Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT

CHURCH OF St. LUKE

CHURCH LANE, FERRYHILL, Co. DURHAM, DL17 8LT

JULY 2022

Diocese of Durham

THE CHURCH OF ENGLAND

prepared by

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REVISION HISTORY

ISSUE	**DATE**	**BY**	**NOTES**
v.1	12/07/2022	MA	DRAFT ISSUE

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CURTILAGE

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. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

B.1 Church: **Church of St. Luke**
Church Lane
Ferryhill
Co. Durham
DL17 8LT
Parish of Cornforth and Ferryhill
Deanery of Durham
Archdeaconry of Durham

B.2 The Church of St. Luke is situated south of the marketplace of Ferryhill, occupying a narrow rectangular site which makes up the church grounds. Church Lane runs parallel to the north, a one-way vehicular street. Residential properties are located on all sides of the church including a modern sheltered housing development on adjacent former Glebe land with the modern vicarage alongside which has shared access to a small parking area on the west side of the parish centre. Durham city centre is located 7.0 miles north and accessed via the A167.

B.3 St. Luke's Church, Ferryhill is part of the Cornforth and Ferryhill Parish that incorporates Church of the Holy Trinity, Cornforth. Regular services of worship at the church include a family friendly Mass every Sunday at 9.30am.

The acting Priest in Charge is the Revd Gary Norman.

B.4 Ordnance Survey Map reference – NZ 28853 32710.

GENERAL DESCRIPTION OF THE CHURCH

B.5 Parish church dating from 1853, designed by G Pickering in an Early English style following a decision in 1851 to replace an 1820 chapel by Bonami located in the Market Place.

The church is constructed from coursed limestone with sandstone ashlar dressings, plinths and quoins with a steeply pitched Welsh slate roof covering with stone gable copings and a stone ridge. Accommodation consists of nave, chancel, north porch and north vestry. A modern parish centre dated from 1984 is attached to the west, designed by Architect, John Niven.

B.6 Steeply-gabled porch has boarded door with elaborate hinges in deep moulded surround with head-stopped dripmould. 4-bay nave has lancets, paired in second- bay from east, and plate tracery in 2-light window in east bay on north, and in westernmost bay on south; cusped lancets in set-back chancel, stepped in east elevation, and tracery in west bay on south. High gabled west bellcote with central buttress. Coped buttresses in nave, gabled angle buttresses to chancel. Small stone turret at junction of vestry and chancel roofs.

B.7 The church interior shows painted plaster above boarded dado; wall-posts (stone-corbelled, and longer between windows), support arch-braced collars with struts to principal rafters, and short king posts. Double-chamfered chancel arch, the inner on nail-head-patterned shafts on head corbels. Rere-arches to chancel windows. 1952 west gallery with organ. Glass includes 1953 L.C. Evetts east windows. Gothic-style carved wood altar with symbols of Passion in front panels. Octagonal stone pedestal font with single blank shield, and wrought iron straps on wood cover. Roll-moulded squared ends on pews. South nave wall monument to members of Tiplady family, died 1789 and 1809: marble with pilasters and fret panel below cornice; transferred from earlier chapel.

B.8 The church organ dates from 1867 and was built by Brindley & Forster, originally at St. James the Great, Derby. Relocated and rebuilt at St. Luke's Church by Harrison & Harrison Ltd. of Durham in 1994. The instrument has been awarded an historic organ certificate by the British Institute of Organ Studies in 2010 at grade II*.

The original church organ dated from 1931 and was built by Nelson & Co. of Durham, originally at Bearpark Methodist Church. Relocated and rebuilt at St. Luke's Church by HE Prested in 1967.

B.9 Single bell dated 1903 and sized c.30.25 inches in diameter by John Warner & Sons foundry of Norton, Stockton-on-Tees. Timber headstock and iron gudgeons and bearings.

B.10 The church is heated via a gas fired low pressure hot water installation, located in the boiler house, circulating to large cast iron pipework and radiators throughout the church.

The main electrical incoming supply is via an overhead cable from the north (west end) of Church Lane, serving a distribution board located wall mounted at the west end of the church. Artificial lighting within the church is via spot and floodlights across both nave and chancel.

B.11 Taken from Nikolaus Pevsner's Buildings of England: County Durham):

1851-3 by George Pickering, replacing Bonami's chapel of ease of 1828-9 in the Market Place. Stone; uninspired E.E. Aisleless, but with a big chancel with clasping buttresses. Bellcote topping a central w buttress added 1903 by Oliver, Leeson & Wood. Wood enlarged the church in 1926. PARISH CENTRE very decently attached to the w, of fair-faced blockwork (1984 by John Niven). To the s, the Elizabethan-style VICARAGE of 1846.

B.12 The church sits centrally to narrow rectangular church grounds. There is an extensive church yard to the east side, containing headstones and large number of mature trees. Surrounding the church is a narrow flagstone path.

Boundary walls consist of sandstone random rubble.

The boundary gate piers, quadrant walls, gates and overthrow to the north of the church date from c.1853 by G Pickering and are protected by statutory listing – grade II (Ref. 1310980).

B.13 The church merits protection under heritage legislation and is grade II listed.

NHLE reference number – 1121472 (9th January 1968)

The church is not located within a conservation area.

The church grounds and fabric are not of archaeological importance.

B.14 The church is planned on a traditional East-West liturgical axis.

B.15 Date of Inspection: the church was visited and inspected on the afternoon of Wednesday 17th November 2021.

B.16 Weather: cool, clear with light clouds.

Fig. 1 | Church Location Plan (*not to scale*)

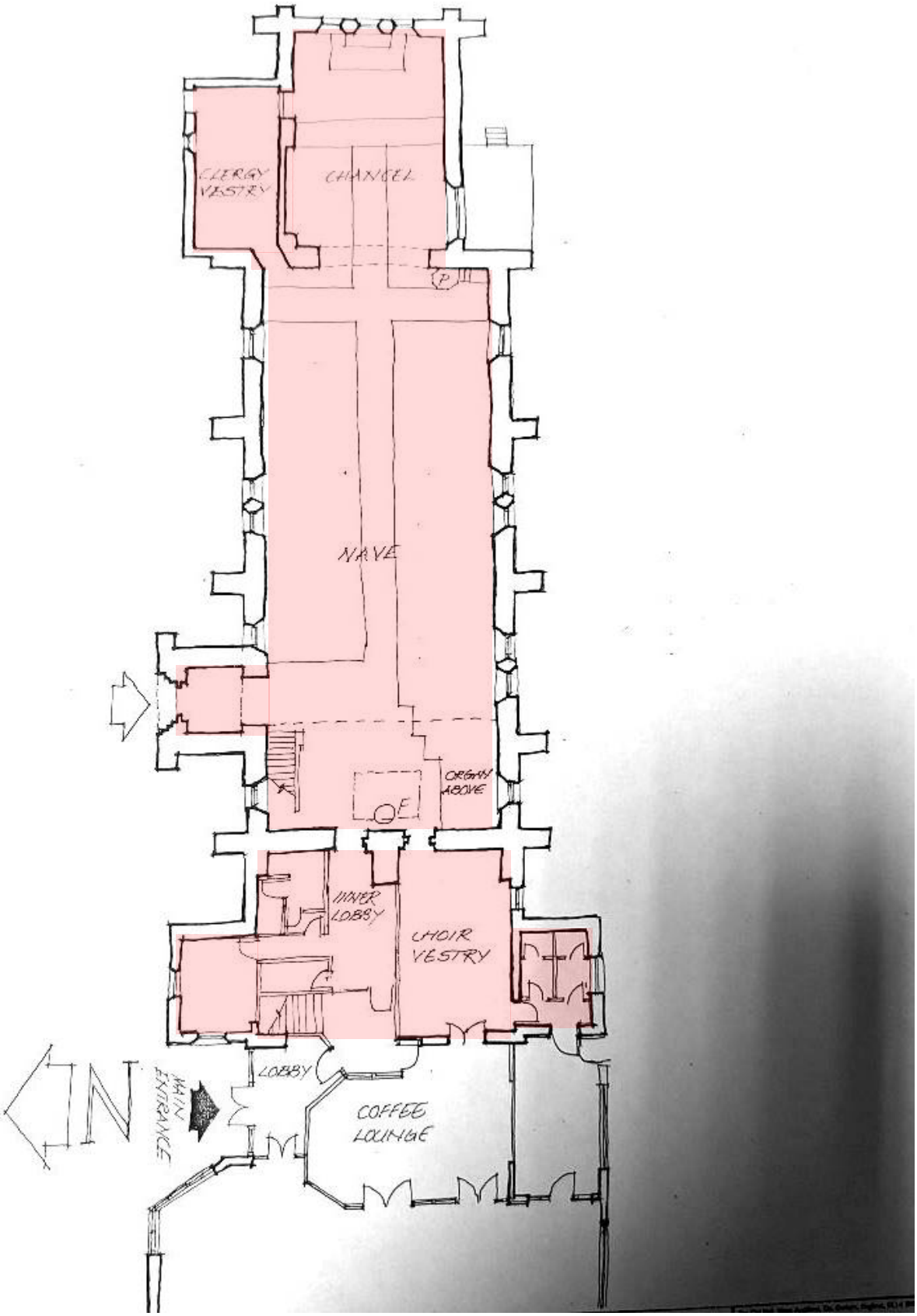

Fig. 2 | Church Floor Plan (*Sketch layout – not to scale*)

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. Any roof attic spaces.
b. Any hidden floor spaces.
c. Organ pipework.
d. 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. 8).

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*

2015
- Checking of rainwater goods by S Lithgo Roofing Contractors
- Introduction of 3 no. lecturn frontals in memory of Joan Dinning and Dorothy Mutch.

2016
- Roof covering repairs by Taylor Hastwell Steeplejacks.
- Lightning conductor test and inspection by Taylor Hastwell Steeplejacks.
- Repairs to bell and replacement of bell rope by Taylor Hastwell Steeplejacks.
- Replacement of defective cast iron vent grill.
- Repairs and replacement of underfloor cast iron heating pipes by Compac Services NE Ltd.

2017
- Replacement of frost stat. and check of boiler fault (church) by Compac Services NE Ltd.
- Cleaning of church guttering.

2018
- Alteration to church entrance, removing step and resurfacing of entrance path by Fosters Builders Building Contractor.
- Boiler service and maintenance by Compac Services NE Ltd.
- Lighting inspection and replacement external light.
- Boiler repairs by Compac Services NE Ltd.

2019
- Outside light replaced.
- Boiler replacement by Durham Boiler Maintenance Ltd.
- Carpet nosings fitted to chancel crossing and sanctuary steps.

1.2 *Terrier and Log Book*

The Terrier and Log Book were 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.

2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good condition. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged. There are two pressing items to be addressed early in the forthcoming quinquennium period. Initially, carry out investigations within the ceiling void over the vestry to ensure that streaking noticed against the walling finish is historic and not signs of ongoing water ingress. Secondly, make checks that the collapsed small section of ceiling to the southwest corner of the nave is not due to leaking pipes; if yes, then action plumbing repairs.

Good work has been carried out over the preceding quinquennial. Firstly, the installation of new energy efficient boilers within the boiler house substituting a former 78kw boiler which was becoming problematical due to repeated entries of repair cited in the logbook. Secondly, regrading of the hardstanding area in front of the north entrance porch, removing the need for the stepped approach and vastly improving accessibility.

The roof covering appears to be in a weathertight condition, this is good news! Repair work has been carried out following the last QI and at the time of the recent inspection all appeared to be in good order. It is important that roof coverings and rainwater goods are checked twice yearly, and any necessary repairs actioned swiftly to maintain a weathertight covering. The use of a drone survey at the next quinquennial inspection is highly recommended to assess the ongoing condition of the roof covering.

Walling is equally in a sound, satisfactory condition albeit blighted by the widespread use of hard cementitious pointing. It would be prudent to better understand the phases of repointing repairs carried out historically across the church walling surface, informing the extent and nature of future repairs. It is therefore recommended that a masonry specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.

The interior is in excellent condition and the nave houses a superb organ. It dates from 1867 and was built by Brindley & Forster, originally at St. James the Great, Derby. Relocated and rebuilt at St. Luke's Church by Harrison & Harrison Ltd. in 1994. The instrument has been awarded an historic organ certificate by the BIOS in 2010 at grade II*. 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 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

The main roof form consists of a simple continuous steep pitch to north and south edges terminating in eaves gutters. It is covered with Welsh slates to even courses. The ridge is a stone angle tile and mortar bedded. Abutments at both east and west gables consist of lead soakers and lead cover flashings underneath stone water tabling.

3.1.1 It is understood that the nave roof covering is in a weathertight condition and therefore appears to be found to be in a sound, satisfactory condition.

There is the occasional snapped corner to individual Welsh slates and moss build up noted on the north slope, not unexpected. To the south slope there is a small section of slating that has been cemented over close to the ridge line at approximately mid-point, presumed repaired where a roof ventilator once existed. Gaps noted in previous QIR's regarding the mortar bedding of the ridge have been corrected over the course of the preceding quinquennium. As such, mortar bedding to the ridge looks in a sound, good condition.

R3	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.
M	3.1.2 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 CHANCEL + VESTRY

The main roof form consists of a simple continuous steep pitch to north and south edges terminating in eaves gutters (to the south side). At the north side the roof pitch continues over the vestry albeit at a much shallower angle, terminating in eaves gutters. The ridge is a stone angle tile and mortar bedded.

Abutments at the east gable consists of lead soakers and lead cover flashings underneath stone water tabling. At the west junction with the nave there is similar lead soakers but with a stepped lead cover flashing tucked into brickwork.

3.2.1 It is understood that the chancel and vestry roof covering is in a weathertight condition and therefore appears to be found to be in a sound, satisfactory condition.

There is the occasional snapped corner to individual Welsh slates and moss build up noted on the north slope, not unexpected. There has been loss of a section of mortar bedding to the north elevation.

R1	Carry out patch repair to ridge tile mortar bedding.

R3	3.2.2	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.
M	3.2.3	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.

3.3 NORTH ENTRANCE PORCH

The main roof form consists of a simple continuous steep pitch to east and west edges terminating in eaves gutters. It is covered with Welsh slates to even courses. The ridge is a stone angle tile and mortar bedded.

Abutments at the north gable consists of lead soakers and lead cover flashings underneath stone water tabling. At the south junction with the nave there is similar lead soakers but with a shallow mortar fillet run against the north wall of the nave.

3.3.1 It is understood that the north entrance porch roof covering is in a weathertight condition and therefore appears to be found to be in a sound, satisfactory condition.

There is the occasional snapped corner to individual Welsh slates and moss build up noted on the north slope, not unexpected. The mortar fillet against the south junction is very thin in places and in certain areas have broken away exposing the lead soaker underneath. The mortar bedding to the ridge looks in a sound, good condition.

R1		Carry out patch repair to the south junction mortar fillet.
R3	3.3.2	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.
M	3.3.3	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.

3.4 BOILER HOUSE

Concrete slab covered in built up high performance bituminous felt. Similar felt flashings to side and top abutments.

3.4.1 It is understood that the boiler house roof covering is weathertight and therefore appears to be found to be in a sound, satisfactory condition.

The exception being the front drip edge of the felt which is deteriorating and broken off in places.

R1	Carry out felt repair to front edge of roof covering.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 NAVE

Black UPVC half round eaves gutters, fixed back to black painted timber fascia discharging into round plain cast iron or UPVC downpipes screw fixed to wall via either ear brackets on bobbins or UPVC brackets. Open clay gulleys exist at ground level.

4.1.1 Although not tested as part of the inspection all gutters and downpipes appear to be in a sound, satisfactory working condition, albeit there is a mix of materials employed. The use of UPVC in the context of a listed Victorian church building is not normally permitted and it is desirable that a more appropriate material, ie. cast iron is installed. Gullies at ground level are noted to have leaf build-up which should be removed a spart of cyclical maintenance.

R3	It is recommended to refurbish all rainwater goods and replace UPVC components with cast iron over the course of the quinquennial period.
M	4.1.2 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.

4.2 CHANCEL + VESTRY

Black UPVC half round eaves gutters, fixed back to black painted timber fascia discharging into round plain cast iron or UPVC downpipes screw fixed to wall via either ear brackets on bobbins or UPVC brackets. Open clay gulleys exist at ground level.

4.2.1 Rainwater goods are in a similar condition to that of the nave, all gutters and downpipes appear to be in a sound, satisfactory working condition, albeit there is a mix of materials employed. Gullies at ground level are noted to have leaf build-up which should be removed a spart of cyclical maintenance.

R3	It is recommended to refurbish all rainwater goods and replace UPVC components with cast iron over the course of the quinquennial period.
M	4.2.2 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.

4.3 NORTH ENTRANCE PORCH

Black UPVC half round eaves gutters, fixed back to black painted timber fascia discharging into round plain UPVC downpipes screw fixed to wall via UPVC brackets. Open clay gulleys exist at ground level.

4.3.1 Rainwater goods are in a similar condition to that of the nave, all gutters and downpipes appear to be in a sound, satisfactory working condition, albeit there is a mix of materials employed. Gullies at ground level are noted to have leaf build-up which should be removed a spart of cyclical maintenance.

R2	It is recommended to refurbish all rainwater goods and replace UPVC components with cast iron over the course of the quinquennial period.
M	4.3.2 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.

4.4 BOILER HOUSE

No rainwater goods exist on the boiler house. A dished gutter set into the front edge of the concrete slopes down towards the southwest corner of the roof where a 'chute' formed on the edge of the roof allows water to discharge into a clay gulley at ground level.

4.4.1 All appears to be in a fair condition. Without a downpipe installed the effectiveness of the discharge of rainwater needs to be assessed in heavy rainfall conditions.

R1	Check effectiveness of discharge arrangement from roof during next rainfall.

5. BELOW GROUND DRAINAGE

5.1 *It is assumed that surface water from the church 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 in a satisfactory working condition. No drain blockages and/or 'backing up' of pipework were reported.

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

Both east and west walls of the nave terminate at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 150-200mm. A combination of lead soakers and cover flashings cover the junction between roof and wall underneath stone water tabling.

6.1.1 The water tabling appears to be in a sound, satisfactory condition. Some moss build-up is noted to the top of the copings to the north elevation, not unexpected. Signs of slight surface deterioration to the top coping surface and the occasional chipped coping corner, particularly at the east apex.

R3	It is recommended that a drone survey of the water tabling is carried out in conjunction with item 3.1.1.

6.2 CHANCEL + VESTRY

The east wall of the chancel and vestry terminates at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 150-200mm. A combination of lead soakers and cover flashings cover the junction between roof and wall underneath stone water tabling.

6.2.1 The water tabling appears to be in a sound, satisfactory condition and of similar condition to that of the nave. Some moss build-up is noted to the top of the copings to the north elevation, more prominent on the vestry water tabling. Signs of slight surface deterioration to the top coping surface.

R3 It is recommended that a drone survey of the water tabling is carried out in conjunction with item 3.1.1.

6.3 NORTH ENTRANCE PORCH

The north gable wall of the north entrance porch terminates at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 150-200mm. A combination of lead soakers and cover flashings cover the junction between roof and wall underneath stone water tabling.

6.3.1 The water tabling appears to be in a sound, satisfactory condition. A section of stone is missing to the water tabling to the west side.

6.4 BOILER HOUSE

No parapets and/or upstand walls.

7. WALLING

7.1 NAVE

The walling fabric of the nave is constructed from coursed limestone with sandstone ashlar dressings, plinths and quoins. 4-bay nave has lancets, paired in second bay from east, and plate tracery in 2-light window in east bay on north, and in westernmost bay on south. High gabled west bellcote with central buttress. Coped buttresses in nave.

7.1.1 Previous QIR's have confirmed that a number of eroded and/or perished sandstone blocks were replaced, and eroded areas of pointing renewed in c.1994. It would be beneficial to determine the mortar mix used for the repainting at this time. At the time of the inspection the walling fabric of the nave was found to be in a sound, satisfactory condition.

The exceptions to this condition assessment are listed as follows:

a. Large quantities of cement rich over-pointing exist where there are signs of some small sections breaking in places. It is understood that below the string course repointing has been carried out to the north elevation.

Here large quantities of a white efflorescence bloom over the stone face exist, it is suggested that this is left to weather away naturally.

b. Open vertical joint above head of left-hand centre lancet (as reported in previous QIR).
c. Considerable moss and algae staining to west buttress, north elevation. Lighter soiling of buttress tops along rest of this elevation.
d. Deterioration to 2-3 sections of string course to north elevation. Slight lamination of string course to south elevation, below 2nd window from the west (as reported in previous QIR).
e. Some erosion to stone face to the east gable where there is heavy cementitious pointing, some sections of pointing are looking thin. Repairs at apex level were carried out in 2014.

It would be prudent to better understand the phases of repointing repairs carried out historically across the nave walling surface, informing the extent and nature of future repairs.

R1		It is recommended that a masonry (limestone/sandstone) specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.
R3	7.1.2	Execute masonry repointing on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.1.3 A substantial buttressed sandstone bellcote exists high to the west gable end of the nave, constructed from ashlar blocks and surmounted by a carved stone cross. Added 1903 by Oliver, Leeson & wood. From ground floor level it appears to be in a sound satisfactory condition, the apex cross has damage and has lost part of the top section, north side. There are no discernible signs of cracking and/or movement.

R3		It is recommended that a drone survey of the bellcote is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.
R4	7.1.4	It is desirable to repair the apex cross.

7.2 <u>CHANCEL + VESTRY</u>

The walling fabric of the chancel and vestry is constructed from coursed limestone with sandstone ashlar dressings, plinths and quoins. Cusped lancets in set-back chancel, stepped in east elevation, and tracery in west bay on south. Angle buttresses to chancel. Small stone turret at junction of vestry and chancel roofs.

7.2.1 Condition of walling similar to that found on the nave, all therefore in a sound satisfactory condition. The exceptions to this condition assessment are listed as follows:

a. Chancel – Large quantities of cement rich over-pointing exist where there are signs of some small sections breaking in places.
b. Chancel - Some erosion to stone face to the east gable where there is heavy cementitious pointing, some sections of pointing are looking thin. Repairs at apex level were carried out in 2014.

c. Vestry - Slight spalling to stone margins to window jambs and erosion of lower quoins to doorway. To the east window there is the beginning of erosion to the surface at the lower right-hand side.

R1	It is recommended that a masonry (limestone/sandstone) specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.
R3	7.2.2 Execute masonry repointing on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.2.3 There is a short stone pinnacle, caping a former chimney stack rising above the roof slope between chancel and vestry at the east end. Stonework all appears to be in a sound, satisfactory condition. It would be prudent to include closer inspection in any future drone survey commissioned.

R3	It is recommended that a drone survey of the stone pinnacle is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.

7.2.4 To the south elevation, adjacent to the boiler house there is a small section of graffiti to the 'blanked' former window opening.

R1	Carry out careful clean of graffiti.

7.3 NORTH ENTRANCE PORCH

The walling fabric of the north entrance porch is constructed from coursed limestone with sandstone ashlar dressings, plinths and quoins. Gabled porch has single boarded door, with elaborate hinges on roll-moulded surround with shafts with plain capitals.

7.3.1 At the time of the inspection the walling fabric of the nave was found to be in a sound, satisfactory condition.

The exceptions to this condition assessment are listed as follows:

a. Large quantities of cement rich over-pointing exist to the side walls where there are signs of some small sections breaking in places. Although some recent repointing in a lime mortar.
b. Erosion developing to the roll-moulded surround and shafts.

R1	It is recommended that a masonry (limestone/sandstone) specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.
R3	7.3.2 Execute masonry repointing on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.4 BOILER HOUSE

The walling fabric to the boiler house is render over brick construction.

7.4.1 Render is in a fair condition.

There are several areas of shrinkage cracking, as described in the previous QIR but also isolated sections of missing render, particularly to the south elevation between ventilation grills.

R2	It is recommended to carry out patch render repairs.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 NORTH ENTRANCE DOOR

Single softwood timber door with three-foiled cusped pointed arched head, constructed from pine framed, ledged and braced. External face vertically boarded and varnished. Original ironmongery including metalwork strap decorative hinges and metal decorative ring handle.

8.1.1 North entrance door is in a sound, satisfactory condition.

R2	It is recommended that the door, door frame and ironmongery is refurbished.

Thereafter carry out refurbishment every 5 years.

8.2 VESTRY DOOR

Single softwood timber door with shouldered arched head, constructed from pine framed, ledged and braced. External face vertically boarded and stained. Ironmongery includes decorative metal strap hinges and handle.

8.2.1 Vestry door is in a sound, satisfactory condition.

R2	It is recommended that the door, door frame and ironmongery is refurbished.

Thereafter carry out refurbishment every 5 years.

9. WINDOWS

9.1 The church windows are a mix of plain and painted glass.

The chancel east window is stained glass and consisting of three leaded lights, the centre light is in memory of Canon Lomax, vicar of the parish 1895-40. Flanking lights depict St. Luke and St. George, it is in memory of those who died in WWII. Dedicated in 1953 and designed by Leonard Charles Evetts.

The newest glass introduced ion to th church is on the north side of the nave by Kate Wilkinson.

External protection to all windows in the form of polycarbonate sheeting.

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

Location	*Orientation*	*Type*	*Shape*
Nave	North	Plain glass (x2)	1-light tall lancet (cusped)
		Plain glass (x1)	2-light tall lancet (cusped)
		Stained glass (x1)	2-light lancet (uncusped) with quatrefoil
	South	Plain glass (x1)	1-light tall lancet (cusped)
		Plain glass (x1)	2-light lancet (cusped)
		Plain and coloured glass (x1)	2-light lancet (uncusped)
		Plain glass (x1)	2-light lancet (uncusped) with quatrefoil
Chancel	East	Stained glass (x1)	3-light lancet (cusped)
	South	Plain glass (x1)	2-light lancet (cusped) with quatrefoil
		Plain glass (x2)	1-light lancet (cusped)
Vestry	North	Plain glass (x1) Plain glass (x1)	1-light lancet (flat) 1-light lancet (cusped)
	East	Plain glass (x1)	2-light lancet (cusped)
Porch	East	Plain glass (x1)	1-light trefoil
	West	Plain glass (x1)	1-light trefoil

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

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

The windows and polycarbonate are in a soiled condition and could benefit from a conservation clean. There is evidence of cobwebbing internally and debris can be seen trapped between the window and polycarbonate protection externally.

R2		It is recommended to clean the windows and polycarbonate.
R4	9.1.2	It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator

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 north entrance porch are all without voids, the roof structure simply being fully exposed from beneath. The roof void within the vestry was not inspected as part of the inspection.

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

13. ROOF STRUCTURES, CEILINGS, CEILURES

13.1 NAVE

The roof structure of the nave consists of eight principal timber raised chord king post trusses, the base ends of each truss resting on wall corbels at alternating heights. There are two purlins between eaves and ridge, which in turn are supporting a series of rafters all at close centres. These rafters are overboarded with tongue and groove boards running parallel with the length of the nave.

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

From ground level there appeared to be no signs of water staining or ingress which gives confidence over the ongoing condition of the slated roof covering above.

M	It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.2 CHANCEL + VESTRY

The roof structure of the chancel consists of four principal timber raised chord king post trusses, the base ends of each truss resting on wall corbels. There are two purlins between eaves and ridge, which in turn are supporting a series of rafters all at close centres. These rafters are overboarded with tongue and groove boards running parallel with the length of the chancel.

The roof structure over the vestry is hidden by a modern suspended ceiling consisting of square tiles in a grid format.

13.2.1 The roof structure and boarding are generally in a sound, satisfactory condition.

From ground level there appeared to be no signs of water staining or ingress which gives confidence over the ongoing condition of the slated roof covering above.

M	It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.2.2 The vestry ceiling is understood to be installed in 2003. It is in a sound satisfactory condition. There is the occasional stain patch due to water ingress from the roof covering above.

There are signs of wall streaking emanating from behind the suspended ceiling which may suggest a degree of water penetration from the roof covering of rainwater goods above. Although externally there were no obvious signs of defects to the fabric.

R0	It is recommended that further investigations are undertaken behind the ceiling finish to determine whether there is an ongoing issue with water ingress.

13.3 SOUTH ENTRANCE PORCH

A simple roof structure consisting of exposed 'scissor' braced timber roofing spars at close centres. These rafters are overboarded with tongue and groove boards running diagonally the length of the entrance porch.

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

13.4 BOILER HOUSE

Concrete slab supported by steel beams.

13.4.1 The roof structure appears to be in a sound, satisfactory condition albeit surface of the steelwork has signs of iron oxide forming.

R2	It is recommended to prime and paint exposed steelwork with an appropriate rust protection system.

Thereafter carry out refurbishment every 5 years.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

14.1 *A balcony exists to the west end of the nave and is largely occupied by the pipe organ. The balcony is constructed from timber flooring built off steel beams and is accessed via a stone staircase and handrail in the northwest corner. A timber balustrade panel with brass rail has been provided behind the organist's seat and access to the south side of the gallery, now used for storage is restricted.*

14.1.1 Balcony is found to be in a sound, satisfactory condition. A small section of the ceiling underneath has failed, tight within the southwest corner immediately above the sound system cabinet, possibly caused by a leaking pipework. The parish is aware of the defective ceiling.

R0	If not already addressed, it is recommended to have the pipework checked by a plumber and repair as advised.

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

15.1 CHANCEL PANELLING

Oak panelling rising to the cill level of the east window, falling to altar top level elsewhere and located on north, east and south elevations. Simple design of rectangular flat panels 'on end' with simple 'stepped' beading detail.

15.2.1 Panelling is in a sound, satisfactory 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

Flooring to the nave is of suspended timber boards under pew platforms, painted black. Red carpet central aisle, east and west end covering solid flooring beneath.

16.1.1 The floor coverings are in a sound, good condition.

It was not possible to inspection the condition of flooring underneath the carpeted finish within the nave.

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.
R4	16.1.2 It is desirable that during the next phase of renewing the carpet covering an opportunity of inspection of the solid floor beneath is undertaken.

16.2 CHANCEL + VESTRY

The floor to the chancel is fully carpeted in red. The underlying floor was not able to be examined as part of the inspection.

The floor of the vestry is also fully carpeted over a suspended timber boarded floor structure.

16.2.1 The floor structure and covering are in a sound, good condition. There was a degree of spring noted to the vestry flooring.

R4	It is desirable that during the next phase of renewing the carpet covering an opportunity of inspection of the solid floor beneath is undertaken.

16.3 NORTH ENTRANCE PORCH

The floor of the entrance porch is covered in large stone flags with a section of recessed matting.

16.3.1 The stone slabs and matting are in a sound, good condition.

16.4 BOILER HOUSE

Concrete floor.

16.4.1 The concrete floor is in a sound, satisfactory condition. There is some break-up of the flooring surface but nothing needing repair/attention

17. WALLING FINISHES

17.1 NAVE

White painted smooth plaster throughout above boarded dado. Ashlar surrounds to door, window and arched openings. Double-chamfered chancel arch, the inner on nail-head-patterned shafts on head corbels.

17.1.1 Generally in a sound, good condition. The last redecoration phase is not known.

The exception to this condition assessment are as follows:

a. Signs of cracking to decoration (possibly plaster underneath) above dado level to north wall.
b. Roughness to plaster finish at high level, albeit no cracking noted locally.

M	It is recommended that as a routine item of maintenance regular checks are carried out to assess any deterioration in condition, allow twice yearly.

17.2 CHANCEL + VESTRY

White painted smooth plaster throughout above boarded dado. Ashlar surrounds to door, window and arched openings.

17.2.1 Generally in a sound, good condition. The last redecoration phase is not known.

The exception to this condition assessment are as follows:

a. Crazing to paint finish to east window cill.
b. Hairline crack from top of lancet windows to south elevation.
c. Hairline cracking to panel infill to former organ chamber.
d. Roughness to plaster finish at high level, albeit no cracking noted locally.

M	It is recommended that as a routine item of maintenance regular checks are carried out to assess any deterioration in condition, allow twice yearly.

17.2.2 Vestry walling finishes in a sound, satisfactory condition.

The exception to this condition assessment are as follows:

a. Hairline cracking above north entrance/exit door.
b. Streaking to walling finishes as identified in item 13.2.2.

M	It is recommended that as a routine item of maintenance regular checks are carried out to assess any deterioration in condition, allow twice yearly.

17.3 NORTH ENTRANCE PORCH

White painted plaster throughout, scored to imitate ashlar. Ashlar surrounds to door openings.

17.3.1 Generally in a sound, satisfactory condition.

The exception to this condition assessment are as follows:

a. Decoration generally a little untidy at lower level due to trafficking etc.
b. Stone surrounds to doors showing signs of deterioration, particularly north door at high level.

M	It is recommended that as a routine item of maintenance regular checks are carried out to assess any deterioration in condition, allow twice yearly.

17.4 BOILER HOUSE

Mix of painted brickwork and exposed sandstone.

17.4.1 Generally in a fair condition.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

18.1 FONT

Located to the west end of the nave sat on a small stone plinth is an octagonal stone pedestal font with single blank shield. Font bowl is heavily tooled, lead lining to bowl. Pedestal has scalloped shape with a flat timber lid with wrought iron straps.

18.1.1 The font is in a satisfactory condition.

Closer inspection of the pedestal has noted a deteriorating surface finish with vertical cracking which will require stitching and/or injected resin repairs.

R1	Carry out masonry repair to font pedestal.

18.2 PULPIT

Located to the south side of the nave immediately in front of the chancel arch is an octagonal pulpit. Constructed from timber frame with simple panel design (matching that of the panelling within the chancel). Built off a timber base with timber step access and handrail to the south side.

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 NAVE PEWS + CHANCEL SEATING

*Nave pews are constructed from pitch pine and stained, of simple design with r*oll-moulded squared ends. *Wall dado to nave where pews abut walls of stained vertical boarding.*

Chancel seating consists oak stalls and chairs to designs of c.1950's matching panelling within chancel.

18.3.1 Generally all in a sound, good condition.

Previous QIR's have noted that the pews in the nave tend to come loose at the junction with the dado panelling and as such do not have any support leg at this end.

M	Refix pew ends as and when required.
M	18.3.2 It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.

18.4 LECTURN

Located to the north side of the nave immediately in front of the chancel arch is an oak lecturn with simple panel design (matching that of the panelling within the chancel).

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.

18.5 ALTAR TABLE + RAILS

The altar is constructed from oak framework with Gothic-style carved wood symbols of Passion in front panels.

The altar rails are also of oak with rectangular panel design matching that of the chancel panelling, dating c.1950's.

18.5.1 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.

18.6 BELL

Single bell dated 1903 and sized c.30.25 inches in diameter by John Warner & Sons foundry of Norton, Stockton-on-Tees. Timber headstock and iron gudgeons and bearings.

18.6.1 It is understood that the bell is in a working condition. The bell mountings were renewed in 2002.

R3	It is prudent to carry out a closer inspection of the bell and bell frame via a drone survey in conjunction with item 3.1.2.

19. TOILETS, KITCHENS, VESTRIES ETC.

19.1 TOILETS
There are toilet facilities existing within the adjacent parish centre.

19.2 KITCHEN
There are kitchen/servery facilities existing within the adjacent parish centre.

19.3 VESTRY
Refer to items 13.2, 16.2 and 17.2.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 *The church organ dates from 1867 and was built by Brindley & Forster, originally at St. James the Great, Derby. Relocated and rebuilt at St. Luke's Church by Harrison & Harrison Ltd. of Durham in 1994. The instrument has been awarded an historic organ certificate by the British Institute of Organ Studies in 2010 at grade II*.*

It is located at the west end of the nave within the first-floor balcony. The entry on the National Pipe Organ Register can be found here:

https://www.npor.org.uk/NPORView.html?RI=G00043

The original church organ dated from 1931 and was built by Nelson & Co. of Durham, originally at Bearpark Methodist Church. Relocated and rebuilt at St. Luke's Church by HE Prested in 1967.

The entry on the National Pipe Organ Register can be found here:

https://www.npor.org.uk/NPORView.html?RI=N15028

20.1.1 It is understood the instrument is regularly maintained by Harrison & Harrison Organ Builders of Durham and is 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.

20.1.2 A Yamaha Clavinova electronic piano exists within the nave, adjacent to the pulpit on the south side.

It is understood to be in a satisfactory working condition.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 TIPLADY MEMORIAL PLAQUE

Single memorial plaque located on the south wall of the nave; memorial to the Tiplady family: white marble memorial with inscription in black, framed by pilasters and fret panel below plain cornice.

Inscription reads as follows:

IN MEMORY OF
MR THOMAS TIPLADY
LATE OF FERRYHILL
WHO DIED ON THE 12TH DAY OF DECEMBER 1789 AGED 53;
AND OF
MRS JANE TIPLADY
HIS WIFE
WHO DIED APRIL 12TH 1809.

MEMORIA BONITATIS LONGE POST FUNERA MANET.

Memorial plaque relocated here from original chapel of 1820.

21.1.1 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 church is heated via a gas fired low pressure hot water installation, located in the boiler house, circulating to large cast iron pipework and radiators throughout the church. The boilers are located against the south wall of the boiler house and are Baxi Eco Blue advance 30kw boilers, installed in 2019 by Durham Boiler Maintenance Ltd.*

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23.1.1 The boiler installation is of recent age, having been carried out since the last QI and is understood to be in a good working condition.

The last servicing date was February 2021.

M	It is recommended that the system continues to be checked annually by a suitably qualified and competent Gas Safe engineer.

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 by an independent M&E consultant to investigate the most appropriate way to continue heating the church into the future.

24. ELECTRICAL INSTALLATION

24.1 *The main electrical incoming supply is via an overhead cable from the north (west end) of Church Lane, serving a distribution board located wall mounted at the west end of the church. This consists of 440 volts 3 phase supply which is distributed by MICC cable protected by MCBs and 2 current operated circuit breakers. Artificial lighting within the church is via spot and floodlights across both 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 At the time of the inspection a certificate dated March 2015 was noted, testing of the installation carried out by R Lightfoot Ltd. It is not known whether testing of the electrical installation has been carried out in 2020. 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.

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.

26. LIGHTNING CONDUCTOR

26.1 *The conductor finial is located on top of the bellcote at the nave west end, consisting of twin copper down tapes one of which was replaced in 2011 and which has been improved with additional earth rods. There are earth points on the north and south sides of the church at the west end.*

26.1.1 The date of the last lightning conductor inspection and testing is known to have been carried out in 2016 by Taylor Hastwell Steeplejacks. Checks should be made every 2 1/2 years; the parish should check and arrange if overdue.

M It is recommended that the lighting conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.

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.

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 north entrance porch, where there is an accessible ramped entrance. Throughout the nave there is level and free access although somewhat impeded by the presence of pew platforms. The chancel and choir stalls have stepped access points.

The sound system includes an induction loop for hearing aid users.

Lighting levels were improved in 2008 and as such appear adequate.

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 to medium 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 to narrow rectangular church grounds. There is an extensive church yard to the east side, containing headstones and large number of mature trees. Surrounding the church is a narrow flagstone path.

Boundary walls consist of sandstone random rubble.

The boundary gate piers, quadrant walls, gates and overthrow to the north of the church date from c.1853 by G Pickering and are protected by statutory listing – grade II (Ref. 1310980).

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. 8).

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no known individually listed monuments, tombs or vaults existing within the churchyard. There are gravestones existing within the churchyard, predominantly to the east and ongoing issues exist with the stability of individual headstones, many are leaning out of plumb.

The current practice is to place flat on the ground those headstones that are presenting a significant risk to individual's health and safety. It would be more appropriate to action an appropriate repair to reset the headstones in their original positions.

M It is recommended that the church PCC remain proactive in identifying headstones deemed 'unsafe' and a health and safety issue. Notifications to the Local Authority are necessary and prompt remedial measures actioned.

A check on the Commonwealth War Graves Commission website confirms that there are no known war dead buried within the churchyard.

R4 36.2 It is desirable that a condition report and churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 Boundary walls consist of sandstone random rubble. Responsibility for repair and maintenance lies with the local authority.

37.1.1 Walling all appears to be in a sound, satisfactory condition. There is the occasional pocket of missing and/or loose pointing which could benefit from repair during cyclical maintenance of the boundary wall.

Generally free form extensive plant and/or shrub growth.

M	It is recommended that as a routine item of maintenance shrub and ivy growth is cut back and controlled on annual basis (Spring – late May/June).
R4	37.1.2 It is desirable to prepare a specification for lime mortar repointing so that a consistency can be achieved over the mortar mix and workmanship of any future repair work.

37.2 The boundary gate piers, quadrant walls, gates and overthrow to the north of the church date from c.1853 by G Pickering and are protected by statutory listing – grade II (Ref. 1310980).

37.2.1 The walling and ironwork appear to be in a sound, satisfactory condition.

The pier caping to the east is split, most probably due to 'iron burst' from the embedded iron overthrow and would benefit from masonry repair. Dependant on the extent of the split and condition of the ironwork, repair could range from simply stitching the masonry through to replacement and forming a new socket to receive the 'treated end of the iron overthrow.

R2	Carry out masonry repair to pier caping (east side).
R3	37.2.2 It is recommended to refurbish the ironwork during the quinquennial period.

38. TREES AND SHRUBS

38.1 *There are a large number of trees and shrubs existing within the churchyard, several in close proximity to boundaries and the existing church.*

A check of the local authorities Tree preservation Order register confirms that none of the trees are currently protected within the church grounds.

R1	38.1.1 It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
R2	38.1.2 Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.

38.1.3 Overhead power wires cross the church grounds to the east 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 *There is a simple flag path surrounding the church on north, east and south sides. The approach from Church Lane to the north is a recently laid tarmacadam path which provides an accessible entrance into the church.*

39.1.1 The flag path is in a sound, satisfactory condition.

The tarmacadam path was laid in 2018 which removed an existing step access into church by Fosters Builders Building Contractor. A drainage channel has been placed across the north entrance door to avoid flooding of the porch during heavy rainfall. It is all in a sound, good condition and is a positive alteration to create an accessible entrance into church.

40. NOTICEBOARD

40.1 *A single noticeboard is located at the northwest corner of the churchyard, facing the junction between Church Road and Church Lane. There is capacity for changing advertisement and notices within a lower noticeboard, not protected from weathering (ie. in a perspex case).*

40.1.1 It is in a sound, good condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
13.2.2	*Roof Structures, Ceilings – Chancel + Vestry*	
	It is recommended that further investigations are undertaken behind the ceiling finish to determine whether there is an ongoing issue with water ingress.	00,500.00
14.1.1	*Upper Floors, Balconies, Access Stairways*	
	If not already addressed, it is recommended to have the pipework checked by a plumber and repair as advised.	00,500.00

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

QI Ref.	Recommendation	Budget Cost (£)
3.2.1	*Roof Coverings – Chancel + Vestry*	
	Carry out patch repair to ridge tile mortar bedding.	00,500.00
3.3.1	*Roof Covering – North Entrance Porch*	
	Carry out patch repair to the south junction mortar fillet.	00,500.00
3.4.1	*Roof Covering – Boiler House*	
	Carry out felt repair to front edge of roof covering.	00,750.00
4.4.1	*Parapets & Upstand Walls – Chancel + Vestry*	
	Check effectiveness of discharge arrangement from roof during next rainfall.	n/a
7.1.1	*Walling – Nave*	
	It is recommended that a masonry (limestone/sandstone) specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.	01,500.00
7.2.1	*Walling – Chancel + Vestry*	
	It is recommended that a masonry (limestone/sandstone) specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.	Incl. 7.1.1
7.2.4	*Walling – Chancel + Vestry*	
	Carry out careful clean of graffiti.	00,300.00
7.3.1	*Walling – North Entrance Porch*	
	It is recommended that a masonry (limestone/sandstone) specification and schedule of work is drawn up; incorporating repointing in a lime : sand mortar.	Incl. 7.1.1
18.1.1	*Font*	
	Carry out masonry repair to font pedestal.	01,000.00
23.1.2	*Heating Installation*	
	It would be recommended that a feasibility report is commissioned by an independent M&E consultant to investigate the most appropriate way to heat the church into the future.	01,500.00
28.1.2	*Accessible Provision and Access*	
	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	*Trees and Shrubs*	
	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.	n/a

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

QI Ref.	Recommendation	Budget Cost (£)
7.4.1	*Walling – Boiler House*	
	It is recommended to carry out patch render repairs.	01,000.00
8.1.1	*Doors – North Entrance Door*	
	It is recommended that the door, door frame and ironmongery is refurbished.	00,750.00
8.2.1	*Doors – Vestry Door*	
	It is recommended that the door, door frame and ironmongery is refurbished.	00,375.00
9.1.1	*Windows*	
	It is recommended to clean the windows and polycarbonate.	10,000.00
13.4.1	*Roof Structures, Ceilings – Boiler House*	
	It is recommended to prime and paint exposed steelwork with an appropriate rust protection system.	00,750.00
28.1.1	*Accessible Provision and Access*	
	It is recommended to consider adaption of the nave pews to create space for wheelchair users.	01,000.00
31.1.1	*Management of Asbestos in the Building*	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,600.00
37.2.1	*Boundary Walls, Lychgates and Fencing*	
	Carry out masonry repair to pier caping (east side).	00,750.00
38.1.2	*Trees and Shrubs*	
	Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.	00,900.00

R3 Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	*Roof Coverings - Nave*	
	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	00,750.00
3.2.1	*Roof Coverings – Chancel + Vestry*	
	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	Incl. 3.1.1
3.3.2	*Roof Coverings – North Entrance Porch*	
	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter	Incl. 3.1.1
4.1.1	*Rainwater Goods – Nave*	
	It is recommended to refurbish all rainwater goods and replace UPVC components with cast iron over the course of the quinquennial period.	15,000.00
4.2.1	*Rainwater Goods – Chancel + Vestry*	
	It is recommended to refurbish all rainwater goods and replace UPVC components with cast iron over the course of the quinquennial period.	10,000.00
4.3.1	*Rainwater Goods – North Entrance Porch*	
	It is recommended to refurbish all rainwater goods and replace UPVC components with cast iron over the course of the quinquennial period.	05,000.00
6.1.1	*Parapets and Upstand Walls – Nave*	
	It is recommended that a drone survey of the water tabling is carried out in conjunction with item 3.1.1.	Incl. 3.1.1
6.2.1	*Parapets and Upstand Walls – Chancel + Vestry*	
	It is recommended that a drone survey of the water tabling is carried out in conjunction with item 3.1.1.	Incl. 3.1.1
7.1.2	*Walling – Nave*	
	Execute masonry repointing on a phased approach over the course of the quinquennium period by a competent and experienced mason.	20,000.00
7.1.3	*Walling – Nave*	
	It is recommended that a drone survey of the bellcote is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	Incl. 3.1.1
7.2.2	*Walling – Chancel + Vestry*	
	Execute masonry repointing on a phased approach over the course of the quinquennium period by a competent and experienced mason.	15,000.00

QI Ref.	Recommendation	Budget Cost (£)
7.2.3	*Walling – Chancel + Vestry*	
	It is recommended that a drone survey of the stone pinnacle is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	Incl. 3.1.1
7.3.2	*Walling – North Entrance Porch*	
	Execute masonry repointing on a phased approach over the course of the quinquennium period by a competent and experienced mason.	03,000.00
18.6.1	*Bell*	
	It is prudent to carry out a closer inspection of the bell and bell frame via a drone survey in conjunction with item 3.1.1.	Incl. 3.1.1
26.1.2	*Lightning Conductor*	
	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
37.2.2	*Boundary Walls - East*	
	It is recommended to refurbish the ironwork during the quinquennial period.	03,000.00

R4 A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
7.1.4	*Walling – Nave (West bellcote)*	
	It is desirable to repair the apex cross.	05,000.00
9.1.2	*Windows*	
	It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.	02,000.00
16.1.2	*Ground Floor Structure – Nave*	
	It is desirable that during the next phase of renewing the carpet covering an opportunity of inspection of the solid floor beneath is undertaken.	00,900.00
16.2.1	*Ground Floor Structure – Chancel + Vestry*	
	It is desirable that during the next phase of renewing the carpet covering an opportunity of inspection of the solid floor beneath is undertaken.	Incl. 16.1.2
36.2	*Monuments, Tombs and Vaults*	
	It is desirable that a condition report and churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.	03,000.00
37.1.2	*Boundary Walls, Lychgates and Fencing*	
	It is desirable to prepare a specification for lime mortar repointing so that a consistency can be achieved over the mortar mix and workmanship of any future repair work.	01,000.00

This concludes the Quinquennial Report of the inspection of the Church of St. Luke, Church Lane, Ferryhill, County Durham.

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