 BOILER ROOM

D



Ceiling – Shuttered concrete ceiling cracked in two or three places possibly where there are internal steel beams, it all appears serviceable.

Walls – Predominantly stonework walls which have been heavily cement pointed but these appear generally ok.

Floor – Concrete but temporary staging has been produced to provide a deck as the floor occasionally floods.

Outside – There is a sump pump in the bottom landing. The area around the walling within the stairs is broken down a little bit and could do with a repoint.

Inside – Within the room is the Potterton Commercial boiler, this was installed in 2019. The room has a former coal chute and that has got a simple timber board on it and round the back is an area that is used for paint tin storage etc. The door is ok though the decoration is breaking down a bit.

Recommendation: repoint stair wall, decorate door,

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. Scaffold costs are not included in the following costs.

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

Priority	Location and Scope	£
A - URGENT		
A	Lightning conductor: Check when last tested and carry out a five yearly test and recommendations of the test report.	250
B- WITHIN 1 YEAR		
B	Fire matters: check that all the extinguishers are in their correct positions and are up to date.	-
B	Asbestos: The PCC are to create and maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.	-
B	Chancel: check condition of chancel N slope flashing	150
B	Porch: install cover flashings to nave and gable abutments	250
B	Porch: provide a drain for the w down pipe.	500

D- WITHIN 5 YEARS

D	Bells: Repair ringing mechanism.	250
D	Heating: keep the heating on low assist the gentle drying out of the building.	-
D	Chimney: check if a terminal is required	-
D	Vestry; ease vestry door, derust ferramenta of vestry window, replace the aged window protection and clean the glass.	500
D	Porch: derust and paint porch entrance metal gate, adjust nave door and improve draught stripping,	250
D	Roof: clean up roof space and install insulation- certainly to nave.	5,000
D	Chancel Arch: consolidate gaps	750
D	Floors: point open joints, close off heating pipe voids.	750
D	Glazing: a further clean down of the glazing is suggested.	-
D	Altar and Communion rail: remove marking	250
D	Vestry: tidy up	-
D	WC: brush off salts.	-
D	Gallery: tidy up	-
D	Boundaries: Check if N side retain drainage is active.	-
D	Trees: report condition to LA	-
D	Boiler Room: repoint stair wall, decorate door,	250

E- IMPROVEMENT/NOTE

E	Rainwater goods: PCC should enter into an agreement with a roofing contractor to inspect the gutters and downpipes twice yearly and at the same time take the opportunity to review the roof coverings and flashings.	-
E	Trees: Establish if a recent check on the health of the trees has been carried out.	-
E	N Nave: plant some shrubs up the N slope and put in a land drain to reduce the water table.	2,500
E	Eaves Board: decorate the south eaves board when next scaffolded	200
E	Ventilation: consider creating opening windows	2,000
E	Monuments: consider relocating Matilda	500
E	Signs: update signboard	200

M- MAINTENANCE/MONITOR

- M **Rainwater Goods:** keep gullies and channels clear -
- M **Decoration:** brush down salts, redecorate after a long period of drying out has occurred. -

APPENDICES

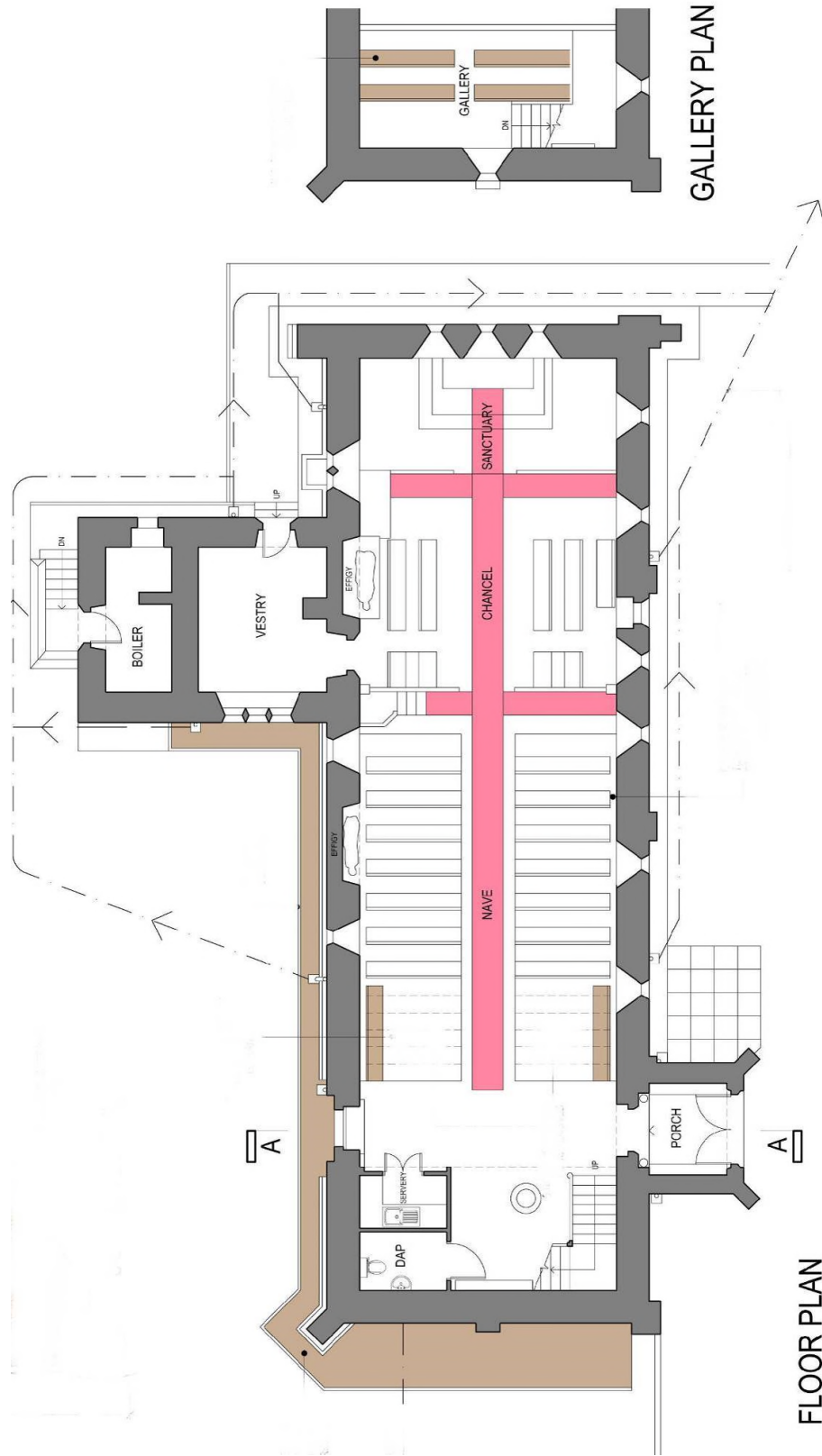
Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property



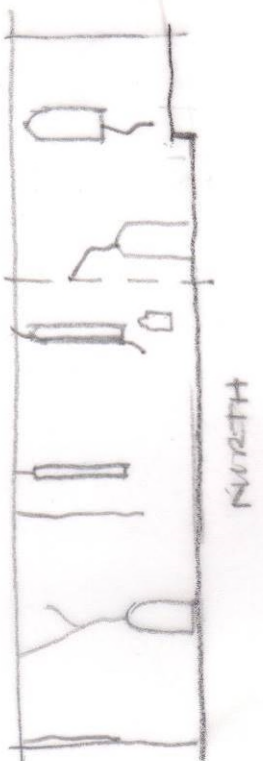
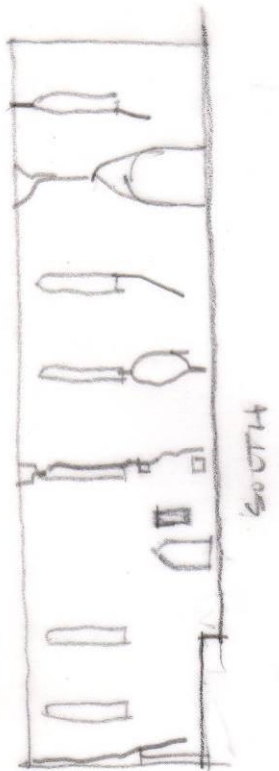
CHURCH PLAN



FLOOR PLAN

GALLERY PLAN

1. 7-10-2019
Crack Locations
25 Feb 2019



CRACK LOCATIONS DACTON & DALE, ST ANDREW

25 Feb 2019

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

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

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.