



Care of Churches and Ecclesiastical Jurisdiction Measure 1991 – Quinquennial Inspection
ALL SAINTS, EAGLESCLIFFE

Diocese: Durham
Archdeaconry: Auckland
Church Code: 613 312

Date of Inspection: 23rd June 2022
Inspection undertaken by: Jamie Holden BA (Hons) RIBA RIAS
Previously Inspection: Nov 2014 by D Beaumont

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1.00 INTRODUCTION

General

- 1.01** This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure. The report must not be used as a specification of work to be carried out and the PCC is required to obtain a Faculty before any work is undertaken with the exception of some minor maintenance items. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access was provided on the day of the inspection by Anne Rolfe

1.02 Priorities

Priorities indicated in the margin of the main body of the report are as follows:-

- 1 Urgent, requiring immediate attention
- 2 Requires attention within 12 months.
- 3 Requires attention within the next 12-24 months
- 4 Requires attention within quinquennial period
- 5 A desirable improvement with no timescale
- M Routine items of maintenance.
- O Keep under observation and report any changes to the Architect

1.03 Limitations Of The Report

This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure.

The inspection of the Church is made from ground level and using binoculars, parts of the structure which were inaccessible, enclosed or covered have not been inspected, therefore, it is not possible to report that any such part of the structure is free from defect.

1.04 Schedule of Accommodation

- Narthex
- Office
- Meeting Room
- Boiler Room
- Belfry & Spire
- Nave
- Chancel
- Chapel
- Library

1.05 Description

All Saints was originally a church hall built in 1902-3 to designs by Hicks and Charlewood of Newcastle Upon Tyne, consisting of Chapel to the north and Nave and Vestry to the south. The church was extensively re-modelled in 1957-59 to designs by Cordingly and Macintyre of Durham; to provide the Tower at the west end, the Chancel and Organ Loft to the north and Clergy Vestry and WCs.

The western end was extended around the tower in 1993 to provide narthex areas, meeting room, office and WC's. At this time the screen between the chapel and nave was glazed.

In circa 1995 a community hall, kitchen, offices and WC's were added to the east end. These areas are excluded from the report.

The building is constructed of brickwork (1902 – red bodied brick with whitish surface bloom, 1957 – dark red facing brick, 1993 – pale pinkish brick. The roofs are traditional timber construction with clay pantiles. The internal walls are plastered.

Known Remedial Work – It is understood that the 2003 QIR by Christopher Downs RIBA states:-

The chapel was underpinned in 1993 and that it stands on shrinkable clay approximately 2 metres thick, floating on running sand and liquid mud. A firm bearing was established at 10 metres below the surface. That the building is constructed on traditional foundations and only areas of significant loading may expect movement, therefore a question mark hangs over the tower and this needs to be carefully watched.

From the excavation in 1993 to underpin the chapel it was lead to believe that the tower's foundations were taken down 1.2 metres which leaves only 0.8 metre to take the load. The report identified that it should be kept under observation and that should there be difficulties, the structure should be underpinned. Christopher Downs' report and the previous 2 inspections he referred to, have identified cracking to walling but to date there has been no significant worsening.

1.05 List Description

The building is not listed.

1.06 Work carried out previously and since the last inspection

2017

- February - main earth connection supplied by Northern Grid.
- August - new lightning conductor installed
- October - replacement boiler in the Church Centre

2018 – 2020

- Re-ordering of the Church 'The REACH Project' Phase 1,2 and 3
- External oak doors - 6 No existing door panels replaced with double glazed units
- Installation of new heating in Nave - 2 new boilers, radiators and pipes.

2019

- July - Yew tree felled following a survey of the churchyard trees
- February - new lighting in the Men's toilets.

2021

- Window frames repainted to the front and side of the Meeting Room

2022

- Window frame facing the car park - rotten timber replaced
- Window frame facing the car park - rotten timber replaced
- Pruned 6 limbs off sycamore tree
- Repair to Centre main door
- Roof repairs to Church and Church house following storm damage
- Installed cladding to ceiling of shower room 558b

1.07 Maintenance

Although the Measure requires the church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the churchwardens should make, or cause to be made, a careful inspection of the fabric at least once a year and arrange for immediate attentions to such minor matters as displaced slates and leaking pipes. Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.

Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.

It is recommended that the PCC enter into an annual contract with a local builder for carrying out the required maintenance work.

Guidance may be had from the pamphlet 'How to Look After Your Church' *Publisher: Church House Publishing; 3rd Revised edition (1 Jan. 1991) ISBN-10: 0715175610 ISBN-13: 978-0715175613.*

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church>.

1.08 Fire Precautions

Fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. Under the Fire Regulatory Reform Act the PCC are required to appoint a 'responsible person' to carry out a Fire Risk Assessment, (which includes details for evacuation and the safe removal of valuables and so on).

At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO₂ type where the heating apparatus is oil-fired. (There are three main types and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the Local Authority Fire Prevention Officer).

All fire extinguishers should be checked and inspected annually by a suitably qualified person to ensure they are in good working order. Inspection records/certificates are to be kept in the church log book and on the individual extinguishers.

It is noted that the extinguishers were last serviced in March 2022 by Angel Fire Ltd

1.09 Electrical Installation

Any electrical installation should be tested annually if over 5 years old and immediately if not done within the last five years (except as may be recommended in this report) 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. In addition any portable electrical items should be PAT tested annually by a registered electrical engineer.

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This report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

The electrical installation was last inspected in 2018. Inspection now due.

1.10 Heating Installation

A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins and the report kept with the church log book.

It is noted that the boiler was installed relatively recently in 2020.

1.11 Lightning Conductor and Protection System

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with current British Standards by a competent electrical engineer and the record of the test results and conditions should be kept with the church log book.

It is noted that the lightning conductor was tested in April 2021 by Northern Steeplejacks (Edinburgh Ltd)

1.12 Bells

Bells and all related apparatus should be checked annually by a suitably experience specialist.

There is no record of the bells having been serviced. Service now overdue as noted elsewhere in this report.

1.13 Organ

Where appropriate an organ specialist should undertake an annual maintenance contract. A technical report should be commissioned if the instrument is of historical or musical interest.

It is understood that the instrument is an Electric blown pipe organ installed in 1974 by Harry Groves of Nottingham and is serviced regularly by Brian Britten.

1.14 Accessibility

The Disability Discrimination Act 2005 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation.

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

1.15 Sustainability

A Quinquennial Inspection is a good opportunity for the PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase energy efficiency and considering other environmental issues. Further information is available on the Church Care website.

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<https://www.churchofengland.org/news-and-media/news-and-statements/general-synod-sets-2030-net-zero-carbon-target>

www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building

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. See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix or use the following link:-

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

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. 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.

The energy footprint tool can be accessed by using the link below:-

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

Sustainability Countdown to 2030: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.

1.16 Health & Safety

Overall responsibility for the health & safety of the church and churchyard lies with the incumbent and the PCC even when a local authority or other organisation might have a maintenance obligation for some or all of the exterior spaces and features. This report may identify areas of risk as part of the inspection but does not equate to a thorough and complete risk assessment by the PCC.

1.17 Asbestos

The Control of Asbestos at Work Regulations 2012 requires that those responsible for public buildings, including churches, have an Asbestos Survey carried out and maintain an Asbestos Register to identify the type and location of Asbestos when present which should be available for any Contractors working on the building.

Further information is included on the HSEs website:

<https://www.hse.gov.uk/asbestos/regulations>

When any construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out by an accredited specialist company.

It is understood that an Asbestos Survey was carried out in May 2019 when the boiler was replaced.

1.18 Insurance

It is of crucial importance that all church buildings be adequately covered by insurance. The PCC is strongly recommended to consult their insurance company or broker for full details and information on variations to the type of cover and any special factors requiring particular consideration.

1.19 Weather Conditions On The Day Of The Inspection

Dry and sunny.

1.20 Date of Next Inspection before:

June 2027

1.21 Aerial View of Churchyard



1.22 Plan Layout



2.0 ROOFS

2.1 TOWER SPIRE

2.1.1 The tower has an elongated pyramidal spire. It is copper clad with diagonal standing seam joints and a finial cross at the apex. The lightning conductor also terminates at this point.

2.1.2 The base of the spire is concealed from view behind a brick parapet with flat coping stones. It is presumed that the spire sits on a flat roof which acts as a parapet gutter on all four sides. There is an overflow spout at the SE corner and a single outlet which drops into the Belfry before penetrating the east elevation where a fallpipe discharges the rainwater onto the low-level tiled roof over the meeting room.

2.1.3 It is understood that the Tower was added in 1957-9 and the copper covering was overhauled in 2013. All appears in good order.

2.1.4



a) View from the southwest.



b) North face of the Spire.

2.1.5



a) Overflow in the southeast corner.



b) East face of the Tower.

2.2 NARTHEX & MEETING ROOM

2.2.1 In 1993 the Church was extended at either side of the Tower to create an enlarged entrance area; a Narthex. To the north, the new Narthex included WCs and links to what was a Chapel but is now used as an Office. To the south the Narthex extends around the SW corner of the original Church and forms a Meeting Room.

2.2.2 Single roll clay tiles with decorative ridges are used to cover the Narthex and Meeting Room roofs. All in good order.

2.2.3 The abutment flashing where the Narthex adjoins the tower at both sides is quite weathered, and some sections appear to have been replaced. All in reasonable order.

2.2.4 There are fascia boards at the eaves and bargeboards to the south facing gable. **2**
The bargeboards weathering and redecoration is now required.



a) Narthex to the north side of the Tower.



b) The Narthex extends to the north and south of the Tower and the ridgeline intersects the west gable end of the original church.



a) Abutments flashings weathered with some replacements.



b) Single roll clay tiles with decorative ridges.

2.2.7



a) Bargeboard to the south gable is ready for redecoration.



b) Lead lined secret gutter to south Gable of the Meeting Room.

2.3 NAVE & LIBRARY (SOUTH-SIDE)

2.3.1 The original Church was built with a simple duo pitched roof over the Nave and Library (formerly a Vestry) in the SE corner. The Library has a central chimney stack at the gable end. It is stated in the 2014 QI that the roof coverings to these roofs and all 'the whole of the church', excluding the Narthexes and Meeting Room, were renewed in 2013. It is understood that roof membranes and insulation board over the existing timber sarking board was introduced at that time.

2.3.2 The Nave and Library are covered with single roll clay tiles with decorative ridges. One of the ridge tiles at the west end of the Nave next to the Tower is broken. This has no effect on weathertightness and on the whole the roofs are in reasonable condition.



a) Main roof over the Nave abuts the Tower. The library is in the foreground with chimney at the gable end.



b) Broken ridge tile to Nave roof.



a) South facing Nave roof.



b) West slope of Library roof intersects with the Nave.

2.4 CHANCEL & ORGAN LOFT (+ COMMUNITY HALL)

- 2.4.1 In 1957-9 a Chancel and Organ Loft was added to the Church. Both have simple dup-pitched roofs with single roll tiles and decorative ridges. It is stated in the 2014 QI that this roof was renewed in 2013 as per the Nave described in the section above. Note: - if the roofs of Chancel and Organ Loft were renewed in 2013 it is strange that they have slightly different coloured tiles than the rest of the Church. The decorative ridge to the Chancel is also a different style to that used elsewhere. Perhaps the roofs were refurbished (rather than renewed), retaining the existing tiles?
- 2.4.2 Any ground level inspection of the Chancel and Organ Loft roof is very limited due to the presence of the Community Hall, which was constructed in 1995, and the fact that there is limited space on the north side of the Church.
- 2.4.3 From what can be seen of the Chancel and Organ Loft roofs from ground level they are in good order, there is a small area of pointing missing from the verge but does not require attention at this stage.
- 2.4.4 There is a blockage in the bottom of the valley gutter between the Chancel and Organ Loft on the north side which has led to some localised minor decay on the fascia board. The gutter should be kept clear as a matter of routine maintenance and the fascia board redecorated in that area at the same time.
- 2.4.5 Inspections of any Community Hall associated with a Church are excluded from QI Reports by the Care of Churches & Ecclesiastical Measure 1991. However, in this instance the design of the Community Hall is so closely integrated with the original Church it is hard to ignore its existence.
- 2.4.6 The Hall has a shallow duo-pitched roof which is irregular in plan. The Hall roof directly adjoins that of the Library and in doing so forms a valley gutter. Solar panels have been installed on the south slope. The Hall roof appears in good order generally but the guttering, particularly on the north side, has some quite well-established vegetation growing and needs prompt attention and regular maintenance.



a) Shallow pitched Community Hall roof intersects with the west slope of the Library roof.



b) The south slope of the Chancel roof is visible behind the Community Hall roof fitted with solar panels

2.4.8



a) Vegetation growth in guttering to the north side of the Community Hall needs to be removed



b) Small section of pointing missing from the east verge on the north side of the Chancel.

2.4.9



a) Remove blockage in the gutter at the valley between the Chancel and Organ Loft roofs.



b) Minor damage to the fascia board. Probably due to the blocked gutter above. Localised redecoration required.

2.5 NORTH NAVE & OFFICE (Former Chapel)

- 2.5.1 There are two small duo-pitched roofs that intersect with the north slope of the Nave roof and are understood to be part of the original Church Hall dating from 1902-03. The smaller of these two roofs at the east end of the Nave was probably an Organ Loft but now accommodates an access ramp and the larger roof at the west end is over the Office, formerly a Chapel.
- 2.5.2 Both roofs and the north slope of the Nave are covered with single roll clay tiles and have decorative ridges as elsewhere. Leadwork to the valleys is intact and some of the abutment flashings have been replaced in more recent times, probably during the 2013 refurbishments.
- 2.5.3 All exposed joinery i.e. fascias, soffits, bargeboards, rafter ends are well decorated.

2.5.4



a) Former Organ Loft(?) intersects the north slope of the Nave.



b) Nave north slope. Gutters, fascias soffits etc well decorated.

2.5.4



a) Replacement lead where the Office roof abuts the Nave.



b) Bargeboard to north facing gable end.

2.6 RAINWATER GOODS

2.6.1 There is a mixture of cast iron and plastic gutters and downpipes on the Church. Some gutters have a box section, others are half-round. On the whole they all appear to be in reasonable order but need to be subject to regular maintenance to ensure they remain so.

2.6.2 Not all gullies are visible due to planting and on the north side those downpipes draining the Nave and Office roofs do not appear to have gullies or they have been buried over time. All gullies should be checked (exposed where currently concealed) and tested to ensure they are draining freely. **2**

2.6.3 The downpipes on the north side of the Community Hall are quite large in diameter which reflects the size of roof area they are required to drain. It is noted that they do not connect directly to their respective gullies which stand proud above the ground with no means to capture and channel any excess rainwater that might discharge at speed during heavy rainfall. It would be advisable to observe/ check discharge from the downpipes is properly collected in the gullies during heavy rain. **O**



a) Gullies buried should be exposed and tested.



b) Check gullies capture discharge from the large north slope of the Hall roof during heavy rainfall.

3.0 EXTERNAL WALLS

3.1 TOWER

- 3.1.1 The Tower was added to the west end of Church in 1957-59. It is a brick construction with projecting headers creating a vertical ribbed detail on each elevation. Around the top of the Tower there are a number of the bricks that appear brighter and more orange in colour compared to the rest. This is due to minor surface erosion caused by weathering. This is to be expected on a tower of this age. The erosion will slowly worsen over time but no remedial action is required at this stage.
- 3.1.2 There is a central entrance doorway at the base of the west elevation with a profiled cast stone surround. The doors are oak with glazing panels. The stone surrounds have developed dark staining in places and the top mortar joint on the left-hand side is starting to deteriorate. This joint ought to be repointed when other masonry repair is carried out. It is not urgent in its own right at this stage.
- 3.1.3 It is understood the entrance doors in the west elevation were installed in 2018. They stick slightly when opened. Relatively new oak such as this can be sensitive to moisture so might swell a little during the damp winter months and be even more prone to sticking. An experienced joiner should be invited to adjust the doors in order that they are as easily operated as possible. This will ensure good accessibility and help avoid any damage that might be caused if they stick and need to be forced on a regular basis. **2**
- 3.1.4 At the mid-level of the Tower there are three small rectangular windows with cast stone surrounds and leaded glass on each elevation. This is where the Boiler Room is located and on the north elevation vent terminals from the boilers penetrate the brickwork.
- 3.1.5 At the top of the Tower to the north, west and south elevations there are three tall narrow openings with slate louvres. This is the Belfry. On the east elevation these openings are shorter to account for the pitched roof of the Nave. The brickwork to the Belfry terminates with a flat stone capped parapet. In general the fabric is good order.

3.1.6



a) Boiler vents can be seen above the windows in the north elevation.



b) West elevation. The Tower is built onto the gable end of the original Church Hall/ Nave. The two roofs of the Narthex (1993) abut the Tower at low level.

3.1.7



a) Oak doors to be adjusted to easy opening.



b) Washed out mortar joint and staining to the cast stone surround.

3.1.8



a) South elevation. Note the concentration of orange coloured bricks where surface erosion is taking place.



b) A rainwater pipe which drains the Tower roof penetrates the east elevation and is laid over the south slope of the Nave roof.

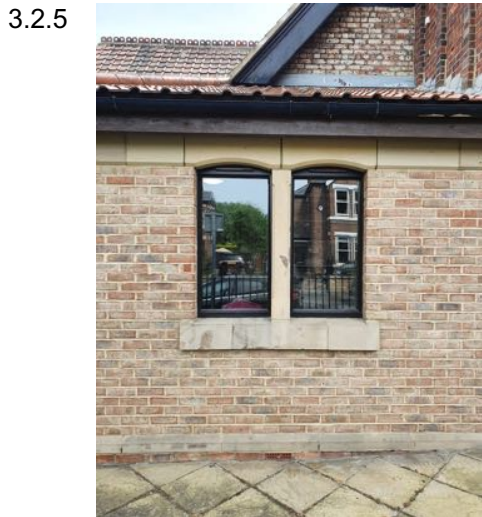
3.2 NARTHEX & MEETING ROOM

3.2.1 In 1993 the Narthex was built across the west end of the Church at either side of the Tower and wraps around the SW corner of the original Church Hall to form a Meeting Room. It is assumed there is a cavity wall construction behind the brick outer face with cast stone plinth, cills, mullions and string course to the window heads.

3.2.2 The masonry is generally in good order, however, there is a stepped crack that runs through the mortar joints from the head of the easternmost window on the south elevation of the Meeting Room. This crack occurs in the corresponding location internally as is noted elsewhere in this report. The crack should be carefully raked out, repointed with matching mortar and then monitored. The crack is probably the result of minor settlement but if it reappears further investigation will be required. **2**

3.2.3 Double glazed timber framed windows are set deep in the structural openings and are in good order.

3.2.4 The east elevation of the Meeting Room is partially obscured due to planting but there are no obvious issues.



a) North Narthex – west elevation



b) South Narthex – west elevation.



a) South elevation of the Meeting Room



b) Stepped crack to be repointed.

3.3 NAVE - SOUTH ELEVATION

3.3.1 The Nave has a solid brick wall construction with supporting buttresses. Stone lintels and cills form window openings. Originally the south elevation of the Nave had three windows, the westernmost was blocked up when the Meeting Room was built.

3.3.2 The two remaining windows are fitted with external secondary glazing. In each case one panel is removed to allow the ventilation hopper of the original window to function. Although the secondary glazing probably makes some contribution to reducing heat loss they are very unsightly and the opaque sheeting used will diminish the quality of natural daylight within the building. If secondary glazing is deemed necessary, the introduction of a better quality system would be a welcome improvement. **5**

3.3.3 The lead flashing at the abutment where the library roof meets the Nave elevation is a relatively recent replacement but appears to have worked loose at the gutter. Not urgent but ought to be repointed. **2**



a) Lintel visible where original window was blocked



b) South elevation. Secondary glazing is unsightly.



a) Library roof intersect the south slope of the Nave and forms an abutment at against the brickwork.



b) Panel removed to allow ventilation. Abutment flashing is working loose.

3.4 LIBRARY (Former Vestry)

- 3.4.1 The Library adjoins the Nave at the east end of the south side. It is built in brick like the rest on the 'old Church' and originally would have had 3 elevations. However, the east elevation was totally concealed when the Community Hall facilities were added in 1995.
- 3.4.2 The main south elevation is gable ended with a central chimney and the upper section of the gable is pebble-dashed in between painted timber posts. Below this are two large windows fully enclosed by the same exterior secondary glazing described elsewhere.
- 3.4.3 There is some mortar lost around the lintel and cill of the left-hand window which ought to be repointed to prevent moisture ingress causing further accelerated damage to the fabric.
- 3.4.4 Salt deposits on the stone plinth and brickwork below it are evidence of dampness effecting these lower areas. The plinth has been repointed using cementitious mortar which is unfortunate. Cement based mortar often prevents moisture absorbed into the wall from evaporating properly and it is likely that this has, to some extent, contributed to the deterioration of the brickwork and stone plinth course.
- 3.4.5 There is a single window in the east elevation. It too features the external secondary glazing system seen elsewhere and there are some minor cracks around the cill. These cracks are reflected in the plaster finishes internally.
- 3.4.6 The Library needs to have its windows refurbished, ideally in conjunction with a relatively modest package of work to remove previous cementitious mortars and repoint using an appropriate lime mortar. To prevent further decay the PCC would be advised to start planning the repairs outlined above. **2**
- 3.4.7 It is understood that a significant refurbishment/ internal reorder of the of the Library is under consideration which is good news as this should complement and support the fabric repairs that are needed.

3.4.8



a) SW view of the Library

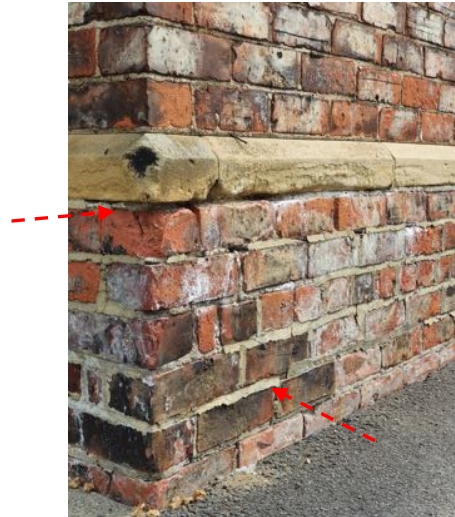


b) Cracks to cill in the west elevation

3.4.9



a) West elevation – crack above the cill



b) Mortar loss around the stone plinth course probably caused by rising damp and the use of cementitious mortars.

3.4.10



a) Mortar loss at the head and cracking around the cill



b) Mortar loss between masonry and timber beam.

3.4.11



a) South elevation – cracking around the cill



b) The Community Hall is connected at the east side of the Library

3.5 COMMUNITY HALL

3.5.1 The Community Hall is outside the scope of this report but a brief inspection identified defective masonry supporting handrails to the stepped access from the east elevation. This seems to be the result of corrosion where metalwork it is imbedded within the wall.

3.5.2



a) Cracked bed joints



b) Loose masonry block was removed by the Architect as a precaution to avoid the risk of injury.

3.6 CHANCEL & ORGAN LOFT

3.6.1 The Chancel and Organ Loft were built in 1947-59 as an extension to the original Church. Construction is understood to have taken place at the same time as the Tower and the same red brick has been used. A Flemish bond with projecting headers has been used on the east gable but this is largely obscured by the subsequent addition in 1995 of the Church Hall.

3.6.2 The brickwork to the north elevations uses a standard stretcher bond. To the Chancel there is a tall window with a cast stone surround forming two lancet-style openings which have clear fixed rectangular leaded glass. There are two additional smaller square windows at high level with a cast stone surround detail. All three windows have a soldier course in a contrasting colour brick. There is a plinth course that reflects the detail of the original church.

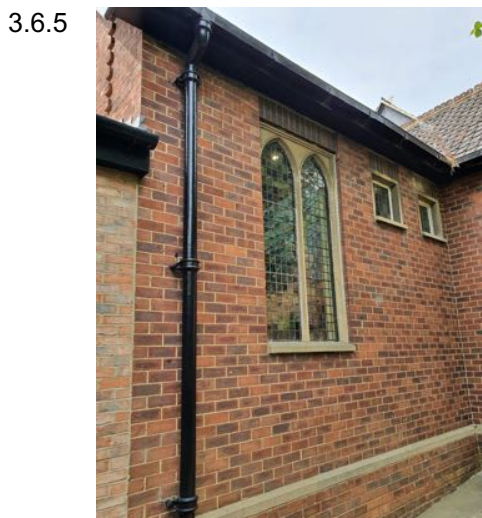
3.6.3 The Organ Loft has a north facing gable end with the same double lancet-style window as per the Chancel. There is a paint spill on the window cill but the masonry is in good order.



a) Projecting header brick in a Flemish bond



b) Chancel with Organ Loft projecting in the background



a) North elevation of Chancel with cast stone window surrounds



b) Organ loft gable abuts the smaller gable of the original church where a downpipe drains the valley gutter between the two.

3.7 NAVE - NORTH ELEVATION

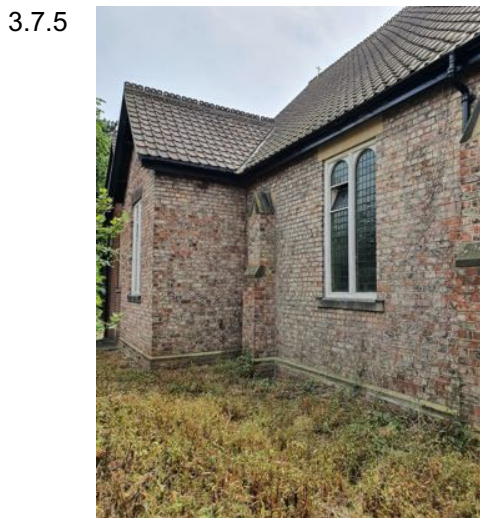
- 3.7.1 The north elevation of the Nave has a projecting gable at the east end which might once have housed a church organ. This gable has a tall window opening with a stone head and cill. The window frame is timber with a central mullion creating two round arched lights. Each light is infilled with clear rectangular leaded glass and the left-hand one has a ventilation hopper. The window frames are in reasonable condition apart from the nose of the cill which is rotten and needs to be replaced and redecorated. **2**
- 3.7.2 The main elevation of the Nave has two windows and two buttress at regular spacing between them. The windows are identical to that described above except the cills are not decayed. However, the paint finish is starting to breakdown and redecoration is advised. **2**
- 3.7.3 The ground is rough with shrubs having recently been cut back and levels seem to rise up against the base of the wall. It is understood that the PCC intend to start managing this area as a wildflower habitat. If part of the management could involve reducing the ground levels at the base of the wall that would help ensure dampness does not strike through to the interior.



a) North gable.



b) Replace rotten cill to window in the north gable elevation.



a) Nave set back from gable to former Organ Loft



b) Buttresses between Nave windows

3.8 OFFICE & WCs

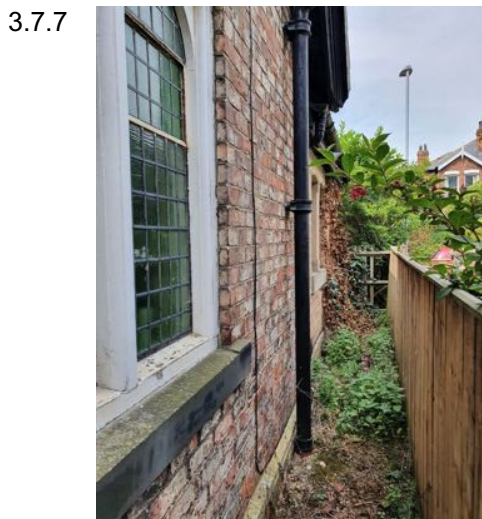
- 3.8.1 The Office is accommodated in what used to be a Chapel on the north side of the Church and has a gable end that projects out from the Nave elevation leaving only a small passage at the site boundary.
- 3.8.2 The gabled elevation has two windows at low level matching the Nave windows but shorter in height. Above them there are two small square windows set within pebble dash panelling. These windows are modern replacements in white PVC.
- 3.8.3 A large stepped crack has been repointed on the east elevation. It is understood that the Office/ Chapel was underpinned in 1993 and it is very likely that the repointing took place then. At present all the masonry appears in good order.
- 3.8.4 The Narthex return abuts the west side of the Office. There are two windows to the WCs which are being encroached upon by ivy. The vegetation looks to be dying, which is fortunate. The PCC should ensure any climbing plants are kept away from the windows.
- 3.8.5 A vent extract has not been properly cut back and its terminal is not secured to the brickwork. Properly secure the extract vent and remove ivy. **2**



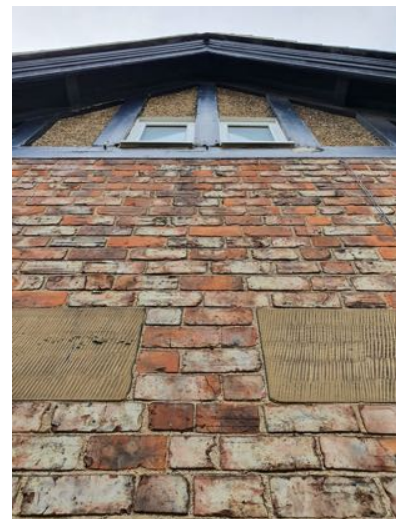
a) East elevation was underpinned



b) Stepped crack has been repointed



a) Narrow passage between the north gable and the site boundary.



b) PVC replacement windows set in pebble dash panels.

3.7.8



a) Cut back ivy infesting WC windows



b) Secure extract vent terminal.

4.0 INTERIOR

4.1 ENTRANCE NARTHEX

4.1.1 The entrance to the Narthex is at the base of the Tower. The Narthex extends to the north and south providing access to the Office, WCs and Meeting Room. Walls and ceiling are plastered and painted. There are floor to ceiling cupboards in the north Narthex and some other pieces of loose furniture. The bell rope drops through the ceiling in the Tower area where there is an access hatch to the Belfry. All in good order.

4.1.2 The floor is carpeted and in good condition.

4.1.3 There is a pendant chandelier light in the Tower with simple flush dome fittings elsewhere. Steel wall mounted radiators provide heat. All in good order.

4.1.4



a) Access in the Nave



b) View of the north Narthex

4.1.5



a) Typical window detail



b) Approach to the meeting room.

4.2 OFFICE & LOBBY

4.2.1 The former Chapel has been converted for use as an office with lobby area. Walls and ceilings are plastered and painted. Clear glass leaded windows in the external walls with a glazed timber frame partition enclosing the space from the Nave. There is access to a loft space above from the Lobby. All in good order.

4.2.2 Floors are carpeted and all kept in good condition.

4.2.3 Flush domed light fitting and steel panelled radiators as per the Narthex. All in very good order.

4.2.4



a) Office



b) Leaded windows in external walls with dado panelling.

4.2.5



a) Loft access from the Lobby



b) Glazed timber framed screen separates the Office/ lobby from the Nave.

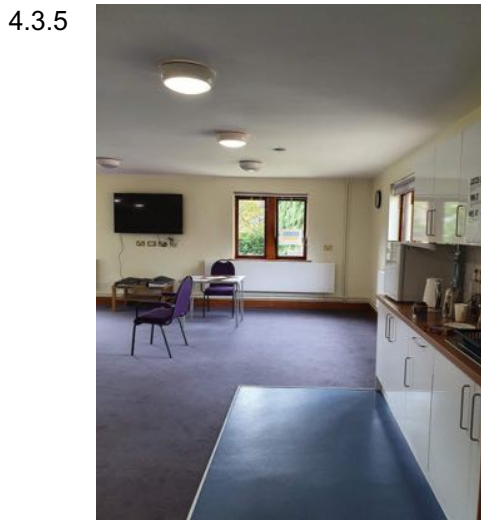
4.3 MEETING ROOM

4.3.1 As per the Office, the Meeting Room has plastered and painted walls and ceiling which are all in good order except in the SE corner above the window where there is a vertical crack which corresponds to the one noted in the external brickwork. Monitor and if there are any notable changes inform the Architect. ○

4.3.2 There are various pieces of loose furniture, tall cupboards fixed against the north wall and a servery in the NW corner. All in order.

4.3.3 The floor is carpeted except for an area of vinyl in front of the servery. All in good condition.

4.3.4 Flush domed light fitting and steel panelled radiators. All in good order.



a) View on entering the Meeting Room.



b) Tall cupboards against the north wall.



a) Cracked plaster in SW corner



b) Crack to be monitored.

4.4 BOILER ROOM

4.4.1 The boiler room is located in the tower and accessed via ladder from within the Narthex. Walls are plastered and painted, two boilers are mounted on the north wall with the rest of the heating apparatus mounted on the east.

4.4.2 Each wall, except the east, has three windows with clear leaded glass. There are a number of windows with cracked panes and on the west wall there are runnel streaks from moisture entering the Tower through broken glass. These broken panes ought to be repaired. **4**

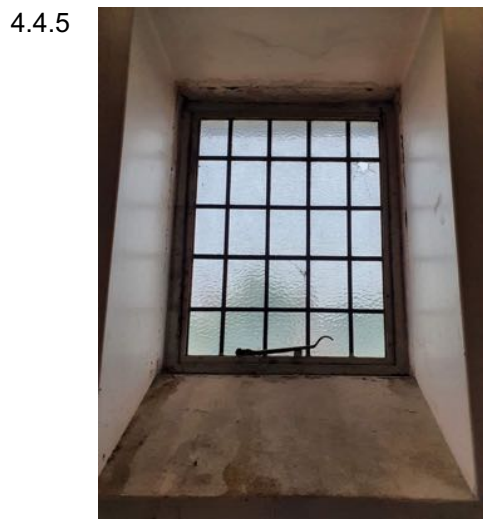
4.4.3 The floor is an exposed concrete slab. The ceiling is another exposed concrete slab and is painted.



a) Boiler fixed to the north wall



b) Runnel stains



a) Broken panes to be repaired/ replaced.



b) Ladder access to Belfry.

4.5 BELFRY

- 4.5.1 Exposed brick walls with louvred openings to all sides. The louvers appear to be slate or some sort of cement board and are slotted into angled grooves formed in cast stone jambs. There is minor erosion to one of the slots in the north wall. The louvre remains secure and no action is required at this stage.
- 4.5.2 The structural openings are all well protected with bird mesh and the interior is very clean as a result. However, the mesh has work loose in one instance and should be re-fixed. **2**
- 4.5.3 A single bell dated 1902 and made in Loughborough is set in a timber bell frame. There appears to be some corrosion where the bell is connected to the metal headstock. The bell ought to be inspected by a suitable specialist. Enquire with the DAC to see if it has an Advisor who can assist. **2**
- 4.5.4 Exposed concrete slabs form the floor and ceiling. Bolt fixings are visible in the ceiling slab which anchor the spire above. Also visible is a rainwater pipe which drops through the ceiling slab and penetrates the west wall. All appears in order.
- 4.5.5 A fixed metal ladder provides adequate access to the Spire.

4.5.6



a) Bell frame and bell to be inspected by a suitable specialist.



b) Louvred openings

4.5.7



a) Eroded jamb



b) Bird mesh to be re-fixed.

4.5.8



a) Cast iron downpipe drains the tower roof.



b) Bolt fixings anchor the spire structure roof.

4.6 SPIRE

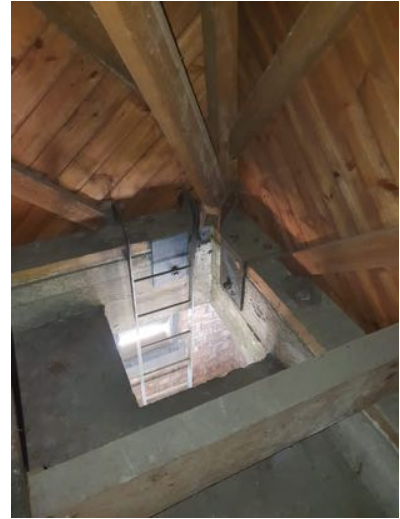
4.6.1 The spire is formed in loose softwood rafters strapped down to a timber wall plate with metal brackets in all four corners. The wall plate in turn sits on a concrete ring beam. Pine boarding is laid diagonally over the structure and is cross-braced. The void and all the timber appear clean and dry.

4.6.2 Access via a fixed metal ladder through a formed opening in the concrete slab is satisfactory.

4.6.3



a) Holding down brackets



b) Access

4.6.4



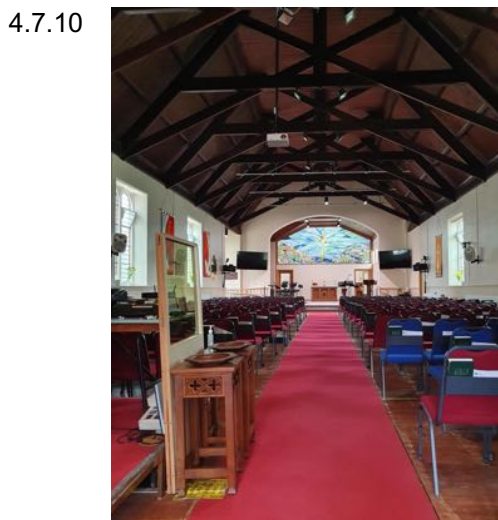
a) Loose rafters create the elongated pyramidal spire



b) Diagonal boarding overlaid and cross braced.

4.7 NAVE

- 4.7.1 A central door at the west end is the main entrance to the Nave. Walls are plastered and painted with a dado rail and panelling below window cill level.
- 4.7.2 The north and south walls have two windows each. On the south side at the west end a third window has been blocked up and now forms a niche. At the west end of the north wall there is a large opening that once provided access to a Chapel, this has since been infilled with a timber screen, the upper portion of which is glazed. The screen encloses the Office.
- 4.7.3 Window frames are timber with clear leaded glass. Each window has a working ventilation hopper and the south windows are fitted with roller blinds. All appear in reasonable order.
- 4.7.4 At the east end there is a shallow arched opening to the Chancel which has steps to a raised level. There is an alcove on the north side which may have housed an organ originally but now accommodates a ramp providing access to the Chancel/ Altar. There is a central window in the north wall of the alcove, one of the panes of leaded glass has a minor crack but remains weathertight.
- 4.7.5 In the south wall at the east end there is a doorway that provides access to the Library.
- 4.7.6 The floor has timber boarding with a carpet runner forming a central aisle with loose chairs arrange at either side. The boarding is heavily worn in places but perfectly serviceable.
- 4.7.7 There are seven scissor trusses with raised ties which support exposed purlins and ceiling boards. There is a section of flat boarded ceiling in which ventilation panels are provided. All the timber has a dark stain. All in good order.
- 4.7.8 The Nave has a fairly comprehensive AV installation with two screens wall mounted at either side of the Chancel Arch and speakers mounted at regular intervals between windows on the north and south walls. There is a control desk in the NW corner. Light fittings and track are mounted on the trusses.
- 4.7.9 The space is heated by wall mounted radiators position below windows.



a) View from the west towards the Chancel

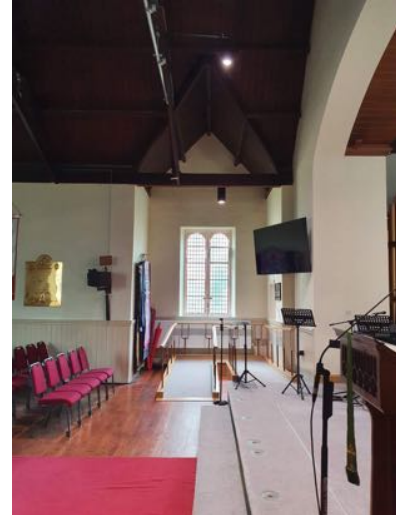


b) View from the Chancel towards the west-end entrance.

4.7.7



a) Timber screen infills opening in the north wall to enclose the Office.



b) Alcove (former organ loft?) accommodates ramp up to the Chancel.

4.7.7



a) A minor crack to a pane in the north alcove.



b) Ramp handrail detail

4.7.7



a) Access in the south to the Library/social space.



b) Pine boarding is heavily worn in places but remains serviceable.

4.7.7



a) Exposed roof structure with ventilation and access panels in flat ceiling.



b) Chancel Arch.

4.8 CHANCEL

- 4.8.1 The Chancel was re-order in 2013 and reduced in size by subdividing the space with a full height partition. The bottom half of the partition is solid with a large decorative glass panel above and provides the backdrop to a freestanding Altar. The space to the east, behind the partition is now a Chapel.
- 4.8.2 As part of the re-ordering the Chancel floor level was raised with staging and is two steps above the Nave. A full immersion baptismal pool was installed and is concealed beneath the staging under a removable lid. The staging and pool lid are fully carpeted and include anchor points for an Altar rail.
- 4.8.3 The Organ Loft is off the north side of the Chancel and is almost entirely occupied by the instrument. There is a storage alcove next to the organ enclosing one of the buttresses to the original Church. The buttress has been plastered but is affected by dampness. This is evidenced by corroded plaster beads and flaking paintwork. There is a valley gutter directly above this area which would have been formed when the Chancel was added in 1957-59. Valley gutters can be vulnerable to blockages and leaks so the PCC is advised to ask a roof to inspect the valley. If there are no leaks the water damage is probably historic and the area could be redecorated. **2**
- 4.8.4 All the walls are plastered and painted. In the south wall there is a single door which leads into the Community Hall. There are three small, square clerestory windows above each fitted with rectangular leaded glass.
- 4.8.5 The vaulted roof structure is underdrawn with stained pine boarding and is in good order.
- 4.8.6 There are four surface mounted spotlights fixed to the ceiling and the space is heating by radiators on the south wall.
- 4.8.7



a) Decorative glazing in the upper section of the partition divides the Chancel to form an Altar with chapel behind, to the east.



b) Organ loft to the east with storage alcove to the left.

4.8.8



a) Plastered buttress from the original build.



b) Corroded plaster beads and flaking paint work to be investigated.

4.8.9



a) South wall of Chancel/ Altar



b) Baptismal pool below staging.

4.9 CHAPEL

- 4.9.1 All walls are plaster and painted. The west wall is a stud partition with decorative glazing at high level. All in good order.
- 4.9.2 There is an oak reredos with dado panelling against the east wall. A crucifix is mounted above.
- 4.9.3 The north and south walls each have a tall window next to two smaller, high-level, square windows. All are fitted with clear rectangular leaded glass. The glass in the tall window to the south appears to be tinted and there is a secondary window fitted 'externally' within the Community Hall. There is quite a bit of dust and debris trapped in the cavity between the two windows and no obvious way of getting it out.
- 4.9.4 As per the Chancel/ Altar the vaulted roof structure is underdrawn with stained pine boarding. There is an access hatch and all is in good order.
- 4.9.5 The floor is carpeted and in good condition.
- 4.9.6 There are 6no. spotlights mounted to the ceiling and radiators against the south wall. All in order.

4.9.7



a) North wall



b) East wall with reredos and crucifix.

4.9.8

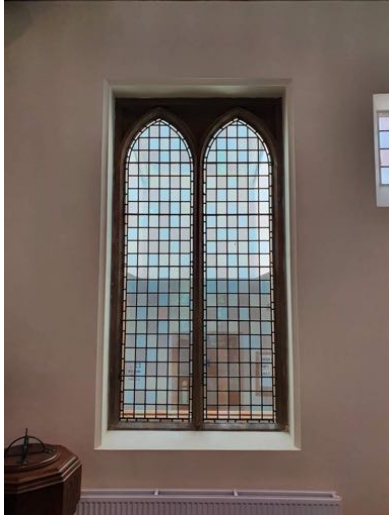


a) South wall

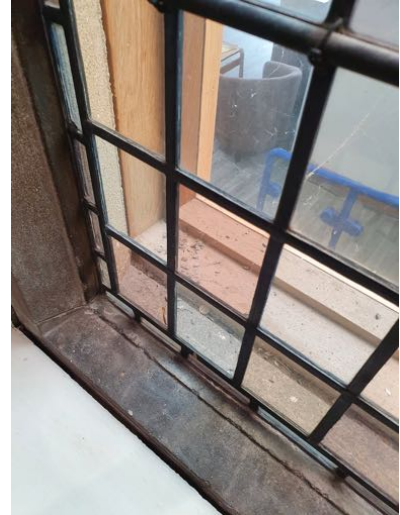


b) Partition with decorative glazing.

4.9.9



a) South window with tinted glass



b) Debris caught in cavity created by secondary glazing to the south window.

4.10 LIBRARY

- 4.10.1 The Library/ social space can be entered from both the Nave and the Community Hall. The walls are plastered and painted with a dado rail and timber panelling below. At either side of the chimney breast below the windows are built in cupboards. The original fireplace has been removed and the chimney breast in the south wall opened up. The plaster is cracked and quite loose in some areas, particularly around the window in the west wall. In most instances this corresponds with cracking evident in the external brickwork.
- 4.10.2 The majority of the ceiling is flat but does follow the line of the rafters for a short section at the eaves. There is an access hatch. The ceiling is papered and presumed to be lath and plaster behind. The paper is peeling away in areas and there are several cracks some of which appear to connect to cracks in the wall plaster. Plaster repairs to the walls and ceiling are advised. **5**
- 4.10.3 There are two tall timber framed windows in the south wall with a central mullion forming two light with rounded heads. Each light has clear rectangular leaded glass with a red boarder. There is one window in the west elevation with the same detail but shorter in height. The leaded panels are secured to saddle bars but have buckled significantly and numerous panes are cracked. The glazing is protected by the external secondary glazing system but ought to be repaired by a suitable specialist in due course. **5**
- 4.10.4 Red carpet tiles are laid over a suspended floor are in reasonable condition.
- 4.10.5 Two pendant chandeliers located centrally provide light. There are several freestanding floor lamps that have been brought into the space.
- 4.10.6 Heating is provided by three cast iron radiators.

4.10.7

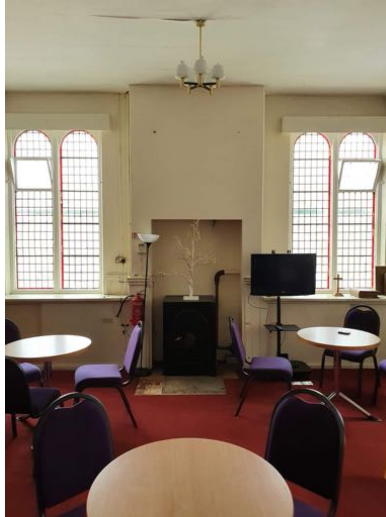


a) Entrance from the Nave on the right of picture. Plaster cracks in the west wall and ceiling are visible.



b) Looking towards the SW corner

4.10.7



a) Fireplace has been removed and chimney breast opened up.



b) Access to the Community Hall

4.10.8



a) Cracked plaster reveals



b) Cracked plaster reveals

4.10.9



a) South window

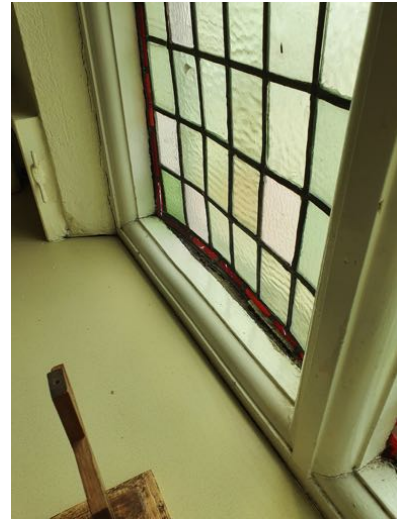


b) Numerous broken panes

4.10.10



a) Buckled glazing



b) Buckled glazing

5.0 CHURCHYARD

- 5.1.1 There are black metal railings at the west boundary along Dunottar Avenue with shrubs grown through. There is an opening with gate posts but no gates at the main entrance in front of the Tower. Railings and the boundary in general appear in good order.
- 5.1.2 The area in front of the Church is paved with steps and ramped access to the main entrance door. The nosing of the steps is painted to provide contrast and a handrail is mounted to the brickwork. The arrangement is probably not fully compliant with all aspects of the DDA but it is considered that reasonable measures have been taken to make the building accessible and all materials appear in good order.
- 5.1.3 There is another set of gateposts with no gate a little further to the south of the main entrance. This provides pedestrian access, via a tarmac footpath, all the way through the churchyard to an opening in the east boundary, on Yarm Rd. The tarmac is splitting towards the east end, probably because of tree roots. This does not create an obvious hazard at the moment but the PCC should monitor this situation as it may worsen over time. If the situation does worsen and is deemed a trip hazard repair will be required. ○
- 5.1.4 At the SW corner of the Churchyard there is a driveway leading to a parking area on the south side of the Church. All surfaces appear in order.
- 5.1.5 There are two small open areas of mown grass to the south of the Church/ Meeting Room and at the east end next to the Community Hall which both look very presentable. There are no burials on the site.
- 5.1.6 The east boundary has a picket fence with shrubs growing through it and access to the footpath mentioned above in the south corner. All is in order.
- 5.1.7 There is a narrow strip of land to the north of the building. This has been rather unkempt in the past but has recently been cleared as the PCC consider how the space could be managed as a wildflower area creating more habitat diversity. This approach is encouraged.

5.1.8



a) View of the east boundary on Dunottar Avenue



b) Gateposts and railings at the main entrance

5.1.9



a) Steps and ramp to main entrance



b) Access through the churchyard from the west boundary (shown) to Yarm Rd on the east side.

5.1.10



a) Tarmac has large splits, probably caused by tree roots.



b) East side of the churchyard.

5.1.11



a) The north boundary is heavily planted with shrubs and mature trees



b) Manhole cover set quite high above ground level and vulnerable to damage if machinery is brought into the area.

5.1.12



a) This area to the north of the Church is being consider as a wildflower habitat.



b) West boundary on Yarm Rd.

6.00 EXECUTIVE SUMMARY

The key issues for the PCC to consider and action arising from this inspection include:-

Library – The Library stands out as the area in most need of attention. That is not because it is in such terrible condition, more due to the fact that the rest of the building is in such good condition.

To the Library the leaded windows need a thorough overhaul, repointing is required to the brickwork and the interior plaster finishes are in need of repair. There is justification for doing this work now but it is understood the plans to reorder the Library are under consideration. Therefore, it is reasonable to pause commencement on these repairs in order to establish if they can be incorporated and complement any alterations that might take place in the near future.

Sustainability – The Church of England's General Synod has set new targets for all parts of the church to work to become carbon 'net zero' by 2030. With this in mind, the PCC should start to prepare to take all practical measures to reduce the carbon footprint of the Church.

Overall the church building is in very good condition and seems to be well supported by an active church community. The PCC is encouraged to keep up its proactive approach to the maintenance and repair of the building fabric to ensure it can continue to serve the congregation and further strengthen its role in the community.

Ref: Below is a summary of work items resulting from the Quinquennial Inspection and is ordered by priority. Each item is given a 'consent reference' as follows:-

A = List A Matter (No Faculty needed)

B = List B Matter (No Faculty needed but Archdeacon's approval)

F = Faculty is required.

Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -

Item	<u>1- Urgent, Requiring Immediate Attention</u>	Consent	£
1.09	Electrical inspection overdue.	A	£ 350
1.15	Take measures to understand how to reduce the carbon footprint of the Church	A	£ 0
		<u>Sub-total</u>	<u>£ 350</u>

Item	<u>2 - Requires Attention Within 12 Months.</u>	Consent	£
2.2.4	Redecorate bargeboards to the meeting room	A	£ 250
2.4.4	Unblock gutter and redecorate localised area	A	£ 100
2.6.2	Clear and test gullies	A	£ 200
3.1.3	Ease front doors	A	£ 150
3.2.2	Repoint crack in south elevation of the Meeting Room	A	£ 150
3.3.3	Repoint abutment flashing to Library roof	A	£ 50
3.4.6	Start planning repairs/ refurbishment of Library to establish costs	A	£ 0
3.7.1	Replace rotten cill	A	£ 400
3.7.2	Redecorate Nave north windows	A	£ 150
3.8.5	Secure extract vent terminal	A	£ 150
4.5.2	Secure loos mesh (Volunteer)	A	£ 0
4.5.3	Inspection of bell by specialist	A	£ 500
4.8.3	Investigate valley gutter over Organ Loft	A	£ 250
		<u>Sub-total</u>	<u>£ 2,350</u>

Item	<u>3 - Requires attention within 12-24 months</u>	Consent	£
0.0.0	No items reported		£ 0
		<u>Sub-total</u>	<u>£ 0</u>

Item	<u>4 - Requires attention within quinquennial period</u>	Consent	£
4.4.2	Repair broken panes in Tower Boiler Room	A	£ 250
		<u>Sub-total</u>	<u>£ 250</u>

Item	<u>5 - A desirable improvement with no timescale</u>	Consent	£
3.3.2	Consider removal/ alternative secondary glazing system	A	£ 0
4.10.2	Repair plaster finishes to Library	A	£ 1,500
4.10.3	Repair leaded window	A	£ 3,500
	<u>Sub-total</u>		<u>£ 5,000</u>
Item	<u>M – Routine items of maintenance</u>	Consent	£
2.4.6	Clear plant growth from Hall gutter northside	A	£ 150
	<u>Sub-total</u>		<u>£ 150</u>
Item	<u>OBS - Keep under observation and report any changes to architect</u>		£
2.6.3	Check gullies on north side of the Hall properly capture discharge from the fall pipes	A	£ 0
4.3.1	Monitor crack in the Meeting Room	A	£ 0
5.1.3	Monitor crack tarmac footpath	A	£ 0
	<u>Sub-total</u>		<u>£ 0</u>
	<u>Total Estimated Cost</u>		<u>£8,100</u>