



**QUINQUENNIAL INSPECTION REPORT
OF
EASINGTON LANE, ST. MICHAEL AND ALL ANGELS**

**DIOCESE OF DURHAM
ARCHDEACONRY OF SUNDERLAND
DEANERY OF CHESTER-LE-STREET**

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

QUINQUENNIAL INSPECTION AND REPORT

DATE November 2022

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REPORT ON THE 2021 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



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This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: Thursday 28th October 2021. Dry and windy.

Date of report: November 2022.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: High Street, Easington Lane, County Durham, DH5 0JN

Location:

St Luke's is situated in Easington Lane, a former pit village to the east of Durham. The building is at the west end of the shopping parade. It has dwellings to the rear - north and east. Council owned car park to the west and the south entrance faces Pemberton Walk- the High Street of Easington Lane.

The church building occupies most of the site area. There is a grassed area to the southern entrance with memorial.

National Grid Reference: NZ 36105 46200

3.0 CHURCH AND LISTING DESCRIPTION

Description:

The church is unlisted- though it is worthy of listing. Listing opens avenues for grant funding.

It was built in 1869 by Harrisons of Houghton le Spring to designs of Alfred Swan. Sandstone walling with limestone dressings (tbc), Blue Welsh slate covering. Nave, north and south aisles, apsidal chancel with choir and clergy vestries to the north. Basement boiler house under vestries. Plate tracery windows in Early English lancet style.



Reordered in the 1980's by Ian Curry to enclose the north aisle to form chapel, meeting room, kitchen and disabled w.c. The design of the panelling enclosure is a forerunner to the panelling and reordering at Sunderland Minster, carried out by Curry and Downs.

Listing Description:

Unlisted.

CHURCH Description – Description from the Buildings of England, Country Durham, edited by Martin Roberts, Nicholas Pevsner and Elizabeth Williamson:

St. Michael, Easington Lane. 1869 by Alfred Swan. Early English with clerestory and polygonal chancel. Vestry extension 1906-7 by T E Oliver (STAINED GLASS. Evetts window).

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

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

6.0 REPORT SUMMARY

Structure:

There is no change to the structural condition reported in the last QI. There are two principal areas of historic movement;

1) Southern side of the nave arcade towards the west end, where there is a high level crack at the clerestory leading down to the arcade arch, quite a significant displacement of approximately 50mm but this appears historic. Below that, on the south aisle, the roof trusses have pulled out from the arcade spandrels by approximately 35mm. This is where the struts of the simple trusses are pulling out from the top of the columns and this appears as if there has been two periods of movement possibly the first initially when constructed and then a second more gradual pull out and this is obvious by the paint lines on the joinery. The last QI recommended that they be measured and recorded to see if there is any change to them and the recommendation still applies. There is no obvious external impact to this, the aisle wall looks plumb as does the arcade so this should just be monitored.

2) There is a shear crack running up from the vestry arched doorway at the chancel in the north east corner which appears to be induced by the addition of the 1906 vestry extension and the basement below it. There is a slight shear crack at the buttress externally but there is no major movement here though there may be causing a defect at the slating, explained in the next section. Again this just needs to be kept under watch.

Roofs:

The roofs are slated in heather coloured slates (this looks like the original slating) with blue additions over the past as nails have failed. It is not clear if this roof is battened or if it is fixed direct to sarking boarding or whether there is even a roofing felt. But there is no obvious water marking on the inside so it looks to be keeping the rain out.

The design of the ridge of the aisles is such that there is not much mortar pointing covering the head of the slating and if the south aisle is moving out- has it pulled the top slating away a little? There are some open joints and there have been repairs here and this needs to be kept under watch. At the side abutments of the slating against the water tabling there isn't much of an upstand and it is not clear if there is leadwork here. It is mortar pointed. Water can get behind shrunk and cracked mortar pointing and this needs upkeep. There has been lead theft and this has been replaced in lead alternative and at the inspection even the lead alternative appeared to have been attempted to be have been stolen at the south aisle at the organ, intruders appear to be climbing up the south east buttress pulling themselves along the water table and then coming across the roof diagonally and in doing so kicking out the slates as they go. Regrettably the temporary lead alternative work installation at the porch is not that good and has been silicone pointed in which is coming out in places.

The east end has mitred hips and little dormers over the three facet glazing windows and these are tricky little areas to maintain but the church are doing their best to keep them going. They are not easily seen and they should be part of a regular inspection patrol.

Rainwater Goods:

All in original cast iron ogee pattern and circular downpipes with collars and shoes that discharge into salt glazed gulleys all with grids though there are some parts missing, probably leading to a soakaway system underground. There is some leakage of the gutters at the N nave and a couple of loose downpipes some of which have been siliconed up at the collars and there is no need to do this they should be kept open and lead wedged so you can tell if they are blocked when they overflow through the open joint. They are a little rusty now though they will survive another five years but there may well be time for an overhaul of them and a redecoration in ten years or so.

Walls:

Quite a buttery yellow sandstone with limestone dressings. The walling is all good as are the surrounds to the doors and window openings. There has been some repair to E chancel windows and to the porch entrance and the work looks ok. Regrettably the church has been repointed in cement in many places (though the E wall of the S aisle remains in lime thankfully) and whilst we would advocate cement removal it doesn't appear to be doing anything detrimental to the building, but any new work should be in lime. There is very little to do with the walls other than a couple of areas of pointing and open joints. There is some slight hairline cracking externally but this doesn't need attending to presently.

The window tracery is all good though there is a chip out of the circular W window at high level (rusting metal dowel?) though the inside doesn't look bad at all so it is debatable whether it is needed presently perhaps a war chest needs to be put in place for this item in ten to fifteen years perhaps.

The water tables are a little irregular in places such as the vestry E slope and the nave NE slope where this one looks particularly odd and why it is uneven and becoming unseated is not clear, it doesn't look a threat at the moment but a judicious pin put in there might be helpful the next time someone is doing some roofing up there. There has been some slating work carried out there, has that contributed to the misalignment of the water table? Probably not but it is odd to see it buckling slightly.

Very tall chimney on the N side which is restrained by a metal rod and collar which is rusting and needs to be checked for stability. The chimney pot is leaning is this the route of the boiler flue? Is this chimney redundant? Might it come down to avoid a long term maintenance problem?

Externals:

The church sits on a small plot with a small memorial garden to the S with a culturally significant mining disaster memorial as the centre piece. There are houses on three side of the site and on the E side one house has lost its boundary fencing and is a bit down at heel and does have a negative impact on the setting of the memorial garden, might this be fenced? Around the perimeter of the building is a concrete apron, taken up on the S side and gravelled instead and this is generally sound around the building though it is breaking up in some parts and it is hard to say whether really you should attend to this yet, perhaps it would be best to leave it a little while longer.

Inside:

The church is very well presented and in very good decorative order. The ceiling in the nave, chancel and aisle has not been redecorated for many a decade and they do look a little dull and

should funds allow redecoration would be good. The lighting actually downplays the ceiling structure, which would be good to see, because there is no up lights into the roof which is kept dark. The division of the N aisle with panelling by Currie and Downs in the 1960's provides ancillary accommodation for the church of children's room, meeting room, disabled W.C. and servery. To the NE is a Vicar vestry and a lower-level choir vestry and W.C. below that is the boiler room which is made up of two areas, one containing the boiler and another providing storage and within that room is an awful lot of materials that should be cleared out. Question mark over the floor condition by the aisle/nave column base locations. They are not level and I wonder if there has been trouble in the past. Needs to be monitored.

Heating by modern radiators supplied by a gas boiler whose time is beginning to be up and the church are considering replacing the gas boiler and it would be worthwhile just checking the church commitment to zero carbon and think through the impending legislation to restrict the sale of gas boilers domestically in the future.

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/heating>

The DAC can offer advice if a new system is being considered. The lighting has been updated with LED's. The nave and aisles are just adequate, the chancel is well lit very impressive. There is a fine pipe organ and W window is by * Stanley Murray Scott for Reed Millican. A similar period window at Felton of St Michael and St George is attributed to him. See <https://newcastlecathedral.org.uk/stanley-murray-scott-a-local-glass-designer-of-the-20th-century/>

And S window by L. Evetts.

*Advice from Dave Webster DAC glass advisor.

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:** Service from the high street with a stopcock in the cellar serving supplies in the W.C's and sink.
Recommendation: None.

- **Foul drainage:** To the N E corner with manhole leading towards the houses.
Recommendation: None.

- **Surface water drainage:** To soakaway.
Recommendation: None.

- A** **Lightning conductor:** There are multiple terminals on the building and the work has been inspected by Taylor Haswell in 2021 and a return visit is on the cards to re-clip some of the loose cable.
Recommendation: Complete the inspection and repairs.

- **Electricity:** Underground service to consumer unit in the nave by the porch, inspected in 2019 and passed with no repairs requirements.
Recommendation: None.

- **Lighting:** Inspected in 2019. LED is used throughout the building apart from in the rear rooms which are fluorescent.
Recommendation: None.

- **Sound system:** Comprises lapel mic, handhelds, lectern, speakers and sound loop.
Recommendation: None.

- **Audio Visual:** none

- **PAT:** Tested in 2021.
Recommendation: None.

- D** **Heating:** Church is heated by hot water radiators serviced from a Concorde CXA/H 411 BTU, 120KW installed in April 2003.

Inspected in 2021 and all ok. However the church are considering replacing the gas boiler and need to be mindful to review the Church of England's commitments to zero carbon in 2030.

Recommendation: Consider heating replacement.

- **Gas meter:** Located in cellar and tested as part of the 2021 heating test.

Recommendation: None.

- D** **Bells:** One bell featured externally at the S at the entrance. It is caged in metal rods that are galvanised and that is beginning to rust. Not checked for ringing. The lead at the rope looks to need firming down.

Recommendation: repaint cage and check rope lead

- **Clock:** None.

Recommendation: None.

- **Organ:** Pipe organ by Vincent and has a two yearly inspection and plays well. See wider description below.

Recommendation: None.

- M** **Rainwater goods:** Inspected as and when by Church Warden who calls up a roofing firm if required. It would be better to have a more organised inspection routine by a church roofing contractor.

Recommendation: Organise a routine inspection.

7.2 GENERAL

- **Churchyard:** Is closed and the responsibility of the maintenance lies with Sunderland City Council. They carried out a headstone test in 2018 and are generally diligent in attending to any repairs. A new ashes area has been created at the W end with a memorial stone. The SW boundary is unfenced. Is that the church's responsibility?

Recommendation: consider fencing at SW boundary

- **Trees:** None
Recommendation: None.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act.
Recommendation: None.

- **Wheelchair access:** A very good carpark to the side of the church at the W where there is a level access which is then level through to the sanctuary steps. There is a change of level at the N side and that is ramped down.
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).
Extinguishers were tested in November 2020.
Recommendation: Annual test shortly due.

- **H & S policy:** The church has a policy in place.
Recommendation: None.

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

- B** **Asbestos:** There is thought to be asbestos sheet lining in the boiler room doors on both sides and also at high level against the wall and this has been defined by the competent person though an asbestos survey has not been carried out.
Recommendation: *The PCC to create an Asbestos Register outlining the presence of asbestos within the building.*

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

7.3 WORK SINCE LAST INSPECTION

A spate of lead thefts over the last couple of years at the organ and porch have created internal difficulties. The organ was stripped and cleaned as dust got into the pipework and mechanisms.

Leadwork has been replaced with different types of lead alternative materials. Some is now loose.

2014

Glass cleaned as a consequence of the new repair works at the chancel.

Porch stonework replaced.

Gravel margin introduced on the S.

2015

Chancel panelling fixed back.

Creation of ashes area to the W.

7.4 OUTSIDE

7.4.1 TOWER

None.

7.4.2 ROOFS

B Nave:



South side – Angled terracotta ridges bedded ok, some chipped slates one probably losing its fixing, there has been some repairs in none-matching towards the eastern end. W abutment is mortar flaunching to watertable not much upstand on the

watertable & wonder if there is even lead work. The slates probably go underneath the overhang of the watertable. E abutment is a mitred hip which leads onto the chancel apsidal end and I'll include that here.

The slating is generally sound on the apse. Flashings have been stolen and been replaced in lead alternative. The cross at the apex is missing part of its arm. At the W end the stone cross has gone in the past, there is a terminal here as there is also on the W end.

The slating to the apse roofs looks ok. And their ridges are ok as well. There is a loose slate sat in the gutter in the NE corner and this area has seen many repairs in the past so there is a bit of a patchwork of different slates.

North side – Some loss of slating towards the E end just above the chimney stack, there is a bit of moss on this elevation, slight undulation to the slating at the eaves a couple lifting and one definitely missing and some loose at the eaves. E abutment is to the aps hip which is ok. W abutment same as the other slope looks ok.

Recommendation: replace slipped slates



B South Aisle:



This is a lean-to slated roof ridge flashing is up to the nave clerestory, it is in cement and been patched but generally sound. Towards the E end has had lead alternative flashing recently, the W end of it does not look as if it has terminated very well. Slating is generally ok there are a couple of slipped slates. W abutment same set up as the nave, very thin flaunching I think there is a bit of lead behind it, yes I see a soaker. One bit of the ridge pointing coming away at the bell. E abutment cement again to the watertable and it looks like this is breaking down a bit, water has a chance to get behind the flaunching that looks ok it is just a little bit cracked. Hole in roof at east end.

Recommendation: replace missing slates

B Porch:

This has been patched in non-original slates where they have cracked when stealing the flashings. It is ok, new cement ridge bedding a bit ham-fisted, flashing replacements look a bit rubbish and the poorly executed silicone pointing is coming out. Quite a poor job. The abutment flashing to the gable is cement, cracking on the W slope and E slope. The watertable looks ok, the ridge cross is missing.



Recommendation: refix abutment flashing

B Vestry:

East side - Ridge bedding just about ok, has been patched at the top of the valley, general roof is ok, one slipped slate still in the gutter and a few cracked, this has a lead replacement valley with mortar in it and a few loose slates and the other side of that valley underneath the chimney it slopes up to its ridge against the side of the nave and that looks as if it is losing its pointing. I can't see the back of the watertable. The main roof gable has mortar flaunching - skinny and doesn't look great, also the



watertables aren't level here and I don't quite know why. There is a crack to one of the kneelers and it has just shifted a bit and humped, I think it has a chimney at the apex without a pot.

West side – Same story as the E not able to see into the valley easily other than to note it is all in mineral felt and I also can't see the gable of the N aisle.

Recommendation: fix loose slates and inspect surrounds when up there.



M North Aisle:



The general slating is fair, the problem is at the head where they are slipping out from the abutment to the nave clerestory, one area of the mortar pointing is out and I don't think it has lead at the head at all. It also happens on the south. Big job to make it good again. But it seems there's no water ingress. Keep an eye on it

East abutment – Flaunching looks ok.

West – Flaunching looks to be breaking down a bit at the foot and there has been some attempt at soaker repair here I think or is that the old soakers showing through? I can't tell. There is a slate missing here too and the kneeler is wonky here, in fact they are all slightly irregular here and I can't see why.

Recommendation: monitor

7.4.3 RAINWATER GOODS

B It looks like the originals are all in place, that is ogee cast-iron gutters with circular downpipes and collars and these sit on lead flashings on to projecting angled corbels, overall they are sound I think, there is some grass growing in them and they should be regularly inspected. They lead into salt glazed gullies and these are ok and they have their grids, some of the gullies are cracked and some of the grids have parts of themselves missing but they are still all effective, the decoration is wearing out on them now. Some of the pipes have been sealed with silicone at low level which is unnecessary they should be allowed to be open because you can tell if they are blocked because they overflow. One loose downpipe on the S side E end on the apse and the porch E side is loose.

They are generally rusty but can be reconditioned they don't need it just yet perhaps another five years.

Gutter leak to north nave western end.

Vestry East side – There is grass growing in the gutter here.

Recommendation: refix loose downpipe, replace lost grids, fix gutter leak



7.4.4 WALLS, BUTTRESSES AND CHIMNEY'S

South Porch - All ok.

Recommendation:

E **South Aisle:**

South - Open joints just above the window head by the downpipe near the porch, has had some repointing in the past rather heavy cement unfortunately, some wear to the corbel stonework but that is ok.

Buttresses are all ok, there is one stone close to the porch below the floor line which is breaking up a bit but doesn't really need any attention just yet.

East – Watertable looks ok, general walling ok, some open joints but not really troublesome good to see its original lime pointing still intact on this elevation, slight wear on one of the stones to the plinth but its ok, slight open joint around it as well that could do with being raked out and repointed just to throw the water off a bit better if other work is being carried out.

Recommendation: repoint plinth stone

C

Nave:

South side – Most of this is covered by the aisle so we can only really see a clerestory. The gutter corbel is ok. The walling itself is good though it has seen the heavy hand of cement on it plus a few stone replacements that aren't really matching as well.

East side – The apsidal end has some cracking to the walling on the SE abutment on the southern side. It looks like as it was at the last QI, the buttress itself has got some slight open joints at high level, the wall itself has had cement repairs on the corner in the past and I think is a recurring movement problem.

Apse:

Facet 1 – Watertable is ok and the walling is generally alright, has had a crack pointed in in cement in the past it doesn't seem to be changing and the buttresses here are ok.

Facet 2 – Watertable ok, heavy cement pointing above the window and walling generally ok.

Facet 3 – The northern side watertable looks a little out of place but I think that is historic, cement pointing again, slight crack on the northern buttress junction and some open joints below the window. Buttresses ok.

Nave North side – Eastern side looks ok above this is a masonry chimney stack quite tall has been repointed and retained by a metal rod and a brace around the upper part of the stack that looks to be rusty and the concern might be that the fixings will rust out over time, next time the steeplejack is about it would be worthwhile asking them to check this and in fact the lighting cable is loose around here as it is in other places because they have yet to come back and fix it so I need to check that.



The western end is as the S but here there are more open joints in the walling particularly in the middle section and there is a gutter leak above that.

West gable – Apex cross missing, watertable generally good, the northern slope seems to be a bit more irregular and it is odd why it should be like that, the built in ones are obviously in their fixed position but why are the unbuilt-in ones lifted slightly are they slipping, are they unrestrained? That might be it? And the N bottom one is that going to slip? It might want restraints, generally the walling is fine as are the buttresses.



Recommendation: investigate west gable watertable on north slope and fix down watertable stones if required. Inspect chimney restraint.



M

Vestry:

East side The walling is generally sound.

North side – Watertable ok apart from the NE corner the kneeler has cracked in the past and lifted a bit, is there a fault here I don't think there is. There is an open joint that needs to be monitored really. Walling and the buttresses are ok.

West side – Area of stone broken out under the buttress in the NW corner.

Recommendation: monitor open joint



B

North Aisle:

North side – Walling is generally sound as are the buttresses, there is a few minor open joints but nothing needing attention.

West side – Watertable a bit rocky and wonky and the built-in mid stone looks as if there could be a joint problem there and that might be some water coming in there in fact there is a bit of a crack running down below it. Walling is generally sound but a bit of damp showing below the plinth here but that is ok I think.

Recommendation: repoint cracking



7.4.5 FLECHE, BELLS, FRAME AND CLOCK

D Bell:

Single tolled bell on the S side protected by a galvanized metal frame, things are looking a little rusty now around it and the lead slate looks as if it could be fixed down a bit better.

Recommendation: redecorate cage.



7.4.6 WINDOWS AND DOOR OPENINGS

- **South Porch:**

Door recently decorated ok and the arch surround has been restored satisfactorily by David France Ltd (who also replaced some of the west end mullions). The E and W elevations have a pair of quatrefoil lancet headed windows in heavy masonry surrounds these are ok.

Recommendation: none



- **South Aisle:**



This features, as it does everywhere else on the church, lancet windows sometimes in pairs or in triples. There has been some replacement jamb stonework and more recently the mullions on the triple, one open joint to the one closest to the porch otherwise satisfactorily. The polycarbonate is a bit grey and green but it will do. Delamination of the west end double window will need replacement in time but will last 10 years or so.

Recommendation: none

M South Nave Clerestory:

The clerestory lights are set as individual windows in a pair and the masonry is ok. The middle and either side seem to have ventilators perhaps there is a horizontal metal bar at the springing point that is also noticeable on the other side. The glazing pointing seems to be breaking down around the square part of the windows.

Recommendation: inspect when next doing roof work



M East end Apse-

Facet 1 – Slight breaking up of the circular joint on the side.

Facet 2 – Same sort of wear almost identical as number one. Bottom part of the centre mullion is laminating don't know that it is troublesome yet.

Facet 3 – The apex and upper mullion have been replaced and that looks ok, the bottom part of the polycarbonate has also been replaced and the circle as well.

Recommendation: monitor window masonry (I don't think there are repairs coming soon but it would be wise to keep an eye on it)



M North Nave Clerestory

Same design as the S with four pairs of individual lancets. These seem to have two ventilator bars here, the central one has got cracked glass in it, the glass actually looks obscure, however the masonry looks fine.

Recommendation: inspect when next doing roof work



- **North Aisle**



It is the same design as the S aisle except they have two triple windows here and the masonry ashlar surrounds are fine. The polycarbonate is looking rather grey. The eastern most window seems to be in an aluminium frame possibly to provide a ventilator which can't open because there is polycarbonate stopping it.

West side – Circular windows and two lancets forming a group, all the masonry is ok and grey polycarbonate as before.

Recommendation: none

- **Vestry:**

East side – Pair of quatrefoil lancets and the cill is cracked but doesn't require repair. Its neighbour to the N has slight open joints at the apex but doesn't need any action.

Recommendation: none

- **Nave West End**





Central rose window, hoodmould looks ok, some wear on the northern side of the inner reveal. The radiating trefoil tracery looks ok. The inner ring has a chip out of it at the one o'clock position and I wonder if the tracery might be a little poor, there has been some shouldering in cement in the past so it has seen some repair. It is probably the dowel joint that has rusted and broke the inner circle.

Below that a single window comprising a pair of twin lancets with circular tracery and the hoodmoulds are ok. A little more wear on the twin lancet on the S side but ok and minor open joint on the cill on the N side.

Recommendation: none

7.4.7 EXTERNAL IRON AND WOOD

- D** The vestry has timber framed ventilators leading to the boiler room and these are now rather rotten and the mesh



is giving way on them.

Vestry West side – Panelled door decoration breaking down and the door ironmongery is poor. It doesn't look as though it's in use.

Recommendation: redecorate vestry door, replace ventilating frames

7.5 INSIDE



7.5.1 ROOF TIMBERS

- **Nave:**



Exposed scissor trusses with extended feet to stone corbels and they support purlins and rafters, they all look ok.

Chancel:



False ceiling of curved members down to corbels and all of these are ok, between the two is a chancel arch formed of boxed truss

with quatrefoil moulding which come down onto stone piers with high level terminations and they are ok.

M North and South Aisles:



These are lean-to structures with simple trusses formed of a principal rafter and a strut, these struts go back to the arcades and are moving, the N isn't able to be inspected as it's now enclosed by the aisle partition, but there is evidence on the N at the W end of movement. The majority of the movement is on the S side where it looks like the S aisle wall head is bowing out because the three intermediate trusses supported by the arcade columns all are moving out of their sockets, the worst being in the middle and that is approximately 30mm, but it looks to be old movement which I think has two stages of movement looking at the paint marks on them, probably the initial first settlement and then gradual over time and the question is, has it stopped moving? Is it as a result of timber shrinkage that has pulled these members out? It could possibly be so, if they failed I doubt the roof would collapse but it is worthwhile checking what the N is looking like above the screen to get a better idea of that, but externally there are no obvious problems.

I also wonder if the shoes have been retro fitted? The backs of the shoes aren't all the same thickness, so are not a 'set' so might they have been fitted at different times? No that can't be the case because how could they fit them in, it doesn't make sense.

Recommendation: monitor south aisle trusses

7.5.2 CEILINGS

E Nave: Has diagonal boards and this is probably the underside of the roof timber sarking, there is no evidence of any water

penetration so might there have been in fact a modest roofing felt and battens above that? The same applies to the aisles.

Chancel:

Simple rectilinear boarding, no obvious water marking but signs of decoration breakdown.

And that can be said for all of the exposed timber joinery it really is beginning to need a bit of decoration.

Elsewhere the back rooms are plastered ceilings and generally fair condition.

Organ:

A new temporary screen has been put in place to protect the organ, made of timber framing polythene and ply sheeting, not sure if it covers all of the organ?

Recommendation: check organ covering

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- **Chancel Arch:**

Timber boxed trusses. Ok

Recommendation: none

- **Arcades:**



Formed of four arches supported on circular pillars and octagonal bases - there is no evident movement to the arcades. The bases on the S side have damp to their high level octagonal bases and they are beginning to come up onto the drum particularly effecting the W most on the S side.



The N side are partially enclosed partitions and they look to be telling the same story as the S perhaps not so badly, they are not so troubled on the N. The capitals are roughed out and are awaiting carving.

Vestry Archway:

Dropped keystone on the W side. Historical.

Organ:

There are two arches here, one to the chancel mostly hidden by pipes so not all able to be seen but it looks as if there has been a minor drop of the keystone underneath the roof corbel support. And there has been a slight drop of the arch on the S aisle on the S side and again this looks historic.

Recommendation: none



7.5.4 PLASTER AND DECORATION

- The walls are plastered and painted and apart from some low level damp spoiling the decorations they are generally sound. Specific defects to note are:

Chancel:

Quite an ancient crack running up from the arch to the vestry on the N side up to the upside and this shows that there is a bit of settlement in this NE corner that we have mentioned in previous reports.

Nave:

Just some cobwebs at high level and a bit of watermarking on the W above the circular window that was there at the last QI.

South Aisle:

Some flaking paint towards the W end and some low level damp around the porch entrance, this is probably as a result of failed valley flashings/guttering in the past, there is also quite a bit of damp at low level there. The W end of the nave at low level has had some remedial plaster work in the past I think.

North Aisle – Sub divided into different rooms:

Children’s Room:

Looks ok.

Meeting Room:

Ok.

Disabled W.C.

Ok.



Servery:

Ok.

Vestry Lobby:

Ok.

Vestry:

Aertex type ceiling a bit out of keeping with the rest of the church.

Recommendation: none



7.5.5 FLOORS

M

Floors: The whole of the building has a suspended timber floor. The nave has ventilators on the walls below the floor level, the circulation areas though are solid and so the underfloor ventilation is just ventilating the pew platforms. The N aisle is carpeted and so whilst difficult to determine, there may well be a mixture of a margin of solid by the columns and timber for the rest. The floors are not level and do undulate slightly. They are not trip hazards to speak of, but it is odd that they sort of roll as you walk along them, they are sinking at each of the column positions but not bouncing. I think historic. But worth keeping an eye on them as they may be suggesting the floor joists are failing at the column bases. All the chancel is suspended timber possibly until we get to the sanctuary. All the circulation areas are carpeted and are very good condition. The back offices are a combination of carpets and safety flooring all of which are in fair condition.

Recommendation: monitor floor level



7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

-

Partitions:

Timber partition to the N aisle. Ok

Recommendation: none



- **Panelling:**



The sanctuary has panelling linked to the reredos and that has recently been fixed back and that is ok.

Recommendation: none

D **Doors:**

Porch:

A pair of entrance double doors and these all operate ok.

Doors to nave - a pair of framed and glazed doors a bit stiff to operate perhaps this is the draft excluder binding on the carpet.

Children's room:

Glazed doors integral to the Currie screen, doors slightly warped but latches ok and catches on the carpet slightly.

Meeting Room:

Bifolding door which opens the space between the meeting room and the children's room, I have not checked but it appears ok and is a bit scratched in places.

The meeting room door is a solid door with glazed vision panel, the draught strip just catching a bit in the frame.

W.C.

The draft strip is binding a fraction might make it a little harder for a disabled person to open it and particularly close it.

Servery:

Solid with vision panel ok.

Door to nave:

Solid door catching in the frame and on the carpet.

Door to Back rooms:

Original boarded and framed and braced door ok.

Vestry:

Sliding door ok.

Vestry door to chancel:

Original boarded door ok.

Back Rooms:

Outside door – Framed and ledged door bolted so not checked.

W.C. Lobby – Flush painted door catching in frame slightly.

W.C. – OK.

Recommendation: ease doors

7.5.7 GLAZING

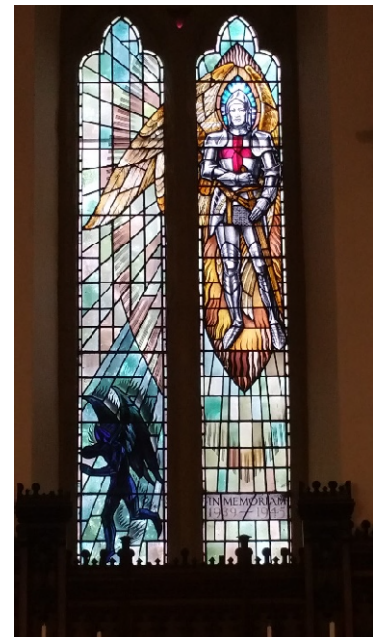
E All the glass in the building is in very good condition, it is mostly plain glazed of which some of that is obscure in colour, there are some pictorial highlights which are S aisle middle window by L. Evetts



and its two neighbours in obscure and slightly tinted glass making a set of three and they are all in good condition .

Chancel:

Magnificent array of three double windows of Saint Michael by *Stanley Murray Scott for Reed Millican*. The transom masonry has recently been renewed to one of the windows and they all had a thorough look over and sweep down though there is still the odd cobweb to do. There doesn't appear to any difficulties to rusting saddle bars.



North Aisle:

Children's room – Obscure glazing again in the style of the Evett windows on the S aisle.

Meeting Room – Diaper glazing coloured margins all ok.

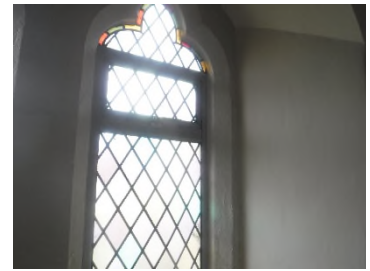
Servery – One of the windows has been converted to be an opening window to provide ventilation no doubt in an aluminium frame but you can't open the ventilator because of the polycarbonate.

Vestry – Same style of Evett window a bit dirty.

Back Rooms:

Window is a mixture of coloured and obscure diaper pattern glazing peculiarly but ok.

Recommendation: clean down cobwebs



7.5.8 VENTILATION

D There may well have been ventilators to the clerestory in the past but there is no evidence of them now and there are no opening windows and by that I also include the servery, in the building so there is no natural ventilation other than the draughts.

Recommendation: enable servery window to be openable

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

- Furnishings:

Within the chancel are standard church furnishing choir pews but they look to have Currie ironwork for the bookrest, there are miscellaneous chairs and stools here as well as five different styles of Glastonbury chairs.

Altar with three panels very nice. Simple communion rails that are ok.

Octagonal pulpit on stone base rather shiny and glossy woodwork plus eagle lectern.

Small Lady Chapel altar with architectural style to it.

The pews are standard pew furnishings rather glossy painted with a chocolatey brown colour to them with very nice blue seat covers on them.

Octagonal font looks like a great big bolt and some more Glastonbury style chairs and assorted cabinets for books and pamphlets here.



Recommendation: none



- **Organ:**

Information from the National Pipe Organ register

Durham Easington Lane, St. Michael and All Angels, Lyons
[G00366]

Builders

1902 [H.S. Vincent & Co](#) Sunderland
RDH 1913

Cases

Position **S chancel chamber**
Flowing pipe case

There is also a small electric organ, it is an Electone.

Recommendation: none

7.5.10 ANCILLARY ROOMS

D There are two rooms here the boiler room itself and storage.

Boiler Room:

Both of these rooms are fairly rudimentary. They are beneath the vestry and other room and they are very simply fitted out.

Ceiling - The boiler room has got a boarded ceiling and there is asbestos board advised to the wall tops and on the door face.

Walls – Painted brickwork which is coming away and also an amalgamation of stonework as well. Couple of large air vents to the outside with mesh guarding that has been pulled away in the past.

Floor – The floor does flood it had a sump but don't know if it has still got one I can't see a sump, it has got boarding over the earth floor just to try and keep the damp off people who walk in the room and that is beginning to rot so a better longer term solution wanted.

The room contains the gas meter and the Ideal Concord CXA boiler which they are thinking of replacing.



There is an elementary prop holding up the boarding or not, it is not quite obvious what that is doing.

Recommendation: clear out debris, check for a working sump pump, establish cause of flooding, renew duck board, establish what the prop is doing.

D

Store Room:

Ceiling – Has an open joisted ceiling with vestry above.

Walls – Mostly brickwork with some stone in it and some damp showing through.

Floor – Concrete floor.

The room has quite a significant build-up of redundant materials like stonework and doors and timber concrete lintels and old light fittings which could do with being removed, there is no door to here and the frame is coming away.

Access to these rooms is down a set of stone steps and these are ok but the side walls are rather damp, they have been cement pointed in the past and that is breaking away, it is best if these were brushed down and left to breathe a bit. It has a new handrail. No sump pump but there is a sump in the boiler room floor.

Recommendation: clear out store room, brush down walls and ventilate the space



E

Children's Room:

Formed in part of the arcade partitioning slightly filling up now the books and materials and could do with a better storage arrangement.

Recommendation: improve storage

Meeting Room:

Similarly filling up with items and a storage cupboard might be wise here.

Recommendation: ditto

Disabled W.C.

OK.

Recommendation: none

Servery:



Basic servery providing facilities for beverages and light meals, properly fitted out with separate wash basin – ok.

Recommendation: none

Vestry Lobby:

Has hooks for robing and could do with being a little tidier but will do.

Recommendation: none

Vestry:

Fairly basic amenity but not too bad perhaps better storage and a chair for the Vicar might not be a bad idea.

Recommendation: improve furnishings



E

BACK ROOMS:

Clergy Vestry:

It is generally ok again a bit more storage wouldn't go a miss.

Recommendation: improve storage

W.C.

Fairly basic flower vestry in the W.C. lobby again it is rather over filling with items. The hot water over the sink doesn't work probably on purpose, the w.c. looks ok.

Recommendation: check hot water heater is required



7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

- Churchyard:

Small graveyard now closed with memorials to the S side, the most significant is the mining disaster memorial and this all looks in good condition, it is in memory of the twenty eight men and boys who lost their lives in the explosion at Elemore Colliery December 2nd 1886 erected by their fellow workmen.

The general graveyard is laid to grass and there is a gravel margin on the S side of the aisle and cement elsewhere breaking up in places. There is a new area of ashes to the western end with a new memorial stone.

Recommendation: none

E

Boundaries:



The boundaries are in pretty good condition apart from the SE corner which looks into a neighbour garden which is rather ramshackle and might the church consider putting another fence up here just to tidy it up a bit and improve the look of the graveyard? It is domestic fencing belonging to houses on the E and N side. On the W and S it is recent metal railings which are looked after by the Local Authority. To the W is a carpark which is available for church use, Is it the churches carpark- in their ownership?.

Recommendation: check boundary ownerships and repair responsibilities

D

Signs:

Timber sign with three windows. Varnish is breaking down.

Recommendation: revarnish sign



Paths:

The general paving is 2ft slabs with weeds growing in them. The concrete paving is breaking down a bit on the SW corner.

Recommendation:

- **Trees:**
None.
Recommendation: none

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. 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: Complete the inspection and repairs.	200
B- WITHIN 1 YEAR		
B	Fire matters: Annual test shortly due.	-
B	Asbestos: <i>The PCC to create an Asbestos Register outlining the presence of asbestos within the building.</i>	-
B	Nave: replace slipped slates	100
B	South Aisle: replace missing slates	100

B	Porch: refix abutment flashing	75
B	Vestry: fix loose slates and inspect surrounds when up there.	150
B	Rainwater Goods: refix loose downpipe, replace lost grids, fix gutter leak	250
B	North Aisle: repoint north aisle west side cracking	100

C- WITHIN 2 YEARS

C	Nave: investigate nave west gable watertable on north slope and fix down watertable stones if required. Inspect chimney restraint.	750
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D- WITHIN 5 YEARS

D	Heating: Consider boiler replacement.	-
D	Bells: repaint cage and check rope lead	250
D	Vestry: redecorate vestry door, replace ventilating frames	175
D	Doors: ease doors	100
D	Ventilation: enable servery window to be openable	250
D	Boiler Room: clear out debris, check for a working sump pump, establish cause of flooding, renew duck board, establish what the prop is doing.	150
D	Store Room: clear out store room, brush down walls and ventilate the space	-
D	Signs: revarnish sign	75

E- IMPROVEMENT/NOTE

E	South Aisle: repoint plinth stone	50
E	Organ: check organ covering	-
E	Glass: clean down cobwebs	-
E	Meeting and Children's Room: improve storage and furnishings	250
E	Clergy Vestry: improve storage	250
	W.C.: check hot water heater is required	
E	Boundaries: check boundary ownerships and repair responsibilities	-

M- MAINTENANCE/MONITOR

M	Rainwater goods: Organise a routine inspection.	200
M	North Aisle: monitor head of slate roof at wall abutment	-
M	Vestry: monitor open joint	-

- M** **South Nave Clerestory:** inspect glass and ventilators when next doing roof -
work
- M** **East end Apse:** monitor window masonry (I don't think there are repairs -
coming soon but it would be wise to keep an eye on it)
- M** **North Nave Clerestory:** inspect glass/ventilators when next doing roof -
work
- M** **South Aisle:** monitor south aisle trusses -
- M** **Floors:** monitor floor level -

APPENDICES

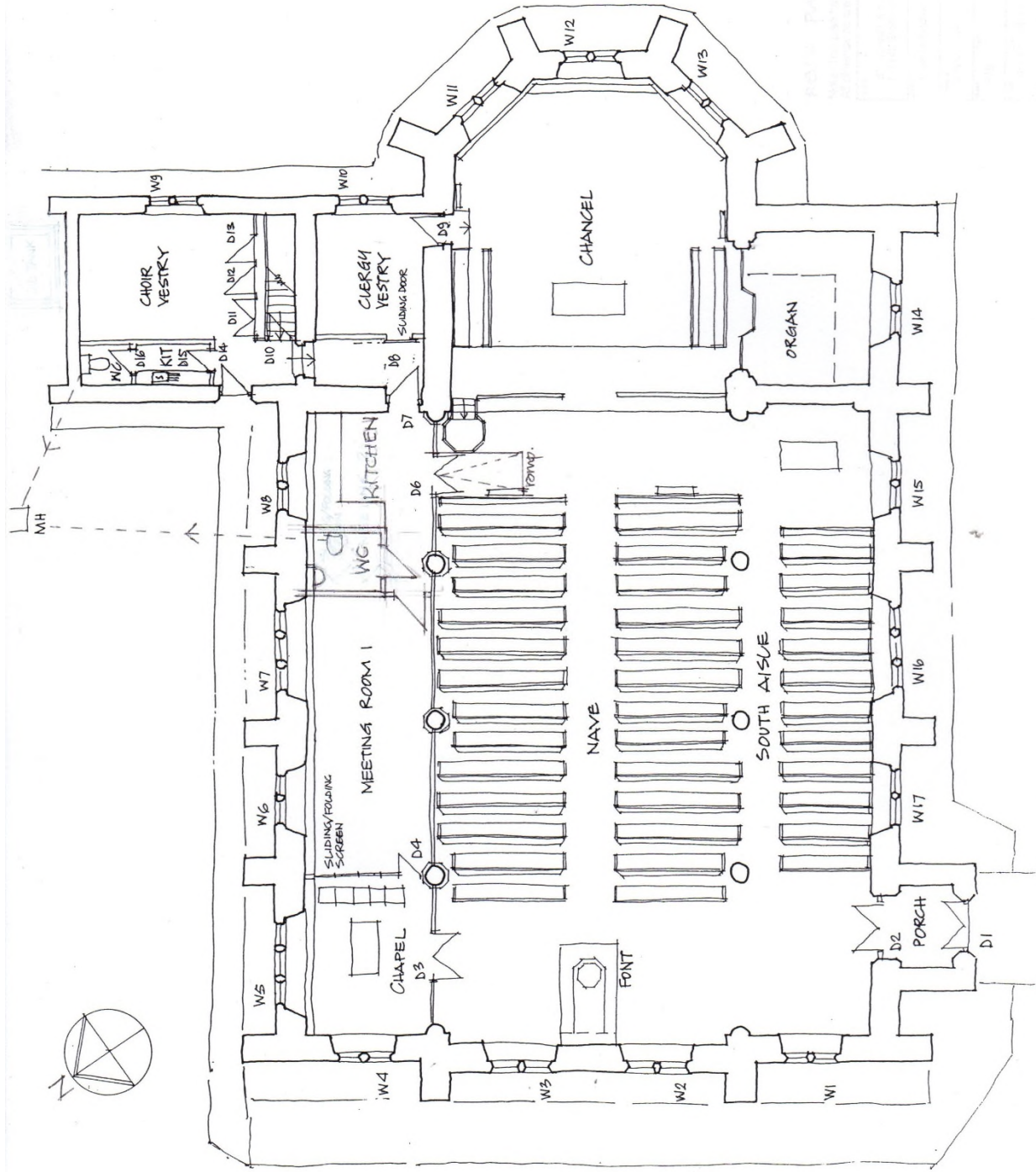
Church Plan

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property



CHURCH PLAN



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.