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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. AIDAN

FRONT STREET, FRAMEWELLGATE MOOR, DURHAM, DH1 5BL

MAY 2022



Diocese of Durham



THE CHURCH
OF ENGLAND

prepared by

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With thanks to the PCC at St. Aidan's Church, Framwellgate Moor, Durham for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	18/05/2022	MA	DRAFT ISSUE

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RECOMMENDATIONS**48**

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0 Urgent works requiring immediate attention.

R1 Work recommended to be carried out during the next 12 months.

R2 Work recommended to be carried out within 18 – 24 months.

R3 Work recommended to be carried out within 5 years.

R4 A desirable improvement with no timescale.

M Routine items of maintenance.

APPENDICES

A Practical Path to Net Zero Carbon (PPNZC)

B Maintenance Plan

C National Pipe Organ Register – Harrison & Harrison, Durham 1906

D Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Aidan**
Front Street
Framwellgate Moor
Durham
DH1 5BL

Parish of Durham St. Cuthbert
Deanery of Durham
Archdeaconry of Durham

- B.2 The church of St. Aidan is located centrally within the village on a small parcel of land off to the east side of Front Street, behind the parish hall. To the south of the church lies St. Aidan's Lodge Residential Care Home and Framwellgate Moor Community Centre. To the north lies King George Playing Field. To the east is a private dwelling house, former vicarage. Durham city centre is located 2 miles south and accessed via the B6532/A691.
- B.3 St. Aidan's Church is part of the Durham North Team of Churches that incorporates Witton Gilbert & Sacriston (St. Michael & All Angels), Langley Park (All Saints), Newton Hall (All Saints), Esh with Hamsteels (St. Michael & All Angels) and Durham (St. Cuthbert's). Regular services of worship at the church include a morning Eucharist every second, third, fourth and fifth Sunday at 9.15am.

The acting Team Rector/Vicar is the Revd Canon Caroline Dick.

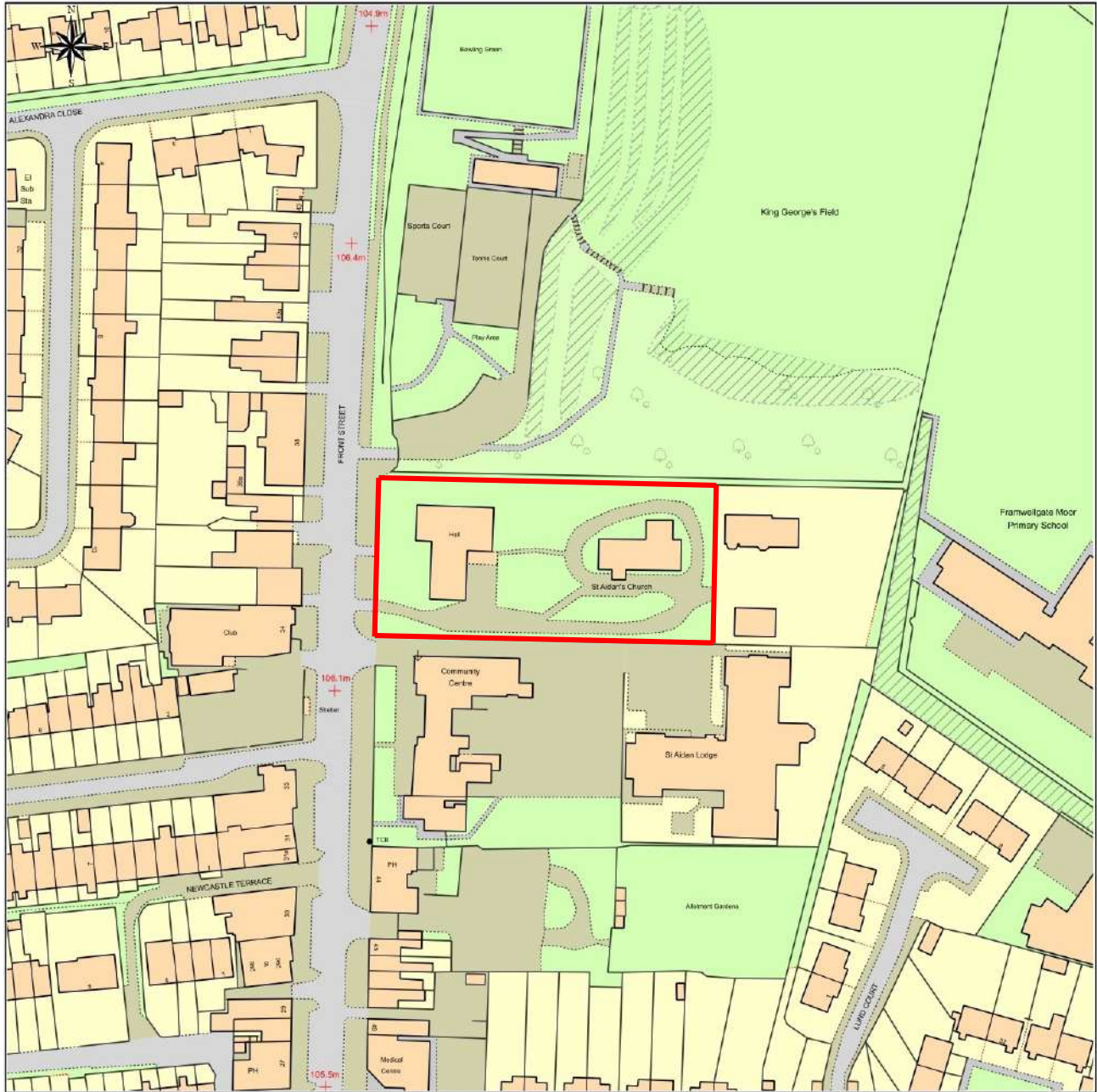
- B.4 Ordnance Survey Map reference – NZ 26528 44718.

GENERAL DESCRIPTION OF THE CHURCH

- B.5 The church is a stone built freestanding structure of simple rectangular arrangement and dating from 1860 when it was built as a Chapel of Ease from St. Cuthbert's Durham. It has a simple pitched slate roof covering. An extension to the vestry was carried out in the 1990's together with its internal refurbishment. A new entrance porch with stone walling and slate roof covering was added in 2008.

- B.6 Accommodation consists of an entrance porch, nave, chancel, organ and vestry. Walls are generally plastered and painted white with an exposed roof structure above.
- B.7 The church organ dates from 1906 and was built by Harrison & Harrison of Durham.
- B.8 The church is heated via a gas fired low pressure system, pipework from which is run at low level around the nave and chancel feeding a combination of convector heaters and panel radiators.
- B.9 Taken from Nikolaus Pevsner's Buildings of England: County Durham):
1870-1 by T C Ebdy. Single cell, E.E. S porch (2008) and Church Hall (1991) by JDDK Architects.
- B.10 The church sits centrally within rectangular church grounds that is generally grassed and includes 12 mature deciduous trees. A tarmac path surrounds the church and flagged paving exists at the principal entrance to the south. Parking is afforded between the church and parish hall.

There are no known burials within the church grounds.
- B.11 The church is not currently protected by statutory listing and is not located within a Conservation Area.
- B.12 The church is planned on a traditional East-West liturgical axis.
- B.13 Date of Inspection: the church was visited and inspected on the afternoon of Wednesday 14th October 2020.
- B.14 Weather: cool, clear with broken clouds.



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031673

0m 25m 50m 75m 100m 125m

Fig. 1 | Church & Parish Hall Location Plan (not to scale)

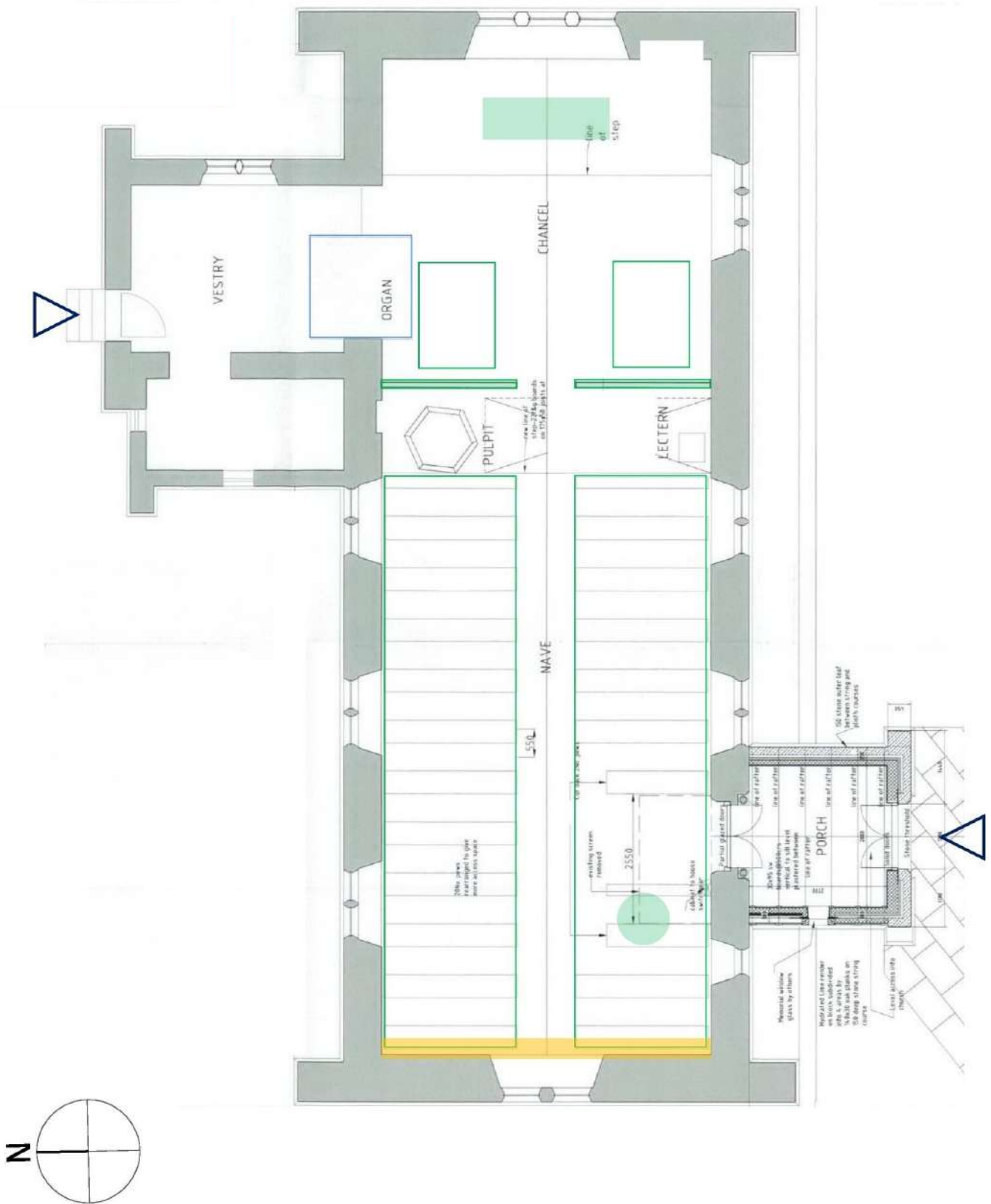


Fig. 2 | Church Floor Plan (not to scale)



Fig. 3 | Church Photographs (3.1 + 3.2 Exterior)



Fig. 4 | Church Photographs (4.1 + 4.2 Interior)



Fig. 5 | Church Photographs (5.1 + 5.2 Church Grounds)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Former Boiler House underneath the Vestry (now sealed)
 - b. Any hidden floor spaces.
 - c. The underside of roofs and roof structure were examined from floor level only through binoculars.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 7).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 *Repair and Maintenance Work*

- Installation of new permeable landscaping to west of the church creating extended car parking facilities.
- Patch repointing at low level across south elevation.

Annual checking of service installations and maintenance tasks carried out including:

- Organ tuning and repair
- Electrical installation tested and inspected
- Heating installation serviced
- Fire extinguisher serviced
- Clearing leaves and debris out of rainwater goods

1.2 *Terrier and Log Book*

The Terrier and Log Book were not examined as part of the inspection.

M	It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.
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2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good structural condition. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged.

There are three pressing items to be addressed early in the forthcoming quinquennium period. Initially, fabric repairs in connection with the vulnerable condition of the walling masonry to the Nave west end and Vestry north end. Secondly, the ongoing deterioration of the Welsh slate roof covering over Nave, Chancel and Vestry. Finally, internal plasterwork repairs and redecoration to affected areas following correction of external defects to the masonry walling.

Walling masonry and repointing elsewhere is in a slow deteriorating condition and can be dealt with on a phased approach across the next five years. Again, despite the poor condition of the roof covering a weathertight situation is achieved, which is good news. It is acknowledged that the roof slates are very much near needing a comprehensive recovering which potentially can wait until later in the quinquennium period. It is however highly prudent for the PCC to begin financial planning now. In any event roof coverings should be checked twice yearly and any necessary repairs actioned swiftly.

Structurally the church is in excellent condition with no reported incidents of cracks and/or movement to the walling fabric externally. Some minor hairline cracks are noted to the interior fabric which needs no attention now other than monitoring over the quinquennium – this is all good news.

The church possesses a fine organ dating from 1906 by notable local organ builders Harrison & Harrison Ltd. Regular repair and maintenance should continue to be carried out to keep this instrument in fine working order.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

The PCC is challenged to consider future projects including the possible reordering to the west end of the nave. This would not only create a new position for the church font, currently causing some issues with access and movement at the rear of the church but also investigate the possibility for providing WC and servery 'pods' to develop existing church facilities.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS****3.1 NAVE + CHANCEL**

The main roof form consists of a simple continuous pitch to north and south edges terminating in cast iron eaves gutters. It is covered with Welsh slates to even courses. A simple polychromatic pattern is created on each roof slope using purple heather Welsh slates and green Westmorland slates. The ridge is a clay roll top angle and mortar bedded.

- 3.1.1 The previous QIR reported increasing concerns over the condition of the roof covering. At that time there were incidents of areas to the roof covering where previous slate repairs have been carried out. The nature of these repairs vary considerably and range from introduction of metal wire tingles and/or lead straps, flash banding of split or cracked slates, insertion of alternative slate substitutes and bitumen glued/bonded slates. All of these repairs are temporary in nature, none of which are adequate.

Five years on the good news is that the roof covering continues to maintain a weathertight condition albeit the condition reported five years ago remains the same. There is the occasional slipped slate to both roofing slopes and one slate is noted sitting in the south gutter, west end. Some moss build up is evident to the north slope of the roof covering.

RO

Carry out slate repairs by a competent and experienced roofing contractor.

- 3.1.2 Within the last 10 years the clay ridge tiles have been lifted, replaced (partially) and mortar bedded. The metal apex cross at junction between nave and chancel refurbished. All in a sound, satisfactory condition.

At the time of the last QIR a quotation was received from roofing contractor Wensley Roofing Ltd. for wholesale recovering of the church roofs, all for the sum of approximately £30,000 (incl. VAT). As this quotation has long expired and the current market conditions are volatile due to the knock-on effect of Brexit, covid pandemic and storm weather it would be prudent for the PCC to obtain an updated estimate to gauge target for future funding purposes.

R1

Obtain estimate for full roof recovering by an experienced roofing contractor.

- 3.1.3 There are signs of slight spreading to the slates at the junction between nave and chancel on the south side of the church, suggesting a degree of movement but not to such a degree that requires any intervention now.

M

As a routine item of maintenance carry out regular visual checks for any worsening of condition, suggesting ongoing rather than historic movement.

Report any concerns to the church architect and arrange reinspection.

M

- 3.1.4 It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis.







3.2 VESTRY

The roof form consists of a simple continuous pitch to east and west edges terminating in cast iron eaves gutters. A cat-slide projection with integrated simple dormer roof exists to the west side. Lead lined valley gutters exist at the intersection with the principal roof covering of the chancel.

The vestry roof is covered with Welsh slates to even courses. A simple polychromatic pattern is created on each roof slope using purple heather Welsh slates and green Westmorland slates. The ridge is a clay roll top angle and mortar bedded.

- 3.2.1 There is significant disturbance to the slate covering to the west slope over the vestry, particularly at the junction of the nave/chancel roof which will require prompt repair. The east slope all looks to be in a sound, satisfactory condition.

The ridge appears to be bedded in a satisfactory condition.

RO	Carry out slate repairs to the west slope by a competent and experienced roofing contractor.
M	3.2.2 It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis.

3.2 ENTRANCE PORCH

The roof form consists of a simple continuous pitch to east and west edges terminating in plastic eaves gutters. Lead lined valley gutters exist at the intersection with the principal roof covering of the nave.

The entrance porch roof is covered in new blue/grey Welsh slates to even courses and a fine riven finish. The ridge is a clay roll top angle and mortar bedded.

- 3.2.3 All appears to be in a sound, good condition.

M	It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis.
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4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 NAVE + CHANCEL

Black painted cast iron half round eaves gutters on rafter brackets discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open stone gulleys exist at ground level.

- 4.1.1 All gutters and downpipes appear to be in a sound, satisfactory working condition, albeit could do with refurbishment over the course of the quinquennium period.



R3 Carry out refurbishment (including dismantling and recaulking of the joints) of the rainwater goods by a competent and experienced roofing contractor.

M 4.1.2 It is recommended that as a routine item of maintenance the CI gutters and downpipes should be checked and cleared on a twice-yearly basis.

4.2 VESTRY

Black painted cast iron half round eaves gutters on rafter brackets discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open stone gulleys exist at ground level.

4.2.1 All gutters and downpipes appear to be in a sound, satisfactory working condition, albeit could do with refurbishment over the course of the quinquennium period.

R3 Carry out refurbishment (including dismantling and recaulking of the joints) of the rainwater goods by a competent and experienced roofing contractor.

M 4.1.2 It is recommended that as a routine item of maintenance the CI gutters and downpipes should be checked and cleared on a twice-yearly basis.

4.3 ENTRANCE PORCH

Black painted cast iron half round eaves gutters on rafter brackets discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open stone gulleys exist at ground level.

4.3.1 All gutters and downpipes appear to be in a sound, working condition.

M It is recommended that as a routine item of maintenance the CI gutters and downpipes should be checked and cleared on a twice-yearly basis.

5. BELOW GROUND DRAINAGE

5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds. See 'Limitations of the Inspection' note.*

5.1.1 The below ground drainage was not tested as part of the inspection. It is understood that the below ground drainage system is working efficiently.

M It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.

6. PARAPETS AND UPSTAND WALLS

6.1 NAVE + CHANCEL

Both east and west walls of the nave and chancel terminate at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 200mm. A raking mortar fillet covers the junction between roof and wall.

- 6.1.1 Stonework gable ends to both east and west are in a sound, satisfactory condition. There is the occasional open joint between individual units which could benefit from repointing.

R1

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

6.2 VESTRY

The north gable wall of the vestry terminates at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 200mm. A raking mortar fillet covers the junction between roof and wall.

- 6.2.1 Water tabling to the north gable is in a sound, satisfactory condition. There are however signs of open joints in between individual units. Alignment of the water tabling appears fine.

R1

It is recommended that the water tabling stones are lifted, interleaved lead soakers checked and water tabling rebedded, pointed up in a lime : sand mortar and a new raking mortar fillet applied.

6.3 ENTRANCE PORCH

The south gable wall of the entrance porch terminates at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 200mm. A raking mortar fillet covers the junction between roof and wall.

- 6.3.1 The stone water tabling is in a straight alignment and in sound, satisfactory condition.

7. **WALLING**

7.1 NAVE + CHANCEL

The walling fabric of the nave and chancel is of squared rubble sandstone with a chopped finish, mortar gauged with well graded aggregate. A projecting stone string course at low level protects a sandstone plinth which runs around the perimeter of the church, including the existing buttresses which extend from the east and west gables and at the transition between nave and chancel.

- 7.1.1 Masonry repair work has been carried out approximately 10 years ago focusing on the east and west gable ends and buttresses replacing eroded stones and repointing in a lime:sand mortar.

The condition of which continues to be found in a sound, satisfactory condition. The west gable end takes the brunt of weathering and as such a couple of areas of open voids due to a combination of eroded stonework and loss of pointing material are noted.





R1

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

The church bellcote stonework and pointing are in a sound, good condition.

- 7.1.2 The general condition of the stonework elsewhere continues to exhibit signs of decay, selected individual stones have severe erosion patterns and warrant replacement. The cause for this decay is most probably made up from a combination of factors including; use of inappropriate cementitious mortar, exposure to wind and rain, geological characteristics of sandstone, incorrect orientation within the walling fabric. Some patch repointing has been carried out to rectify deeply eroded stones at low level to the south elevation.

Locations of note are listed as follows:

- Below string course level on the south chancel wall
- Above string course on the south nave/chancel wall
- Above plinth level on the north nave/chancel wall

R3

It is recommended that a stone replacement schedule and specification is drawn up and repairs executed to correct defective areas.

Priority for stone replacement to focus on the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.

- 7.1.3 Repointing remains in a variable condition with an eclectic mix of mortar mixes and workmanship in evidence. There is use of cementitious mortar which will have contributed to stone erosion and open, deep joints between individual stone units.

R3

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.2 VESTRY

The walling fabric of the vestry is of squared rubble sandstone with a chopped finish, mortar gauged with well graded aggregate. A sandstone plinth runs around the perimeter of the church, including the existing buttresses which extend from the north gable.

- 7.2.1 The stonework is generally in a better condition than that of the nave and chancel with only occasional eroded individual stones.

Repointing however remains in a variable condition with an eclectic mix of mortar mixes and workmanship in evidence. There is use of cementitious mortar and areas where the mortar is smeared over the edges of stonework, thus losing some definition of the individual stone units.

R3

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.



7.3 ENTRANCE PORCH

The walling fabric of the entrance porch is of squared coursed sandstone with a wallfaced finish, mortar gauged with well graded aggregate. Ashlar dressings exist to the buttressing and door opening. The upper section of east and west elevations consists of timber frames with roughcast render panels inbetween.

7.3.1 Stonework and pointing is in a sound, satisfactory condition.

8. **TIMBER PORCHES, DOORS AND CANOPIES**

8.1 SOUTH ENTRANCE DOOR

The existing south entrance porch door is the original church entrance door, previously located at the junction between entrance porch and nave. Pair of narrow timber doors with pointed arched head, constructed from pine framed, ledged and braced. External face vertically boarded and painted with dark blue oil-based paint. Original ironmongery reused and incorporating a Yale rim lock.

8.1.1 South entrance door is in a sound, good condition.

M As a matter of ongoing maintenance, it is recommended that the door, door frame and ironmongery is refurbished and redecorated every 5 years.

8.2 VESTRY DOOR

Single timber door with corbelled flat arched head, constructed from pine framed, ledged and braced. External face vertically boarded and painted with black paint. Original ironmongery reused.

8.2.1 Vestry door is in a sound, satisfactory condition.

M As a matter of ongoing maintenance, it is recommended that the door, door frame and ironmongery is refurbished and redecorated every 5 years.

9. **WINDOWS**

9.1 The church windows are of leaded colourless glass with the exception of the east window, which is of coloured glass depicting Christ's Crucifixion in its centre panel and is contemporary with the construction of the church. Protection is installed externally in the form of polycarbonate sheeting.

A schedule of window glazing type and shape is listed below.

Location	Orientation	Type	Shape
Nave	West	Plain glass (x1)	2-light lancet with trefoil head and tracery
	North	Plain glass (x2)	2-light lancet with trefoil head
		Plain glass (x1)	2-light lancet (uncusped)

	South	Plain glass (x1) Plain glass (x1) Plain glass (x1)	1-light lancet with trefoil head 2-light lancet (uncusped) 2-light with trefoil head
Chancel	East	Stained glass (x1)	3-light lancet with trefoil head and cinquefoil tracery
	South	Plain glass (x1)	3-light lancet with trefoil head
Vestry	North	Plain glass (x1) Plain glass (x1)	1-light square (modern) 1-light trefoil
	East	Plain glass (x1)	2-light lancet (uncusped)
	West	Plain glass (x1)	2-light lancet (modern)

9.1.1 The condition of the glass is generally in a sound, satisfactory condition.

Saddlebars are all generally in a good condition and there is little evidence of distortion and/or buckling to the window leadwork.

Existing ventilation hoppers are in satisfactory condition albeit inoperable due to the presence of external polycarbonate protection.

R4

It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.

9.1.2 The external polycarbonate protection to the windows is in a satisfactory condition albeit slowly 'yellowing' due to the age and quality of the installed polycarbonate sheeting.

R3

It is recommended to replace with new with UV protected polycarbonate.

INTERNAL**10. TOWERS, SPIRES**

10.1 There are no towers and/or spires existing on the church.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks and associated enclosures existing within the church.

12. ROOF AND CEILING VOIDS

12.1 The nave, chancel and vestry are all without voids, the roof structure simply being fully exposed from beneath. There is a small inaccessible roof space at the top of the entrance porch, not inspected as part of the quinquennial.

See note made within Section C – Scope of the Report.

13. ROOF STRUCTURES, CEILINGS, CEILURES**13.1 NAVE + CHANCEL**

The roof structure of the nave is of five bays each separated by principal timber rafters resting on the wall head, and tied at mid height horizontally by a circular section steel cross ties forming a 'collared' arrangement. There are two purlins between eaves and ridge, which in turn are supporting a series of roofing spars all at close centres. These rafters are overboarded with tongue and groove boards running the length of the church.

The chancel the roof structure is a hybrid collared/hammerbeam truss arrangement using timber ties and struts with a mock hammerbeam arrangement sitting on stone corbels below the wall head level and extending upwards to support the truss collar.

The finish of the roof structure and boarding is a unified dark stain.

13.1.1 The roof structure and boarding are generally in a sound, good condition.

There is the occasional white staining to boarding, predominantly at the east end and in places along the ridge beam, all believed to be historic. There are increasing incidents of cobwebbing and dust across the roof structure.

M As a routine item of maintenance, it is recommended that the roof structure is brushed clean of dust and cobwebbing on a twice-yearly basis.

13.2 VESTRY

A simple roof structure consisting of timber principal rafters, purlins and roofing spars at close centres, in between which are located painted plastered panels. The finish of the roof structure is in a unified dark stain.

The roof structure and ceiling panels are in a sound, good condition.

13.3 ENTRANCE PORCH

A simple roof structure consisting of exposed timber roofing spars at close centres, in between which are located painted plastered panels. The finish of the roof structure is in a unified light stain.

13.3.1 The roof structure and ceiling panels are in a sound, satisfactory condition.

14. **UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

14.1 There are no upper floors, balconies, access stairways existing in the church.

15. **PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**

15.1 CHANCEL SCREEN

Carved dark oak screen and brass dedication plaque, erected in memory of those who died in the 1914-18 war. Brass inscriptions reads as follows:

*This screen was erected by the congregation
to the Glory of God & in memory of
the men of this church who fell in the Great War 1914-18.
Vicar, R.E. Tolliday. Curate in charge, L. Finch.
Chapel Wardens, E. Kirkbride, G. Snaith.*

15.1.1 Screen is in a sound, good condition.

There is a degree of plaster cracking at the north wall abutment suggesting slight material movement.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

15.2 CHANCEL PANELLING

Dark oak panelling rising to the cill level of the east window and located on north, east and south elevations.

15.2.1 Panelling is in a sound, good condition.

There is evidence of very minor movement of the timber resulting in the occasional open joint between frame sections.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

15.3 CHANCEL REREDOS

Carved dark oak panelled reredos, top section divided into three with carved detail and central brass crucifix.

Reredos oak and brass is in a sound, good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 NAVE + CHANCEL

Flooring to the nave is of timber boards on joists, the boards running in an east – west direction, exposed beneath the pew banks and red carpeting along the central aisle.

The chancel floor is fully carpeted, matching that of the nave aisle and appears to be set on a solid floor construction.

16.1.1 The floor structure and covering are in a sound, satisfactory condition.

It is prudent to make note that the next phase of renewing the carpet covering provides an opportunity of inspection of the floor beneath by the church architect.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in and around the pew bank areas.

16.2 VESTRY

The floor of the vestry is fully carpeted in blue and appears to be set on a firm and solid base. The exact nature of the floor structure however is unknown.

16.2.1 The floor structure and covering are in a sound, satisfactory condition.

It is prudent to make note that the next phase of renewing the carpet covering provides an opportunity of inspection of the floor beneath by the church architect.

16.3 ENTRANCE PORCH

The floor of the entrance porch is covered in large stone flags fully pointed up in mortar, set on a solid floor construction beneath.

16.3.1 The floor structure and stone flags are in a sound, satisfactory condition.

17. WALLING FINISHES

17.1 NAVE + CHANCEL

White painted plaster throughout, exposed ashlar sandstone to arches, doors and east window. There are some delicately painted small fleur de lys immediately above the chancel wall panelling to the east elevation.



17.1.1 All generally in a sound, satisfactory condition.

Plasterwork above several window heads shows signs (some slight, others more pronounced) of hairline cracking. Exceptions to the stable condition of walling finishes include:

1. Nave West End (south side at high level) – signs of disturbance to the painted finish due to moisture penetration, manifesting in flaking paint, loose plasterwork and efflorescence. Dampness seen bleaching into south jamb of west window.
2. Chancel East End (north side at high level) – early signs of bulging and linear cracking to plasterwork suggesting degree of separation from masonry backing.

R0	It is recommended to carry out further visual and if needed intrusive inspection of the plasterwork condition in these areas.
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R2	17.1.2 Carry out plasterwork repairs following correction of defects highlighted via investigation work carried out in item 17.1.1.
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17.1.3 There is a section of walling plaster to the chancel south elevation at low level which has failed and de-bonded from the stone walling behind. This area relates directly to badly eroded stones externally made mention in item 7.1.2. Patch repointing externally has halted damp penetration previously noted.

R2	It is recommended that lime : sand plasterwork repairs is carried out, followed by redecoration only when correction of defects highlighted in item 7.1.2.
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17.1.4 Cracking to plasterwork at high level is noted at north side of nave/chancel where the chancel screen abuts the walling fabric.

R2	It is recommended that lime : sand plasterwork repairs is carried out, followed by redecoration.
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17.1.5 The exposed stonework to door and window surrounds is in a generally stable condition. There has however been widespread use of a cementitious mortar to repoint joints and/or cracks in this walling material. This is not only unsightly but also is not benefitting the condition of the stonework in the long term.

R3	It is recommended that a repointing specification is drawn up using a lime : sand mortar and repairs actioned as necessary.
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17.2 VESTRY

White painted plaster throughout, exposed ashlar sandstone to arches, door and windows.

17.2.1 All generally in a sound, satisfactory condition.

Exceptions to the stable condition of walling finishes include:



1. Vestry North End (high level) – There is evidence of increasing disturbance to the plaster finish to the north elevation, east side bleaching across to the existing trefoil window. There is efflorescence present on the painted surface and paintwork is starting to bubble and breakdown.

Reasons for this defect may well be linked to the condition of the water tabling as described in item 6.2.1.

R2

It is recommended that lime : sand plasterwork repairs is carried out, followed by redecoration.

- 17.2.2 The exposed stonework to door and window surrounds is in a generally stable condition. There has however been widespread use of a cementitious mortar to repoint joints and/or cracks in this walling material. This is not only unsightly but also is not benefitting the condition of the stonework in the long term.

R3

It is recommended that a repointing specification is drawn up using a lime : sand mortar and repairs actioned as necessary.

17.3 ENTRANCE PORCH

White painted plaster throughout.

- 17.3.1 Some minor incidents of mould staining to the upper painted panels, otherwise generally in a sound, satisfactory condition.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

18.1 FONT

Located to the rear of the nave immediately adjacent to the south entrance door is the stone octagonal font. It is of tooled stone with a loose ceramic basin in use rather than a leaded interior. Flat timber octagonal lid with carved detailing.

- 18.1.1 It is in a good condition although impedes access in and around the rear of the church building.

R4

It is desirable to relocate the font or make alterations to the stone plinth to aid greater accessibility into the church.

18.2 PULPIT

Located to the north side of the nave immediately in front of the chancel is the octagonal pulpit. Constructed from an oak timber frame with open decoration to match the choir stalls and altar reredos it is seated on a stone base with a stepped access.

- 18.2.1 Generally all in a sound, good condition.

M

It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.



18.3 PEWS + CHOIR STALLS

Nave pews are constructed from pitch pine and stained, of simple design and appear contemporary to the church build.

Chancel choir stalls are more detailed and crafted from oak with finials and stall ends.

18.3.1 Generally all in a sound, good condition.

M	It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.
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18.4 LECTURN

Located to the south side of the nave immediately in front of the chancel is the lecturn. Constructed from oak with carved panels to its top.

18.4.1 Generally all in a sound, good condition.

M	It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.
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18.5 ALTAR TABLE + RAILS

Of more modern design and crafted from oak.

Generally all in a sound, good condition.

M	It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.
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18.6 BELL

Single bell dated 1870(?) and sized c.20 inches in diameter by John Warner & Sons foundry of Norton, Stockton-on-Tees. Simple iron frame and headstock.

18.6.1 All appears to be in good working order.

19. TOILETS, KITCHENS, VESTRIES ETC.19.1 TOILETS

There are no toilet facilities existing within the church, facilities are provided in the adjacent parish hall.

A single WC exists for the clergy and is located within the vestry.

R4	19.1.1 It is desirable to considering exploring the feasibility of providing such facilities either within the church or the church grounds.
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19.2 KITCHEN

There are no kitchen/servery facilities existing within the church.

R4 19.2.1 It is desirable to considering exploring the feasibility of providing such facilities either within the church or the church grounds.

19.3 VESTRY

Refer to items 13.2, 16.2 and 17.2.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 *There exists a pipe instrument dated 1906 and originally built by Harrison & Harrison of Durham. It is located at the north side of the Chancel in front of the vestry. The entry on the National Pipe Organ Register can be found here:*

<https://www.npor.org.uk/NPORView.html?RI=N04240>

20.1.1 It is regularly maintained by Harrison & Harrison of Durham and is understood to be in a satisfactory working condition.

M Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

21. MONUMENTS, TOMBS, PLAQUES, ETC.21.1 1914-18 MEMORIAL

Two plaques, identical, tall and plain with elaborate top surmounted by a cross and containing the words 'In memoriam 1914-18'. The names (45 no. surnames and initials) are listed in a single column on each. All lettering is written by hand in gilding using Roman capitals for the dedication and sans serif lettering for the names.

Plaques located on north wall of the nave and constructed from dark oak.

21.1.1 All in a sound, good condition.

21.2 1939-45 MEMORIAL

Single plaque, tall and plain with elaborate top surmounted by a cross and containing the words 'In memoriam 1939-45'. The names (16 no. surnames and initials) are listed in a single column on each. All lettering is written by hand in gilding using Roman capitals for the dedication and sans serif lettering for the names.

Plaque located on south wall of the nave and constructed from dark oak.

21.2.1 All in a sound, good condition.

22. SERVICE INSTALLATIONS GENERALLY

- 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

23. HEATING INSTALLATION

- 23.1 *The heating installation is via a gas fired low pressure system, pipework from which is run at low level around the nave and chancel feeding a combination of convector heaters and panel radiators, the latter being provided with thermostatic valves. Heating is used intermittently, predominantly for services. The boiler is located within a cupboard in the northeast corner of the vestry and is an 'Ideal Concord'. The incoming gas supply and metering is located externally on the east facing wall of the vestry.*

- 23.1.1 The boiler installation is of considerable age but it is understood to be still in a satisfactory working condition. The last servicing date is not known.

M	It is recommended that the system be checked annually each summer by a suitably qualified and competent Gas Safe engineer.
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- 23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.
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24. ELECTRICAL INSTALLATION

- 24.1 *The electric metering is located on the north wall of the vestry and concealed within a cupboard. Wiring distribution is generally at low level and surface mounted to serve low level socket outlets which are of a metal surface mounted style arranged around the church. High level distribution to serve eaves level lighting and the loudspeaker system utilises the existing cornice to serve modern halogen lights arranged along the length of the nave and chancel.*

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

24.1.1 The date of the last electrical inspection and testing is not known. Checks should be made every 5 years, the parish should check and make arrangements if overdue.

M	It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.
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24.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1	It would be recommended that a feasibility report is commissioned for a new lighting installation at the church by an independent M&E consultant.
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25. SOUND SYSTEM

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is understood to be in a good working condition.

M	It is recommended to carry out sound system testing annually.
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26. LIGHTNING CONDUCTOR

26.1 *The conductor finial is located on top of the bellcote on the west gable of the church and the down tape runs face fixed over the gable parapet and down to ground level at the north west corner of the church, concealed by the gable buttress in this location.*

26.1.1 The date of the last lightning conductor inspection and testing is not known. Checks should be made every 2 1/2 years, the parish should check and make arrangements if overdue.

M	It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.
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R3	26.1.2 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.
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27. FIRE PRECAUTIONS

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the chapel log book and on the individual extinguishers.

A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a general rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

28.1.1 There is good access into the church via the south entrance porch, where there is a level entrance. Throughout the nave there is level and free access although somewhat impeded by the presence of pews and font. The chancel and choir stalls have stepped access points.

An accessible WC exists at the base of the Tower.

The pews within the nave preclude space for wheelchairs to unassisted manoeuvre into the body of the congregation, as such this is a loss of independence.

R2 It is recommended to consider adaption of the nave pews to create space for wheelchair users.

28.1.2 It is not known whether an access audit has been carried out in connection with the church and church grounds.

R1 It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

- 30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

- R2** 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned.

32. PROTECTED WILDLIFE

- 32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of low risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat.

This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

- 33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

34. CHURCHYARD

34.1 The church sits centrally within rectangular church grounds that is generally grassed and includes 12 mature deciduous trees. A tarmac path surrounds the church and flagged paving exists at the principal entrance to the south. Parking is afforded between the church and parish hall.

The churchyard grassed and planted areas are well maintained and are generally in good condition.

The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 7).

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no monuments, tombs or vaults existing within the church grounds.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 NORTH BOUNDARY

Demarcated by a stone retaining wall retaining approximately 1.2m onto a public footpath.

37.1.1 It is generally in a sound, satisfactory condition. Some areas of loose and/or missing mortar which could benefit from attention.

R3

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

37.2 EAST BOUNDARY

Demarcated by a hedge and fence onto the former vicarage site which is now in private occupation.

37.2.1 It is generally in a sound, satisfactory condition.

37.3 SOUTH BOUNDARY

Demarcated by a 2m high red brick wall with piers to mid height at approximately 2m centres.

37.3.1 It is generally in a sound, satisfactory condition.

37.4 WEST BOUNDARY

Demarcated by a stone wall at 1.2m high facing onto Front Street.

37.4.1 It is generally in a sound, satisfactory condition.

38. TREES AND SHRUBS

38.1 *There are a dozen large mature deciduous trees within the church grounds, many in close proximity to boundaries and the existing church and parish hall. Tree species are mostly sycamore with some beech, cherry and ash, heights ranging from 10m to 15m.*

38.1.1 A condition inspection report carried out by Christopher Wheatley (date unknown) was viewed at the time of the inspection which recommended tree work to several of the species existing within the church grounds.

R1

It is recommended to carry out tree work as advised.

The PCC are advised to check with the Local Authority regarding TPO's attached to the trees within the church grounds before carrying out tree work.

M

38.1.2 It is recommended as a routine item of maintenance to commission a tree survey every five years by an experienced arborist, tying in with the QI.

38.1.3 Overhead power and telecommunication wires cross the church grounds particularly across its south side.

M

As a routine item of maintenance, the proximity of the existing tree canopies to the wires should be monitored for any possible damage to the wires.

39. HARDSTANDING AREAS

39.1 *The principal hardstanding area is to the immediate south of the church being formed in tarmac between grassed areas. The tarmac area extends as a loop around the north side of the church. Paths consisting of concrete paving slabs run link between the parish hall and west/south sides of the church. An extension to the existing car park arrangement at the church was installed over the course of the preceding quinquennium period, with a permeable construction with gravel finish.*

39.1.1 The hardstanding is generally in a sound, satisfactory condition.

The new extension to parking facilities is in excellent condition.

40. NOTICEBOARD

40.1 *A single noticeboard is located at the southwest corner of the church grounds, facing Front Street which has the capacity for changing advertisement and notices within a perspex case.*

40.1.1 It is in a good condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings – Nave + Chancel</i>	
	Carry out slate repairs by a competent and experienced roofing contractor.	00,750.00
3.2.1	<i>Roof Coverings – Vestry</i>	
	Carry out slate repairs to the west slope by a competent and experienced roofing contractor.	02,000.00
17.1.1	<i>Walling Finishes – Nave + Chancel</i>	
	It is recommended to carry out further visual and if needed intrusive inspection of the plasterwork condition in these areas.	n/a

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.2	<i>Roof Coverings – Nave + Chancel</i>	
	Obtain estimate for full roof recovering by an experienced roofing contractor.	n/a
6.1.1	<i>Parapets & Upstand Walls – Nave + Chancel</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defects.	04,000.00
6.2.1	<i>Parapets & Upstand Walls – Vestry</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defects.	02,000.00
7.1.1	<i>Walling – Nave + Chancel (West Gable End)</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defects.	01,500.00
23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	03,000.00
24.1.2	<i>Electrical Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new lighting installation at the church by an independent M&E consultant.	Incl. in 23.1.2
28.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	01,000.00
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended to carry out tree work as advised.	04,000.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
17.1.2	<i>Walling Finishes – Nave + Chancel (E + W Ends)</i>	
	Carry out plasterwork repairs following correction of defects highlighted via investigation work carried out in item 17.1.1.	05,000.00
17.1.3	<i>Walling Finishes – Nave + Chancel (S Chancel)</i>	
	It is recommended that lime : sand plasterwork repairs is carried out, followed by redecoration only when correction of defects highlighted in item 7.1.2.	01,000.00
17.1.4	<i>Walling Finishes – Nave + Chancel (N Chancel)</i>	
	It is recommended that lime : sand plasterwork repairs is carried out, followed by redecoration.	00,500.00
17.2.1	<i>Walling Finishes – Vestry (N Gable End)</i>	
	It is recommended that lime : sand plasterwork repairs is carried out, followed by redecoration.	02,500.00
28.1.1	<i>Accessible Provision and Access</i>	
	It is recommended to consider adaption of the nave pews to create space for wheelchair users.	00,750.00
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,600.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
4.1.1	<i>Rainwater Goods – Nave + Chancel</i>	
	Carry out refurbishment (including dismantling and recaulking of the joints) of the rainwater goods by a competent and experienced roofing contractor.	05,000.00
4.2.1	<i>Rainwater Goods – Vestry</i>	
	Carry out refurbishment (including dismantling and recaulking of the joints) of the rainwater goods by a competent and experienced roofing contractor.	02,500.00
7.1.2	<i>Walling – Nave + Chancel</i>	
	It is recommended that a stone replacement schedule and specification is drawn up and repairs executed to correct defective areas.	15,000.00
7.1.3	<i>Walling – Nave + Chancel</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defects.	07,500.00
7.2.1	<i>Walling – Vestry</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defects.	02,000.00
9.1.2	<i>Windows</i>	
	It is recommended to replace with new with UV protected polycarbonate.	10,000.00
17.1.5	<i>Walling Finishes – Nave + Chancel</i>	
	It is recommended that a repointing specification is drawn up using a lime : sand mortar and repairs actioned as necessary.	03,000.00
17.2.2	<i>Walling Finishes – Vestry</i>	
	It is recommended that a repointing specification is drawn up using a lime : sand mortar and repairs actioned as necessary.	01,000.00
26.1.2	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a
37.1.1	<i>Boundary Walls - North</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defects.	03,000.00

R4

A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
9.1.1	<i>Windows</i>	
	It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.	02,000.00
18.1.1	<i>Fixtures, Fittings and Furniture - Font</i>	
	It is desirable to relocate the font or make alterations to the stone plinth to aid greater accessibility into the church.	02,500.00
19.1.1	<i>Toilets</i>	
	It is desirable to considering exploring the feasibility of providing such facilities either within the church or the church grounds.	02,000.00
19.2.1	<i>Kitchen</i>	
	It is desirable to considering exploring the feasibility of providing such facilities either within the church or the church grounds.	Incl. in item 19.1.1

This concludes the Quinquennial Report of the inspection of the Church of St Aidan,
Front Street, Framwellgate Moor, Durham.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

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